

UNIT 667

OLD TOWN SAN DIEGO STATE HISTORIC PARK

GENERAL DEVELOPMENT PLAN

March 1977



PRELIMINARY

*James
for GOF
file*

OLD TOWN SAN DIEGO

STATE HISTORIC PARK

RESOURCE MANAGEMENT PLAN AND
GENERAL DEVELOPMENT PLAN

INTERPRETIVE PERIOD 1821-1872

Mexican Period 1821-1850

American Period 1846-1872

STATE PLANNING

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Erratum

Page 19, last paragraph should read: All activities shall be in conformity with the Department's Resource Management Directives.



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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
P.O. Box 2390 Sacramento 95811

Note: The Park and Recreation Commission approved this Preliminary General Plan in MARCH 1977
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This report was prepared by:

Frank V. Sturgeon *Associate Architect*
Ronald J. Allison *Associate Landscape Architect*
Ron Vaughn *Architectural Assistant*

Under the supervision of:

James P. Tryner *Chief, Resource Preservation and Interpretation Division*
Robert F. Uhte *Chief, Acquisition and Development Division*
Norman L. Wilson *Supervisor, Interpretive Services Section*
William E. Pritchard *Supervisor, Interpretive Planning Unit*
Earl V. Carlson *Project Manager*

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Dr. Ray Brandes, Dr. James Moriarty, and Dr. I. Engstrand, of the University of San Diego, who prepared the "Historical and Archeological Report of Old Town San Diego."

Sketches by Ron Vaughn

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SUMMARY

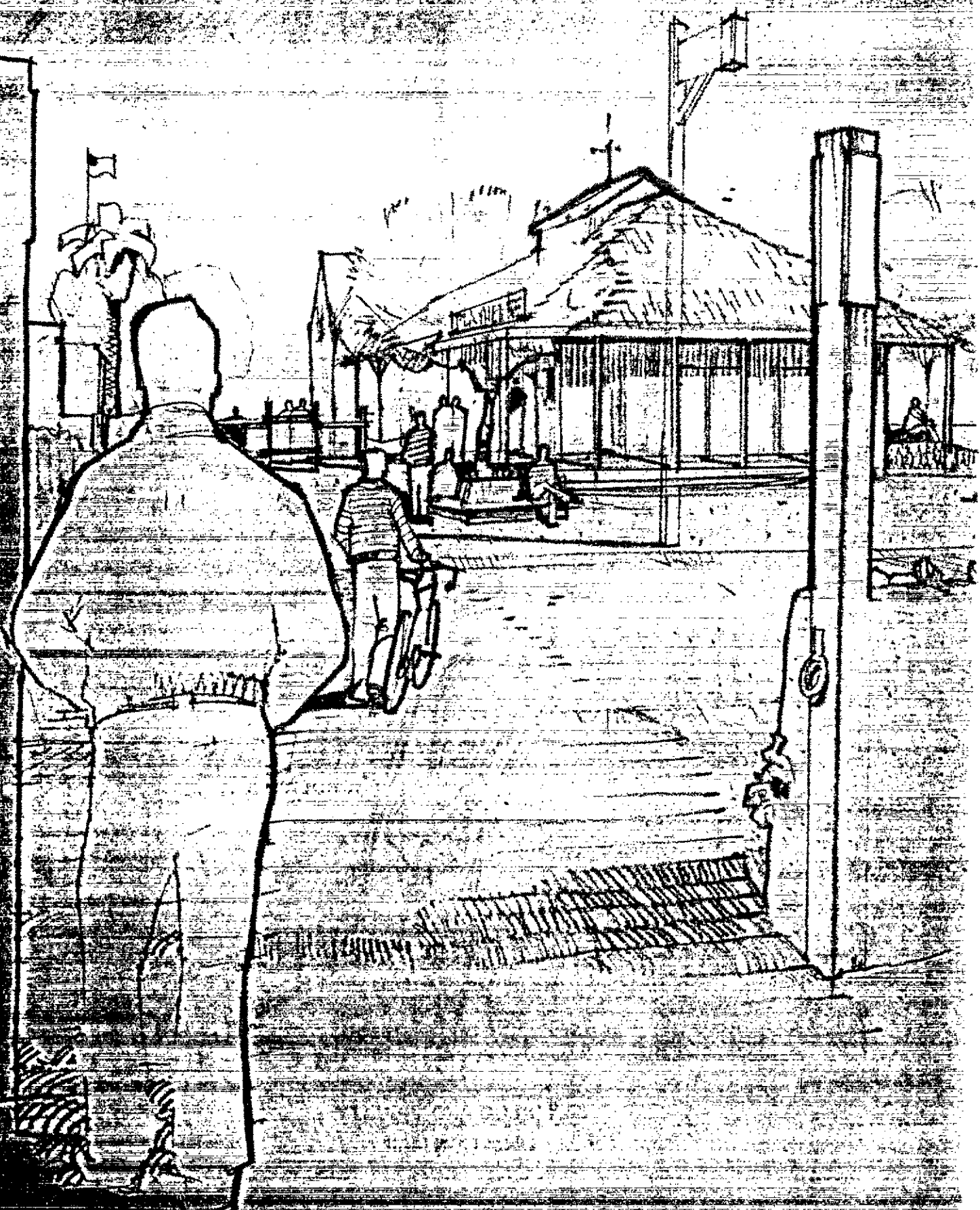
Old Town San Diego State Historic Park, which was established to commemorate the first European settlement in California, is located about 3 miles from the center of San Diego and comprises 12 acres.

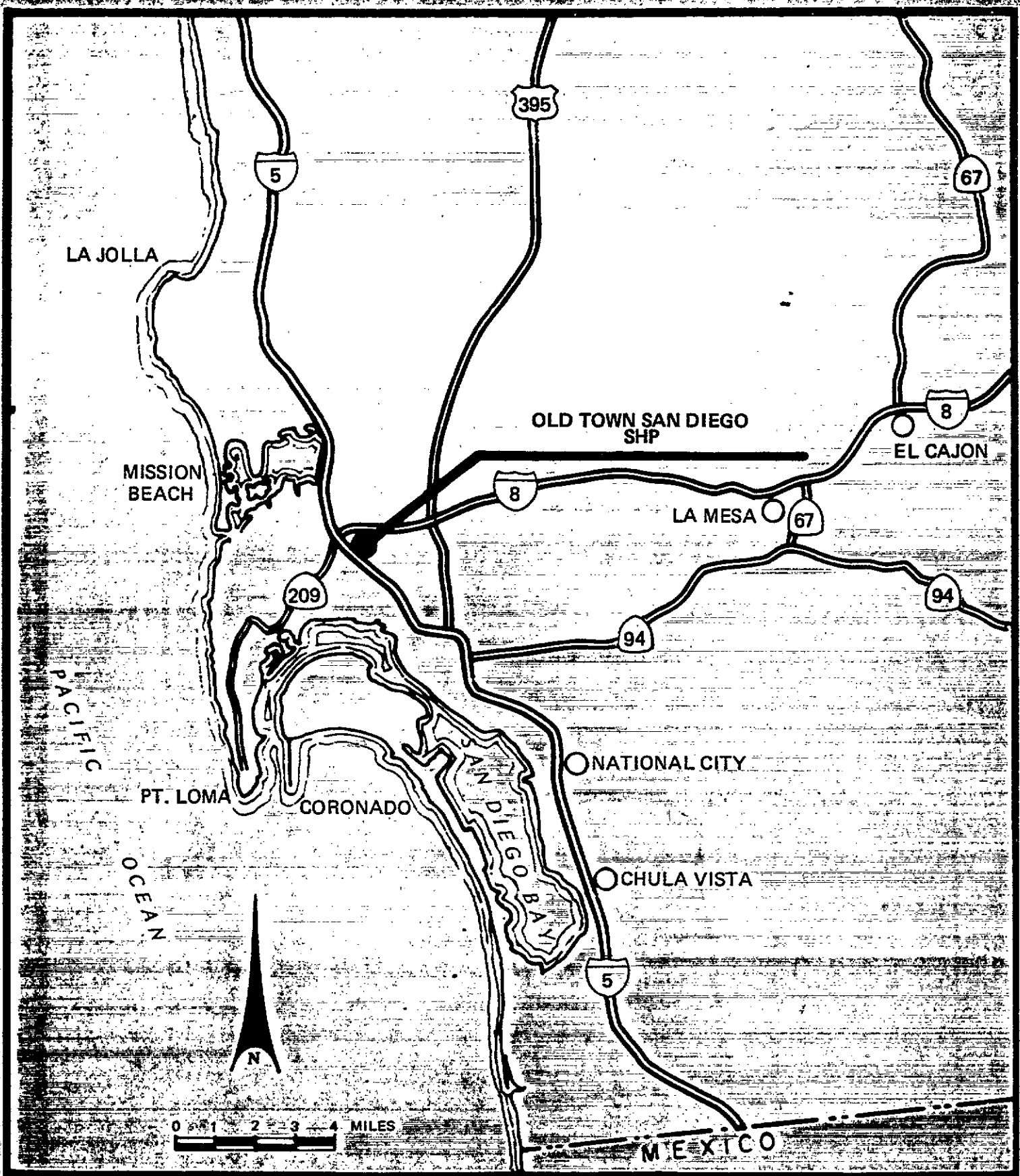
The goal of the proposed development is to provide an approximately 6-block area of preserved, restored, or reconstructed buildings surrounding the original plaza in which the historic events and life-style of the inhabitants during the years 1821-72 may be interpreted. This interpretive period covers the time span between the earliest days of Old Town San Diego in 1821, the year of Mexico's independence from Spain, and the great fire in 1872 which destroyed the major portion of the Old Town.

Our aim is to re-create the total, authentic atmosphere of the interpretive period so that visitors can experience all dimensions of that historic era.

This will be a phased development over a period of 25 years. At the present time 7 buildings have been restored or reconstructed, and it is planned that an additional 45 structures will be developed. Great attention will be given to maintaining the proper blend of house museums and appropriate concessions, and Mexican style building and American style buildings. Care also will be taken in every other detail of the re-creation including landscaping, street furniture, signs, and so forth.

INTRODUCTION





SAN DIEGO AND VICINITY
LOCATION MAP

INTRODUCTION

Being the first European settlement in California, San Diego is the birthplace of modern California history, and Old Town San Diego State Historic Park commemorates these early years of the state's history. The old San Diego community, unique in its origin and architectural heritage, provides a natural setting for an effective re-creation of the historic period of the mid-1800s (1821-72). The intent is to provide an historically accurate environment in which the life-style and significant events of this era can be interpreted for the people of California.

This report endeavors to present a comprehensive and flexible plan for the future development of Old Town San Diego based on a thorough inventory of its resources and the policies and goals formulated in the Resource Management Plan. It is recommended that this plan be reviewed periodically and revised whenever new archeological and historical information becomes available.

General Description

Old Town San Diego State Historic Park, comprising 12 acres, is located approximately 3 miles from the center of downtown San Diego near the intersection of Interstate 5 and Interstate 8. The unit was classified in 1968 and, at present, contains 7 historic buildings that have been restored or reconstructed; a large number of structures are proposed for preservation, restoration, or reconstruction.

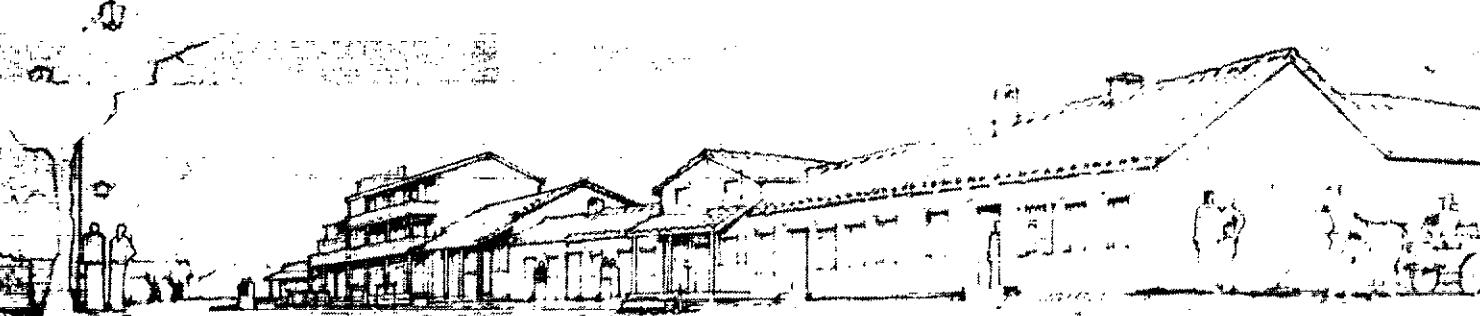
Historical Background

California was claimed for Spain by Captain Juan Rodriguez Cabrillo in 1542 when he landed in San Diego Bay. However, more than 200 years passed before the first settlement was established. The greater riches of Mexico and the general inaccessibility of Alta California caused the delay in colonization. By 1769 the need for a buffer between the growing Russian activities in the North Pacific and the Mexican colonies prompted Spain to send several expeditions northward.

In 1769 expeditions, led by Don Gaspar de Portola, arrived in San Diego in July and built the first presidio on a hill above a plain that slopes gradually toward the San Diego River and Bay. Padre Junipero Serra, who accompanied Portola, founded the first of the California missions nearby.

The early days of the settlement were marked with numerous difficulties; unfriendly Indians, largely unsuccessful agricultural efforts, and the long, hazardous supply routes all contributed to the precarious situation of the colony. But it was not abandoned.

The birth of San Diego as a town came with the Mexican era. Much earlier the mission had been moved to its present site in order to have a better water supply. But here at the base of Presidio Hill the Old Town gradually grew and its economic life became much stronger.



Buildings facing the Plaza on the southwest



Buildings facing the Plaza on the northeast

Following the Mexican revolt and that country's winning of independence in 1821, the missions were secularized, the ranchos grew in size and importance, and the hide and tallow trade flourished in the San Diego area. A plaza was laid out about 1820 and the community grew until in 1835 it achieved the status of a "pueblo." Its social and economic importance continued to rise during the mid-1800s and it experienced the effects of all the major historic events of that period — the industrial revolution, the Gold Rush, and the great westward expansion.

Its decline began in the 1860s as the port area of the new city on San Diego Bay drew business away. A disastrous fire in 1872 destroyed many of the original buildings and proved to be the end of Old Town as San Diego's center.

Purpose of Plan

Old Town San Diego provides an excellent setting in which a period of time can be re-created and the story of former inhabitants can be explained. The extent of the area and the large number of structures and artifacts will allow visitors to participate fully in this authentic re-creation and this will enhance their enjoyment and make a very vivid learning experience for them. Although aspects of all the history of the area from prehistoric to modern times will be interpreted, the years from 1821 to 1872 have been selected for the primary interpretive period, since this period spans the significant years of Old Town's history.

Design Goals and Objectives

The basic tenet of this study is that a state historic park should be as historically accurate and authentic as possible for the education and enjoyment of its visitors. The feeling of a living community, not a dead museum or deserted ghost town, must be given. People working in the park should be in appropriate costumes, doing everyday tasks, to promote the historical mood of a living community.

A good balance of commercial establishments and house museums must be maintained to fulfill the needs of the park. Concessions must be sensitively selected for their ability to contribute to the authentic re-creation of Old Town as it was during the years 1821-72 — the time span we will attempt to interpret.

The final plan should not be too strict in its adherence to re-creating Old Town as it was at one particular moment in time. History is the cumulative record of constantly changing situations. The most significant events and structures did not all occur and coexist at one time, so a careful and considered judgment must be exercised in some instances to determine the best of two or more structures to be reconstructed on a given site. This will result in a blend of Mexican and American style buildings.

A most important consideration is that Old Town be rebuilt for posterity and not just for the present generation. This gives it a very special aspect, different from a normal commercial development, which may be planned for only a 40 or 50-year economic life.

No matter how complete and authentic the physical aspects of the park may be, its effectiveness will still depend on the administration and the day-to-day enthusiasm of Old Town employees. In addition to careful selection of concessions there should also be a continuing training and orientation program for all employees. Such a program, together with periodic meetings of concessionaires, will give interpretation of the historic period maximum impact. Old Town must not be just a specialized shopping center with historic decor.

Every effort will be made to assure authenticity by thorough research and careful preservation, restoration, and reconstruction. A detailed analysis of both structures and surrounding open space and landscaping will be made. In keeping with the period being interpreted, restrictions will be placed on vehicles, and appropriate lighting, signs, and other fixtures will be arranged.

Table 1, Index to Historical Buildings Site Plan and Recommendations for Each Historic Structure, lists all the major structures and sites for which development is planned. The building and block numbers correspond to those on the oblique drawing on p. 7.

Old Town will be a blend of Mexican and American style buildings

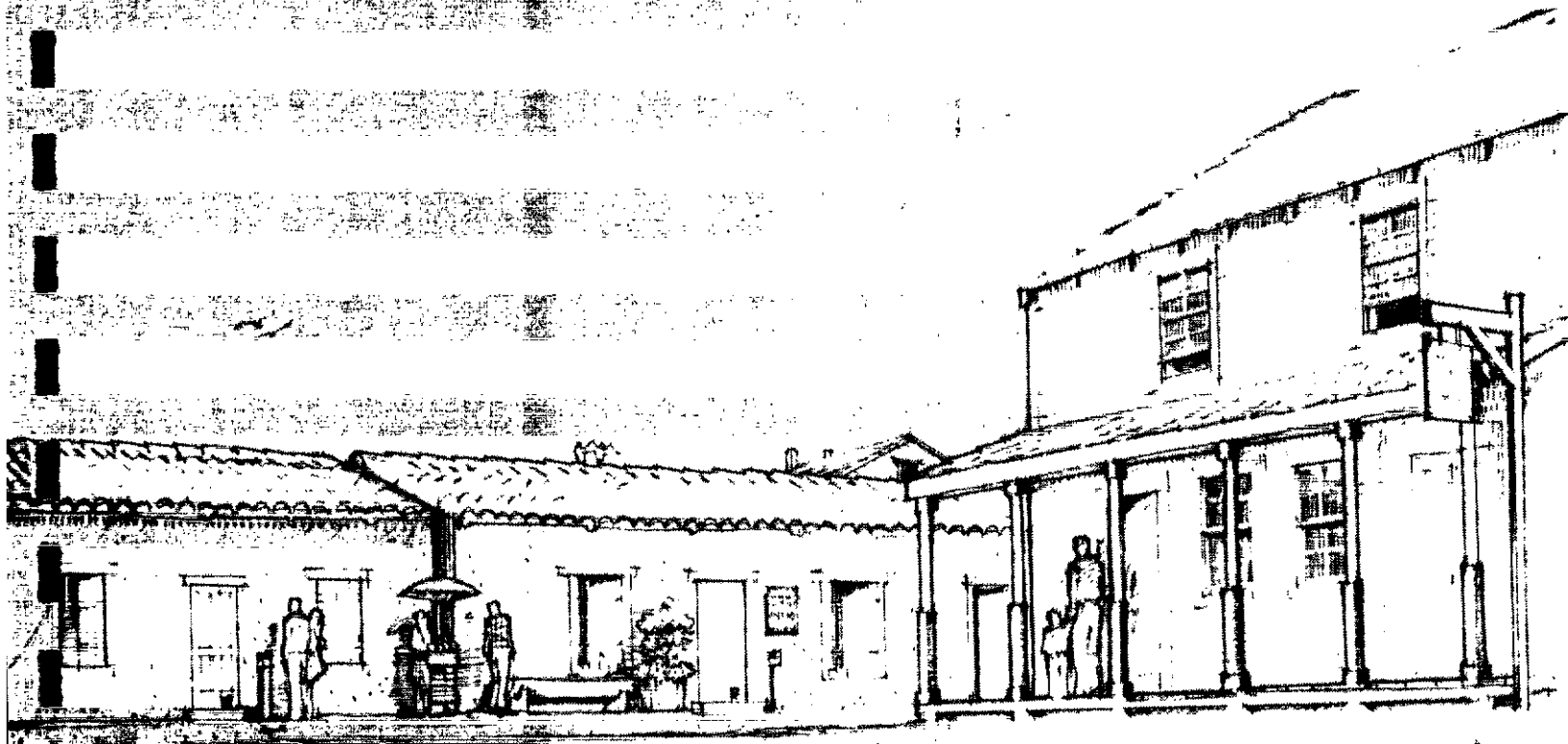


TABLE 1

Index to Historical Building Site Plan
and
Recommendations for Each Historic Structure

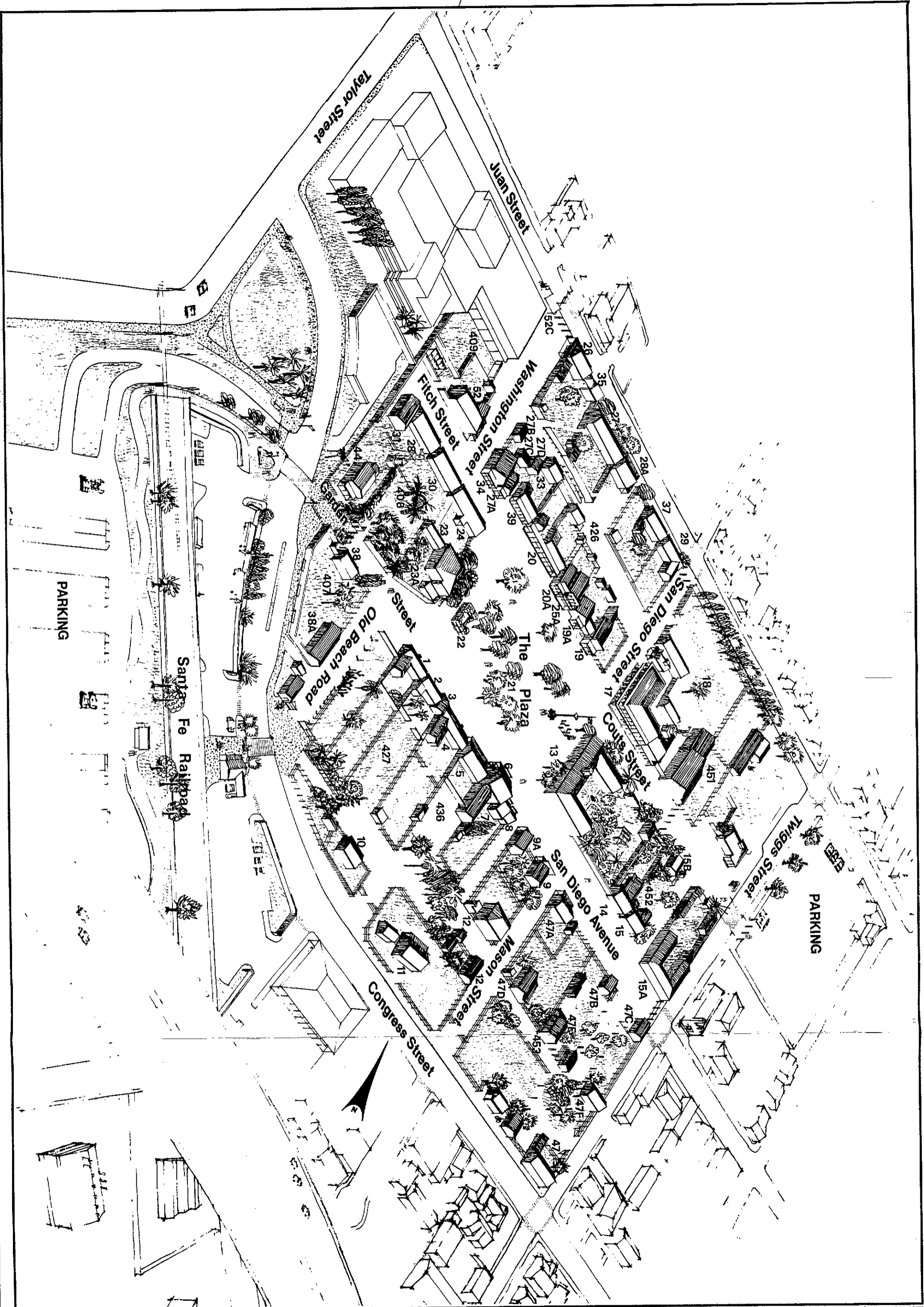
Bldg. No.	Building Identification(1)	MEXICAN	AMERICAN	COMMERCIAL	POSSIBLE OUTDOOR AREA	Block No.	DEPT. of PARKS & REC HOUSE MUSEUM OR OTHER	APPROX. SQ. FT. FLOOR SPACE
1	Casa de Wrightington	X		X	X	31/427		1532
2	Light-Freeman House	X		X		31/427		2738
3	U.S. House	X		X		31/427		1800
4	Casa de Machado y Silvas	X		X		30/436	X	2480
5	Casa de Rodriguez	X		X		30/436		3740
6	Franklin House		X	X		3-/436	X	5940
7	The Colorado House		X	X		30/436		1740
8	Bean's Office (Brick Courthouse)		X	X		30/436		450
9	Wallack Store		X	X		30/436		972
9A	The Charles E. May Building		X		X	30/436		465
10	Casa de Valdez-Reyes	X			X	31/427	X	950
11	Machado-Stewart House	X				30/436	X	1961
12	Mason Street School		X		X	30/436	X	850
12A	Second Mason Street School		X	X		30/436		4500
13	The Estudillo House	X			X	40/452	X	5885
14	Casa de Pedrorena	X		X	X	40/452		2450
15	San Diego Union Office		X			40/452	X	1050
15A	The Aguirre House	X		X	X	40/452	X	4010
15B	Building in Back of San Diego Union Office		X			40/452	X	700
17	The Bandini House (Cosmopolitan Hotel)		X			41/451		
17B	Mission Playhouse		X	X	X	41/451		
18	The Sealey Stables		X		X	41/451	X	
19	Alvarado Family Property		X		X	44/426		1600
19A	Alvarado Lucia House	X		X	X	44/426		690
20	Casa de Juan Machado	X			X	44/426	X	
20A	Butcher Shop		X	X		44/426		352
21	The Plaza		X					
23	The Robinson - Rose Buildings		X	X	X	46/408		3572
23A	Schoolroom (next to Robinson - Rose Bldgs.)		X			46/408	X	515
24	Casa de Rosario Aguilar	X		X	X	46/408		1557
25A	Congress Hall		X	X	X	44/426	X	1466
26	Casa Reyex-Ybanez	X			X	44/426	X	1125
27	Casa de Pico	X		C	X	44/426		2375
27A	The Barker-Soto-Goldman Property		X		X	44/426		589
27B	Solomon's Restaurant		X		X	44/426		625
27C	Mannasse Adobe	X		X	X	44/426		625
27D	Mannasse Store	X		X	X	44/426		435
28	H.D. Fitch Building	X		X	X	46/408		1062
28A	Serrano-Soto-Rose Buildings	X		X	X	44/426		1250
29	The Machado-Smith House			X	X	44/426	X	1741
30	Casa de Juan Maria Osuna			X		46/408		1260
31	Casa de Jose Snook	X			X	46/408	X	1000
33	The Moreno Property	?	?			44/426		
34	The Romero-Fitch Building		X			44/426	X	2736
35	Casa de Juan Rocha	X		X	X	44/426		1600
37	Alvarado Family Property	X		X	X	44/426		1305
38	Casa de Guadalupe Machado(2)	X			X	32/407	X	768
38A	Casa de Guadalupe Machado(2)	X			X	32/407	X	1860
39	The Marron Property	X		X		44/426		660
40	Casa Francisco Meria Ruiz	?	?			44/426		
44	The James McCoy House		X		X	46/408	X	3774
47	Casa de Cote	X			X	29/453	X	1980
47A	Unidentified Building		X	X	X	29/453		1155
47B	The Dodson House		X			29/453	X	736
47C	Unidentified Building	?	?	X	X	29/453		1400
47D	The Doyle House		X	X		29/453		990
47E	Unidentified Building	?	?	X		29/453	X	1000
47F	The Wallack House		X			29/453	X	1125
52	Fitch Property (on Washington St.)	X			X	45/409	X	840
52A	Unidentified Building(3)					45/409		
52B	Unidentified Building(3)					45/409		
52C	Unidentified Building(3)					45/409		

Missing site numbers refer to sites that are undiscovered. As more historical evidence becomes available these numbers will be used.

(1) An interpretive date will be given to each site.

(2) Original Mexican buildings. These buildings should show remodeling technology that took place in the interpretive period.

(3) Because of the proximity of the CALTRANS building and the lack of historic data on these buildings, it is not recommended that they be reconstructed.



**OLD TOWN SAN DIEGO
STATE HISTORIC PARK**

RESOURCES AGENCY OF CALIFORNIA
DEPARTMENT OF PARKS AND RECREATION

APPROVED _____ DATE _____

REVISIONS

DATE

DESIGNED

DRAWN

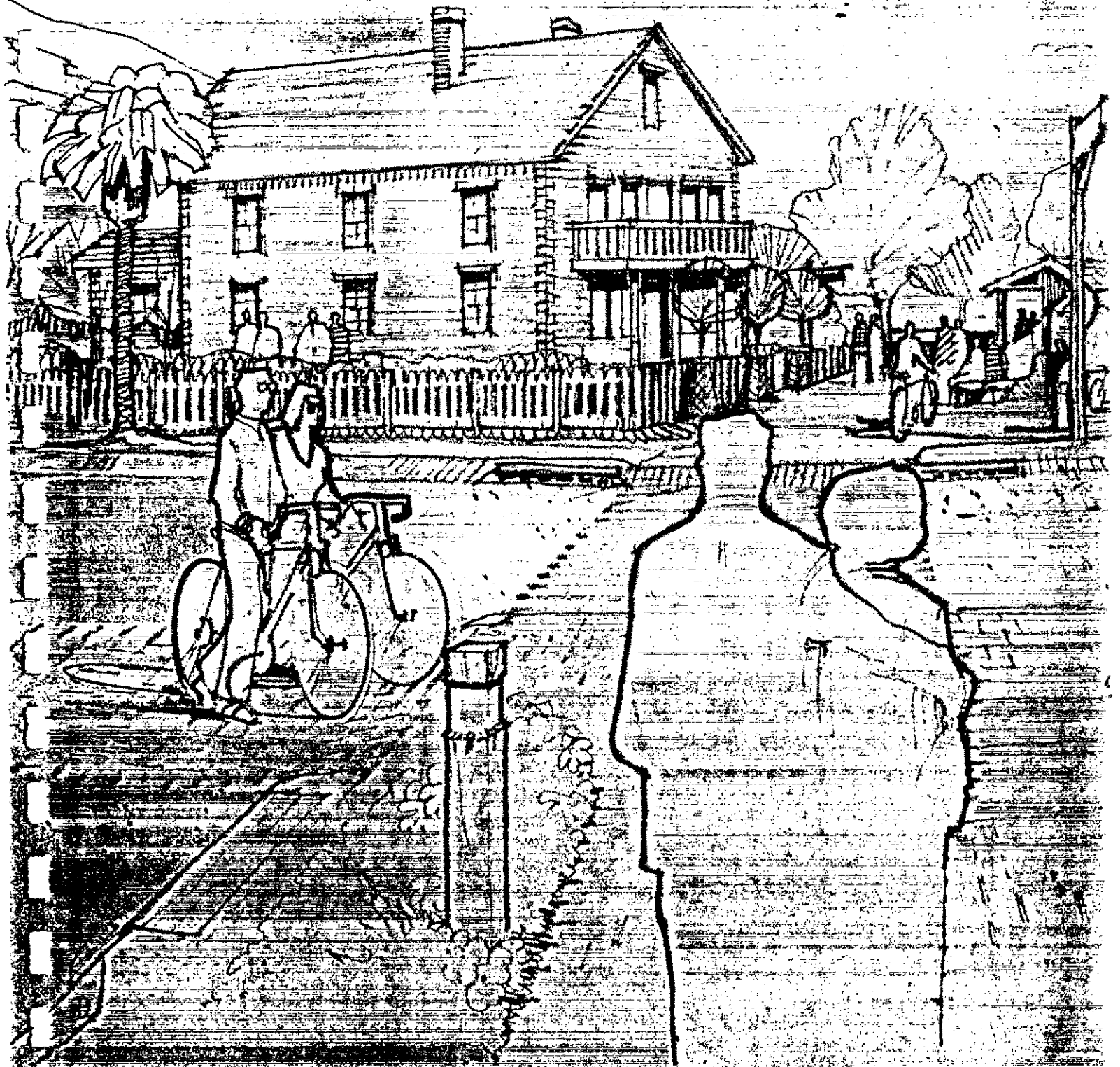
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OF

RESOURCE INVENTORY AND ANALYSIS





The Mexican houses of the period illustrate the simple technology of the time

Architecture of the Anglo-American period was imported from the East Coast



Vegetation

The vegetation in Old Town as it exists today is a hodgepodge of historic and recently introduced plants with many, if not most of the plants being exotics. An extensive study has been made of all the plants with a view toward ensuring that the landscaping will add to the authenticity of the historic setting. The plant inventory lists 38 species of trees and shrubs, 34 species of ornamental flowers, 29 species of kitchen garden plants, 23 species of medicinal and culinary herbs, 19 species of weeds, and 26 species of native utilitarian plants whose existence in the area has been documented. This plant inventory may be found in Appendix C, Part 2.

The list of weeds demonstrates another aspect of the impact of imported plants on California living. The Spanish and other settlers inadvertently introduced many troublesome weeds to California, mixed in with other seed, in packing material, or as "passengers" on livestock. Some, which were introduced as field crops, found the new soil and climate so favorable as to escape cultivation and become pests and economic burdens to agriculture.

Specific recommendations for plantings appropriate to certain sections of the park are found in the General Development Plan and in Appendix C, Part 1.

Wildlife

Wildlife in Old Town San Diego is scarce. The recent development of freeways and city life have been detrimental to the area's wildlife. Today the project area supports only a small population of wild indigenous birds and red squirrels.

Recreational Resources

The San Diego metropolitan area represents a substantial concentration of people and it is this populace that exerts the greatest recreational pressure on the park. The projected population growth (as reported by the Department of Finance, 1971) for the San Diego Metropolitan Area is as follows:

1970	1980	1990
1,358,500	1,790,800	2,253,100

Visitor attendance at Old Town San Diego has shown a great increase in the last five years. A 158% increase in attendance has led to the park being at design capacity for 86 days during the peak season (June 1 to August 31) and 210 days for the year 1974. In 1974/75 the average daily attendance (based on the year's total attendance figure) was 3,839. (See Table 2.)

TABLE 2
Visitor Attendance at
Old Town San Diego SHP
1970-76

<i>Year</i>	<i>Attendance/Year</i>
1975-76	1,802,012
1974-75	1,401,368
1973-74	988,660
1972-73	917,136
1971-72	717,063
1970-71	456,270

San Diego County has long been famous for its outstanding recreation resources. The mild subtropical climate and low elevation makes San Diego a year-round recreation area. Table 3 shows this year-round popularity of "Old Town."

TABLE 3
Monthly Attendance and Percentages
for Old Town San Diego SHP in 1974

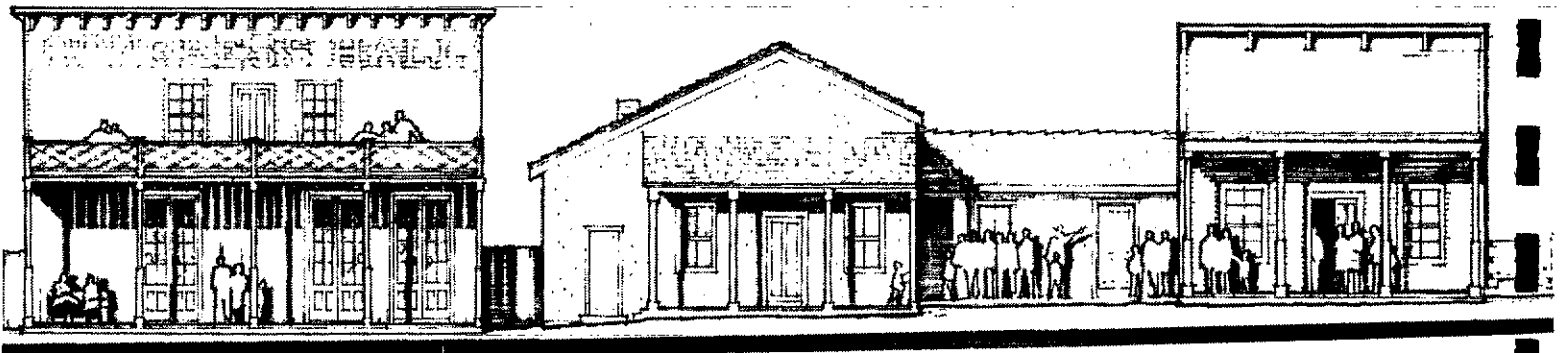
Month	Attendance	% of Total
Jan.	58,510	5
Feb.	63,307	6
Mar.	70,008	6
Apr.	74,982	7
May	70,455	7
June	126,288	12
July	147,095	14
Aug.	167,903	16
Sept.	98,034	9
Oct.	62,278	6
Nov.	64,094	6
Dec.	68,396	6

Resource Analysis

The Resource Analysis investigates the significant finding of each of the areas studied in the Resource Inventory and provides the basic rationale for the following Resource Management Plan and General Development Plan.

The basic finding is: Old Town San Diego can be classified as a highly popular state historic park with excellent growth potential. The weather and location are ideal for outdoor activities and easy access. The weather, vegetation, and materials used in the buildings can help to re-create the "Early Southern California Image" that will be talked about in the orientation film that will be available to future visitors. With a fine blend of house museums, appropriate concessions, and Mexican and American period buildings that are well administered, we can re-create the "Image." This townscape is unique to the West Coast and should not be compromised with temporary uses, but should be planned so that future generations will be able to enjoy the same image.

Along with the blend of different buildings, the surrounding landscape must be controlled to enhance the "Image." Consequently, as is explained in Appendix C in detail, the gardens, trees, house plants, etc., will be developed to support the historical resources.



(25A) Congress Hall

(19A) Alvarado Lucia House

(19) Alvarado property

RESOURCE INVENTORY AND ANALYSIS

A very extensive Resource Inventory is on file in the offices of the Resource Preservation and Interpretation Division of the Department. It includes in particular a voluminous Historical and Archeological Report that explains the history of each block, each property, and each house as we know of it to date. This report is constantly being amended as new material about the individual building sites is discovered. There follows a summary of the full inventory of cultural and natural resources that is available to any interested person on request.

Cultural Resources

The cultural resources are, of course, central to the objectives of development at Old Town San Diego State Historic Park. The reconstructed Old Town San Diego will contain an outstanding array of period architecture which will be used as historical museums and for historically compatible concessions. The composite will reflect a true image of early southern California.

The primary interpretive period of 1821-72 can be subdivided into the Mexican period (1821-50) and the Anglo-American period (1846-72). Most of the houses of the Mexican period are not imposing, but they should be interpreted to illustrate the simple technology of that era. The architecture of the houses built in the Anglo-American period was imported from the East Coast. Some resemble the false front buildings of mining camps and others resemble New England cottage types. A few buildings show the beginnings of the industrial revolution in that they were constructed of parts that were "precut" in the East and shipped to California for assembly. Sheet 3 shows the locations of existing historic structures.

Reconstruction plans will be based on the vast amount of research data contained in the Historical and Archeological Report. In this report each site is described in detail. The history of the property, a brief description of the people who owned the property, and any outstanding events that took place at the site during the interpretive period are all given. Those sites for which only archeological data exist are described in detail with lists of all artifacts found in the excavations and graphic presentations that indicate the extent of the buildings' original foundations.

The photo log is a collection of photographs showing the city from a distance, or street scenes, or individual buildings. Some of these photographs were taken during the interpretive period; others are more recent photographs of extant structures.

As an example of the research data, the following description of the Casa de Juan Maria Osuna, as found in the Historical and Archeological Report, is reproduced here.

Site Number 30

House of Juan Maria Osuna, Block 46/408

Juan Maria Osuna was born before 1800 in California and served as a soldier. He held various positions in local San Diego Pueblo government. He was the first alcade of San Diego in 1835.

Deed Book D, pages 196-197 registered December 1, 1853, but antedated 1850 contains the deed of land from the Gefe Politico Don Jose Maria de Echeandia to Juan Maria Osuna in 1838. The deed was confirmed, therefore, for land on which he had built the house in which he lived — as the house then existed — and by virtue of this document there was granted a lot where "the court is toward the little garden." A good sketch plan accompanied this deed, which was for the additional property on Garden Street, to the east of Eugenia Silva.

The Osunas owned other property on Block 46/408 which from time-to-time they parceled out. On January 17, 1854, Juliana Osuna and others deeded to J. W. Robinson (Deed Book E, page 178):

a certain lot of land commencing on Garden St. and running 113 feet back to a corral adobe wall, so as to meet a division wall running in the same direction, thence running along the first mentioned corral adobe wall in the direction of Washington Plaza, 34 feet to Garden St., 115 7/42 feet along Garden St., 33 feet to point of beginning (See the map accompanying the deed of 1838.)

On April 2, 1845 Osuna made formal sale of two rooms of his house to Henry D. Fitch as per Deed Book O, page 389. A note at the bottom of the deed says, "One of the rooms mentioned is in the corridor."

In the Serra Museum (Osuna file) there is a statement which Osuna made on February 15, 1846, in which he listed the "losses my house incurred in the taking of the Pueblo San Diego" in that year, his house having been turned into military head-quarters. "Firstly, a vegetable garden adjoining the house. . . a well, lined with its framework. Within the house in the pantry. . ."

On July 3, 1851, the Sheriff (Agoston) sic, Haraszthy posted notice in the *San Diego Herald* of law suits against Julio, who must have inherited the property from his father. Among the properties taken were "a house in the City of San Diego, fronting on Fitch Street, Block No. 46, both known and described as the estate of the late Juan Osuna." Haraszthy intended to sell the property at auction on July 15th.

On August 10, 1861 (Deed Book 2, page 305) Juliana Lopez de Osuna, Juan Maria Osuna, Julio Osuna, Felipa O. de Marron, Francisco Marron de Osuna, Jesus Machado, Lugarda Osuna Machado, Silvestre Marron and Leonarda Osuna de Marron granted to William Evans, lots 3 and 4 in Block 408 for \$300.00.

In his Emigrant Notes, Judge Hayes says "Aguilar's house was on the northwest corner of the Plaza, and on Fitch Street. It is now marked by the fence and two upright posts out on the street. Next (the ruined walls and modern frame house) was home where resided that stiff old alcade, Don Juan Maria Osuna. . . Next lived Alcade Fitch and at the extreme corner, farthest west, Joseph Snook. . ." This was then a sort of 'Court Lane,' Snook's dwelling afterward became the sheriff's office for a long time. (Circa 1874)

Natural Resources

Climate

The city of San Diego is located on San Diego Bay in the southwest corner of southern California. The prevailing winds and weather are tempered by the Pacific Ocean with the result that summers are cool and winters warm in comparison with other places in the same latitude. Inclement weather is rare in the area.

As is the case on the rest of the Pacific Coast, spring and summer weather are characterized by early morning and nighttime fogs. These fogs usually dissipate during the morning and afternoons are generally clear. Visibility in the area is generally good.

Appendix A contains further details concerning the climate.

Geology

Old Town San Diego lies directly in the Rose Canyon Fault Zone. The longest individual breaks within this zone include Rose Canyon, Mount Soledad, County, and Old Town faults. At present there is no movement in the Rose Canyon Fault. See Appendix B for more details.

Recommendations for any construction: Because the whole of Old Town is on alluvium fill, liquefaction will be the problem in this area if a building is not straddling a fault. It is recommended that all buildings conform to safety standards demanded by the degree of seismic risk in the area.

Wherever excavation or digging is to be done the following steps are recommended:

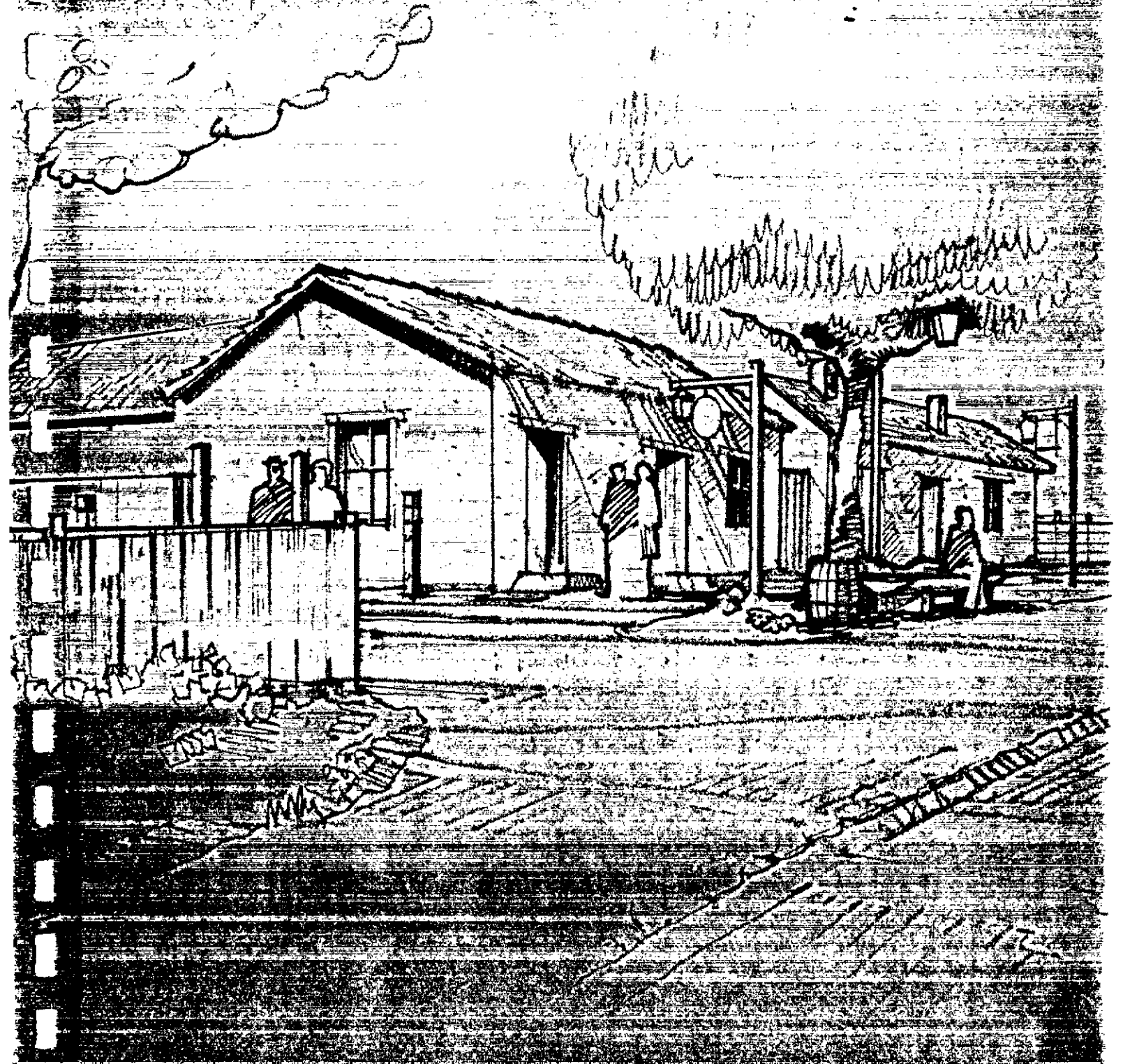
- a. A trench and drilling operation should be done.
- b. An engineering geologist should be present to determine that no fault transects the foundation.
- c. A soils engineer should investigate the shear strength of the soil.

Soil and Slope

The soil in the Old Town area is Redding association, well-drained cobbly loams and gravelly loams that have a gravelly clay sub-soil over a hardpan. Slopes range from 2 to 9 percent.

Because the soil has a variable shrink-swell behavior, the possible effect of soil shrink-swell on structures should be investigated at an early stage of planning.

RESOURCE MANAGEMENT PLAN

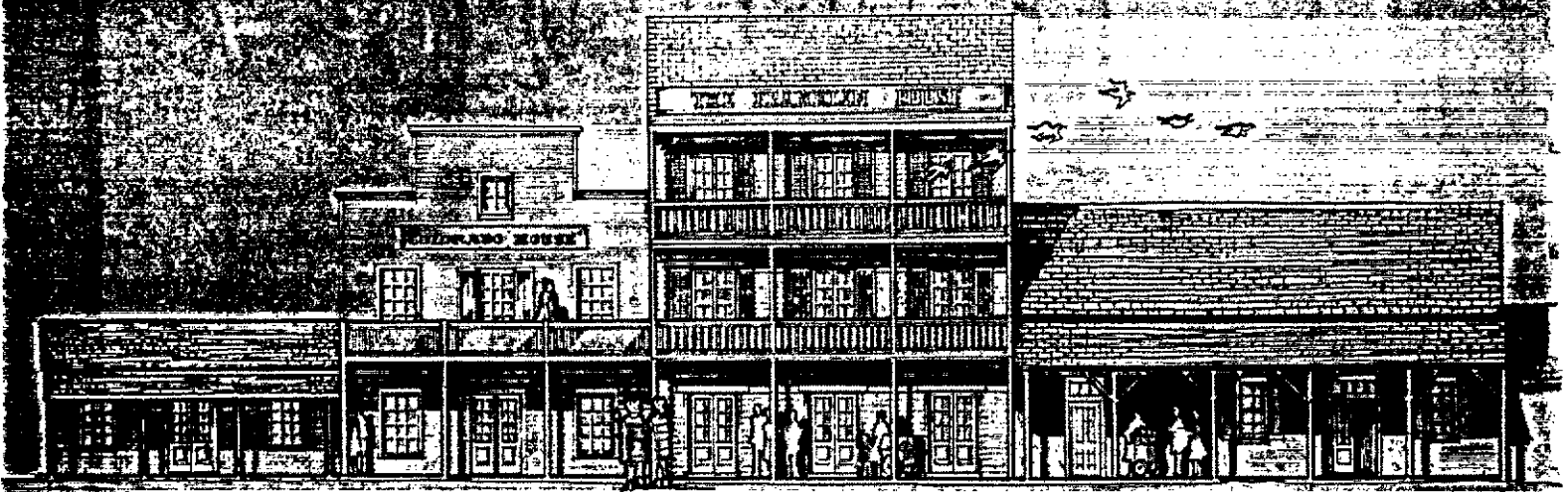




(4) Casa de Machado y Silvas (3) U.S. House (2) Light-Freeman House (1) Casa de Wrightington



(17) The Bandini House



(8) Bean's office (Brick courthouse) (7) The Colorado House (6) The Franklin House (5) Casa de Rodriguez

RESOURCE MANAGEMENT PLAN

Introduction

House Resolution No. 105, Statutes of 1964, directed the Department of Parks and Recreation to conduct a study to determine the feasibility of including the "Old Town" area of San Diego as an historical unit of the State Park System. The "San Diego 'Old Town' Study" of 1966, completed by the Department in compliance with the Resolution, recommended that the area in question be included in the State Park System. This recommendation was carried out based on the Resolution's assertions and the Study's findings that indeed the area of "Old Town" San Diego has "...important historic significance to the people of this State and to the Nation... [and further that]... A number of architecturally significant and historically valuable buildings are located within the area of 'Old Town' San Diego..." (quoted from House Resolution 105, Statutes of 1964).

Old Town San Diego is listed on the National Register of Historic Places and includes sites which are State Historical Landmarks.

Initial property acquisition for the "Old Town" Historical Unit took place in 1967; Old Town San Diego State Historic Park was officially classified by action of the State Park and Recreation Commission on June 14, 1968.

The unit is located approximately three miles northwest of the present "downtown" area of San Diego. It is east of U.S. Highway 101 and the San Diego Freeway (Interstate 5), and south of Interstate 8. The unit is generally located within an area bounded by present day Congress, Wallace, Juan, and Twigg streets, and lies under the shadow of the hill on which the presidio at San Diego was located.

Summary of Resources

The principal resources of the unit are historical. Since Old Town San Diego State Historic Park is embedded in an urban center with plants and animals consisting almost entirely of introduced, non-native, or "exotic," species rather than native California flora and fauna, significant natural resources cannot be claimed to exist within the unit. The same can be said for the classification of recreational resources also, although the argument can be made that contemporary use of historical resources is recreational as well as educational and inspirational.

The primary historical resources exist in the form of historic structures, related artifacts, and subsurface historic and prehistoric remains commonly referred to as archeological artifacts and sites. Seven structures original to the "Old Town" area remain, although in cases like the Estudillo structure on the southeast side of the plaza, considerable restoration had been accomplished prior to the establishment of the historical unit. Of these buildings, four are derived from what is known as the Mexican period of the town, while the remaining three relate to the American period in terms of their original construction times.

The historic Mexican period structures are: the Estudillo House, originally built sometime between 1827 and 1830; the Bandini House, built sometime during 1827 to 1830; the Stewart House, built *circa* 1838; and, the Machado y Silvas House built *circa* 1843 (see Map).

The three American period buildings are: the Pedronena House, constructed *circa* 1850; the Altamirano House built about 1851 to 1852; and the Mason Street School, built *circa* 1865.

In addition to these structures, various other structures around the plaza have been proposed for reconstruction — e.g., the Wrightington House, the Juan Machado House, etc. As to which structures to reconstruct, various reports have suggested different lists [cf. "San Diego 'Old Town' Study" (1966); "Old Town San Diego State Historic Park Preliminary Report on Acquisition, Development, Interpretation Operation" (1969); and "Old Town San Diego State Historic Park Architectural and Historical Summaries" by C.F. Trudell (1968)]. In essence, these reconstructions and the plans for further reconstructions are based on subsurface primary resources of an archeological nature. As of this writing (1976), reconstructions are in progress in the areas identified in the 1966 summary (which was the result of House Resolution No. 105 of 1964) as the

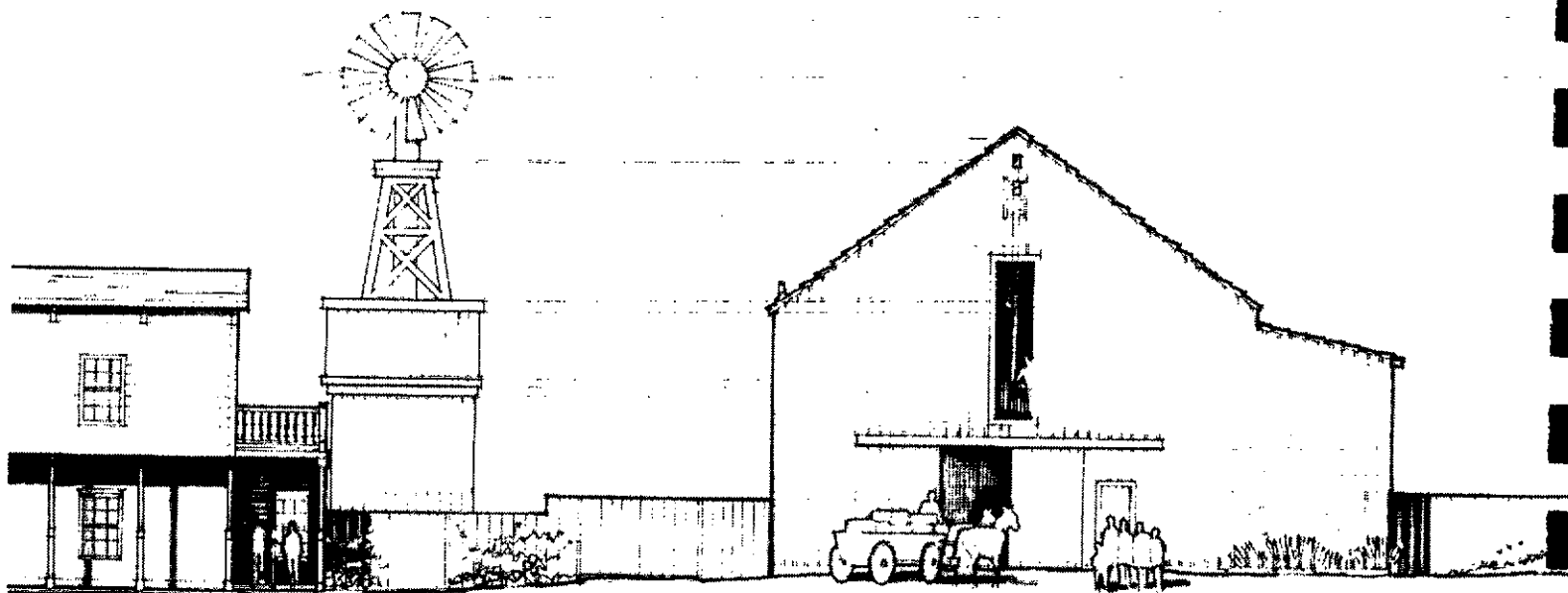
Wrightington and Light-Freeman houses around the plaza. One of these, the Juan Rodriguez House reconstruction, is nearly completed as of this writing. In addition, other structures have been finished, for instance the outdoor oven by Stewart House.

Declaration of Purpose

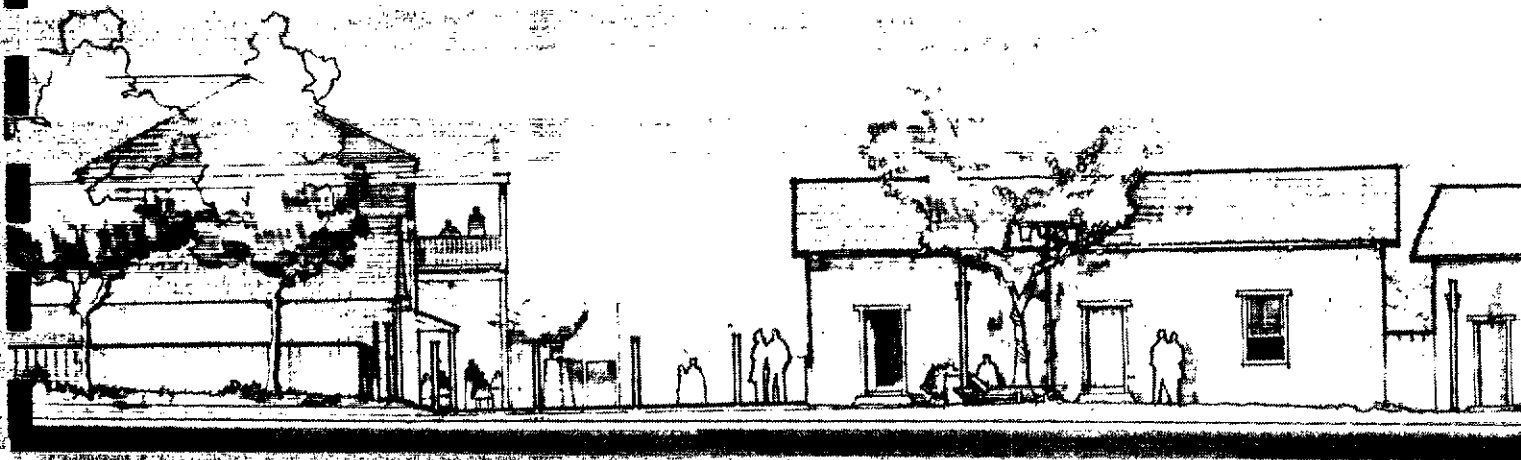
Old Town San Diego State Historic Park is established to preserve, re-create, interpret, and make available for public enlightenment and enjoyment the historic structures and environment, the activities of the people, and as much as possible of the atmosphere that characterized the community of San Diego during the period 1821 through 1872, beginning when the town was established as one of the earliest settlements of European man in California, and extending through the time when the city records were relocated to "The New Town" and a disastrous fire destroyed much of the early settlement.

With particular stress on the prime period extending from 1821 through 1872, the San Diego State Historic Park will present, through preservation, restoration, reconstruction, and interpretation, the flow of history from the occupation of the site by endemic man, through the establishment and the development of the original European settlement, to the time of 1872. Included in the interpretive period will be the activities of the native and European peoples and the relationships between them, with emphasis on the important contributions which the peoples of San Diego have made to human progress in California and in the nation.

Furthermore, for purposes of preservation, restoration, reconstruction, and interpretation, structures and sites of historic structures which exist as archeological remains facing on the plaza section of the historical unit shall be acquired, developed, and interpreted so as to depict the character of a Mexican plaza with early American period influence. This will be accomplished by the re-creation of early American period structures and early American period embellishments on Mexican period structures. In this way the spirit of the flow of history from Mexican times through early American period times on the plaza will be captured, and a design transition will be provided between the plaza and structures behind the plaza which may depict the total flow of history from endemic times to the present day, although the emphasis will be on the period 1821 to 1872.



Seeley Stables



(29) *The Machado-Smith House*

Declaration of Management Policy

The Department of Parks and Recreation will provide for the acquisition, preservation, restoration, and/or reconstruction, as applicable, in that order of priority, of all properties and buildings or portions thereof that bear a direct or an environmental relationship to the important historical events that took place here, and of the influence on American life and times that these activities and events have had.

No site or structure representing human activity will be modified or destroyed until the necessary basic and applied archeological and historical research has been completed. All restoration and reconstruction will be historically accurate and none will be undertaken unless the information needed to achieve accuracy is available.

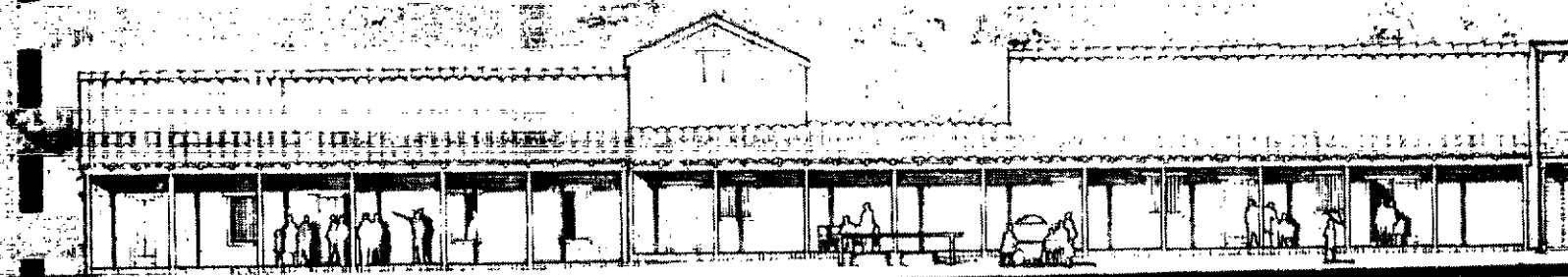
Structures remaining within the town that were established at times that are not within the period from 1821 through 1872 will be preserved by maintenance or restoration, unless they are in conflict with the preservation, restoration, reconstruction, or interpretation of structures, sites, or activities within the prime period.

All activities that take place within preserved, restored, or reconstructed buildings shall be fully compatible with the historic structures and with their individual histories. Such activities shall not be disruptive of the historical or architectural integrity of the structures.

Services and facilities provided for the public at Old Town San Diego will be established and managed to enhance and be consistent with the historical environment and atmosphere of the town, and with the historical and architectural accuracy of the preserved, restored, or reconstructed buildings.

Operational activities undertaken by the department will be conducted so as not to detract from the quality of the historic environments and atmosphere within the town, nor to interfere with the public enjoyment of the town and of its preserved, restored, or reconstructed buildings and facilities.

All departmental activities within Old Town San Diego shall be carried on within the framework of the approved General Development Plan.



(39) *The Marron property*

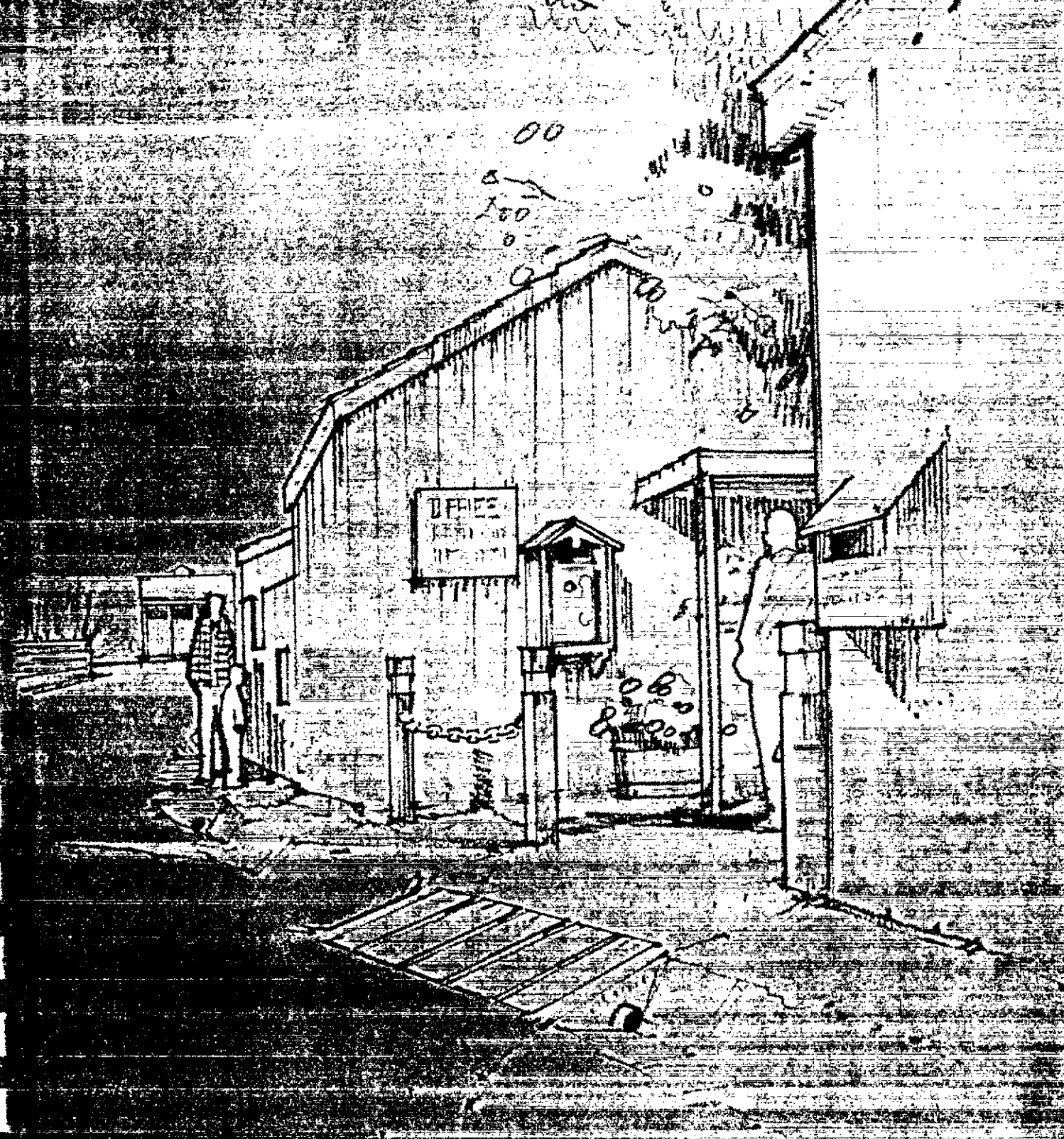
(20) *Casa de Juan Machado*



(34) *Romero-Fitch Building*

(27A)
Barker-Soto-Goldman property

GENERAL DEVELOPMENT PLAN





(28A) *Serrano-Soto-Rose Building*



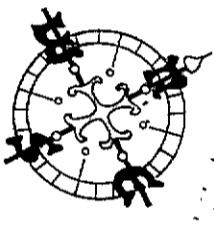
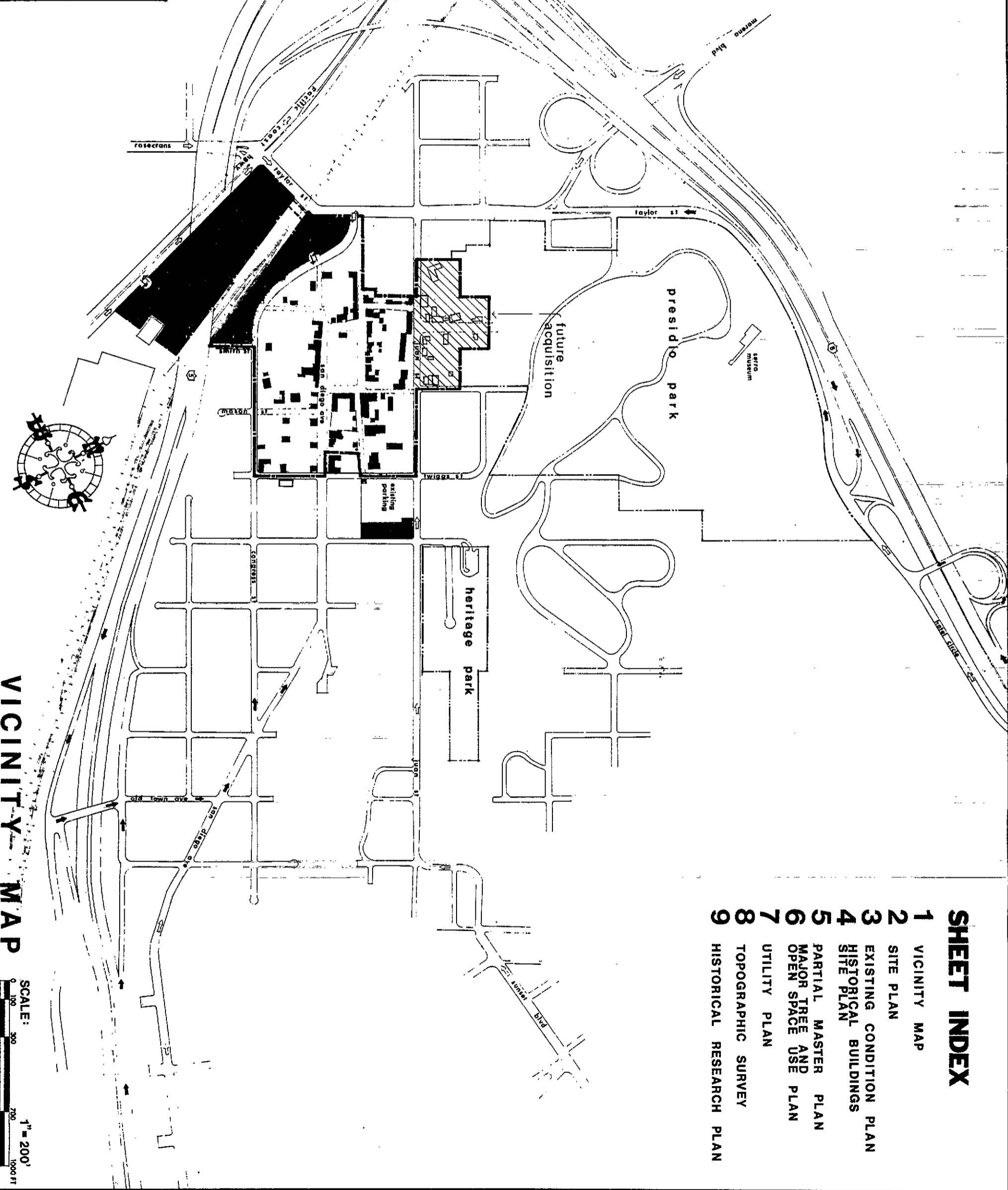
(27) *Casa de Pico*



(26) *Casa de Reyes-Ybanez*

LEGEND

- HISTORIC BUILDINGS WITH PROPOSED PARK
- OTHER HISTORIC BUILDINGS FOR OTHER USES
- MILITARY RESERVE ACCESS
- DISCONTINUED ACCESS
- PROPOSED OLD TOWN SAN DIEGO PARK, DONOR-DEDICATED
- PROPOSED OLD TOWN SAN DIEGO PARK, DONOR-DEDICATED
- PROPOSED PARK FOR OLD TOWN SAN DIEGO
- ⊠ PUBLIC REST ROOM



VICINITY MAP

SCALE: 1" = 200'
 0 100 300 700 1000 FT

- SHEET INDEX**
- 1 VICINITY MAP
 - 2 SITE PLAN
 - 3 EXISTING CONDITION PLAN
 - 4 HISTORICAL BUILDINGS SITE PLAN
 - 5 PARTIAL MASTER PLAN
 - 6 MAJOR TREE AND OPEN SPACE USE PLAN
 - 7 UTILITY PLAN
 - 8 TOPOGRAPHIC SURVEY
 - 9 HISTORICAL RESEARCH PLAN

RESOURCES AGENCY OF CALIFORNIA
 DEPARTMENT OF PARKS AND RECREATION

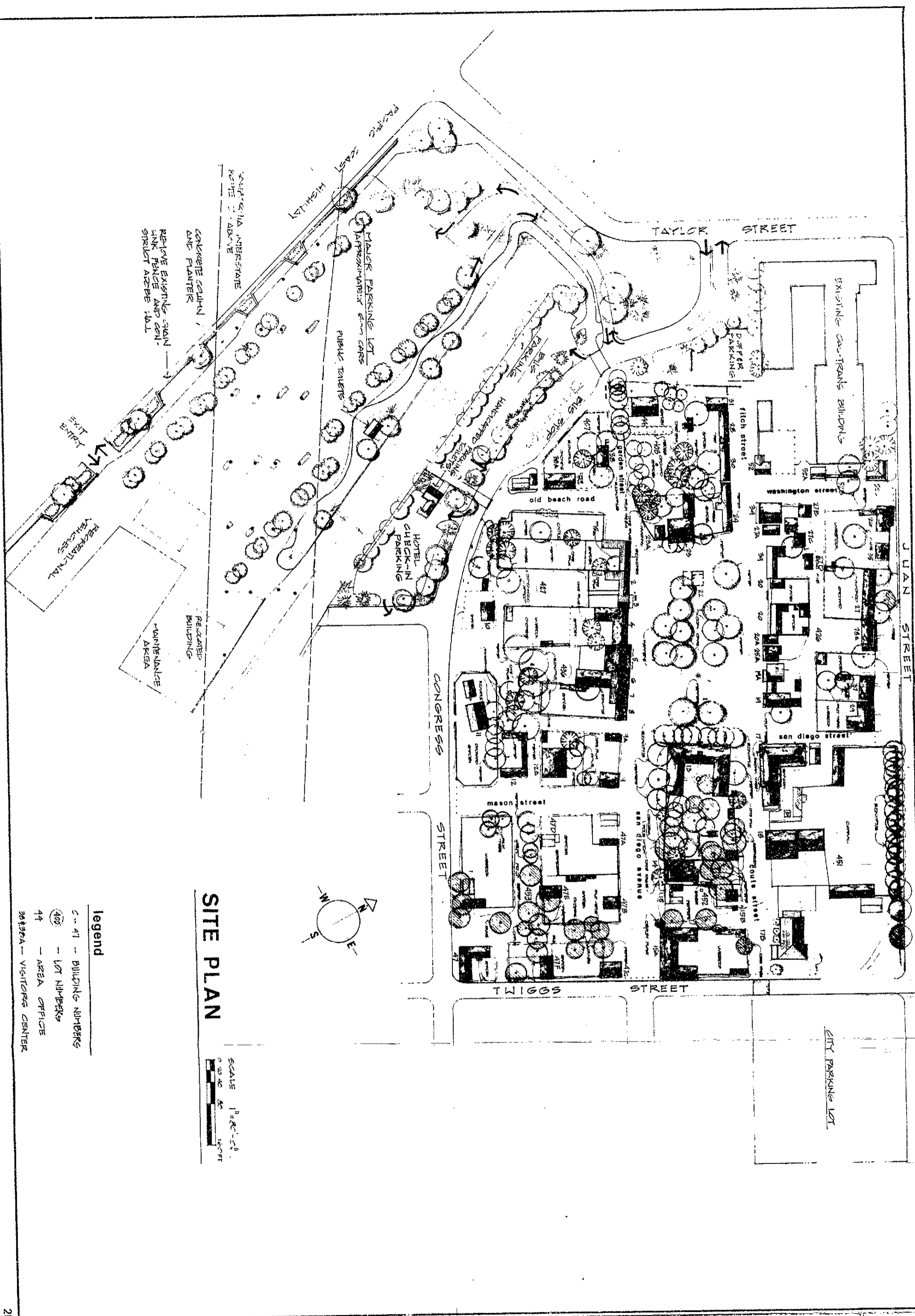
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DRAWING NO. 1522e

SHEET NO. 1 OF 9

OLD TOWN SAN DIEGO STATE HISTORIC PARK general development plan

DESIGNED: M. V. ...
 DRAWN: R. ...
 CHECKED: S. ...



SITE PLAN



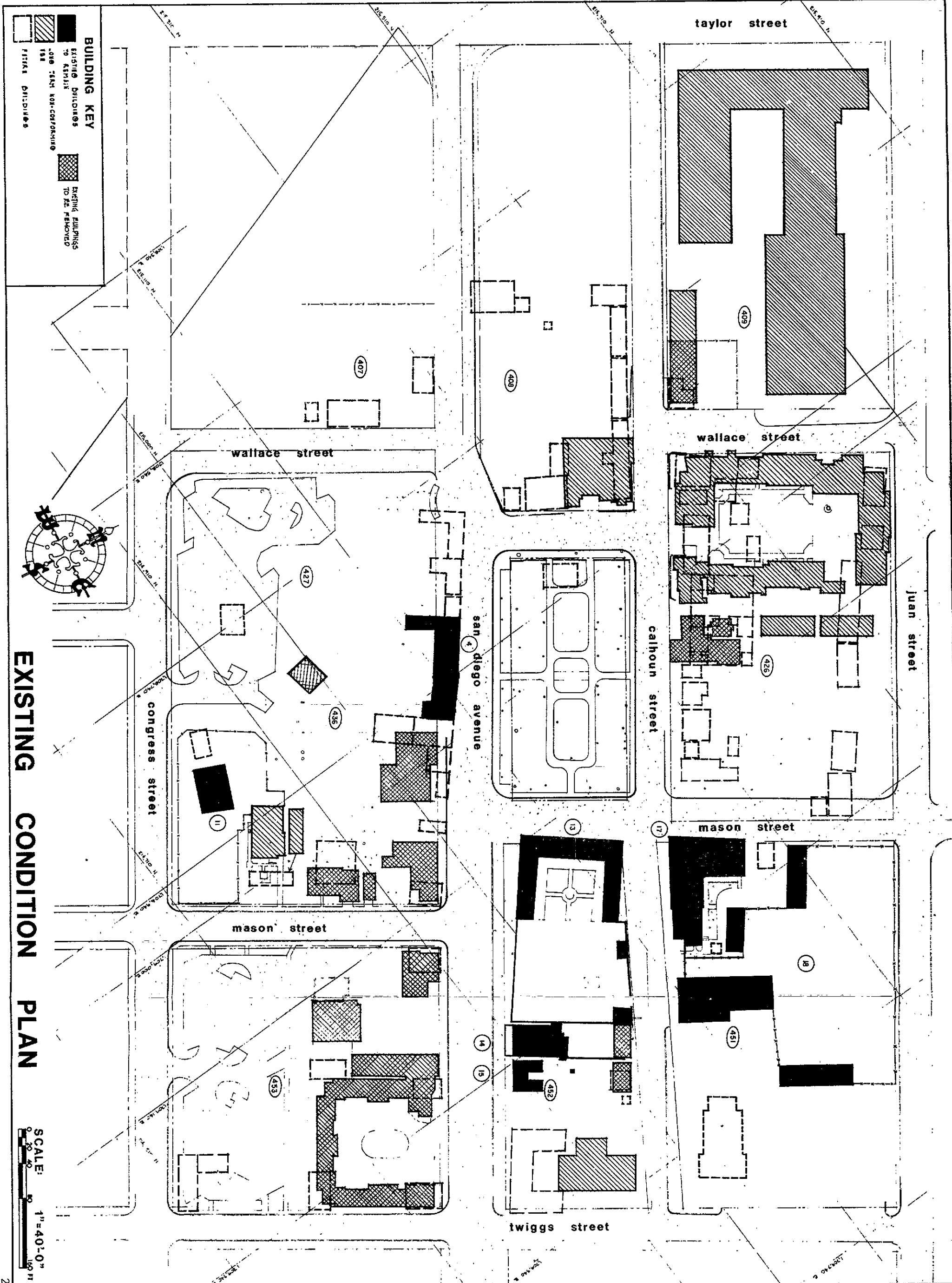
Legend

- 41 --- BUILDING NUMBERS
- (400) --- LOT NUMBERS
- 44 --- AREA OFFICE
- 30132A --- VISITORS CENTER

GENERAL DEVELOPMENT PLAN
 OLD TOWN SAN DIEGO
 STATE HISTORIC PARK, SAN DIEGO

PLANNING DIVISION
 DEPARTMENT OF PARKS AND RECREATION

PREPARED BY
 R. VAUGHN
 1964

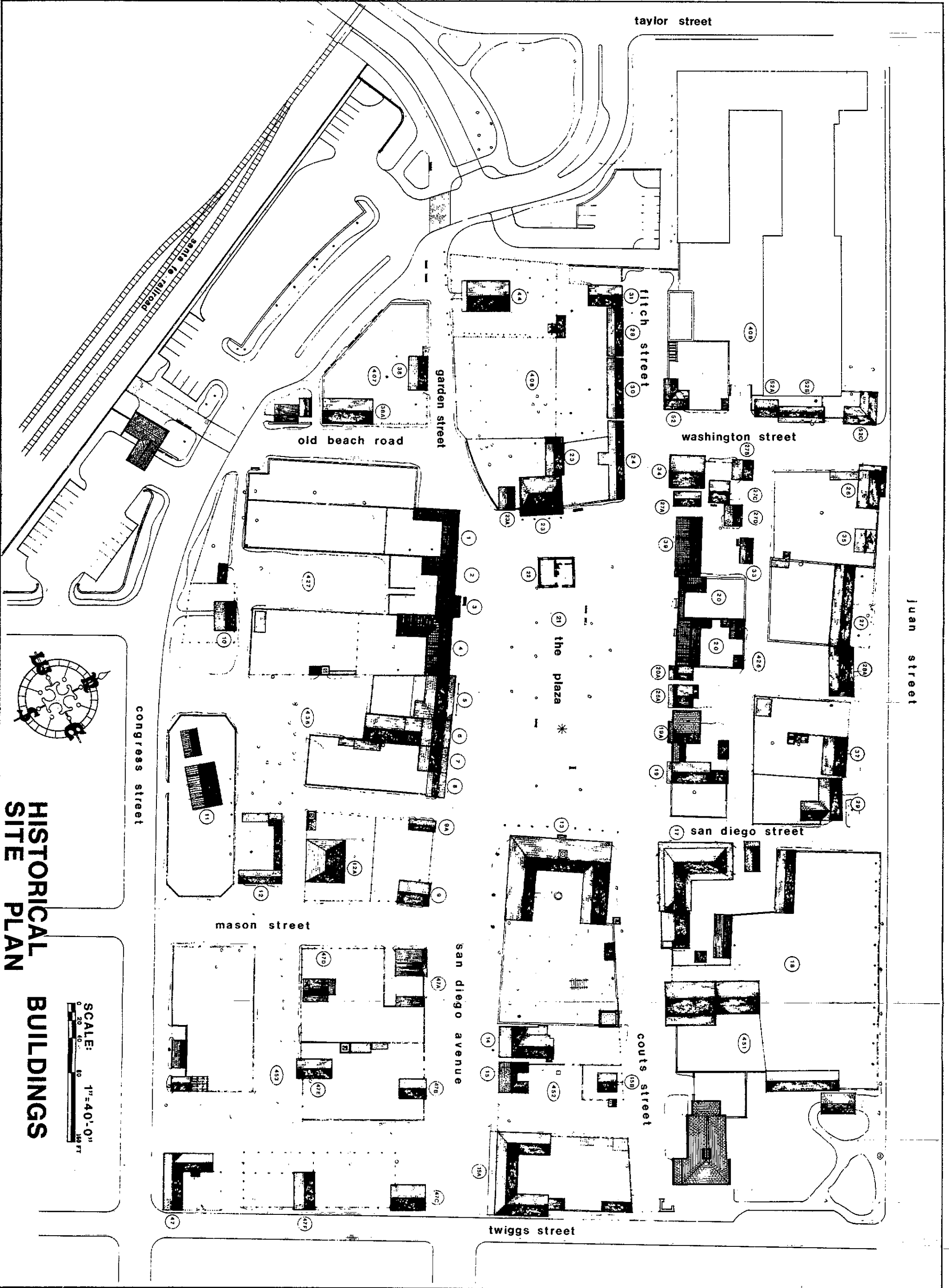


OLD TOWN SAN DIEGO STATE HISTORIC PARK general development plan

RESOURCES AGENCY OF CALIFORNIA
DEPARTMENT OF PARKS AND RECREATION

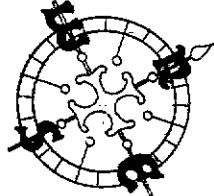
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CHECKED BY: [Name]

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APPROVED: _____ DATE: _____



HISTORICAL BUILDINGS SITE PLAN

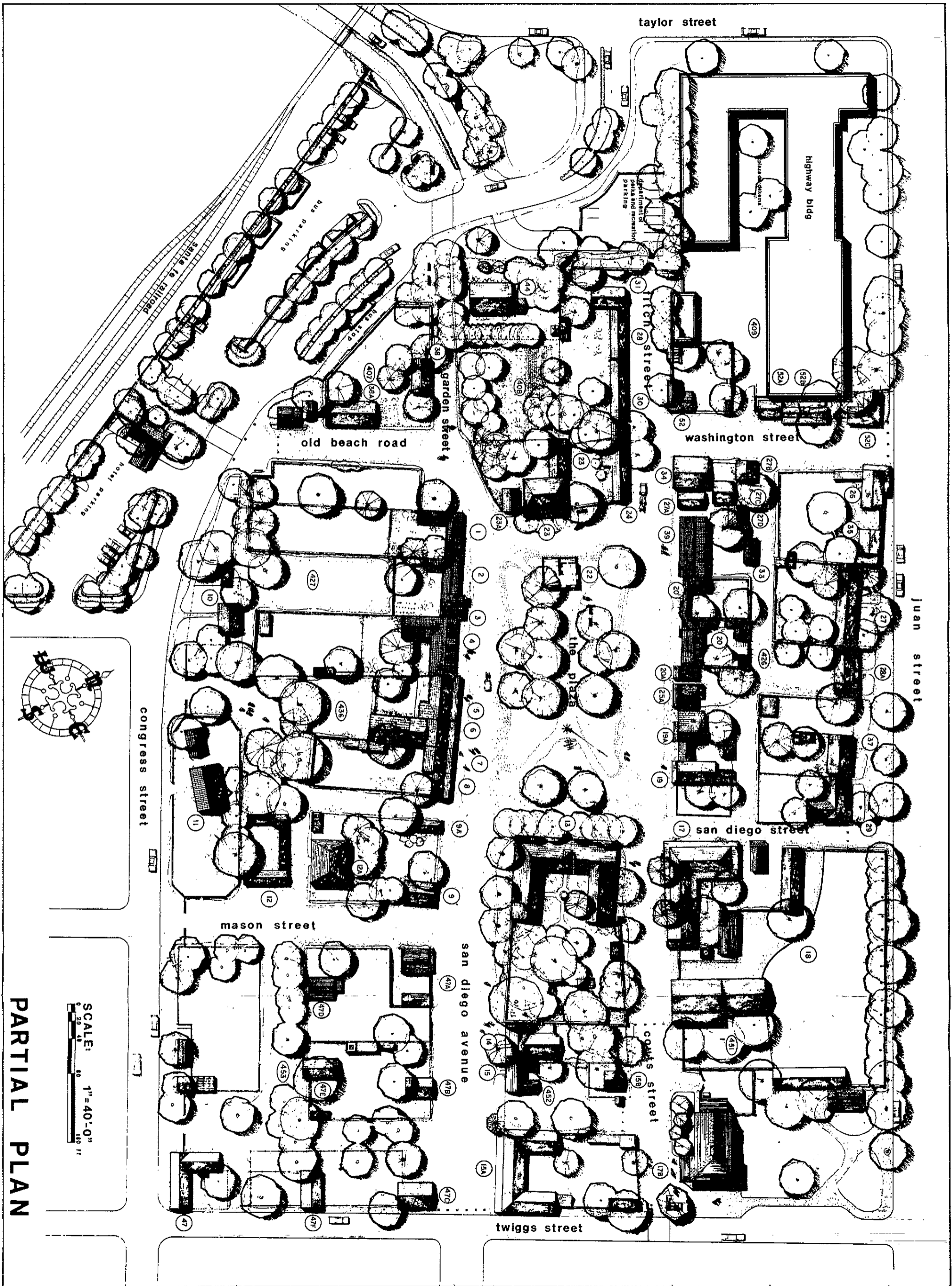
SCALE: 1" = 40'-0"
 0 20 40 80 160 FT



RESOURCES AGENCY OF CALIFORNIA
 DEPARTMENT OF PARKS AND RECREATION
 APPROVED _____ DATE _____

OLD TOWN SAN DIEGO STATE HISTORIC PARK general development plan

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 DRAWN BY: [Signature]
 CHECKED BY: [Signature]



PARTIAL PLAN

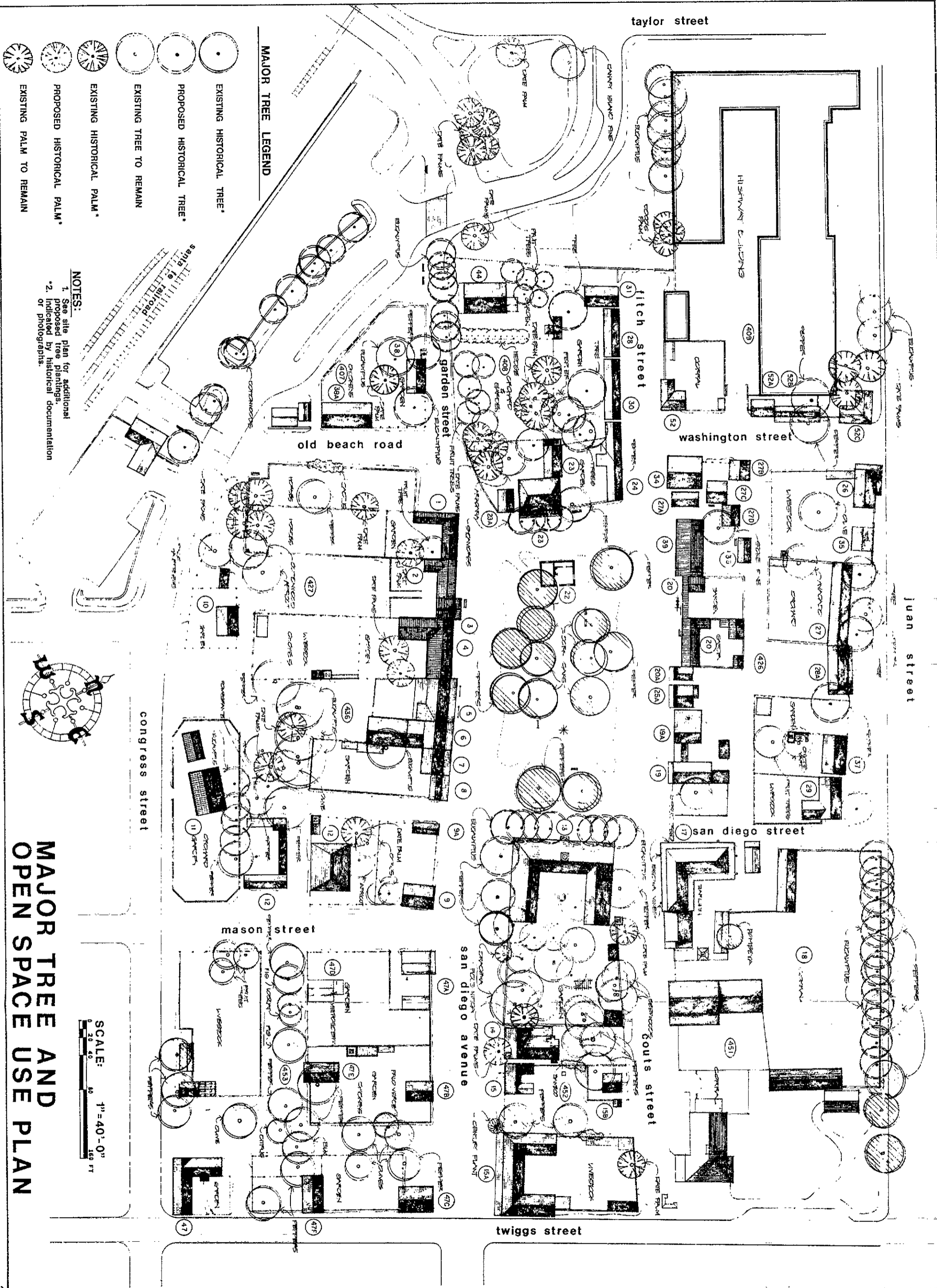
SCALE: 1" = 40'-0"
 0 20 40 80 100 120 FT

OLD TOWN SAN DIEGO STATE HISTORIC PARK general development plan

RESOURCES AGENCY OF CALIFORNIA
 DEPARTMENT OF PARKS AND RECREATION

DESIGNED BY [Signature]
 DRAWN BY VAUGHAN
 CHECKED BY CARLSON

SHEET NO. 5 OF 9
 DRAWING NO. 1544C
 APPROVED _____ DATE _____

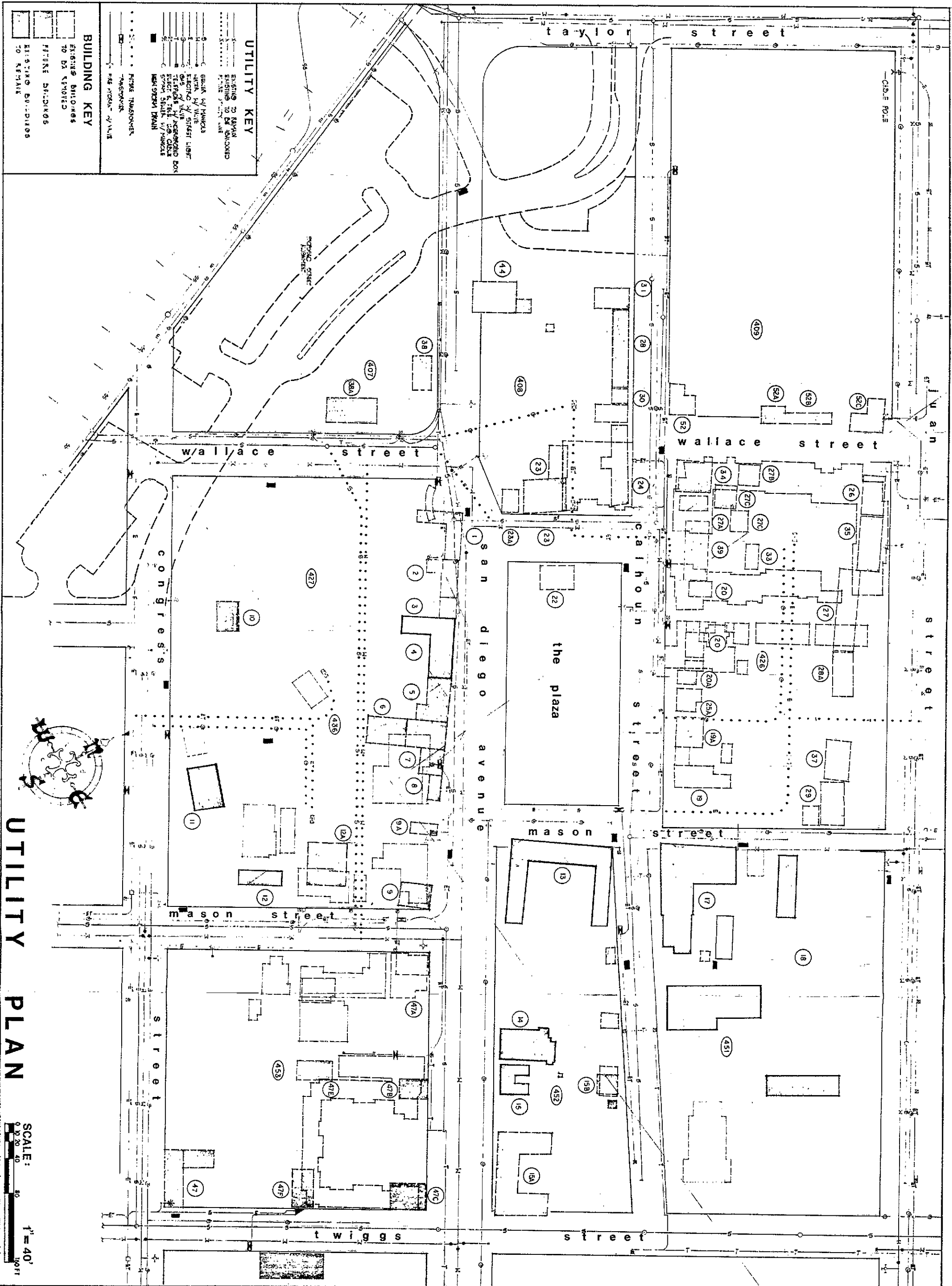


- MAJOR TREE LEGEND**
- EXISTING HISTORICAL TREE*
 - PROPOSED HISTORICAL TREE*
 - EXISTING TREE TO REMAIN
 - EXISTING HISTORICAL PALM*
 - PROPOSED HISTORICAL PALM*
 - EXISTING PALM TO REMAIN

NOTES:
 1. See site plan for additional proposed tree plantings.
 2. Indicated by historical documentation or photographs.

SCALE: 1" = 40'-0"
 0 20 40 80 160 FT

MAJOR TREE AND OPEN SPACE USE PLAN



UTILITY PLAN

SCALE: 1" = 40'
 0 20 40 80 160 FT

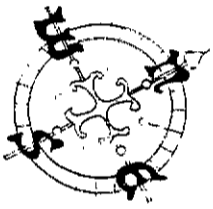
RESOURCE: AGENCY OF CALIFORNIA
 DEPARTMENT OF PARKS AND RECREATION

OLD TOWN SAN DIEGO STATE HISTORIC PARK general development plan

DESIGNED BY: ERIC CARLSON
 DRAWN BY: R. VALLEJO
 CHECKED BY: E. CARLSON

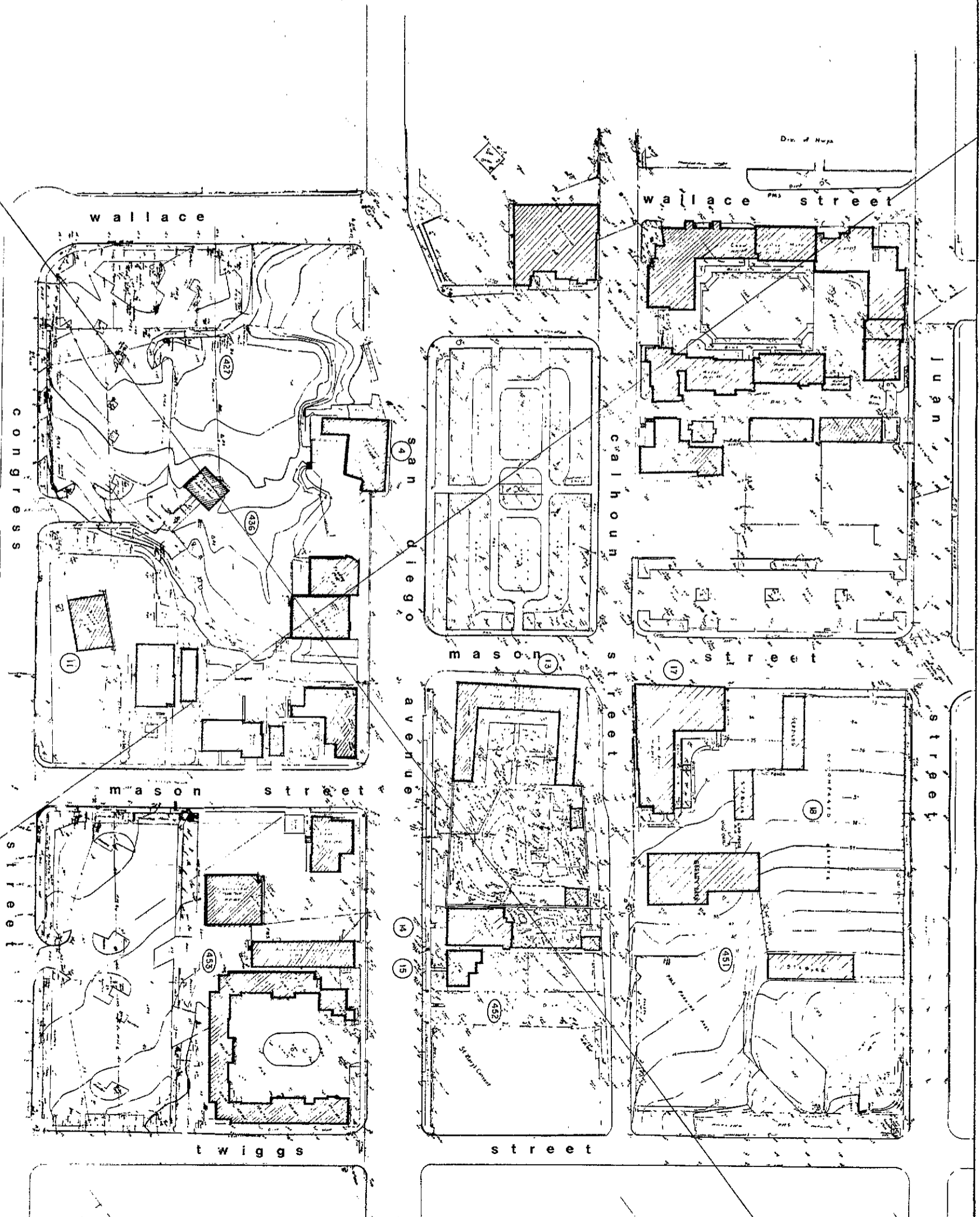
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TOPOGRAPHIC SURVEY






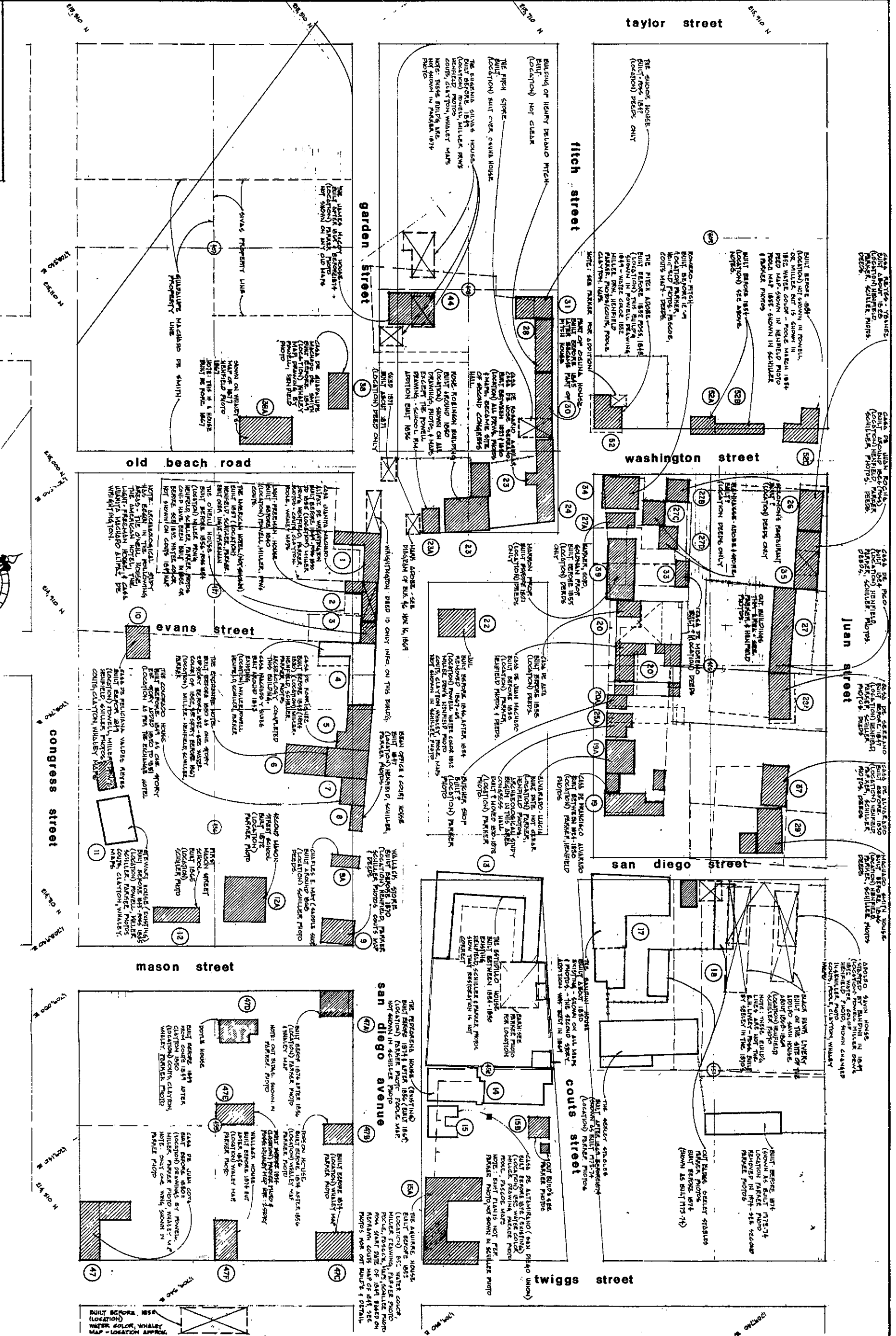
SCALE: 1" = 40' 0 10 20 40 80 160 FT

N 42.5 22.0



BUILDING KEY

-  EXISTING BUILDINGS TO REMAIN
-  NEW BUILDINGS
-  BUILDINGS NOT TO BE BUILT



HISTORICAL RESEARCH PLAN

SCALE: 1" = 40'-0"
 0 30 60 90 120 150 FT

GENERAL DEVELOPMENT PLAN

Introduction

We are living in an era marked by rapid change. New technologies that affect our lives are being introduced almost daily. With our familiar surroundings and old structures being altered or replaced at an unprecedented rate, it becomes even more important to preserve a part of our past. It is to keep a portion of our California heritage for the enjoyment and education of present and future generations that the Department of Parks and Recreation proposes the development of Old Town San Diego.

This General Development Plan presents the major proposals for the re-creation of the historic environment within the framework of the management policies formulated in the Resource Management Plan. It is hoped that visitors to the park will enjoy a "living experience" – that they will be able to experience life as it was during the Mexican and American periods from 1821 to 1872 – the Early California Feeling.

It is suggested that this plan be reviewed periodically, perhaps at 15-year intervals. This review must keep in mind the basic image of Old Town that the department is trying to re-create.

Please refer to Sheets 1-9 that graphically present various aspects of the General Development Plan.

Guidelines

Phasing of Developments

The full development suggested will take place over a period of approximately twenty-five years. Certain of the improvements can take place simultaneously but the following list of proposed improvements is arranged in order of priorities.

1. All indicated historical buildings that are not at present blocked by existing buildings should be developed immediately (pending archeological and historical research).
2. Parking lots under freeway should be constructed.
3. Street grading, lighting, and relocation of utilities should be accomplished.
4. The plaza should be developed. This is the town center, the core, the major open space in Old Town. It is the basic area in which we should begin to create the "Old Town Image." The state has full title to the land area of the plaza.
5. Block No. 408 should be reconstructed.
6. Congress Street should be realigned and other surface improvements made to adjacent areas. At the same time the McCoy House and the Visitor Center should be developed, and sanitary facilities should be constructed.
7. All structures immediately fronting on the plaza should be reconstructed (provided that lease agreements permit).
8. The remainder of the blocks southwest of the plaza (No. 427 and No. 436) should be completed. This would require the relocation of the public restrooms and the Mason Street School; the removal of the Mission Playhouse and one residence used for maintenance.
9. Block No. 453 should be reconstructed; leases of the existing concessionaires should be phased out, and the "Squibob Square" buildings should be removed. Removable fences for future use on festival days should be installed on this block.

10. The remainder of Block No. 426 should be developed. This would be the last major area to be reconstructed. It would involve phasing out the existing buildings (e.g., "Bazaar del Mundo").
11. Remaining historical buildings not heretofore developed should be reconstructed and the areas proposed for future acquisition should be developed. This would be the final phase.

Basis for Design

All the factors that contribute to the basis for design have as their overall objective the creation of an environment that is as historically authentic as possible. Some constraints are imposed by practical considerations such as circulation, public safety, and convenience.

The general guidelines that will be observed are:

Historic Buildings: All buildings listed in the master plan will be researched, designed, and will have a detailed written description as to character and period of restoration before being put out for bid to concessionaires. All architectural work will be approved by the Acquisition and Development Division, Department of Parks and Recreation, Sacramento, and will be in accordance with the design criteria set forth in this General Development Plan.

The architectural standards, developed in conjunction with the city of San Diego, set specific requirements for future reconstructions and signing. These standards will be followed by the department in reviewing future architectural requests.

Every effort will be made to restore Old Town San Diego to its appearance during the interpretive period (1821-72).

The architecture of a place and period tells the story of the inhabitants. It tells of their needs, their aspirations, their heritage, skills, and ingenuity. It tells of the adaptations that resulted from use of the native materials, native craftsmen, and native labor available to the settlers as they attempted to construct buildings that were familiar in their former civilization. Architecture accurately depicts the fusing of immigrant cultures with that of the natives even as it depicts the merging of the populations.

So it was in Old Town San Diego. The Indian residents had devised tools, utensils, fabrics, and shelters that satisfied their own needs. When the Spanish came, they brought with them a more highly developed knowledge of building and government but found it necessary to rely to some extent upon local materials and native labor and skills.

In the early days development and changes came slowly, and the architectural styles were simple. But in the period following the influx of Americans after 1846, the rate of change and variety of building styles and methods increased, as can be seen in the examples that remain today.

Since the architectural forms reflect the interaction between the indigenous people and the settlers, and between all the people and their environment, every effort will be made to preserve examples of the earliest and latest styles as well as the transitional styles that were all part of the Old Town San Diego Image.

Archeology: The archeology for each structure should be documented in a standardized format. Once reconstruction is started, the ability to review the archeology in light of more recent discoveries is impossible; therefore, an accurate archeological report is essential. It would also be important in case of fire or other major destruction. The photogrammetric method of preserving archeological information is highly recommended.

A guide and checklist should be prepared stating the requirements and including an accurate scaled drawing of the foundation plan with dimensioned ties to the engineering grid and elevations to an established bench mark.

Landscaping and Visual Aspects: All landscape work will be approved by the Acquisition and Development Division, Department of Parks and Recreation, Sacramento, and will be in accordance with the design criteria set forth in this General Development Plan.

Only vegetation that has been documented as having been grown or occurring naturally in the area during the historic periods being re-created will be planted or maintained. Any vegetation not meeting this criterion will be phased out and removed from the park.

The overall historic atmosphere will be maintained by particular attention to details of street fixtures, signs, and appropriate low-foot-candle lighting.

Circulation: There will be no automobiles, bicycles, or gasoline-driven trains (people movers) allowed within the park during the hours it is open to the public. All delivery vehicles will be limited to morning deliveries to be completed before the opening of the park at 10:00 a.m.

Small electrical or gasoline-powered vehicles will be used for trash pickup and maintenance resupply.

People will move to and from the parking lot on foot or by horse-drawn carriages. Electrical or gasoline-powered people movers that would off-load passengers at the perimeter of the park may be used.

Concessions: A blend of house museums and buildings housing concessionaires will allow the interpretation of the story of Old Town while allowing financially sound activities to thrive.

Upgrading Plans

Those restorations and reconstructions already completed should be analyzed for possible upgrading and any necessary maintenance improvements. Time and additional research may show that certain aspects of these earlier projects are not as authentic as they could be. The same situation may arise to some degree in respect to future restoration and reconstruction projects; therefore, it would be wise to initiate a regular program of upgrading.

Proposed Future Acquisitions

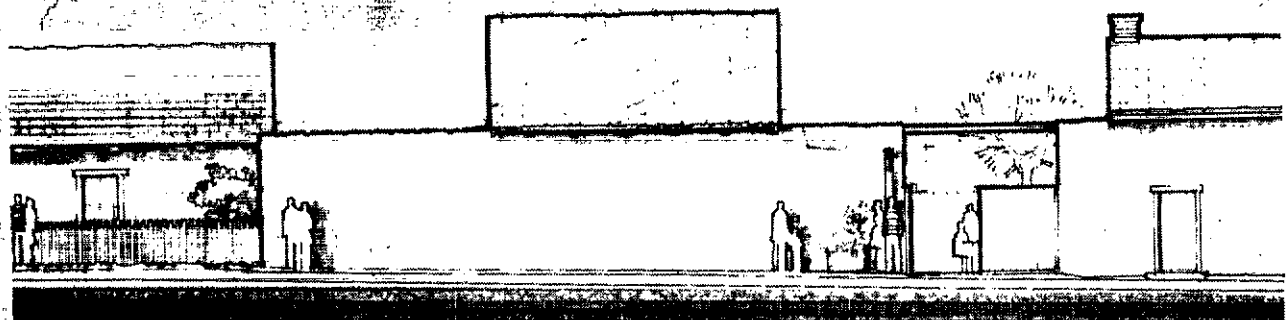
Two areas are recommended for future acquisition after the park limits as indicated on Sheet 1 of the drawings have been acquired. These two areas, indicated on Sheet 1, have major historic buildings, gardens, orchards, and stores that should be interpreted for the public in order to provide a complete picture of Old Town San Diego.

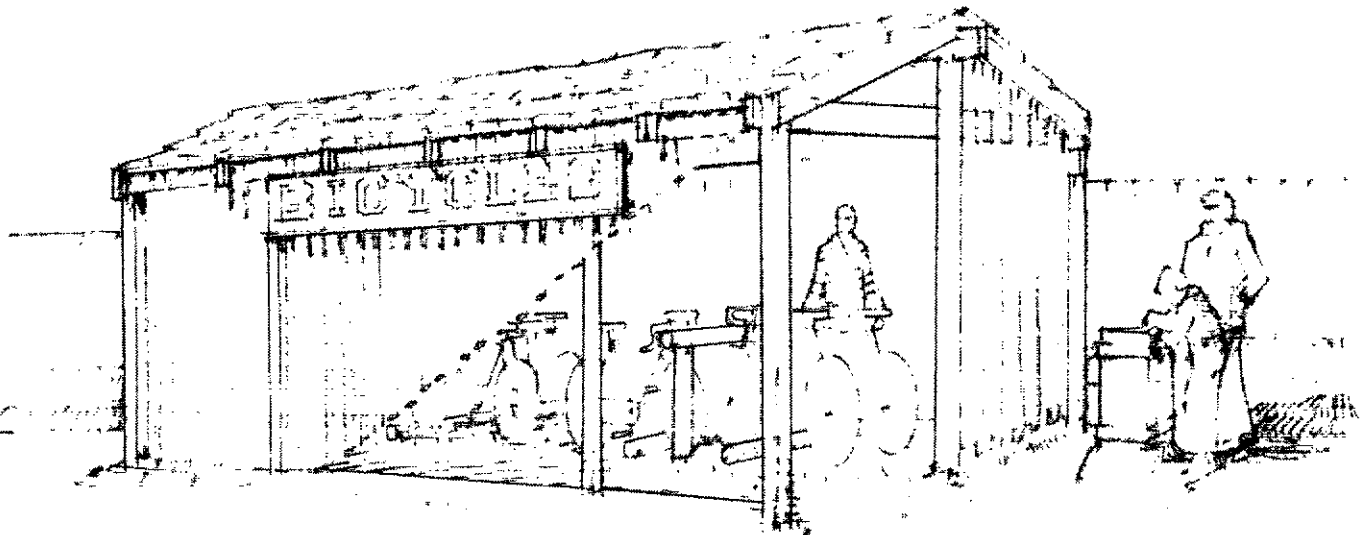
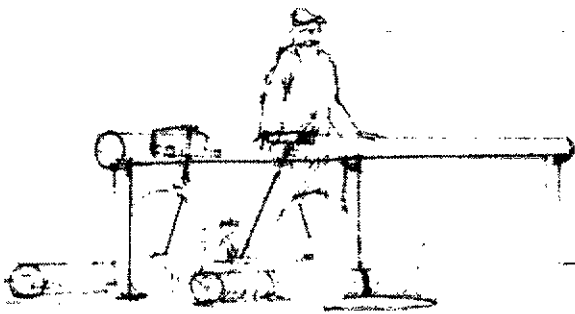
One historic area suggested for acquisition is across Juan Street, northeast of the park and at the base of Presidio Hill. As the Spanish Presidio days were waning, Comandante Francisco Maria Ruiz had a vegetable garden, a rose garden, and an orchard in this area. Sometime before 1821 Ruiz built an adobe house here and he came to live in it when he retired from the Presidio in 1827. Early photographs show interesting Mexican and American period buildings in this area.

This future acquisition could provide facilities for live-in environmental programs and small offices in historic buildings. Moreover, it would allow greater architectural control along Juan Street.

The other future acquisition recommended is the property owned by the Catholic Church, Site No. 15A of Block No. 452. If and when the Catholic Church is willing to sell this property, it is strongly suggested that this property be acquired. The property is in the same block as the rest of the park and was the site of a large, expensive Mexican home, the Aguirre House.

The buildings on Sheet 1 (the Vicinity Map) in the area proposed for acquisition are shown in white because the exact size and locations are not known at this time. Since we have not acquired this area, the buildings do not appear on the other sheets.





Bicycle racks will be located at major points of entrance from bicycle routes

Circulation and Parking

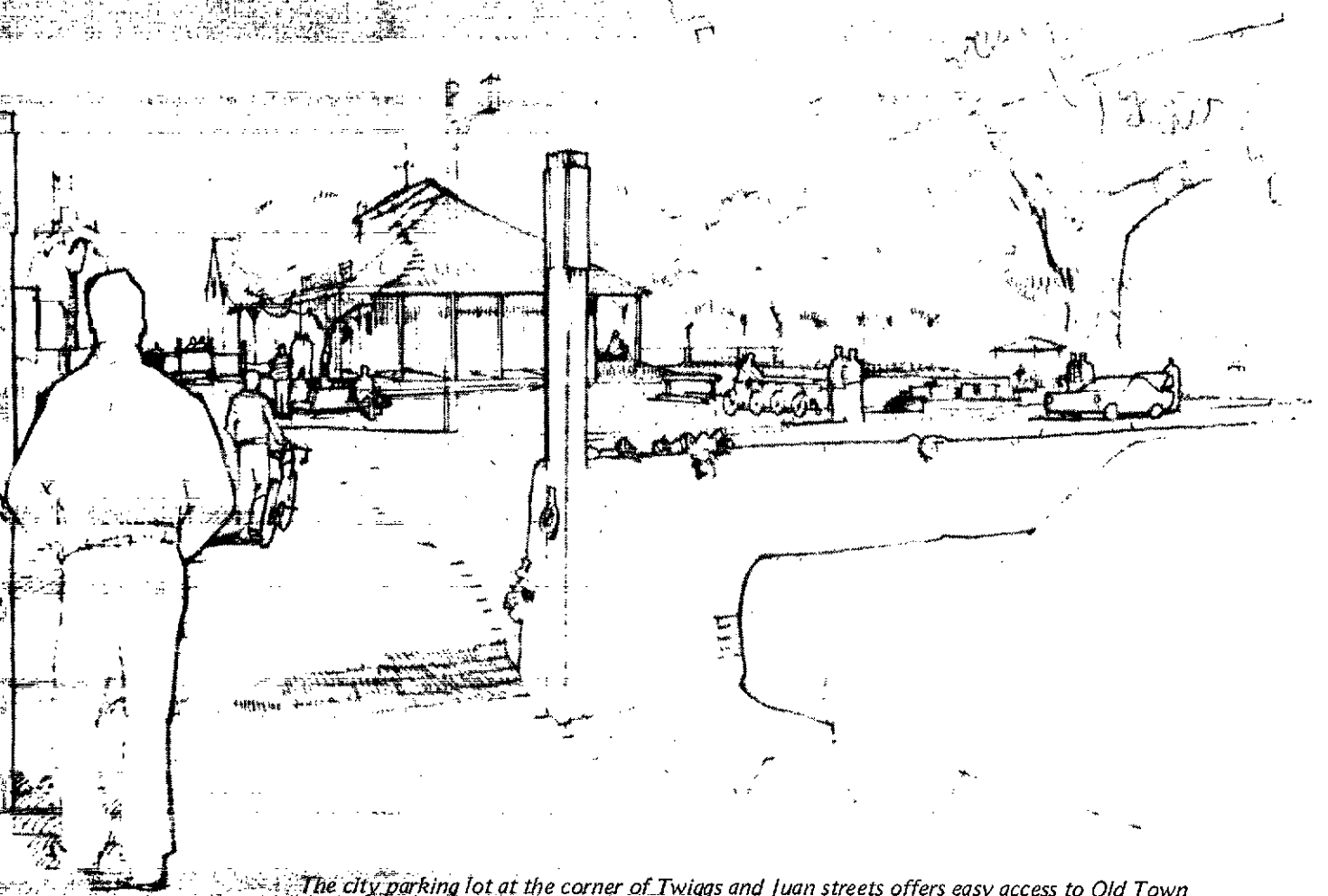
The street pattern recommended in this plan calls for the connecting of Congress Street to Taylor Street. The suggested street alignment shown on the master plan follows approximately the alignment of the old bed of the San Diego River. As this planned connection is somewhat lower in elevation than Congress and Taylor streets, it will keep modern vehicles from dominating the historic scene. Furthermore, it will re-create the natural boundary of Old Town in a visible, logical manner.

The best access from the freeways to the major parking area is from Congress Street. Along Congress Street between Smith and Taylor streets, earth berms and dense planting will screen Old Town from the railroad and the freeway.

Although bicycle traffic within the park was considered, the decision was reached to prohibit bicycles within the historic core. The city of San Diego has two major bicycle routes near Old Town on Juan and Congress streets, and bicycle racks should be located near these streets.

Parking for the park will be a continuing problem because the park is located in an urban area. A large 600-car parking lot has been designed for under Interstate 5 to provide easy ingress and egress from Congress Street and Pacific Highway. A boardwalk will be built between the parking lot and one entrance of the park. After the buildings have been removed this parking lot can be used "as is" as an interim measure, until the lot is fully landscaped.

Serious economic, esthetic, maintenance, and engineering objections to a grade separation or tunnel across the railroad track make an on-grade crossing at Taylor Street preferable.



The city parking lot at the corner of Twiggs and Juan streets offers easy access to Old Town

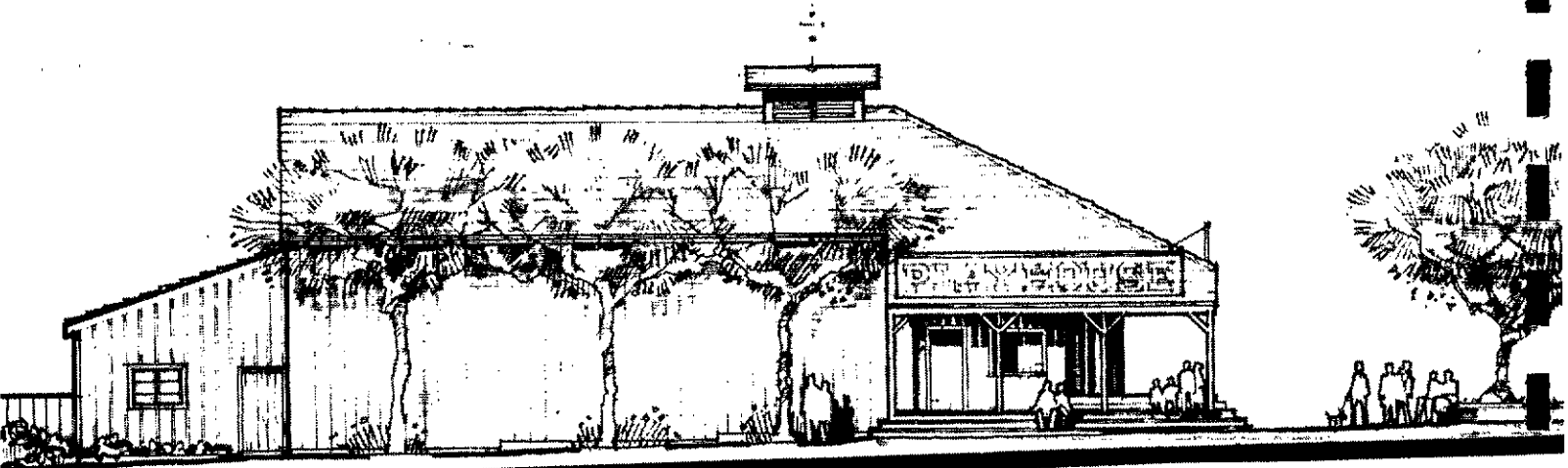
The second, smaller parking lot that will serve visitors to the park is located at the corner of Twiggs and Juan streets. It is recommended that this lot, already in existence, be maintained and not be changed to a multi-level facility. A multi-level, concrete parking garage would be totally out of character with the historic area and have an adverse visual impact on it.

Passenger loading zones will be provided for the use of buses (and cars bearing elderly or handicapped passengers) along Congress and Twiggs streets.

Since most visitors will be coming from the main parking area and Congress Street, the main entrance to the park is planned for Garden Street and Old Beach Road. It is suggested that an easily recognized entrance that will let visitors know they have arrived can be done attractively and sensitively without relying on a sign or any extraneous device. It is felt that the street design, the lay of the land, passenger loading zones, and the obvious character of the park structures will fulfill the important functions of providing a main entrance, welcoming the visitors, and orienting them.

Visitor Center and Area Office

It is desirable to have an easily located point where arriving groups can meet docents, where people with business can get directions, and where the visitor can get orientation materials if he so desires. The obvious structures to meet these requirements are 38 and 38A, the Casa de Guadalupe Machado Complex at the corner of Garden Street and Old Beach Road, the main entrance to the



(17B) *Mission Playhouse*

park. This two-building complex was built at the end of our historic period and may overlay some earlier adobe structures. It will be relatively easy to effect its reconstruction (but the reconstruction of possible underlying adobes would be subject to conjecture).

This Visitor Center will set the stage for the "Old Town Image" and give the visitor an overview of the story the department wants to tell and acquaint the public with the physical limits of the park.

The adobe-walled courtyard will permit outdoor interpretation. Displays here will allow the rangers to educate the public on what outdoor activities, vegetation, building technology, etc., they may expect to encounter in Old Town.

All monuments, memorials, plaques, and markers should be removed from the plaza and placed in the Visitor Center courtyard.

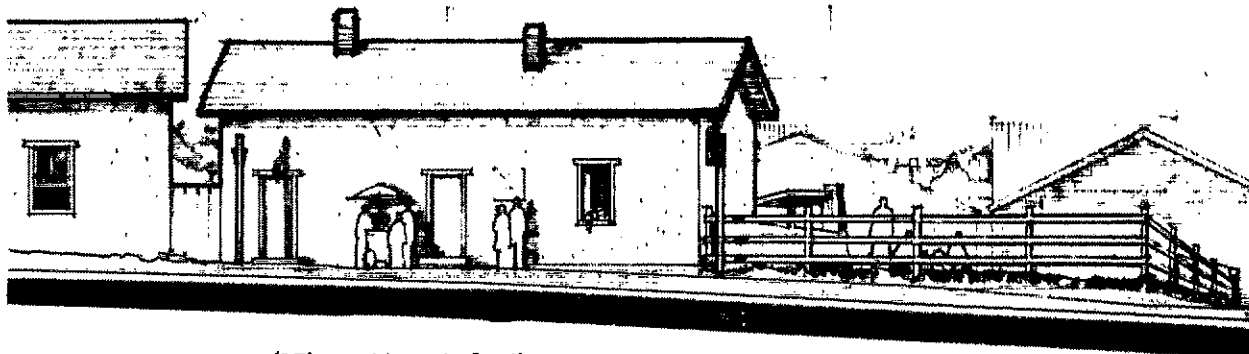
For the convenience of visitors entering the park from the northeast direction there will be a second, smaller visitor center office located in the Mission Playhouse at the corner of Couts and Twiggs streets. This office will provide literature and sell tickets.

The Area Office will be located in the James McCoy House (No. 44) on Garden Street. Its location near the entrance and the maintenance area makes it an ideal location for this purpose.

It is planned to use the first floor and yard of this reconstructed house as a museum to interpret the wealthy Americans of the 1860s. The second floor (1850 sq. ft.) will be the area office serving the Frontera Area.

The building was originally built in the late 1860s and then remodeled into a fine Victorian house of the era with excellent Victorian wood details.

The department recommends that the house be reconstructed as it first appeared, and then five years after it opens, the house should be remodeled into the Victorian style. This process follows the historic chain of events that took place. Initially the yards, outbuildings, windmill, and fence should be reconstructed.



(37) *Alvarado family property*

The Plaza Development

The development of the plaza is important because it was the focal point of Old Town. The proper treatment of this area is not easy to determine. Historic authenticity would require removal of almost all plant materials, leaving a bare, untreated dirt area subject alternately to dust or mud which is not practicable. There is an obvious reluctance to removing large, old trees; however, the numerous low shrubs should be removed to re-create the visual open effect across the plaza. Probably some of the trees should also be removed in order to allow proper location of the historic flagpole structure.

The reconstruction of the jail is not recommended because the building existed for such a brief period; however, displaying the ruins of the jail will allow its location to be interpreted easily.

The plaza should extend from storefront to storefront. Plantings should not block the visitor's overall view of the total space. To accomplish this all large trees should be phased out, smaller trees should be trimmed up to 8 - 10 feet, and all shrubs kept low in order to allow the visitor to see across and through the plaza.

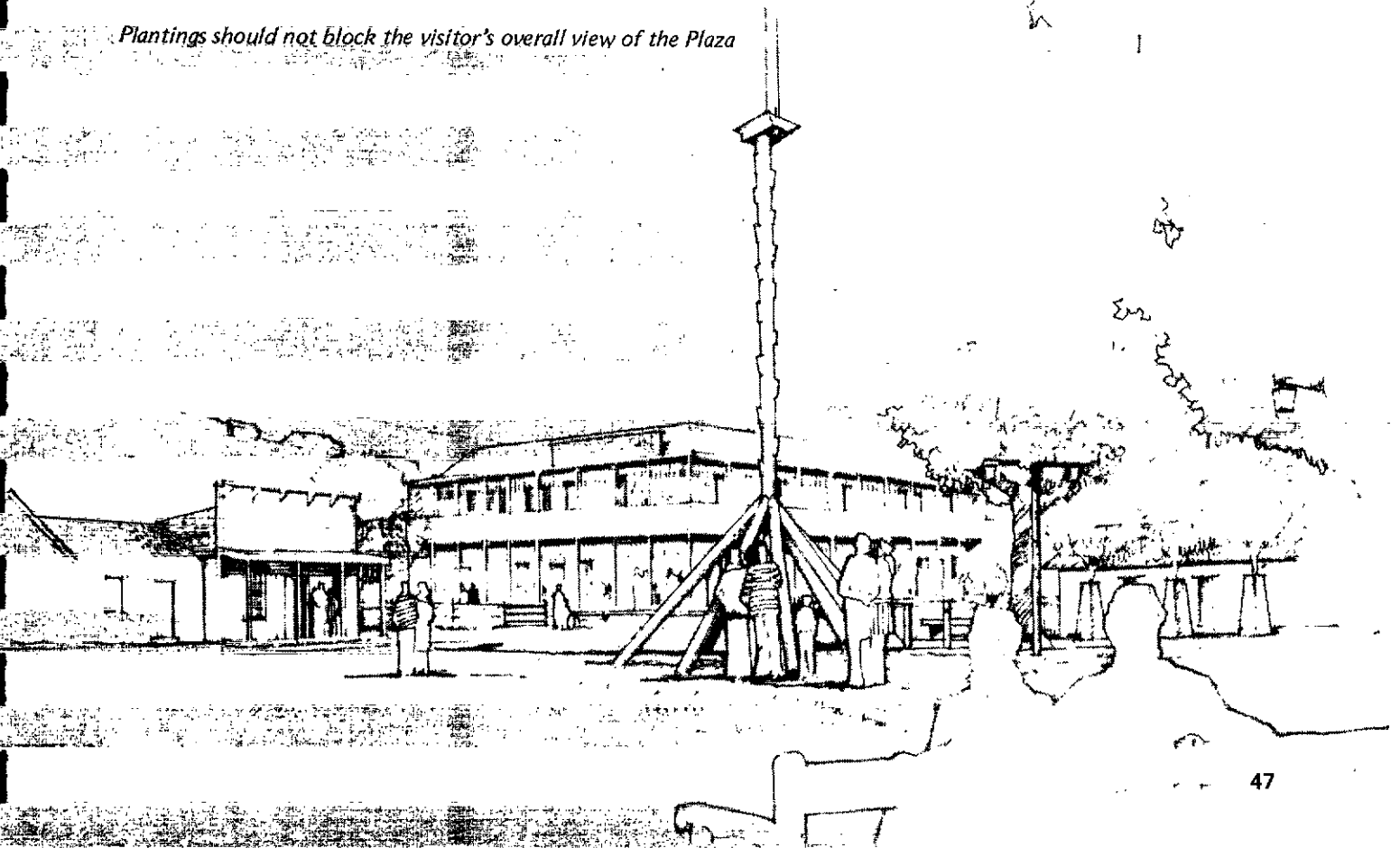
The final detailed design for the plaza requires special study and great care. All monuments, memorials, plaques, and markers should be removed and placed in the courtyard of the Visitor Center. All the paved walks and concrete curbs should be removed.

Lighting and other street fixtures should meet standards of historic authenticity.

Structures and Their Uses

As has been stated, measures will be taken to ensure that all structures will be restored or reconstructed as accurately as possible. Each historic building and adjacent grounds to be reconstructed shall first be designed to a general date by Parks and Recreation staff architects. These designs will be adjusted to fit the archeological evidence. A package consisting of the building and grounds design, a statement of the function of the building and its interpretive period, and the concession agreement will be sent out to public bid.

Plantings should not block the visitor's overall view of the Plaza



The use to which these reconstructed buildings will be put will be as historically authentic, accurate, and appropriate as possible. It is not necessary for residences to be lived in just for the sake of authenticity. Many residences had other, auxiliary uses or were converted at a later date to another use. Where this is the case, it is hoped that a concession can be developed around this secondary use while retaining the interpretive recognition of all historic uses.

There should be a reasonable balance between house museums and concessions. The museums should be widely interspersed throughout the park and be representative of both the American and Mexican periods. A wide range of concessions should be developed with emphasis on historical authenticity. There should be saloons and restaurants which are open in the evenings to encourage use of the park for more hours per day. It is anticipated that the commercial areas immediately surrounding the plaza will provide additional nighttime operations, including more diversified restaurants, theaters, and nightclubs. If the Old Town area is successful in promoting nighttime activities, the park concessions will benefit.

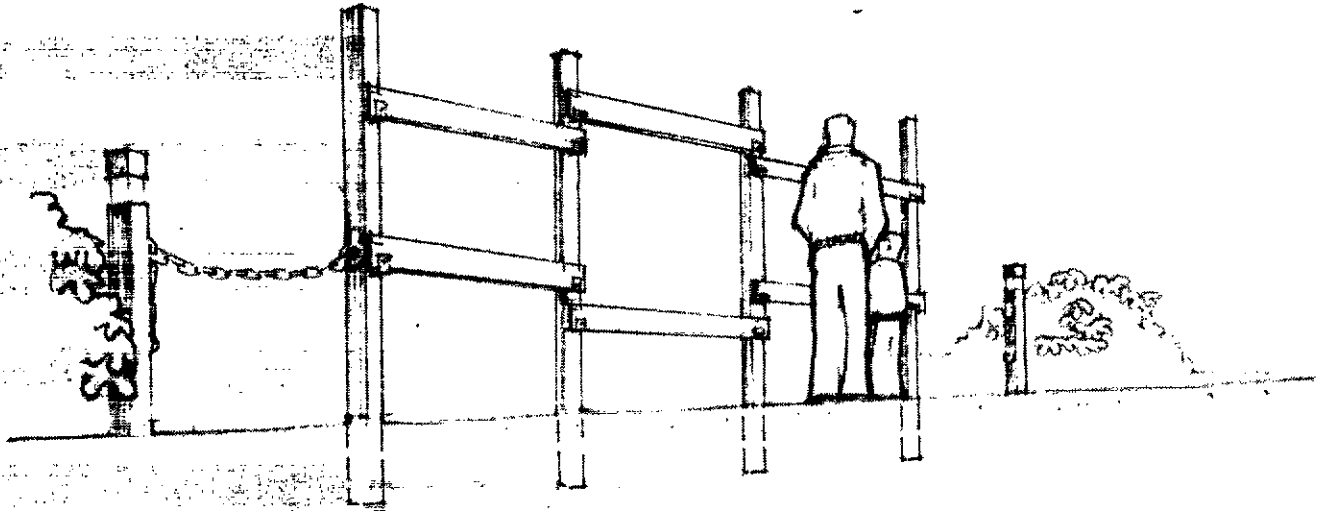
Some additional uses that could be actively promoted are a blacksmith shop, a ship chandler's shop; leather goods store; fish markets; meat markets; vegetable tin goods stores; hardware stores; shops selling early Spanish, Mexican, and American crafts' products; offices for attorneys, physicians, architects, dentists or photographers; stables; hotels; governmental offices; stagecoach; post office; newsstand; barber shop; millinery; clothing stores; boot store; feed store; and a wood lot.

Concessionaires in some non-historic buildings were granted long-term leases in 1969-70. Some of these special leases were granted at that time only to expedite the development of the area for the San Diego Bicentennial celebration; they are the exception rather than the rule. There needs to be a clear differentiation between these long-term leases and the leases offered to the historically oriented concessions in historic structures. Our policy will be to grant long-term leases primarily to concessionaires who operate historically oriented concessions in order to maintain the full effectiveness of a historically interpreted park.

Table 4 gives information concerning the current concessions.

TABLE 4
Information on Current Concessions

Concessionaire	Historic Bldg.	Concession	Contract Expiration Date
Stan Minick		Squibob Square shops	02-28-79
Racine & Laramie	No. 5	Tobacco Shop	08-31-2014
Roger Roseland		Mexican Handicraft	03-31-77
William Moxley		Souvenirs & Antiques	05-31-77
Wally Hawtree		Photography Shop	01-31-77
Lloyd & Margaret Best		Fabric Shop	06-17-77
Richard Silberman		Bazaar Del Mundo, Inc. shops	06-30-91
Sam Manlo		General Store	02-14-77
Sam & Grace Edwards & John Lock		Art Gallery & Gifts	07-12-78
Sam & Grace Edwards	No. 3	Reconstruc. of O'Neill Bldg.	02-14-2015
Walter Linden		Carriage Rides	07-31-81
LaCasa Blanca Dining Room Corp.		Restaurant	04-24-77
Connie Puente		Mexican Baker	10-31-84
San Diego County Historical Days Association	No. 12	Old Schoolhouse	07-31-77
Mission Playhouse, Inc.		Mission Playhouse	11-30-77



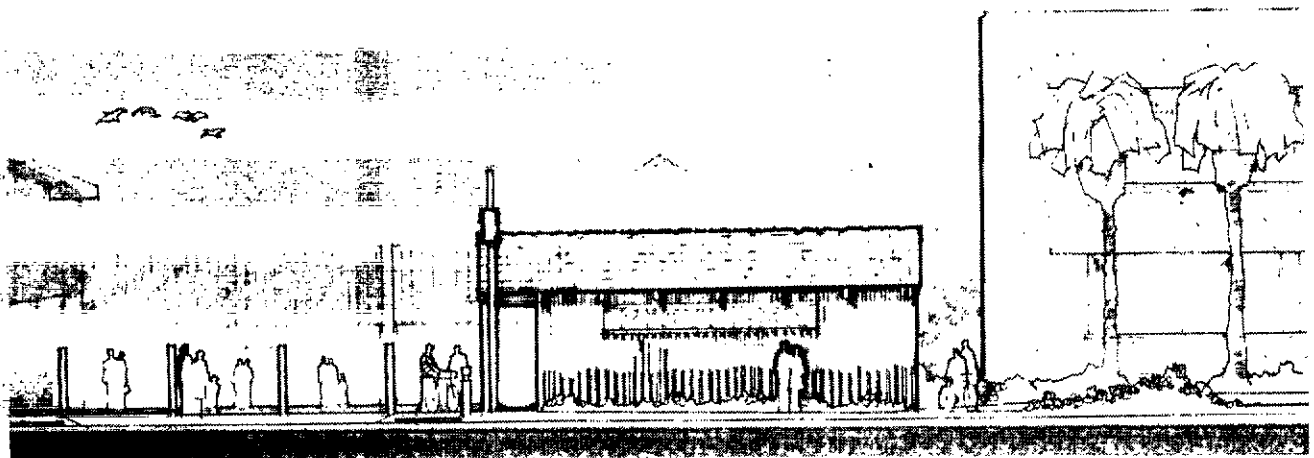
Specially designed barricades are removable for access of service or emergency vehicles

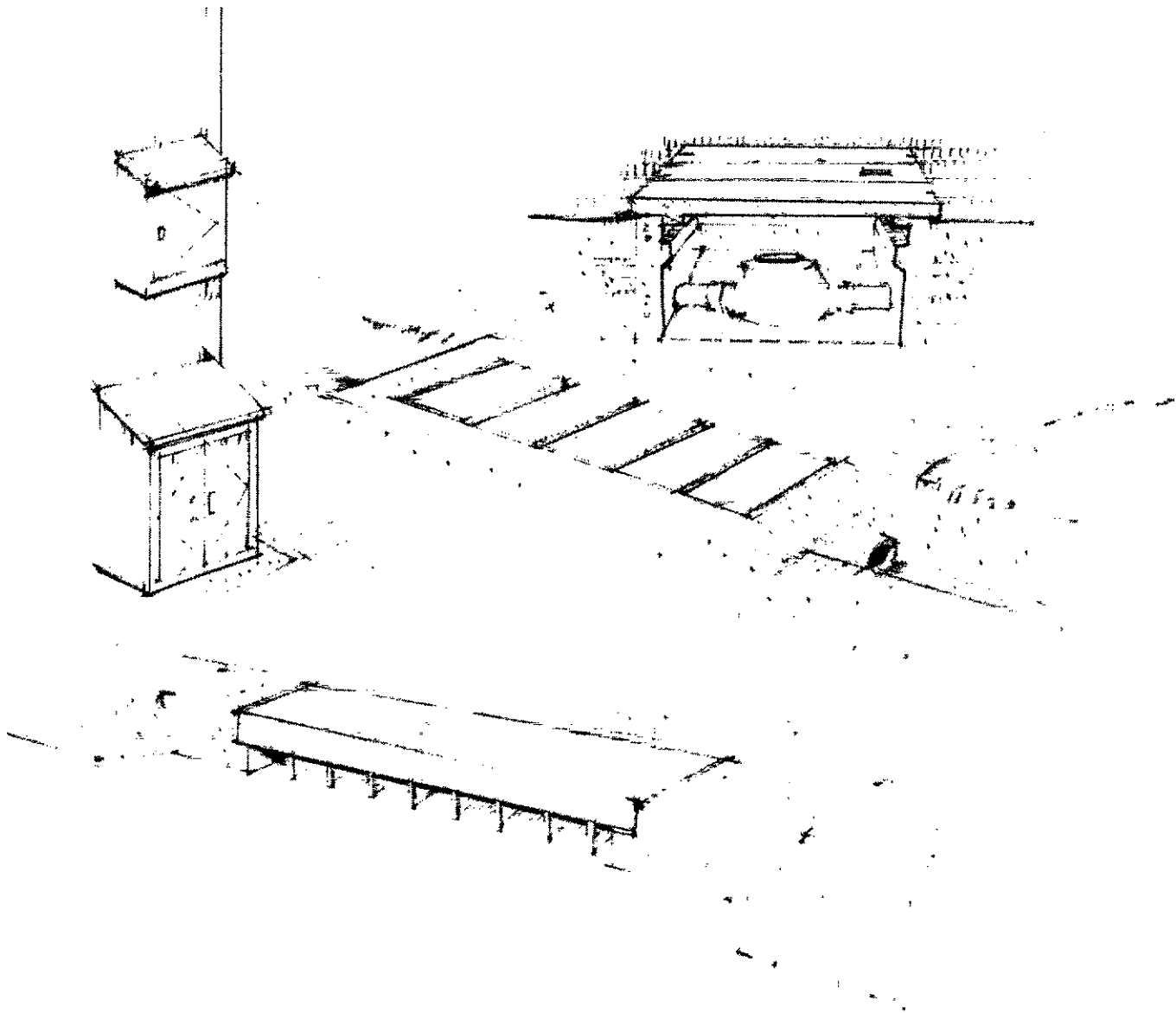
Streets

Paving Materials: The problem of how to surface streets, alleys, paths, and the plaza is a difficult one. Historically, of course, there was only the bare earth, alternately dusty and muddy. However, in order to accommodate year-round visitors and minimize erosion and maintenance problems, some hard surfacing or surface treatment such as soil cement or stabilized earth is needed.

It is proposed that curbs and walks along the perimeter remain, with driveway-type access to streets within the park. Specially designed bollards, barricades, or baffles will be located at these access points.

Except for these perimeter curbs and walks all existing concrete walks, curbs, and all asphalt paving within the park boundaries should be removed. Streets that will frequently accommodate service vehicles or emergency vehicles should have an adequate traffic-bearing surface. Walks and paths can be stabilized earth or decomposed granite. As has been pointed out, a large part of the plaza should be stabilized earth. Some experimentation studies should be conducted to arrive at the optimum mix specifications (using native soil) for stabilized-earth walking areas and special street surfacing that will resemble the native soil.





Drainage and Grading: Historically all storm run-off was taken to the adjacent riverbed by drainage. This resulted in erosion with small gullies crossing the streets; these ruts are visible in many of the historic photographs. To minimize maintenance problems, provide for year-round use, and provide a safe, clean environment, an underground drainage system appears to be necessary. When the existing curbs and gutters are removed, this need will be accentuated. Sheet 7 shows the plan for a storm drainage system.

The removal of curbs and walks will also necessitate some minor surface regrading. There has been some regrading in the past of certain portions of Old Town; the most noticeable instance is the filling of San Diego Avenue at the southwesterly side of the plaza. This fill should be removed carefully, under the supervision of archeologists or experts in the field of soil mechanics who can determine the original grade, which will be restored. Any other such instances of cutting or filling brought to light by future archeology and history studies should be treated similarly for accurate reconstruction.

Drainage and grading will require a special study to adequately solve all the problems. Such a study should carefully consider all the proposed structures, surfacing, planting, fencing, etc., as they relate to drainage. Every effort should be made to conceal new drainage structures as they are not a part of the historic scene. Catch basins may be located below boardwalks, for instance.

Street Furniture: This designation includes all items and objects that are part of the general street scene but not a building or structure. Old Town as a frontier area did not have a great richness of such items; however, the following should be studied and incorporated in an authentic and sensitive manner:

Seats and benches

The wheeled cannon in the plaza

The flagpole in the plaza

Windmills

Pump (Light-Freeman House)

Hitching posts and rails

Carts, wagons, buggies

Fences and garden walls

Horse troughs

Any other items which can be authenticated as having been used during the historic period.

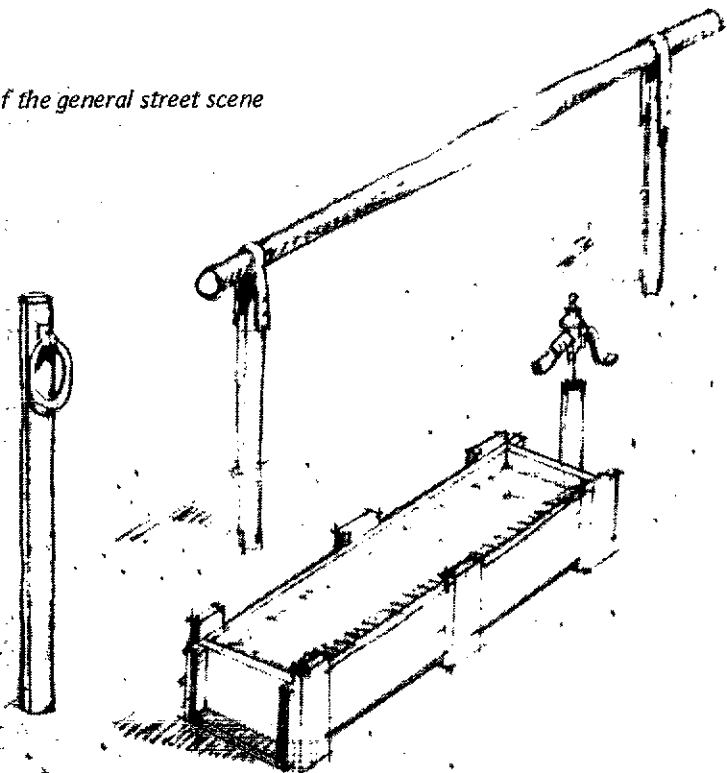
In addition to such authentic items there will be certain other items that were not a part of the original scene but are necessary for the function of the park. Such items include trash barrels, informational and directional signs, lights, telephone booths, fire hydrants, and street entrance barricades or baffles. These should be designed and constructed with the same care and concern as for historic items. Sketches to illustrate possible treatment of such items are given on page 55.

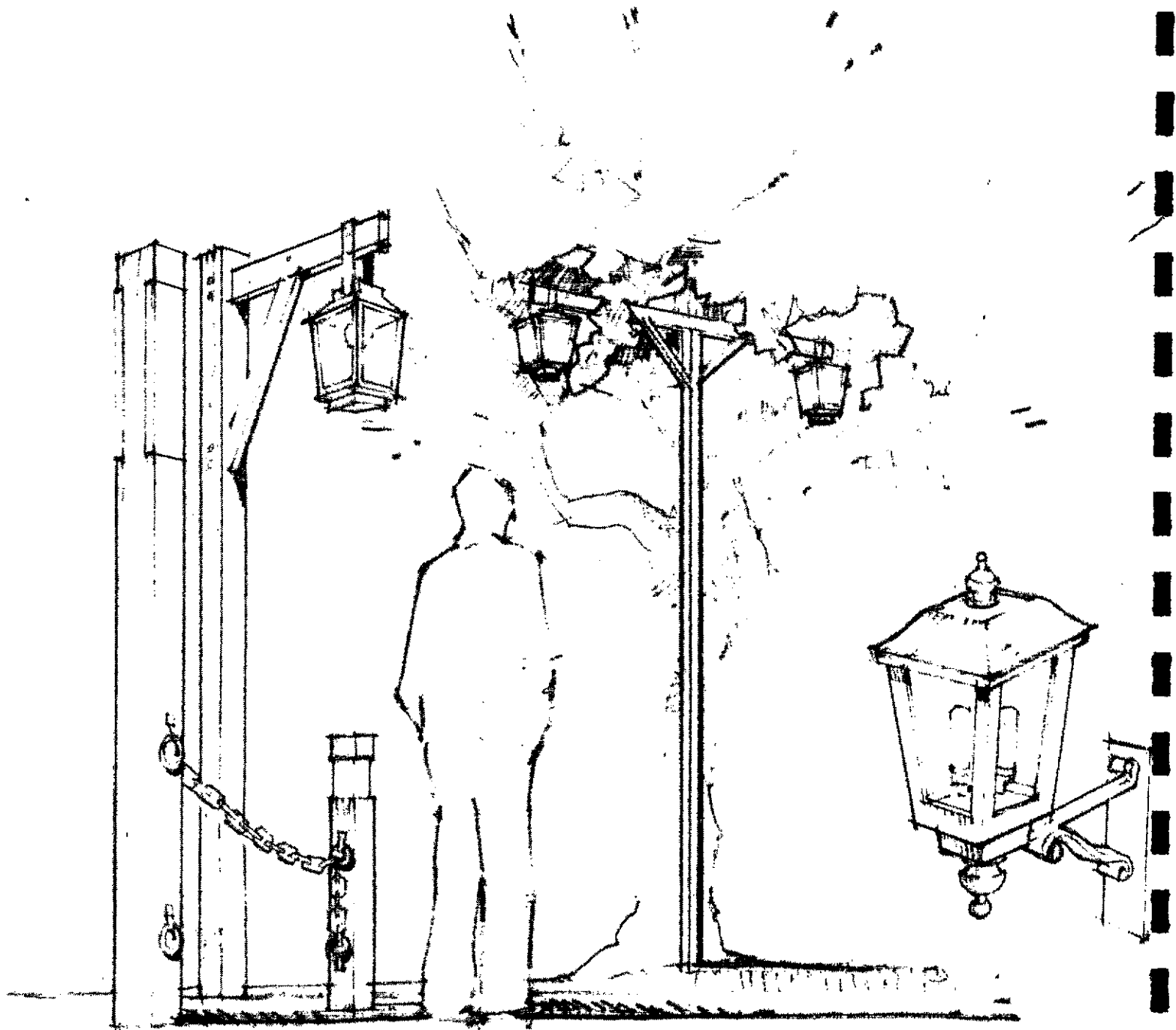
Special mention should be made here about signs and historic markers. There are at present within the park many monuments, plaques, and markers in a variety of materials and types. It is recommended that all such items be removed and displayed in the courtyard of the visitor center.

Each structure will have an interpretive area to identify and describe briefly its pertinent historical features, but this should be within and separate from the structure. Identifying and interpretive devices will not be attached in the form of plaques which would intrude upon and distract from the historical appearance.

There is need for directional signs to orient the first-time visitor. It is recommended that these be located at the perimeter of the park at major points of entrance only. Descriptive literature including a simple guide map will be made available to the visitor. The only signs within the park should be those authenticated as historically appropriate. Streets should be identified with signs to match the city street signs.

Hitching posts and horse troughs were part of the general street scene

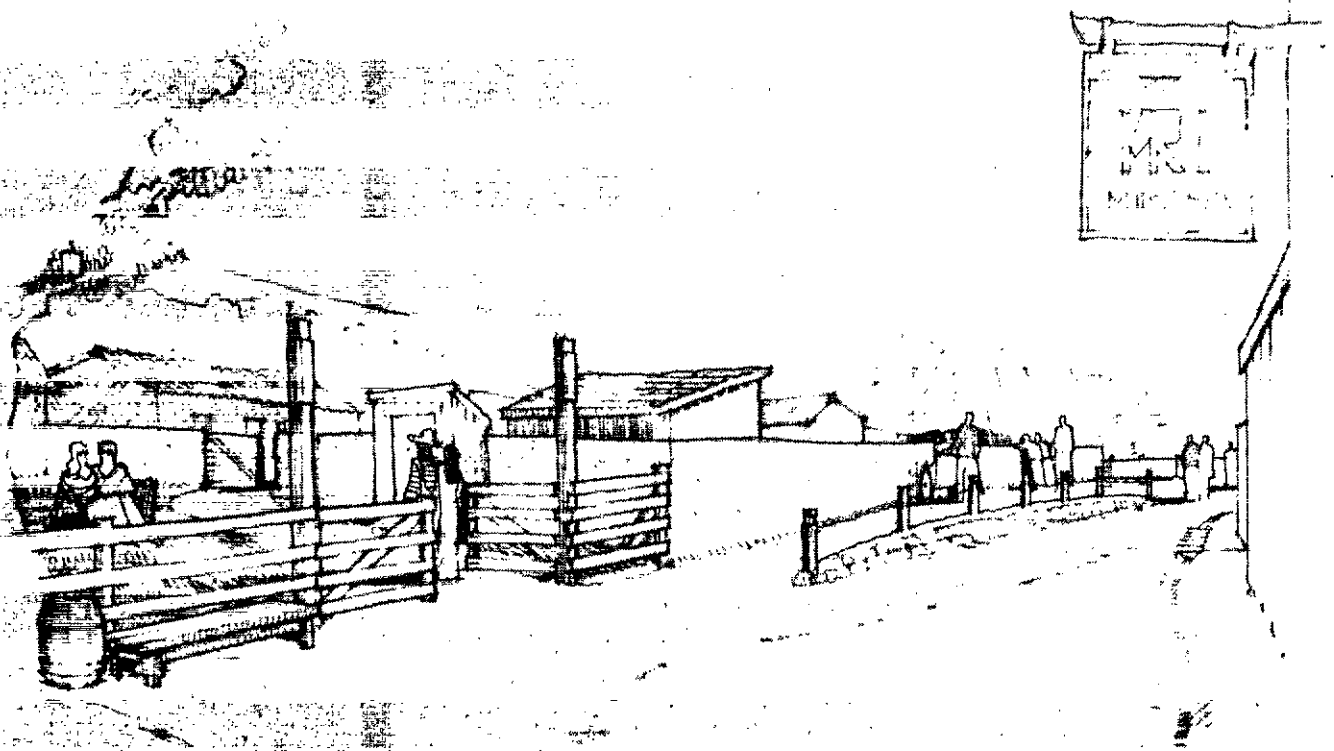




Lighting: Good lighting design for the park is probably the most difficult of all problems to be solved. Historically the first lights used here were candles or whale oil lamps and, later, kerosene lamps and lanterns. To promote a greater use of the park it is necessary to provide adequate lighting of streets and public areas. This can be done by the use of lamps, lanterns, and low candlepower lights attached to or hung from the structures, trees, and lighting poles. This should be the main source of lighting as it is the most acceptable historically.

Lamps and lanterns will not serve to light the plaza and other large areas between buildings; supplementary lighting will be required. It can be of two types — low, post-mounted lanterns similar to those placed on buildings or concealed-source fixtures used to light trees or perhaps a side wall of a building.

Careful study must be done to effectively hide the light source from direct view. Light levels should be kept low so that the lighting is not obtrusive as a non-historic element. The lantern and lamps could use low-wattage flickering lamps or gas lamps made with either a glass of hand blown quality or a smoked glass to avoid the obvious appearance of a modern fixture.



Minor structures in backyards will be visible to the public from alleys and walkways

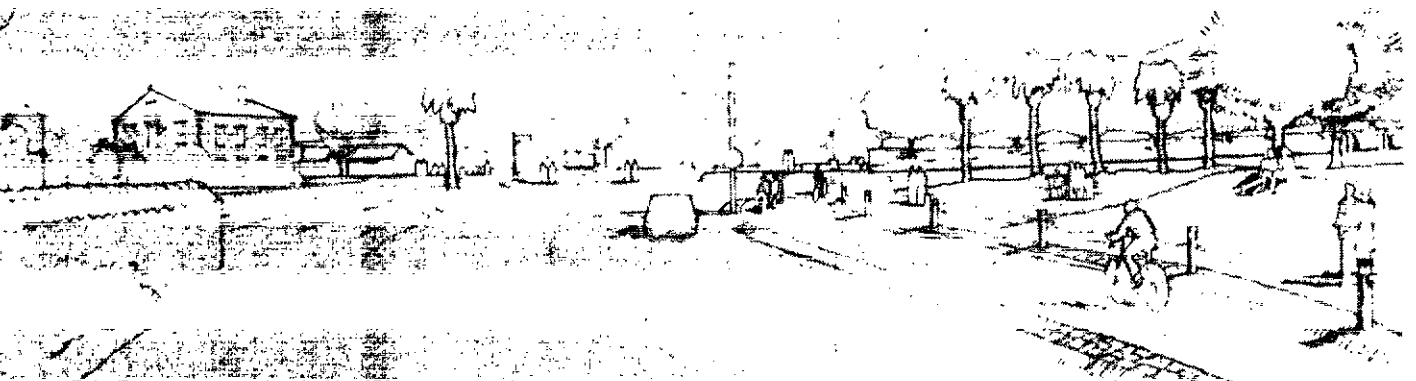
Existing street lights in the Old Town area have been selected to follow the history theme; however, they are not at all authentic as to height, materials, and light quality. It is recommended that all these modern street lights within the park be removed. The perimeter city streets surrounding the park will continue to use the existing street lights. These street lights should be increased in number to ring the park with closely spaced street lights. This would serve to emphasize the park boundary and also help to counteract the limitation on lights within the park.

Open Spaces

The plaza and streets have already been reviewed; however, there are extensive additional open spaces. Research shows a variety of uses for these spaces. Many were backyards used for miscellaneous agricultural purposes such as vegetable gardens, orchards, and the usual domestic livestock, including poultry, pigs, goats, rabbits, horses, and cattle. All backyards are indicated on the master plan as to their use.

Other specific open spaces, such as the school playground, corrals, and storage yards, wherever disclosed and established clearly, should be reconstructed. In order to give the public access to and appreciation of these areas, walkways or alleys will be provided.

Included in this open space element of the park will be minor structures such as chicken houses, outhouse toilets, small sheds or stables, and the like. Such structures will be used to house electric transformers, gas meters, and maintenance equipment. In Block 453 the fences will be removable to allow more display space during festival days.



Public circulation areas should be cleared of shrubbery and ground cover

Landscaping

The landscape plantings of mid-nineteenth century Old Town were sparse. Small fenced areas, gardens, or corrals were surrounded by large unimproved areas of bare soil and scrubby native vegetation. Every effort should be made to re-create the historic environment and to clearly demonstrate this early mode of land utilization, while allowing reasonable latitude for the functional and decorative use of plant materials.

Through research a list of plants known to have existed in San Diego and nearby communities before 1860 was established. (See Appendix C, Part 2.)

To facilitate its use as a guideline for landscape restoration the list is subdivided into the following categories: trees and shrubs, ornamental flowers, kitchen garden plants, medicinal and culinary herbs, native utility plants, and weeds.

These plants have been documented in the literature of the period or in reports of adobe brick analysis, and they are the *only* plants to be replanted. Adobe bricks (as they are excavated) will be tested for seeds and pollen and this plant list will be expanded as more evidence becomes available.

Public circulation areas — the plaza, the streets and pathways, and the open areas outside those areas designated for concessionary development or house museums — should be cleared of shrubbery and ground cover. Some of the older specimens of eucalyptus will be removed and NOT replanted. Some native shrubs and herbaceous plants of the San Diego region should be re-introduced to the open areas and along the streets and pathways, planted and maintained in as natural a manner as possible. Any mowing required would be best done by grazing animals rather than machine mowing. Weeds should be controlled to maintain the areas of bare ground. Some native species and some of the Mediterranean weeds introduced by the Spanish (as noted in the plant list), will be allowed to grow to maintain an authentic image.

The plaza, until late in its history, was a wind-swept, sun-baked, or muddy square. Of course, it is not practical to return the plaza to exactly its former appearance. However, the present landscaping creates a false impression of the form and function of the old plaza as it originally existed so trees and shrubs should be removed or pruned to restore the original open spaces.

The large eucalyptus trees in the plaza were planted after the interpretive period and are recommended for removal. Other non-historic trees will not be replanted when they die. In time the plaza will again be open as it was during the historic period. (See Sheet 6, Major Tree and Open Space Use Plan, for details.)

Areas of concessionary development visible from the streets should also be kept in character with the general simplicity of the historical period. Large displays of modern flowers or potted plants in front of the buildings should be avoided. Areas behind the buildings, particularly in enclosed patios or fenced areas, may be more heavily planted, depending on the use of the property, but only flowers included in the plants list should be used.

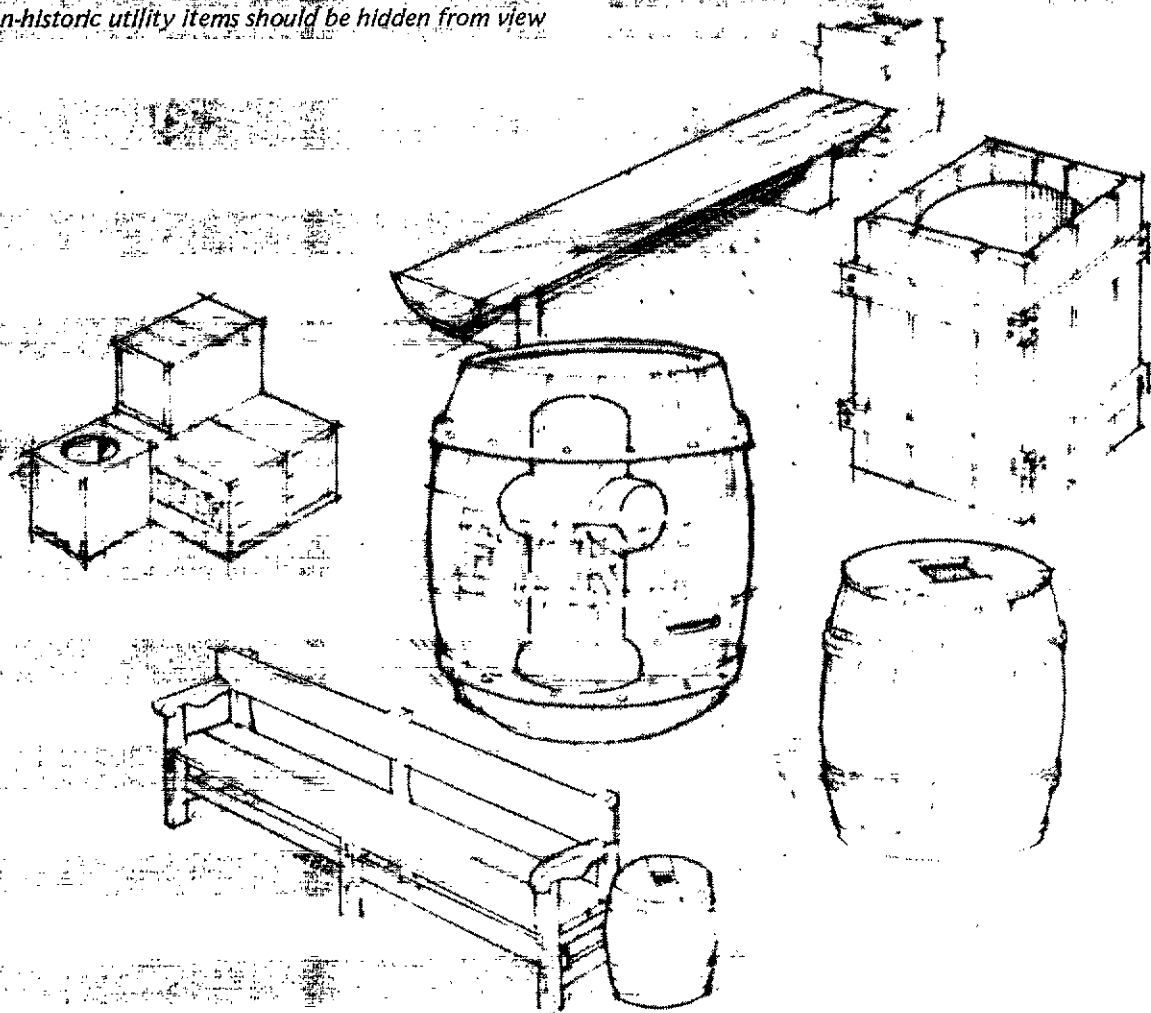
As the purpose of the house museums is the accurate re-creation of the culture of the historical period, in all dimensions, particular care should be taken in restoring these garden areas. Only those plant materials of documented historical authenticity should be used, and old varieties should be obtained whenever possible. A nursery of historical trees, shrubs, and flower varieties should be maintained by the park.

Utilities

Sheet No. 7, the Utility Plan, shows the general routing of utility lines. There is only one area of major conflict between historic structure sites and existing utilities. This is in San Diego Avenue opposite the plaza where all underground lines will have to be relocated.

In order to avoid problems with hiding gas and electric meters it is proposed that meters be located at the rear of the buildings which face the plaza. Transformers will be a major problem to disguise or hide from view. Regulations require that all transformers be open to the sky and that there be truck access to them. It is proposed that all new transformers on the streets should be located within an unroofed shed or be put below grade, covered with a metal grill. Gas meters should also be hidden from view in like manner. Manholes, handholes, and valve covers that are

Non-historic utility items should be hidden from view



flush with the ground surface may not be a problem as they do not impinge on the general view and can be blended visually with the ground surface.

Small utility items such as fire hydrants, telephone pedestals, and fire alarms can be easily disguised. As a matter of principle and general policy it is recommended that all visible non-historic utility items be hidden from view except where located at the perimeter of the park.

Telephone: Lines underground in the park have many above-grade pedestals about two-feet high where connections can be made. Because of the large number of these pedestals it will be difficult to disguise them in the upright configuration. It is recommended that a special effort be made to arrange a method to keep all such installations below grade. A cover which is flush with the grade is much less conspicuous and the color and texture can be made to blend with the surrounding area.

Television: There is at present no cable television service to the park, and it is recommended that it be permanently excluded.

Restrooms: There is one public restroom presently located near the southwest side of the park and one under construction. A third is needed at the west side. It is recommended that these facilities be located as indicated on the master plan. Consideration was given to housing these needed facilities within historic structures. Restaurants and saloons within the park will, of course, have their own restrooms, but enclosed and concealed.

Restrooms will also be located adjacent to parking areas in structures that will blend with the period architecture.

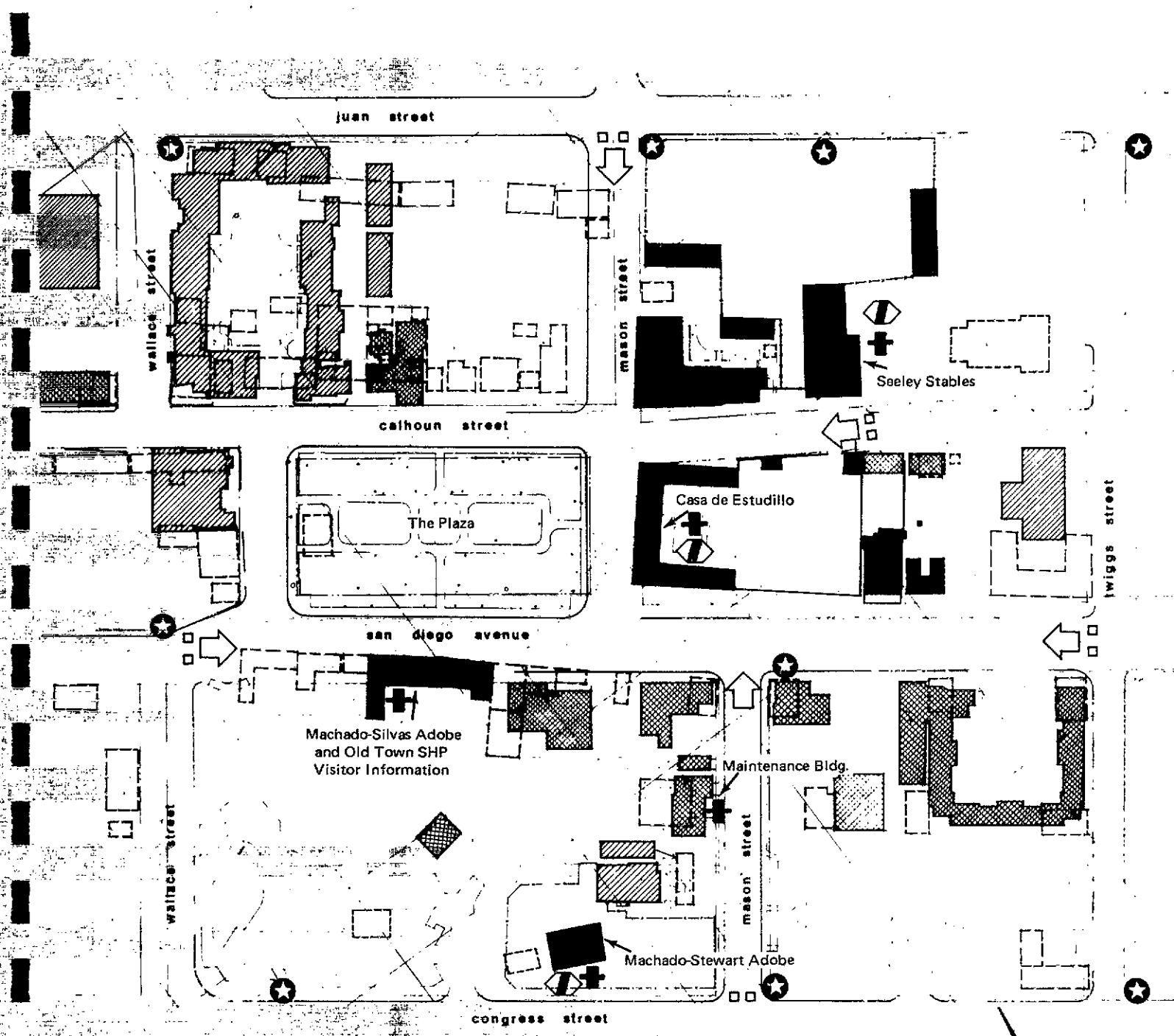
Safety Measures

The safety of visitors, personnel, and facilities of an urban park is a prime concern. Outlined below are the three major elements of a safety plan for Old Town San Diego State Historic Park.

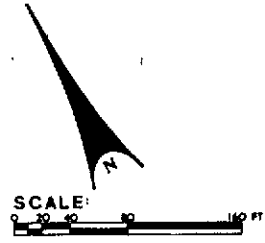
1. Fire — Fire protection for the park is at present provided by the San Diego City Fire Department. The park is located within the five-minute response area of two different fire stations. There are nine fire hydrants in and around the six-block area of the park and these provide a more than adequate supply of water. There are five special entrances (normally closed by locked barriers) for firemen and their vehicles.

Of the six buildings operated by the Department of Parks and Recreation, two historic buildings are equipped with heat-sensor fire alarms and one with a sprinkler system. Portable fire extinguishers are provided in each state-operated building.

It is the recommendation of the department that each newly built structure have fire alarms installed that are monitored by either a private or government agency.



- EXISTING BUILDINGS TO REMAIN
- FUTURE BUILDINGS
- LONG-TERM NON-CONFORMING USE
- EXISTING BUILDINGS TO BE REMOVED



**OLD TOWN SAN DIEGO SHP
FIRE PLAN**

- DPR Buildings That Have Portable Fire Extinguishers
- DPR Buildings That Have Fire Alarms
- Fire Hydrants
- Locked Barriers That Can Provide Access to Park for Emergency Vehicles

238-1212 Fire
236-5911 PD & Ambulance Emergency

2. Security – The park experiences the same type and numbers of crimes as similar shopping areas of the city – burglaries, shop-lifting, etc.

The San Diego Police Department has concurrent jurisdiction with the Department of Parks and Recreation in Old Town San Diego Historic Park providing day and night patrols in and around the park.

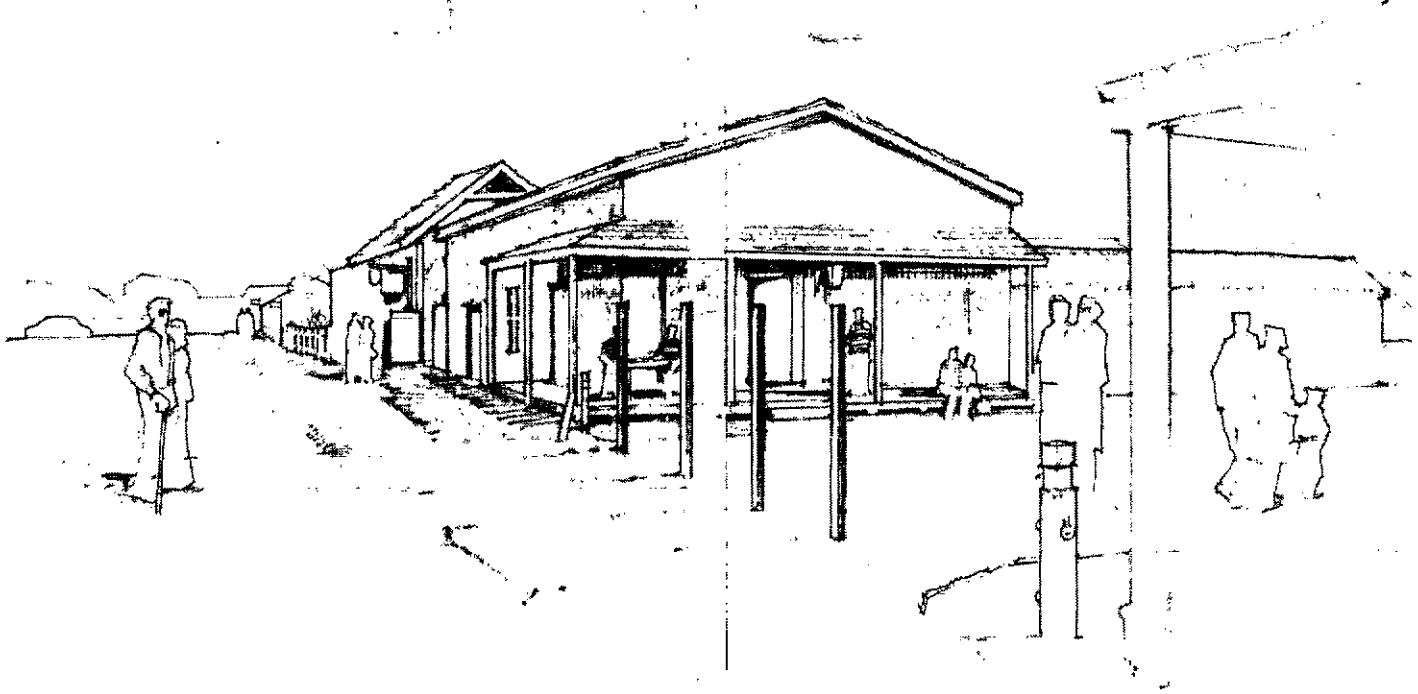
Two of the four buildings operated by the Department of Parks and Recreation are equipped with security systems which activate alarms and rotating lights.

A few of the concessionaires have hired their own security guards.

It is our recommendation that an alarm system be installed in each of the buildings that will be monitored either by a private or government agency.

3. First Aid – Each permanent and permanent intermittent employee of the Old Town San Diego State Historic Park has first aid training and possesses a current Red Cross First Aid Card.

Should medical assistance be required, ambulance service is provided by the San Diego Police Department which has demonstrated an excellent response time. Three hospitals are within five minutes of the park.



Every effort will be made to re-create an authentic historical atmosphere

Interpretive Facility Analysis

The historic period being emphasized (1821-72) will be interpreted for the public in a variety of ways. Every effort will be made to re-create an authentic historical atmosphere to give the visitor a complete and accurate image of mid-nineteenth century life.

There follows a description of the proposed interpretive facility analysis.

San Diego Old Town —An Early California Settlement

A. Why Old Town began:

- (1) Endemic man: The native population of the San Diego area was basically Northern Diegueno. An explanation of these people should tell what the native culture was like and how the culture changed as a result of the missions. Important to the Old Town story is how this background and the background of other San Diego Mission neophytes influenced the native American descendants who comprised a portion of Old Town's population. This background is also important in explaining the rebellious Indian situation in the San Diego area during the pueblo's early days.
- (2) The founding of the missions: In order to understand the significance and developmental evolution of Old Town, it is necessary to have a basic knowledge of events preceding the establishment of the early California village. The following three points will provide this basic foundation.
 - (a) San Diego, the first European settlement in California: In the late 1700s the Spanish established a chain of missions along the California coast as a buffer

between foreign interests and Spain's better established colonies in Mexico. These missions, some with accompanying presidios, were the basis for settlements which expanded into pueblos. The first mission was San Diego. Thus began the first settlement of European man in California.

(b) Location of mission/presidio in relation to Old Town: The San Diego Mission and presidio were constructed on a hill overlooking Mission Valley. Fifty-two years after the establishment of the mission, Old Town was built on a natural bench at the foot of this hill.

(c) Effects of Mexican independence from Spain: The decline of the Spanish Empire and Mexican struggle for independence resulted in neglect of the California colonies by the crown. Supplies and money were cut off and the military began to look to the missions for survival. In 1821 Mexico won its independence from Spain. Between 1833 and 1836 the missions were secularized and the missions' lands were distributed among what was to become the aristocracy of the Mexican era.

(3) Old Town as an outgrowth of San Diego Mission: The first structures in Old Town were built in 1821. Until then, all of San Diego's inhabitants lived within the presidio's walls. Within the next eight or nine years, approximately thirty adobe houses were erected, including the homes of Juan Bandini and Jose Antonio Estudillo, who built on lots granted to them in 1827. The early town was not formally laid out. The first adobe houses were built near or around a rectangular plaza.

B. Old Town's role in the transition of California from Mexican to American rule: Events which took place in or near San Diego relating to the American conquest of California should be explained. The attitudes of Old Town's citizens regarding the take-over and the role the Mormon Battalion played in the transition should also be brought out.

C. Old Town San Diego State Historic Park: A basic orientation to Old Town San Diego State Historic Park should include information on the locations and significance of buildings that presently exist. The future plans and goals for Old Town should also be presented in a way that enables the public to grasp the entire scope of the settlement.

The status of historic buildings (i.e. reconstructions, restorations, etc.) should be explained. It should be clear that the story of Old Town is told through a "flow of history" within the prime interpretive period. However, the southwest block bordering the plaza does zero in on a specific time period, that of the early 1850s.

The Mexican Period in Old Town, 1821-1850

A. The Mexican pueblo style of life: This theme, perhaps more than any other, can help re-create the atmosphere of early San Diego. It explains what daily life was like. Architectural technology of the time should be discussed, as well as skills and techniques used in subsistence methods common to the area. Social structures and cultural values are also a part of this theme. Among the subjects that should be discussed are:

Population make-up of Old Town (i.e., foreigners, Californians, Indians, and the social status of each group)

Residence patterns of the rancheros

Family structures (which should include marriage patterns, child-rearing practices, and household dominance)

Religion

Education

Recreation

- B. Commerce and trade: The economic system of early San Diego revolved around the tallow and hide trade. Ships that carried away exports of the rancheros, brought in wares from the Orient, South America and the East Coast. The impact this trade had on life in San Diego needs to be expressed. The effects on the social and political systems, the influence of people who arrived on the ships, legal and illegal transactions, and the struggle for a customs house in San Diego are some of the complex facets of this subject.

Though not as prominent as sea trade, overland trade also is worthy of mention.

Many of the reconstructions and restorations in Old Town will contain businesses run by concessionaires. These businesses should have some relevancy to commercial activities that took place historically within the building. For this reason, if for no other, local businesses in Old Town should become a major interpretive theme.

- C. People important to Old Town: People make history. By examining the personality and activities of significant people in Old Town, the history of San Diego will unfold. Among those people who had an influence on the early development of the settlement are political and social leaders of the time and Americans in Old Town during the Mexican period. The Americans should include both those who came to stay and became part of the active life in Old Town, as well as those who did not stay, the explorers and trappers whose impact was felt later when the trails they blazed were travelled by others migrating west.
- D. Politics, government, and laws relating to Old Town: California was plagued with political unrest during Mexican rule. An overview of the governmental situation in California should be presented. This background would then be related to specific issues involving Old Town, such as the pueblo's role in the revolt against Governor Victoria and the attitude of San Diegans toward California's proclaimed independence from Mexico in 1836. Attention should also be given to the evolution of the local governmental and legal systems, to the political maneuverings, and to the handling of the rebellious Indian situation in the San Diego area.

The American Period in Old Town --1846-1872

- A. Lifestyle of the American Period: This theme should cover the same basic subjects as those outlined under the "Mexican pueblo style of life" (i.e., architectural techniques, subsistence patterns, social structures, and cultural values). Effects that the influx of Americans had on the local life-style should be explained, including changes made by the introduction of new building materials and architectural styles, as well as other cultural influences. It should also be pointed out that not all customs changed and that the Mexican background of Old Town had its effect on the American period.
- B. Commerce and trade: Although hopes of Old Town's becoming a great trade center were never realized, port activity as well as steamer trade along the Colorado River did play a part in the economy of Old Town. Mining activity and increased overland migration had effects on commerce within the settlement. The development of South San Diego (New

San Diego) should be briefly explained so the benefits and disadvantages of its influence on Old Town's economy can be interpreted.

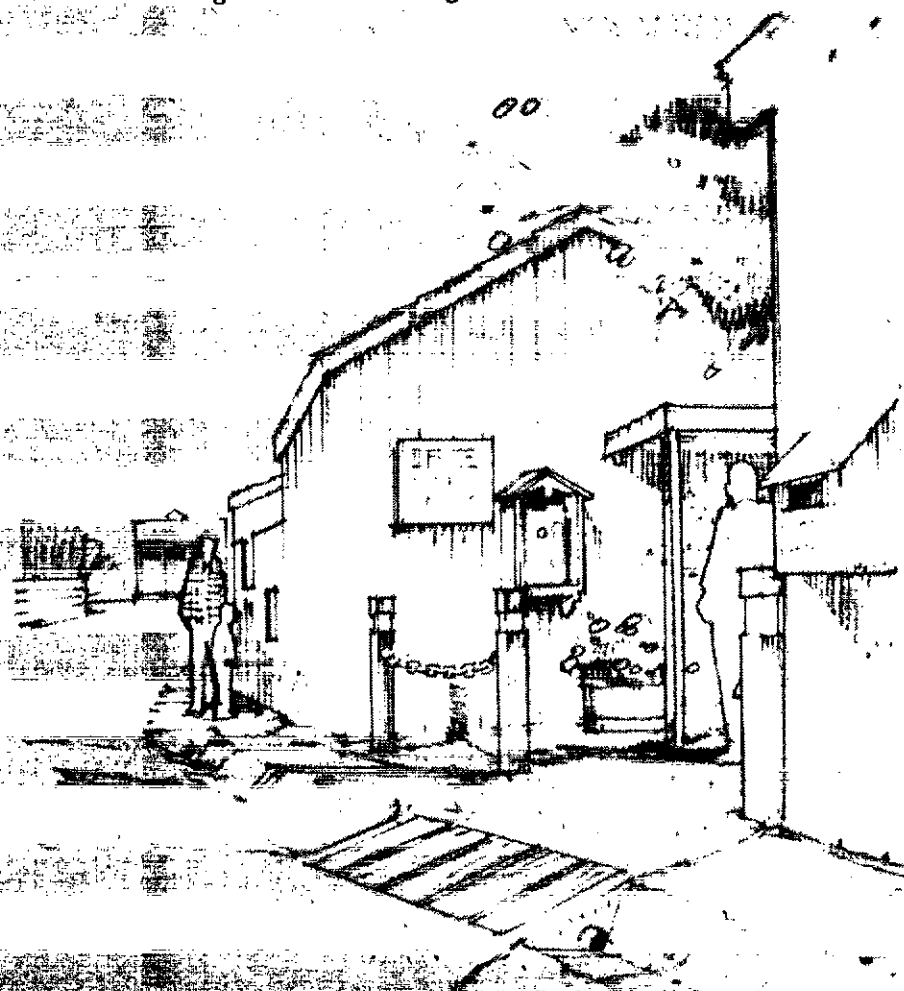
- C. **Transportation and communication:** Despite an adverse geographical location, San Diegans harbored dreams of the town's becoming a major transportation terminus. The threads of this theme should be woven throughout the interpretation of Old Town's railroad speculation and stage route development stories.

Aspects of the communication theme revolve around mail service and the evolution of Old Town's newspaper service.

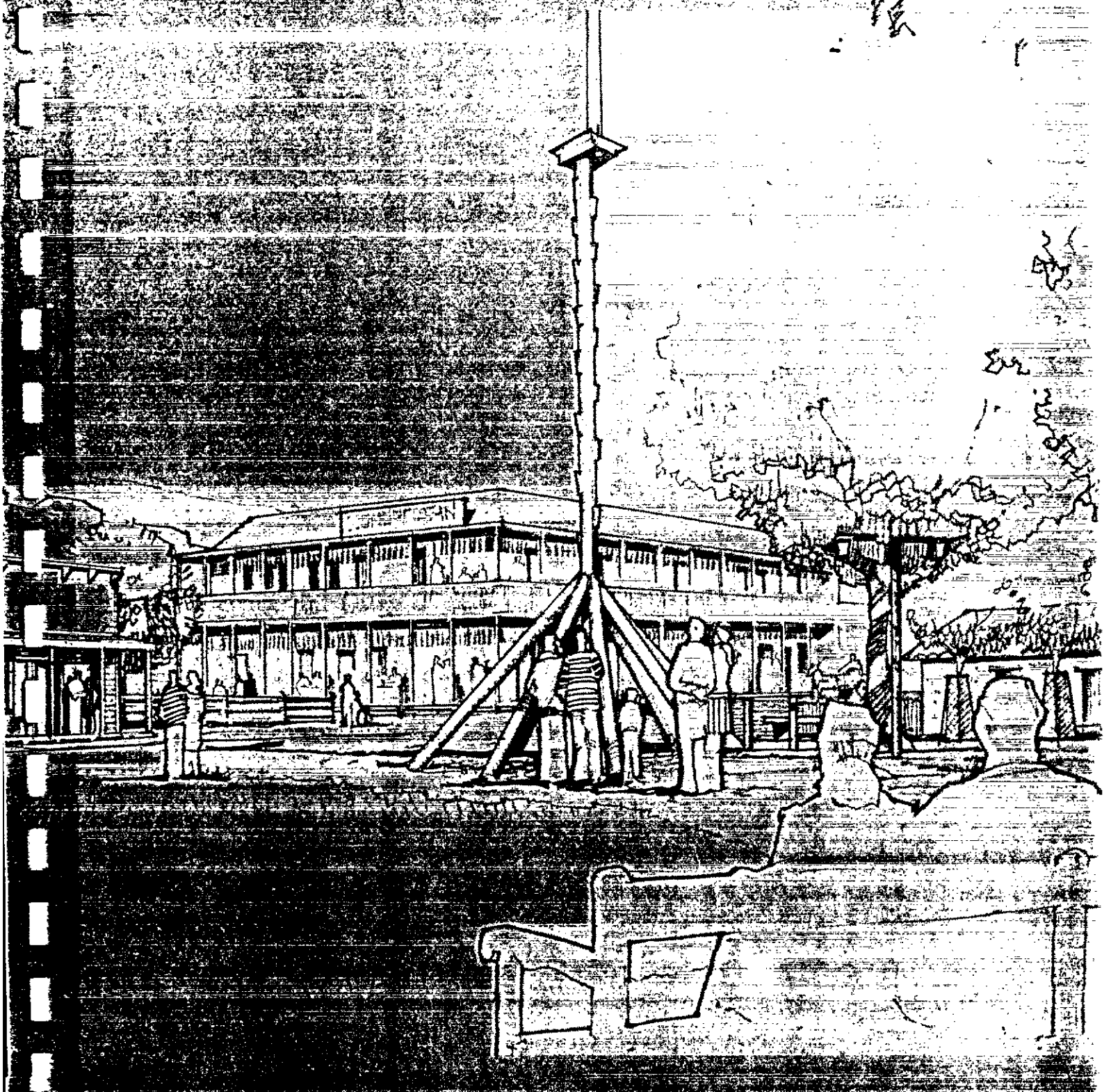
- D. **Effects of the Gold Rush on Old Town:** Gold discovery in 1848 had far-reaching effects. The impact of this event on the life and conditions of San Diego should be interpreted, including the rush to the mines, San Diego as a way station on the route to the gold fields, and cattle drives resulting from the high price of beef.

- E. **People important to Old Town:** As a result of death, transfer of power, and immigration, the civic and social leaders of the Mexican period faded into the background. A new group of prominent personalities began to emerge. These people, and the contributions they made to Old Town should be identified.

- F. **Politics, government, and laws relating to Old Town:** After American acquisition of San Diego, a new governmental system was set up. The functions of this new system, its problems, and corruptions should be explained. Other subjects that should be discussed include court battles of the Dons regarding the Land Act of 1851, lawlessness in the San Diego area in the early American period, the Indian situation during this time, effects of the Civil War on San Diego (including attitudes of San Diego citizens), and the transfer of power from Old San Diego to New San Diego.



ENVIRONMENTAL IMPACT EVALUATION



ENVIRONMENTAL IMPACT EVALUATION

The environmental impact concerns of development of Old Town San Diego State Historic Park may be classified as those resulting from the restoration or rehabilitation of historic structures or those resulting from new, non-historic construction.

The first category of impacts — those resulting from the restoration or rehabilitation of historic structures — has been studied using the Resources Agency Guidelines that are to be followed in implementing the Environmental Quality Act. According to these guidelines, historic restoration projects, by their very nature, will not have a significant effect upon the environment. Therefore, the restoration and reconstruction of Old Town San Diego State Historic Park as outlined in the General Development Plan meets the qualifications of the California Administrative Code to be classified as a Class 1 categorically exempt project.

The second category of impacts — those resulting from the development of non-historic structures — includes the construction of the Mission Playhouse and the construction of a parking lot under Interstate Highway 5. An initial study of the impacts of these two developments has been made and a negative declaration of environmental impact seems to be in order.

The negative declarations and initial studies will be circulated in accordance with the appropriate procedures.

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Photograph Log

A log containing both modern and historic photographs of Old Town San Diego.

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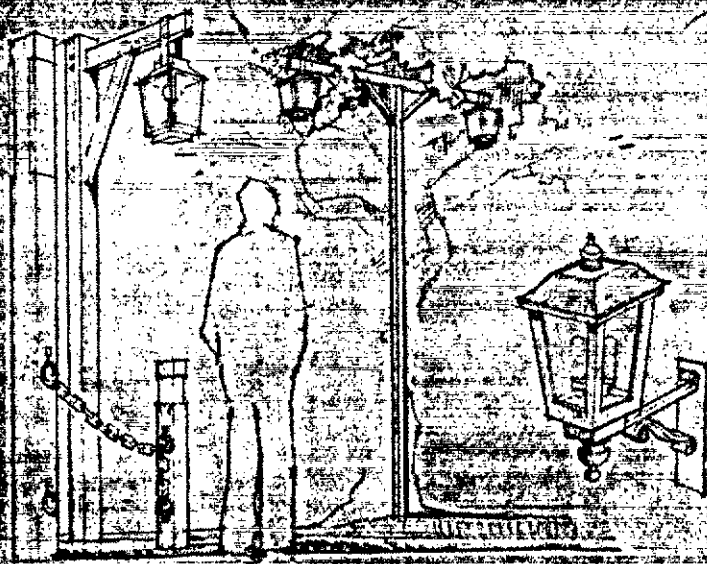
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APPENDIXES



Appendix A

Climate

The more detailed information about weather conditions in the San Diego area presented here may be helpful to planners in the future.

Dry easterly winds sometimes blow in the vicinity for several days at a time, bringing temperatures in the 90s and even in the 100s to the eastern sections of the city and outlying suburbs. However, only on 14 occasions have temperatures of 100 or over been recorded in the coastal area.

As these hot winds are predominant in the fall, highest temperatures occur in the months of September and October. Records show that 62 percent of the days with 90°F or higher have occurred in these two months. High temperatures are almost invariably accompanied by very low relative humidity, which often drops below 20 percent and occasionally below 10 percent.

A marked feature of the climate is the wide variation in temperature within short distances. In nearby valleys daytimes are much warmer in summer, nights noticeably cooler in winter, and freezing occurs much more frequently than in the city. Although records show unusually small daily temperature ranges, averaging only about 13 degrees between the highest and lowest readings; a few miles inland these temperature ranges increase to 30 degrees or more.

Strong winds and gales are infrequent in the region, and in San Diego harbor (which is landlocked) velocities over 30 m.p.h. occur only about once each year on the average.

The seasonal rainfall is near 10 inches in the city, but increases with elevation and distance from the coast, and in the mountains to the north and east the average is between 20 and 40 inches, depending on slope and elevation. Most of the precipitation falls in winter, except in the mountains where occasional thundershowers occur at other seasons. Seventy-five percent of the rain falls from November through March, but wide variations take place in monthly and seasonal totals. Thundershowers are rare in the city averaging about three a year. Irrigation is extensively practiced, not only during the long dry summers and autumns, but also throughout the years with deficient rainfall.

Infrequent measurable amounts of sleet and hail occur in San Diego, but only twice has snow been observed at the National Weather Service office. The first occurrence was on January 10, 1949 when light snow mixed with rain melted as it fell. On December 13, 1967, snow pellets (or groupel) fell between 7:30 and 8:50 a.m., and remained on the ground for about 5 minutes before melting. Some nearby areas within 5 miles of the station received larger amounts of snow, both in pellet and flake form. In some locations amounts up to or slightly exceeding one-half inch fell, and remained on the ground for an hour or more. Temperatures of 32°F or below have occurred only eleven times at the National Weather Service office since recordkeeping began in 1871.

Considerable fog occurs along the coast, but the amount decreases with distance inland. The fall and winter months are usually the foggiest.

The sunshine in San Diego is plentiful for a marine location, with a marked increase towards the interior.

COASTAL PLAIN

RAINFALL (inches)

Jan.	2.34
Feb.	2.04
Mar.	1.74
Apr.	.87
May	.41
June	.06
July	.03
Aug.	.05
Sept.	.13
Oct.	.68
Nov.	.79
Dec.	1.99
Annual	11.13 inches

MEAN MONTHLY TEMPERATURES (°F)

Jan.	54
Feb.	55
Mar.	56
Apr.	59
May	62
June	65
July	69
Aug.	70
Sept.	68
Oct.	64
Nov.	59
Dec.	56
Average	61°F

Appendix B

Geology

Mike Kennedy, Area Geologist, provided the basic information on the geology of the area.

Old Town San Diego lies directly in the Rose Canyon Fault Zone which the state considers an active fault zone.

An active fault is any fault that cuts holocene material which has been active within the last 12,000 years. A seismically active fault is one that shows micro-seismic activity as measured by instruments.

At the present there is no movement in the Rose Canyon Fault.

The Rose Canyon fault zone within the area mapped is locally more than 1km wide and is composed of both dip-slip and echelon faults that together extend from La Jolla Cove on the north to San Diego Bay and beyond on the south. The longest individual breaks within the zone include the Rose Canyon, Mount Soledad, County and Old Town faults. The regional strike of the fault zone at La Jolla is N 50 degrees - 60 degrees W whereas the strike to the south adjacent to Mission Bay and Old Town is more northerly by 20-30 degrees. The displacements on these smaller faults are mostly dip-slip in nature and on the order of 1-5m in extent.

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Appendix C
Part 1
Research

Landscaping

The first description (that we have found to date) of San Diego vegetation is from the records of Viscaino who visited the area in 1602(?). He reported a "forest of tall oaks and other trees" covering Point Loma. When the Spanish colonists arrived in 1769 to make a permanent settlement, they found "romero, and salvia, roses de Castille, grapes, an abundance of trees and fragrant shrubs, and flowers, watercress, wild grapes, tuna cactus, sycamores, live-oaks, willows, blackberries, and acorns." In 1786 La Perouse, a French navigator, reported "wormwood, Mexican tea, golden rod, Yerba Buena." The Spanish botanist, Jose Longinos Martinez, described abundant medicinal plants, various *Aristolochiae*, "Indian root", and varieties of aromatic sage in the San Diego area in 1792. "Manzanitas, liveoaks, filaree, and pines high and in groups 90' in circumference" were described by General Fremont in 1844.

Most native plants remained elements of Spanish colonial living and the Old Town landscape. Fences of willow and sycamore, and hedges of tuna cactus (prickly pear) were common. The medicinal herbs were valued and their uses were preserved in traditions, or written herbals, such as that of Dorotes Ambris, the last resident priest of Mission San Antonio. George Derby, writing about San Diego as "John Phoenix" in about 1850, records that "cactus and sagebrush came up to the back doors. For the most part, the landscape in Old Town, throughout its history, was "what one might have expected — mesquite, desert-beach type shrubs, and grass."

Most of the plant materials presently in Old Town represent introductions after the designated interpretive period. The eucalyptus, for example, are late additions; the earliest large planting was put in around Seeley stables about 1876, although occasional specimens appear to have been planted in the 1860s. The majority of the shrubs and bedding plants are modern introductions or outsize hybrids of older, smaller varieties. Turfed areas, concrete walks, potted plants, and fountains, both in the plaza and in the courtyards of the surrounding buildings, are 20th century attractions, so commonly believed necessary to tourist areas, even in historic parks.

The following are specific recommendations on certain sites.

The Machado-Wrightington Adobe. Site No. 1

Mrs. Wrightington had an orchard, vegetable garden, and a flower garden on the lot behind her home and on the adjoining one to the west. A deed from 1850 locates the house, huerta, and flower garden. The property is mentioned in several documents: June 1851, "the land in front of her house which faces toward the gully next to the fence which forms the orchard of Mrs. Wrightington", May 1852, "In 1843 as indicated in this same document Mrs. Maria Antonia Machado asked for the land in back of her house of residence to form a garden which she already occupies." A photograph from the 1870s shows a large palm to the right of the patio area, which is raised somewhat behind a low wooden retaining wall. There is a grapevine on the veranda. The 1850 deed notes the huerta is fenced in two sections. A large tree was near the intersection of the fences.

The Machado y Silvas Adobe. Site No. 4

A house museum site. Should have a small huerta, with a corral behind, and perhaps a grapevine and a few flowers on the porch.

The Estudillo House. Site No. 13

Apparently when this house was restored in 1915, the garden installed was modelled after a garden in Guajomito, a Mexican-American estate belonging to Col. C.J. Coutts, and styled after the romantic Mediterranean-style gardens so popular at the turn of the century. The 1860 Coutts garden was of formal design, in a courtyard enclosed on all four sides, with a center fountain and garden paths. Judge Hayes noted the Coutts place was considered a showplace, and it should be emphasized

that its elegant combination of New England and Californian landscape elements was not typical. There is no evidence that a formal garden of this sort ever existed at the Estudillo adobe. Pre-restoration photographs show two or three fig trees in the court area, no paths, and no indication of a fountain.

However, Jose Maria Estudillo was interested in horticulture, and in 1827 and 1828, sent peach and olive plants, and an herb, "conchalagua," to Francisco de Paula Marin in Honolulu. There were probably vines and flowers growing in the patio area, and fruit trees and a corral in the back area. A sketch of the property from an 1856 court case indicates the corral fence formed the fourth side of the patio area. Household accounts for 1869 record work done on corrals and a well. It should be remembered that the backyard was primarily working areas and enclosures for livestock. The present garden is over-romanticized, contains many plants of inappropriate periods, and is too heavily planted.

Bandini Adobe. Site No. 17

The Bandini family was active in the social and economic life of Old Town. Their large adobe building was known as the Bandini estate and served as both home and commercial space. The back areas contained the usual corrals and outbuildings. Judge Hayes noted in 1856 that Don Juan Bandini had an enclosure along the river for "a fine garden," and later describes Col. Coutts' wife as "a daughter of Don Juan Bandini, her flower garden; passion for flowers." It is probable that there were a few fruit trees, a vegetable garden, and flowers at the Bandini Adobe.

The Fitch Adobe. Site No. 28

The Fitch property had a garden that is referred to by Judge Hayes in 1849 as "the once fine garden prized by Dona Josefa, his wife," and again in an 1851 deed in which Josefa describes "a piece of land 115 varas wide on which I have laid out a garden." Henry Fitch died in 1849 which might account for the neglected appearance of the garden that year. The site is designated a commercial area, with Site 408 behind the Rose-Robinson House adjoining and designated a museum area. Appropriate plantings might be grapes and flowering vines along the porch, with fruit trees along the back of the property and an orchard of historical fruit varieties in the museum area.

The Rose-Robinson House. Site No. 23

An 1873 photograph of the house shows a row of four sycamores in front of the porch but little other vegetation.

The Machado-Smith Adobe. Site No. 38

This is a house museum and should have a large huerta and fruit trees. The 1850 deed that shows the Wrightington adobe also shows a large square huerta running down to the river, which ran approximately through the area of the present parking lots. The huerta was fenced on two sides and had an adobe wall along Garden Street. Photographs of 1875 show a raised patio area with a large grape arbor over it and a eucalyptus in the center. A vegetable garden is visible in the foreground of a second photo taken from the center of the lot looking toward the rear of the adobe. A hedge of prickly pear is visible running along Old Beach Road in another photo. An 1874 panoramic view of Old Town shows a number of large trees toward the river bed around what appears to be the site of the Machado-Smith garden. Two early drawings also depict large trees in that area. A large vegetable garden of old varieties should be planted on this site. The lot is smaller now than it was; the bus stop and parking lot area cover over half of the original huerta. If the parking area could be planted with fruit trees along the Old Town side, and poplars, willows, and sycamores along the far side, it might be possible to re-create the effect of the old orchards, willow fences, and native trees along the river banks.

The Francisco Ruiz Pear Garden. Site No. 48

Although not presently in the Old Town park boundaries, this is undoubtedly one of the most important garden sites in San Diego and should be acquired if possible. Don Ruiz built the first adobe house on the site in about 1820, but the orchard itself was older. Benjamin Hayes states it was planted before 1809 and that it had two wells. It is depicted in at least one early drawing, dated about 1856, in which the trees are arranged in neat rows behind the house and in an area north of the house. (This drawing also depicts a fenced area with a small section of what appears to be row crops in Block 409, and a fenced area with a line of trees behind the Machado-Smith site.) Photographs from 1874 show the house separated from the fenced orchard by a second picket fence, with several larger trees and shrubs along the street. A photo of uncertain date, possibly later in 1874, shows the same area with additional plantings of young trees or vines. An 1898 photo records the decline of the garden, with the field all weeds and only two trees left standing. The original plantings included olive, peach, pear, and pomegranate trees.

Appendix C
Part 2
OLD TOWN SAN DIEGO – PLANT LIST

Trees and Shrubs

Plant Name	Remarks
<i>Acacia farnesiana</i> Sweet Acacia, Huisache, Popinac, Cassie	Origin uncertain, probable source Mexico. Documented in California by 1850, believed to be earlier in Spanish settlements. Shrubby tree, very thorny, very fragrant in bloom. Flowers used in perfume, scenting linen.
<i>Acalypha californica</i> California Copperleaf	Native to San Diego area.
<i>Acer negundo</i> Box Elder	Native to southern California.
<i>Arctostaphylos</i> species Manzanitas	Native to southern California.
Citrus species — Oranges, Lemons, Limes, Grapefruit	Origin Asia, source Spain and Mexico. Shipped to New World in 1500s. Documented in California 1790 and earlier at Missions. Fruit, ornamental, medicinal. Trade item for scurvy treatment.
<i>Cupressus macrocarpa</i> Monterey Cypress	Native to California.
<i>Cupressus sempervirens</i> Italian Cypress	Origin Mediterranean, source Spain. Documented in garden of Mission Santa Barbara 1840.
<i>Cydonia oblonga</i> Quince	Origin Persia, source Mexico and Spain. Growing plants shipped to Mexico as early as 1520. Documented in California 1841. Mission quince probably of Angers stock.
<i>Ficus carica</i> Mission Fig	Origin Eurasia, source Mexico and Spain. To Mexico 1520, to California with Missions. Black fruit with red seeds.
<i>Heteromeles arbutifolia</i> Toyon, Christmas Berry, California Holly	California native. Berries edible boiled or as cider. Tea from bark for stomachache. Bark also used in tanning.

Plant Name	Remarks
<i>Juglans hindsii</i> California Walnut	California native. Nuts, timber.
<i>Juglans regia</i> English Walnut	Origin Europe, source Spain, shipping. Documented in California 1850.
<i>Malus sylvestris</i> Apple	Origin Eurasia, source Spain and Mexico. Documented at Missions 1790, also in private gardens, Fort Ross. Russians obtained some of their apples from Mission stock in Monterey 1820.
<i>Musa sapientum</i> Plantain, Common Banana	Origin probably India, source Mexico, Spain, Canary Islands, West Indies. Documented in California 1790.
<i>Olea europaea</i> Olive	Origin Mediterranean, source Spain and Mexico. In 1520, 250 living plants and 1200 cuttings shipped to Mexico. Documented in California 1790.
<i>Opuntia</i> species Prickly Pear, Tuna, Cholla	Native to San Diego. Fruit popular.
<i>Phoenix dactylifera</i> Date Palm	Origin Asia, North Africa, source Spain and Mexico. Introduced to West Indies from Spain 1555. To California with Missions. Fruit, ornamental, religious uses – symbol of Holy Land.
<i>Pinus torreyana</i> Torrey Pine	Native to southern California.
<i>Platanus racemosa</i> Western Sycamore	California native. Trunks used for cart wheels, timber for building.
<i>Populus fremontii</i> Fremont Cottonwood	California native. Common on riverbanks, timber for rafters.
<i>Populus trichocarpa</i> Black Cottonwood	California native. Riverbanks.
<i>Prunus amygdalus</i> Almond	Origin Asia, source Spain and Mexico. To Mexico 1520 live plants. To California Mission period.
<i>Prunus armeniaca</i> Apricot	Origin China, source Spain and Mexico. From Spain to West Indies 1590, to Chile 1649, to California 1790 or earlier.

Plant Name	Remarks
<i>Prunus avium</i> , <i>P. cerasus</i> Cherry	Origin Asia, source Spain and Mexico. Shipped to Indies 1522. Present but not common in California, probably due in some part to insufficient cold (chill factor).
<i>Prunus domestica</i> Common Plum	Origin Eurasia, source Spain and Mexico. Documented to California 1790.
<i>Prunus capuli</i> Mexican Cherry, Capollin	Origin tropical America, source Mexico. Occasionally grown, documented 1820, 1840.
<i>Prunus ilicifolia</i> Wild Cherry, Hollyleaf Cherry Islay	Native to California. Documented uses among native population, early settlers, found around old buildings. Pulp used for mush, beverage.
<i>Prunus persica</i> Peach	Origin China, source Mexico and Spain. Documented in Mission records. Common and popular in pueblos, ranchos. By 1805 enough to make peach brandy in San Jose.
<i>Punica granatum</i> Pomegranate	Origin Asia, source Mexico and Spain. Probably in San Diego with earliest settlers, documented by 1790.
<i>Pyrus communis</i> Pear	Origin Europe, source Spain and Mexico. Documented in Mission records, 1836, 1838 Monterey and Sonoma.
<i>Quercus agrifolia</i> , <i>Q. kelloggii</i> , and others Oaks	California natives. Probably not cultivated but part of landscape. Bark sometimes used in tanning, dye, medicines.
<i>Salix</i> species Willows, Osier	California natives, possibly some European. Documented use for willow fences, some medicinal uses.
<i>Sambucus caerulea</i> Blueberry Elder	California native. Medicinal use of blossoms.
<i>Schinus molle</i> Pepper Tree, California Pepper, Peruvian Mastic-tree	Origin American tropics, source Peru and Mexico. Documented in California by 1800. Various stories of introduction by seeds from visiting ships. Sap can be used for mastic-type glue.

Plant Name

Remarks

Umbellularia californica
California Bay, California
Laurel, Myrtle

California native. Medicinal use,
flea repellent.

Washingtonia robusta
Fan Palm

Native to Mexico.

Ornamentals

Agave americana
Century Plant

Origin tropical America, source
Mexico.

Althaea rosea
Hollyhock

Origin China, source Mexico and
Spain. Documented in California 1841.
Single varieties – red, rose, pink,
yellow, white.

Arundo donax
Giant Reed

Origin Old World. In California
before 1850. Used for screening,
thatching.

Cestrum nocturnum
Night-Blooming Jasmine

Origin West Indies, source Indies
and Mexico. Very fragrant.

Cheiranthus mutabilis
Wallflower

Origin Europe, source Spain and
Mexico. Documented in California 1841.

Dahlia species
Dahlia

Origin Mexico and Guatemala, source
Mexico. In California 1846, introduced
to Spain from Mexico 1789. Single and
semi-double varieties in red, purple,
lilac, pink, white. 1836 California
floral language "I love you only in
this world."

Delphinium ajacis
Annual Delphinium, Rocket
Larkspur, Espuela de Galau

Origin southern Europe, source
Spain and Mexico. Documented in
New World 1653, in California 1853,
probably here earlier. 14" tall,
blue, white, violet, and pink,
sometimes double. Do not plant giant
modern hybrids.

Diplacus species
Monkey Flower

California native.

Dianthus carphyllus and others
Carnations, Clove Pink,
Picotee, Grenadine

Origin Europe to India, source
Mexico and Spain. 4 varieties sent
to Mexico from Spain in 1609 – red,
pink with red spots, white, and
"Marisalda." Documented in
California 1835, 1850. Floral
language "I am justified in feeling
jealous."

Plant Name	Remarks
<i>Eschscholtzia californica</i> California Poppy	California native.
"Evergreens"	1836 floral language "My love will last forever."
<i>Fremontodendron mexicana</i> Southern Flannel Bush	Native San Diego to Baja. Spontaneous on hillsides.
<i>Indigofera</i> species Indigo	Origin India, Asia, source Spain and Mexico. Recorded in California 1790. Used for dye.
<i>Iris xiphium</i> Spanish Iris	Origin southern Europe, source Spain and Mexico. Documented in New World 1653. Dark purple variety.
<i>Jasminum grandiflorum</i> Spanish Jasmine, Poet's Jasmine Catalonia Jasmine, Persian Jasmine	Origin Mediterranean, source Mexico and Spain. 1836 floral language "Thou art a coquette."
<i>Lantana</i> species Lantana	Origin Tropical America to Texas. Source Mexico. Grown in Mexico 1500s, in Europe 1700s.
<i>Lilium candidum</i> Madonna Lily	Origin southern Europe, southwest Asia. Documented in Mission gardens, symbolic of Virgin Mary.
<i>Lupinus</i> species Lupine	Many local species.
<i>Matthiola incana</i> Stock, Winter Gilly Flower Alelilla	Origin Mediterranean, source Spain and Mexico. Documented in California 1830. Floral language "I sigh for thee." Shipped from Spain to Mexico in 1601. Varieties white, yellow, purple, light red, dark red.
<i>Melissa officinalis</i> Lemon Balm	Origin Europe, Asia, source Spain and Mexico. Sited in New World 1653.
<i>Narcissus</i> species Daffodil	Origin Europe, source Spain. Sent to New World from Spain 1653. Documented in California 1841. Probably <i>Narcissus pseudo narcissus</i> , <i>N. jonquilla</i> , <i>N. tazetta</i> . Do not plant large flowered modern hybrids.
<i>Nerium oleander</i> Oleander	Origin Mediterranean, source Mexico and Spain. Appears in California nursery trade in 1850s but generally believed to have been here in Spanish and Mexican periods.

Plant Name	Remarks
<i>Passiflora caerulea</i> Blue Crown Passion Flower	Origin Brazil, source Mexico. California floral language "hatred and rancor," 1836.
<i>Pelargonium</i> species Geranium	Origin South Africa, source Mexico. California floral language "I will always love thee," 1836. Consult Geranium Society for old varieties.
<i>Phyllostachys</i> species Bamboo	Origin Asia, source uncertain. Documented by adobe analysis.
<i>Pelianthes tuberosa</i> Tuberose	Origin and source, Mexico. Very fragrant. 1836 floral language "I wait for thee."
<i>Romneya coulteri</i> Matilija Poppy	Native to southern California and Mexico. Cultivated at Mission Santa Barbara
Rose species. Roses	Origins — some native, some European. Sources local, Mexico and Spain. <i>Rosa californica</i> native, noted by Mission fathers. Rose of Castile here early, <i>R. damascena</i> var. <i>trigintipetala</i> , many references but date uncertain, probably by 1830. "White musk" rose also documented in Peru. Ornamental and medicinal uses.
<i>Scabiosa atropurpurea</i> Pincushion Flower, Mourning Bride, Viuda	Origin Europe, source Mexico. Dark purple, rose, or white.
<i>Sisyrinchium bellum</i> Blue-eyed grass	California native.
<i>Solandra guttata</i> Cup of Gold Vine	Origin Mexico. Cultivated in Mexico as early as 1500.
<i>Solidago</i> species Goldenrod	California native. Noted in 1769.
<i>Tagetes erecta</i> , species Marigold	Origin New Mexico to Argentina. <i>T. erecta</i> native to Mexico. Documented in California 1841. Plant single varieties. Old strains were 3-4' tall.
<i>Tropaeolum majus</i> Nasturtium, Indian Cress	Origin Mexico to Chile. Source Mexico, Chile. California floral language, 1836 — red, "My heart is dripping blood," white, "I wish to be a nun." Guadalupe Vallejo stated seeds were brought from Mexico.

Plant Name**Remarks**

Viola odorata and species
Violets

Origin Europe, sources Spain and Mexico. Possibly some native species cultivated. Documented in California 1841. 1836 floral language "Modesty."

Yucca species
Yucca, Lord's Candle, Spanish Bayonet

California natives. Many early uses — fiber, medicinal, fruits.

Zinnia elegans
Zinnia, Youth and Old Age

Origin North and South America, mostly Mexico, source Mexico. Cultivated in Mexico as early as 1500; Plant single or semi-double varieties with disk present — purple, lilac, yellow, red, orange.

Kitchen Garden**Plant Name****Remarks**

Allium cepa
Onion, Cibolla

Origin Asia, source Spain and Mexico. Reported in Mexico by Cortes 1520. To California with Missions.

Allium porrum
Leek

Cultivated selection of uncertain origin, source Spain and Mexico. Documented in Mexico 1522.

Allium sativum
Garlic

Origin Europe, source Spain and Mexico. Documented in Mexico 1522, California-Arizona-Sonora 1700.

Asparagus officinalis
Asparagus

Origin Europe, Asia. Documented in Peru 1609. Probably not common.

Beta vulgaris
Beet

Origin cultivar in Europe, source Mexico and Spain. Documented in New World 1653.

Brassica oleracea
Cabbage, cauliflower

Origin Europe, source Mexico and Spain. In California with Missions; in Baja 1701.

Brassica rapa
Turnip

Origin Europe, source Mexico and Spain. Reported in Mexico by Cortes 1520.

Capiscum frutescens
Red Pepper

Origin tropical America. Source Mexico.

Cicer arietinum
Garbanzo Bean

Origin Asia, source Spain, Mexico, Indies. Documented in Baja 1701, 1758. In Indies 1590.

Plant Name

Remarks

Citrullus vulgaris
Watermelon, Zandia

Origin tropics and South America, source Mexico. Documented in California (Baja) 1702. Treatment for malaria "Eat till you cannot swallow anymore."

Coffea arabica
Coffee

Origin tropical Africa, Europe, source Mexico. In California 1857. "Mr. Merritt experimenting with seedlings for San Diego and Los Angeles." Documented in Mexico 1784, 1812, 1821.

Cucumis species
Melon, Muskmelon

Origin probably Asia, source Spain and Mexico. In California 1702 in Baja, with Missions.

Cucurbita species
Squash and Pumpkins

Origin undetermined, probably Western Hemisphere. Source Mexico. Grown extensively.

Cynara scolymus
Artichoke

Origin Mediterranean, source Mexico. In New World 1520, 1691, 1790. Old plants at Mission Santa Inez.

Daucus carota var. *sativa*
Carrot

Origin Europe, source Mexico, Spain. In Indies. Doc. 1500, 1609 to California Missions.

Eryum lens
Lentil

Origin Europe, source Mexico. In California 1790.

Ipomoea batatas
Sweet Potato

Origin South America. Mentioned in Mission documents; in Los Angeles and San Diego by 1850.

Lactuca sativa
Lettuce

Origin Europe, source Spain and Mexico. In California 1798, shipped to New World 1590.

Lycopersican esculentum
Tomato

Origin South America, source Mexico. Mentioned in Mission records and others.

Nicotinia tabacum
Tobacco

Origin Western Hemisphere, some native locally. Reported by Bancroft "quality would not compare with east coast."

Pastinca sativa
Parsnip

Origin Europe. In West Indies 1590. In California by 1850.

Pisum sativum
Pea

Origin Europe and Asia. Shipped to West Indies 1590. In California 1790.

Raphanus sativus
Radish

Origin Europe, Asia. In Mexico 1520.

Plant Name	Remarks
<i>Rheum rhaponticum</i> Rhubarb	Origin Siberia, source Mexico. Documented in West Indies 1574.
<i>Spinacia oleracea</i> Spinach	Origin Asia. In West Indies 1590, Peru 1609.
<i>Solanum tuberosum</i> Potato	Origin Western Hemisphere. Left in Monterey by French visitor, La Perouse.
<i>Vicia faba</i> Broad Bean	Origin Africa, Asia, source Spain, Mexico. Shipped to Indies 1590, to California 1790.
<i>Vitis vinifera</i> Grape	Origin Europe, source Spain, Mexico. In Mexico 1531, to California with Missions.
<i>Zea mays</i> Corn	Origin Mexico, 4 varieties in early days, white dent corn with hard indented kernels, flint corn with smooth hard kernels, sweet corn for eating fresh, bantam corn for popping.

Herbs — Medicinal and Culinary

<i>Achilles lanulosa</i> Yarrow	California native. For stomachache.
<i>Adenostoma sparsifolium</i> Chamise, Ribbon Wood, Red Shanks, Yerba del Pasma	California native. Lotion for skin infections.
<i>Anemopsis californica</i> Swamp Root, Yerba Mansa	California native. Dried and powdered for burns, cuts, tea for pulmonary disease.
<i>Anthemis nobilis</i> Chamomile	Origin Europe, source Mexico and Eastern United States. Documented in Mexico 1653, Peru 1609. A cure-all.
<i>Artemisia species</i> Wormwood	Native and introduced. Described in San Diego in 1786. Various salves.
<i>Borago officinalis</i> Borage	Origin Europe, North Africa, source Mexico. In Mexico 1590, 1653. Potherb, medicinal.
<i>Carum carvi</i> Caraway	Origin Europe, source Mexico, Peru. Documented in Peru 1609.
<i>Coriandrum sativum</i> Coriander	Origin Southern Europe, source Mexico. In Peru 1520, Mexico 1784. Used for greens, seeds for spice.

Plant Name	Remarks
<i>Camptum cuminum</i> Cumin	Origin Mediterranean, source Mexico and Peru. In Peru 1609.
<i>Ephedra californica</i> Mexican tea	California native. Described in San Diego in 1786. Medicinal for various disorders.
<i>Foeniculum vulgare var. dulce</i> Florence Fennel, Finocchio	Origin southern Europe. In Peru 1609, Mexico 1784. Potherb.
<i>Lavandula species</i> Lavender	Origin Mediterranean, source Spain. In Peru 1609. Medicinal, scent.
<i>Mentha arvensis</i> Common Mint, Yerba Buena del Poso	Origin Europe, source Mexico. Later reference but traditional.
<i>Mentha piperita</i> Peppermint, Hierba Buena	Origin Europe, source Mexico. In New World 1653. Culinary and medicinal.
<i>Mentha pulegium</i> Pennyroyal	Origin Europe, Asia, source Spain and Mexico. In Peru 1609, Indies 1653. Medicinal.
<i>Ocimum basilicum</i> Basil	Origin tropical Asia, Africa, source Mexico and Spain. In New World 1653.
<i>Origanum vulgare</i> Marjoram	Origin Europe. In Peru 1609, Indies 1653, in California with Mission period. Culinary and medicinal.
<i>Petroselinum hortense</i> Parsley	Origin Europe. In Indies 1520.
<i>Pimpinella anisum</i> Anise	Origin Europe, source Mexico. In Peru 1609, Mexico 1784, California by 1850, in herbal.
<i>Ricinus communis</i> Castor Bean, Palma Christi	Origin Africa, source Mexico. Medicinal.
<i>Rosmarinus officinalis</i> Rosemary	Origin Mediterranean, source Spain, Mexico, Peru. In Peru 1579, to California in Mission period.
<i>Satureja douglassii</i> Yerba Buena	California native. Tea, leaves for respiratory ailments. Noted in San Diego in 1786. 1836 floral language "I wish to be useful."
<i>Thymus vulgaris</i> Thyme	Origin southern Europe, source Mexico. In New World 1653.

Native Utility Plants

Plant Name	Remarks
<i>Chlorogalum pomeridianum</i> Soap Plant Amole	California Native. Bulb edible. Bulb crushed for soap, poultice, glue, fish poison.
<i>Datura meteloides</i> Angel, Trumpet, Jimsonweed	For poultices, intoxicant.
<i>Grindelia</i> species Gum Plant, Gumweed, Raisinweed	Tea for indigestion.
<i>Marah fabaceus</i> Megarhiza, Wild Cucumber, Big Root	Hair tonic from oil of seeds.
<i>Prosopis pubescens</i> Screwbean, Tornillo	Edible pods.
<i>Rhamnus californica</i> and <i>Cascara sagrada</i> related species Coffeeberry, Buckthorn,	Medicinal, coffee substitute.
<i>Salvia columbariae</i> and related species Chia, Sage	Seeds important food source, ingredient in Indian pinole, or mixed with corn meal or flour. Sold for \$6 to \$8 a pound as late as 1894.

Weeds

The botanical invasion of weed plants, in addition to introductions of cultivated plants, was sure to have had some influence on the fauna of the area, and on the Indians, whose economy was so closely tied to the native plant products. Within even a few years, European weeds were causing severe problems with the new agriculture, as demonstrated by the following description from 1792:

The common apothecary's mallow, which was not known in these parts, has been propagated from seeds that were sent over mixed with others and it is now so thick that it is chopped out every year only with great difficulty. Indeed, it grows so vigorously in the immediate vicinity of the mission and the grain fields one cannot force a way through it. Each plant is as big as a small tree. At Mission San Diego the fathers processed several hundred weight of it which they are keeping to see if it can be used in any way.

Jose Longinos Martinez

<i>Amaranthus retroflexus</i> Amaranth; Pigweed	Origin Europe. Introduced in Mission period. Seeds can be used in pinole.
<i>Avena byzantine</i> Oat	Origin Europe. Documented in adobe brick samples from Mission period. Field crop that escaped.
<i>Avena fatua</i> Wild Oat	Origin Europe, Asia. Adobe brick samples in San Francisco area after 1800. Escaped field crop.

Plant Name	Remarks
<i>Avena sativa</i> Common Oat	European cultigen. Adobe brick samples Mission period. Escaped field crop.
<i>Brassica nigra</i> Black mustard, Field Mustard	Origin Europe. Documented in New World 1520. Mentioned in Mission documents. Well established in settled areas by 1850.
<i>Bromus rigidus</i> Ripgut Grass, Brome	Origin Europe. Documented in California before 1850. Sometimes used as fodder but can cause digestive problems ("ripgut").
<i>Capsella bursa pastoris</i> Shepherd's Purse	Origin Eurasia. In California before 1860.
<i>Cirsium arvense</i> Canadian Thistle	Origin Europe. In California before 1860.
<i>Cynodon dactylon</i> Bermuda Grass	Origin Europe. In California before 1860. Sold for \$5 a flat in San Francisco.
<i>Erodium cicutarium</i> Heron's Bill, Storkbill, Filaree	Origin Mediterranean. In California before Mission period. Described by earlier explorers. Seed adapted to "conveyance in fleece of sheep."
<i>Hordeum vulgare</i> Barley	Origin Europe. Sent to West Indies 1492, 1590, Peru 1609, Baja 1852. In California before 1860. Escaped field crop.
<i>Linum usitatissimum</i> Flax	Origin Asia, Europe. In New World 1515, Mexico 1520, Peru 1609, Baja 1653, in California 1790. 1795 seed sent to Monterey and San Jose. Used for fiber and oil from seeds.
<i>Lolium multiflorum</i> Italian Ryegrass	Origin Europe. Adobe brick sample from 1775 mission. Well established before 1860.
<i>Lolium perenne</i> Rye Grass, Perennial Rye	Origin Europe. Well established before 1860. Used for lawn, fodder. Escaped.
<i>Medicago lupulina</i> Black Medic, Nonesuch	Origin Europe. In California 1854. Began as crop.

Plant Name	Remarks
<i>Rumex crispus</i> Pock, Canaigre	Origin Europe. Found in earliest adobes. Believed to be here before Mission period. Documented in New World by Cortes 1522.
<i>Setaria species</i> Foxtail Grass	Origin Europe, Australia, Africa. Established before 1860.
<i>Sonchus asper</i> Prickly Sowthistle	Origin Europe. In California 1771 in adobe Mission San Antonio de Padua, 1797 Mission San Jose, 1834 ranchos in Sonoma, Salinas.
<i>Triticum species</i> Wheat	Origin Mediterranean, Asia. In West Indies with Columbus 1492, to California with Missions. Escaped field crop.

Appendix D

Signs

Criteria have also been established for signing in the historic area. There follows a summary of those standards that will be acceptable to the Department of Parks and Recreation.

Sign Requirements

1. All sign permit applications for use in Old Town San Diego SHP shall be submitted to the architectural unit of the Department of Parks and Recreation.
2. Application for a permit to display signs in the Old Town San Diego SHP shall be accompanied by sketches and drawings *to scale* with dimensions, showing details of construction. The size, shape, design, material, coloring, lighting, and position in relation to the building from or upon which it shall be displayed shall be indicated. Scaled sketches of existing signs on the premises, including signs for which valid permits exist, whether or not such signs are in existence, shall accompany the application.
3. Signs must also comply with all historic data available.
4. Applications for temporary signs shall be forwarded to the Department of Parks and Recreation for their consideration. These sign permits shall expire in six months.
5. Placement Prohibitions: No sign shall be placed upon a balcony or gallery, or placed in any manner whatsoever so as to disfigure or conceal any architectural feature or details of any building or historical site.
6. Colors shall be consistent with the pre-1872 period.
7. The typeface used on all signs in the Old Town San Diego SHP shall be consistent with the pre-1872 period. Acceptable type faces include the following examples (See p. 97):
PLAYBILL
WAGON TRAIN
BOOKMAN BOLD ITALIC W/SWASH
CIVIL WAR SERIES
ALTERNATE GOTHIC
GOLDY MEDIEVAL
GARAMOND
8. Lighting: No sign that flashes or blinks or effects change in hues or intensity of illumination is permitted. In addition, no visible bulbs, neon tubing, exposed wiring, luminous paints, or plastics shall be permitted as any part of any sign. Illumination for the sign shall be hidden from view.
9. Materials: The goal of design in Old Town is to keep a moderate and attractive and compatible styling so as not to cause erratic or disturbing distractions from the architectural character of Old Town San Diego. Materials and details of appearance as signs shall be in accord with those characteristic of the pre-1872 period. The choice of materials is left to the discretion of the applicant, subject to the approval of the Department of Parks and Recreation. The following materials are acceptable and desirable:
 - a. Sign face, supports, and standards made of resawn or rough sawn wood and/or wrought iron with painted backgrounds and lettering.

- b. Sign face, supports, and standards made of smooth wood trimmed with Georgian Colonial mouldings with painted backgrounds and lettering.
- c. Sign painted directly on the face of the building.
- d. Use of wood cutouts or wrought iron silhouettes further identifying the business on any of the above.

The following materials and details are *not* acceptable:

- a. Contemporary finish materials such as plastics, procelain enamel, aluminum, and stainless steel.
- b. Sheet metal.
- c. Imitation wood or imitation marble.
- d. Bright flourescent paint or reflecting surfaces.
- e. Exposed metal supports in extruded, rolled, or tubular sections.

10. Public signs shall be limited to those absolutely necessary for:

- a. good traffic flow
- b. safety
- c. information transmittal

and shall be executed and placed in a manner compatible with the architectural character of Old Town San Diego SHP.

11. Area of Sign Defined: The area of a sign shall be the area of the smallest parallelogram that can be drawn around the sign.
12. Temporary signs and posters made of cardboard or similar temporary material advertising coming events of importance to the community will be permitted. It is encouraged that the appearance of such signs conform to that defined in these regulations. If the size does not exceed four (4) square feet, approval by the Department of Parks and Recreation will not be required. Temporary signs and posters should not be placed more than three weeks prior to the event and shall be removed no later than one week after the advertised event.
13. Exception Clause: A sign not conforming fully to the above regulations may be approved if there is historic justification for the exception and the sign particularly contributes to the distinctive character of the Old Town San Diego SHP.

Identification Signs

1. Signs are permitted on the faces of business establishments provided that no such sign shall project above the nearest parapet or eave of the building and signs parallel to the face of a building shall not project more than twelve (12) inches from the building to which the signs are attached.
2. Only one sign will be permitted on the front or primary face of a business establishment, and that sign shall not exceed one square foot for each linear foot of frontage or twenty (20) square feet, whichever is smaller, provided that the sign of any single establishment need not be less than ten (10) square feet in area.

3. Signs on the side or rear wall of an establishment shall not exceed twelve and one-half (12½) square feet or one-half (½) square foot for each linear foot of street or dedicated walkway frontage along those walls.
4. One (1) perpendicular (30° or greater) projecting hanging sign not to exceed six (6) square feet will be permitted on the front or primary face of each establishment provided however that the sign face is designed as a graphic representation of the goods or services provided at the particular establishment e.g. a boot to advertise a shoe repair shop.
5. No free standing or rooftop identification signs shall be permitted with the following exceptions: establishments located within arcade, court, office building or similar structure not on the public right-of-way may collectively place a single free standing sign at the entrance to said court or arcade to identify the establishments within. Maximum height of such signs shall not exceed four (4) feet above average adjacent grade and maximum size for identification of each individual establishment shall not exceed 1.5 square feet.
6. All signs which are determined by Department of Parks and Recreation to be unsafe, corroded, dilapidated, or in some other similar condition shall be removed. All abandoned signs shall be removed.
7. Animated signs, including, but not limited to, those signs which rotate, move, flash, reflect, blink, or effect changes in hue or intensity of illumination are prohibited.
Flags, pennants, banners, and streamers are permitted as defined below provided, however, that they are not utilized for purposes of identification, except where they identify events of importance to the community.
 - a. Officially adopted and recognized national, state, and local flags; flags of international organizations; office military flags; and historically significant flags.
 - b. Flags of groups, organizations, societies, and corporations provided there are not more than two (2) per establishment.
 - c. Personal flags provided there is not more than one (1) per establishment.
8. Signs that identify goods or services not available on the premises upon which the sign is placed shall not be permitted.
9. Signs placed within a building against an exterior window intended to be viewed from the outside of the building shall not be permitted.
10. Standard copyrighted signs offering information on incidental services or recommendations, e.g., AAA, BankAmericard, Carte Blanche, etc., shall not be visible from the public right-of-way.

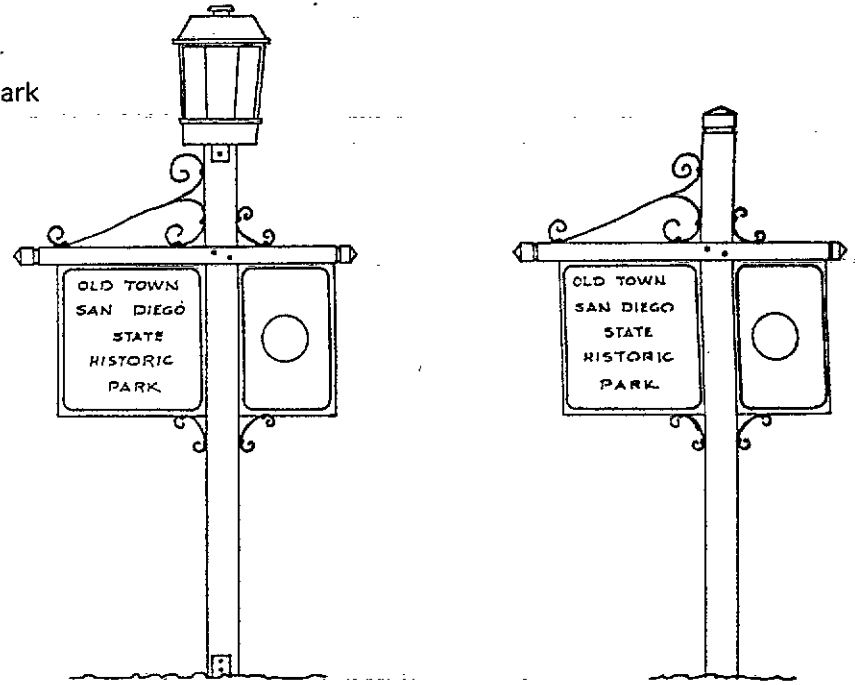
Directional Signs

1. Directional signs are permitted on the faces of buildings or structures provided that such signs shall not be placed higher than eight (8) feet above the immediately adjacent ground level or above the eave line whichever is the lesser.
2. Directional signs may be located on a separate freestanding ground structure provided that the structure and/or sign affixed to same do not exceed six (6) feet in height.
3. Maximum size shall be that which is necessary to convey the necessary information, not to exceed a maximum of four (4) square feet.

4. Total number of signs to be used for this purpose shall not exceed four (4) per establishment.
5. Residence and establishment name signs, occupants' name plates and address numbers are those signs which, by their nature and wording or lettering, identify and locate either the house, establishment, or its occupant, or both. Such signs may include pictorial and decorative designs as well as words and numbers and may be in any shape or form, but shall not exceed one (1) square foot in area.

ENTRANCE MARKERS

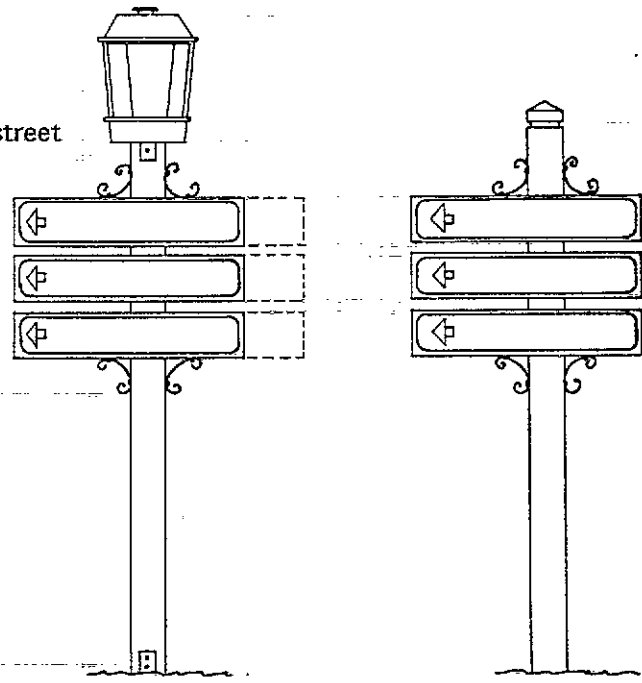
This design can be adapted to mark entrances to Old Town



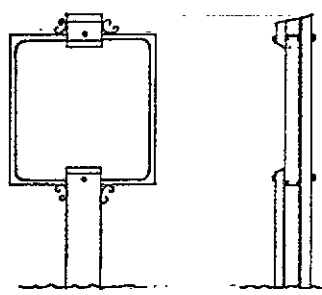
ADAPT SIGN TO EXISTING POST

DIRECTIONAL SIGNS

These can be adapted for use as street signs in Old Town



SERVICE SIGN



ABCDEFGHIJKLMN OPQRSTUVWXYZ
abcdefghijklmno pqrstuvwxyz
1234567890

PLAYBILL

ABCDEFGHIJK
KLMNOPQRST
UVWXYZ
abcdefghijklmno
pqrstuvwxyz
1234567890

WAGON TRAIN

A ABC CDE EFG GH IJK K
K LLM MN NOP PQR RR R S
S ST TU UV VW WX XY Y Z
abcdefghijklmno pqrstuvwxyz
1234567890

BOOKMAN BOLD ITALIC
W/SMASH

ABCDEFGHIJKLMN
OPQRSTUVWXYZ
abcdefghijklmno pqrstuvwxyz
yz 1234567890

CONDY NEEDLE

ABCDEFGHIJKLMN
OPQRSTUVWXYZ
abcdefghijklmno pqr
stuvwxyz
1234567890

CARANDU

ABCDEFGHIJKLMN OPQRSTU VW
XYZ
abcdefghijklmno pqrstuvwxyz
1234567890

ALTERNATE GOTHIC

A B C D E F G H I J K L
M N O P Q R S T U V W
X Y Z
1 2 3 4 5 6 7 8 9 0

CIVIL WAR SERIES 2

ABCDEFGHI
JKLMNOPQ
RSTUVWXY
Z
1234567890

ABCDEFGHIJKLMN
OPQRSTUVWXYZ
1234567890

CIVIL WAR SERIES E

A B C D E F G H I J K L M
N O P Q R S T U V W X Y Z

A B C D E F G H I J
K L M N O P Q R S T
U V W X Y Z
abcdefghijklmno
pqrstuvwxyz
1234567890

CIVIL WAR SERIES H