



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: April 5, 2018 REPORT NO. HRB 18-018

ATTENTION: Historical Resources Board
Agenda of April 26, 2018

SUBJECT: **ITEM #5 – Old Town Community Plan Update**

APPLICANT: City of San Diego

LOCATION: Old Town Community, Council District 2

DESCRIPTION: Review and consider the Old Town Community Plan Area Historic Resources Reconnaissance Survey (Reconnaissance Survey); the Prehistoric Cultural Resources Study (Cultural Resources Study); the Historic Preservation Element of the Old Town Community Plan update (HPE); and the Program Environmental Impact Report (PEIR) related to Cultural/Historical Resources for the purposes of making a Recommendation on the adoption of the Reconnaissance Survey, Cultural Resources Study, HPE, and the PEIR to the City Council.

STAFF RECOMMENDATION

Recommend to the City Council adoption of the Old Town Community Plan Area Historic Resources Reconnaissance Survey (Reconnaissance Survey); the Prehistoric Cultural Resources Study (Cultural Resources Study); the Historic Preservation Element of the Old Town Community Plan update (HPE); and the Program Environmental Impact Report (PEIR) related to Cultural/Historical Resources.

BACKGROUND

The City Council authorized the update to the Old Town Community Plan in 2008. The following year, the City entered into a contract with GPA to prepare a Historic Resources Reconnaissance Survey consisting of a historic context statement identifying the historical themes and property types significant to the development of the Old Town community, and a survey report documenting properties which may associated with those themes in an important way. The information in the Reconnaissance Survey, along with the Prehistoric Cultural Resources Study (AECOM 2015) was used to identify locations in the Old Town community that may contain significant historical resources. The information in these documents was used to shape the Historic Preservation Element of the Old Town Community Plan Update (OTCPU); inform other Plan elements, including Land Use; and prepare the Historical and Tribal Cultural Resources section of the PEIR.

The Reconnaissance Survey, Cultural Resources Study and HPE were presented to the Historical Resources Board as an Information Item in March of 2017. Information presented included an overview of the OTCPU process to date, the results of the Reconnaissance Survey and Cultural Resources Study, and an overview of the goals and policies of the HPE. The Staff Report from the March 2017 meeting is included as Attachment 1. At the meeting, the Board was supportive of the documents presented, with only minor comments related to formatting, clarifications, and minor changes to language. No significant issues were identified for any of the documents reviewed. During public testimony, SOHO commented that a potential historic district or Multiple Property Listing (MPL) should be identified for both aerospace related resources and motor courts.

Following the hearing, staff reviewed all comments received and completed edits to the Reconnaissance Survey and the HPE. In regard to the HPE, staff also added a Policy to the "Identification of New Historic Resources" section, HP-2.8, which states, "Evaluate the possibility of a multi-community or Citywide historic context statement and Multiple Property Listing related to the aerospace industry in San Diego." Staff did not add a policy related to motor courts. While motor courts were historically more common in the plan area, only one motor court that retains integrity remains, and has been identified as a potentially significant resource. If the City does pursue a City-wide MPL related to motor courts in the future, Old Town would certainly fall within the scope of such an effort.

The Old Town Community Plan Update Draft Program Environmental Impact Report (PEIR) was posted for public review on January 12, 2018, with public review initially ending on March 1, 2018, but extended through March 15, 2018. Limited comments were received in regard to the Historical and Tribal Cultural Resources Section. Staff is currently preparing a formal response to comments, which will be incorporated into the Final PEIR. Because the OTCPU schedule requires HRB review prior to the publishing of the final PEIR, the relevant comment letters received have been included as Attachment 7, and staff responses to those comments are summarized here.

In regard to the built environment, a comment letter from the Old Town Community Planning Group concurred with the conclusion of the Draft PEIR that the OTCPU would have significant and unavoidable impacts to historical and tribal cultural resources, even after mitigation. The letter also identifies a typo related to the Estudillo House on page 17 of the Reconnaissance Survey and an incomplete sentence on page 18. The typo has been corrected in the revised Reconnaissance Survey; however, the sentence identified was not incomplete. References in the letter to labels used in Figures 3-1 and 3-2 of the Draft Community Plan relate to the Land Use Element, and are not related to portions of the OTCPU within the jurisdiction of the HRB. A comment letter from SOHO reiterated the comments of the Old Town Community Planning Group, and added that a MPL related to motor courts should be identified. However, the motor court MPL was not included for the reasons identified above.

In their comment letter, California State Parks concurred with the conclusions related to impacts to historical and tribal cultural resources; identified some requested corrections to the Environmental Setting section of the Draft PEIR; and recommended ongoing tribal consultation regarding any impacts to tribal cultural resources. In regard to Tribal Cultural and archaeological resources, the City received one letter from the Jamul Indian Village of California requesting a follow-up meeting on the AB-52 consultation that had previously occurred. The City's Tribal liaison met with representatives from the Jamul Indian Village to discuss the project and answer questions to the

satisfaction of the Tribe. Lastly, the comment letter from the San Diego County Archaeological Society (SDCAS) noted that the Reconnaissance Survey and Cultural Resources Study appear well done, and that the Society does not have any comments on them.

Based upon a thorough review of the comments received, the addition of Policy HP-2.8 is the only change to the HPE, and staff finds that no edits to the Historical and Tribal Cultural Resources Section of the PEIR are required in response to public comment.

ANALYSIS

Historic Resources Reconnaissance Survey

The Historic Resources Reconnaissance Survey prepared by GPA (Attachment 2) provides a project overview, including public outreach efforts; discusses the project methods and survey approach; discusses the criteria used for evaluating properties; provides a historic context addressing the themes significant to development of the plan area and the property types that reflect those significant themes; and identifies potential individual resources and potential historic districts which may be eligible for designation based upon the historic context. The following periods and themes were identified in the Historic Context:

- Spanish Period (1769-1821)
- Mexican Period (1821-1846)
- American Period (1846-1970)
 - Theme: American Transition Period (1846-1872)
 - Theme: Early American Development and Industrialization (1873-1929)
 - Theme: Automobile, Early Tourism and Preservation in Old Town
 - Theme: Great Depression and World War II (1930-1945)
 - Theme: Post World War II (1946-1970)

Based upon the historic context statement and the reconnaissance-level survey, GPA and the City of San Diego identified 21 properties that may be eligible for individual listing. Reflecting a mixture of uses, the majority of these resources relate to the themes Early American Development and Industrialization (1873-1929) and Automobile, Early Tourism and Preservation in Old Town, with 8 properties identified for each theme. The Reconnaissance Survey identified one significant concentration of resources which may be eligible as a potential historic district. Located north of Juan Street and east of the Presidio Hills Golf Course, the George Marston Potential Historic District is an intact grouping of 25 residential properties (24 contributing and 1 non-contributing) constructed between 1938 and 1955 in the Minimal Traditional and Ranch styles. The potential district appears eligible under HRB Criterion C related to the themes under the *Great Depression and World War II* and *Post-World War II*, as outlined in the context statement. The Reconnaissance Survey did not find and potential Multiple Property Listings (MPLs) present in the Old Town community. However, should a City-wide context and MPL ever be developed for a resource type present in the Old Town community, those properties could certainly be evaluated within that City-wide MPL.

Prehistoric Cultural Resources Study

The City contracted with AECOM to prepare a constraints analysis and cultural resources sensitivity analysis for prehistoric resources in support of the community plan update for the community of Old Town. The Prehistoric Cultural Resources Study (Attachment 3) provides a discussion of the environmental and cultural setting; defines archaeological and tribal cultural resources; summarizes the results of archival research and outreach to the Native American Heritage Commission and local tribal representatives; analyzes the cultural sensitivity levels within the community; and provides recommendations to best address archaeological and tribal cultural resources in the Old Town Community.

Historic Preservation Element

The Historic Preservation Element (HPE) of the OTCPU (Attachment 4) guides the preservation, protection and restoration of historical and cultural resources within the community plan area. The element includes goals and policies for addressing the history and historic resources unique to the Old Town community in order to encourage appreciation of the community's history and culture. The policies within the HPE fall within two general categories, 1) identification and preservation of historical resources, and 2) educational opportunities and incentives related to historical resources. Broadly, the goals and policies of the HPE include protection of designated historical resources; preservation of notable buildings, structures, objects and community features; outreach to and collaboration with the community and property owners on the identification of new resources; identification and protection of archaeological and tribal cultural resources; and promotion of educational and interpretive programs and heritage tourism opportunities. These policies were informed by the results of the Reconnaissance Survey and the Prehistoric Cultural Resources Study, and were developed in collaboration with the community.

Environmental Analysis of Historical Resources

A Program Environmental Impact Report (PEIR) was prepared (Attachment 5) and includes a CEQA-level analysis of potentially significant impacts to Historical Resources (prehistoric, historic archaeological, tribal cultural and built environment resources), which is detailed in Section 5.3 "Historical and Tribal Cultural Resources" of the PEIR (Attachment 6). Although the proposed Old Town CPU and associated discretionary actions do not propose specific development, future development could result in the alteration of historical resources as defined in the Land Development Code (e.g. historic building, structure, object, or site.) The mitigation framework provided in the PEIR (HIST-5.3-1 and HIST 5.3-2) would be required of all development projects with the potential to impact significant historical resources. A complete copy of the Draft PEIR, is provided on the City's website through the link at the end of this report. Staff is currently preparing responses to comments received during the public review period; however, comments related to Historical and Tribal Cultural Resources were limited and minor, as detailed in the Background section of this report, and no changes to PEIR Section 5.3 will occur as a result of comments received.

CONCLUSION

In conclusion, the information provided in the Reconnaissance Survey and Cultural Resources Study have been incorporated into the planning process for Old Town CPU and are reflected in the goals

and policies of the Historic Preservation Element. In addition, the PEIR includes a mitigation framework for cultural and historical resources that would reduce impacts anticipated from future projects, although not below a level of significance for built environment resources. Therefore, staff recommends that the HRB recommend to the City Council adoption of the Old Town Community Plan Area Historic Resources Reconnaissance Survey (Reconnaissance Survey); the Prehistoric Cultural Resources Study (Cultural Resources Study); the Historic Preservation Element of the Old Town Community Plan update (HPE); and the Program Environmental Impact Report (PEIR) related to Cultural/Historical Resources.



Kelley Stanco
Senior Planner

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Attachments:

1. [Report No. HRB-17-022](#): INFORMATION ITEM A – Draft Old Town Community Plan Area Historic Resources Reconnaissance Survey, Prehistoric Cultural Resources Study and Historic Preservation Element (without attachments)
2. Draft “Old Town Community Plan Area Historic Resources Reconnaissance Survey: Historic Context and Survey Report,” Updated April 2018
3. Prehistoric Cultural Resources Study prepared by AECOM, dated January 2015.
4. Historic Preservation Element from the Draft Old Town CPU, dated November 2017.
5. Old Town Environmental Impact Report (available online at: <https://www.sandiego.gov/sites/default/files/project561630-eir.pdf>)
6. Draft Old Town PEIR Section 5.3, Historical and Tribal Cultural Resources, dated January 2018
7. Public Comment Letters Received on the Old Town PEIR Related to Historical and Tribal Cultural Resources.



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: March 9, 2017 REPORT NO. HRB-17-022

ATTENTION: Historical Resources Board
Agenda of March 23, 2017

SUBJECT: **INFORMATION ITEM A – Draft Old Town Community Plan Area Historic Resources Reconnaissance Survey, Prehistoric Cultural Resources Study and Historic Preservation Element**

APPLICANT: City of San Diego Planning Department

LOCATION: Old Town Community Planning Area, Council District 3

DESCRIPTION: Review the Draft Old Town Community Plan Area Historic Resources Reconnaissance Survey, the Prehistoric Cultural Resources Study and the Historic Preservation Element from the Draft Old Town Community Plan Update. No formal action will be taken by the Historical Resources Board.

BACKGROUND

The City Council authorized the update to the Old Town Community Plan in 2008. The following year, the City entered into a contract with GPA to prepare a Historic Resources Reconnaissance Survey (Attachment 1) consisting of a historic context statement identifying the historical themes and property types significant to the development of the Old Town community, and a survey report documenting properties which may be associated with those themes in an important way. The information in the Reconnaissance Survey, along with the Prehistoric Cultural Resources Study (AECOM 2015) was used to identify locations in the Old Town community that may contain significant historical resources. The information in these documents was used to shape the Historic Preservation Element of the Old Town Community Plan Update (OTCPU), and inform other Plan elements, including Land Use.

The first working draft of the Old Town Historic Resources Reconnaissance Survey was released in February 2011. That same month, Historic Resources staff presented the draft and the preliminary findings to the Old Town Community Plan Update Advisory Committee, and received some comments and questions (Attachment 2). Staff returned to the Advisory Committee one year later with a revised draft and received only minor comments (Attachment 3). Later that year, in September 2012 Historic Resources staff and GPA presented the draft survey and findings to the Historical Resources Board as an information item (Attachment 5) while the survey was underway. As an information item, no action was taken by the Board; however, comments and questions from the public and Board were welcomed. Following the presentation by staff and GPA, minor comments and questions were received from members of the Board (Attachments 6 and 7). Since 2012, minor revisions and corrections have been made to the Reconnaissance Survey, but no major changes have occurred. The revised draft was published in February 2017.

The Prehistoric Cultural Resources Study (Attachment 7) was first released in March 2012 and was presented to the Old Town Plan Update Advisory Committee over the course of two meetings in March and June of that year. Similar to the Reconnaissance Survey, staff received only minor comments and questions regarding the Prehistoric Cultural Resources Study (Attachments 3 and 4). Outreach to the Native American Heritage Commission and consultation with local tribal representatives also occurred, as described in the Study.

A Public Review Draft of the OTCPU which included a Historic Preservation Element (HPE) was released in September 2015. A revised draft of the OTCPU was released to the community in mid-February 2017. Given the volume of information and documentation associated with a CPU, staff is providing the HRB with an opportunity to review and become familiar with the Reconnaissance Survey, the Prehistoric Cultural Resources Study and the HPE for the OTCPU in advance of the adoption hearing process scheduled for later this year.

HISTORIC RESOURCES RECONNAISSANCE SURVEY

The Historic Survey prepared by GPA provides a project overview, including public outreach efforts; discusses the project methods and survey approach; discusses the criteria used for evaluating properties; provides a historic context addressing the themes significant to development of the plan area and the property types that reflect those significant themes; and identifies potential individual resources and potential historic districts which may be eligible for designation based upon the historic context.

Historic Context

The Historic Context Statement presents an overview of the history of the Old Town community, with a specific emphasis on describing the historic themes and patterns that have contributed to the community's physical development. It presents the history of the community's built environment from the Spanish Period to the present in order to support and guide identification and evaluation of historic properties throughout the community, as well as to inform future planning decisions. It is important to note that the Reconnaissance Survey is intended only to address extant built environment resources. Archaeological resources are addressed in the Prehistoric Cultural Resources Study. The following periods and themes were identified in the Historic Context:

- Spanish Period (1769-1821)
- Mexican Period (1821-1846)
- American Period (1846-1970)
 - Theme: American Transition Period (1846-1872)
 - Theme: Early American Development and Industrialization (1873-1929)
 - Theme: Automobile, Early Tourism and Preservation in Old Town
 - Theme: Great Depression and World War II (1930-1945)
 - Theme: Post World War II (1946-1970)

Detailed Reconnaissance Survey

A reconnaissance-level survey, as defined by the National Park Service, is a "once over lightly" inspection of an area. In contrast, an intensive-level survey includes a detailed inspection of the survey area in order to identify "precisely and completely" all historic resources in an area. The Reconnaissance Survey for the OTCPU is more detailed than a reconnaissance-level survey, but without the degree of documentation required for an intensive-level survey. The purpose of this survey is to identify potentially historic properties within the community plan area for consideration in the community plan update process and for possible future designation.

Fieldwork for the Old Town Historic Resources Reconnaissance Survey began in 2010 and was completed by GPA, with oversight from the City's historical resources staff. GPA conducted a detailed, property-by-property inspection of the entire community plan area, evaluating all built resources constructed prior to 1970 – a total of 143 properties - for potential eligibility to the National, State and local registers. All properties identified as potentially significant – either as an individual site or as a feature of a potential historic district, were documented and a California Historic Resource Status Code was assigned to each property. Public outreach began early in the process and has been ongoing. Information received during the preparation of the Reconnaissance Survey was considered and incorporated as appropriate into the results and recommendations of the survey.

Based upon the historic context statement and the reconnaissance-level survey, GPA and the City of San Diego identified 21 properties that may be eligible for individual listing. Reflecting a mixture of uses, the majority of these resources relate to the themes Early American Development and Industrialization (1873-1929) and Automobile, Early Tourism and Preservation in Old Town, with 8 properties identified for each theme.

The Reconnaissance Survey identified one significant concentration of resources which may be eligible as a potential historic district. Located north of Juan Street and east of the Presidio Hills Golf Course, the George Marston Potential Historic District is an intact grouping of 25 residential properties (24 contributing and 1 non-contributing) constructed between 1938 and 1955 in the Minimal Traditional and Ranch styles. The potential district appears eligible under HRB Criterion C related to the themes under the *Great Depression and World War II* and *Post-World War II*, as outlined in the context statement. The potential district is named after George Marston, who was responsible for the creation of the unnamed subdivision. The appropriate naming of the district will be fully examined and established consistent with the historic resource naming policy once the district is intensively surveyed and its history and possible significance is better understood.

The Reconnaissance Survey did not find and potential Multiple Property Listings (MPLs) present in the Old Town community. However, should a City-wide context and MPL ever be developed for a resource type present in the Old Town community, those properties could certainly be evaluated within that City-wide MPL.

PREHISTORIC CULTURAL RESOURCES STUDY

The City contracted with AECOM to prepare a constraints analysis and cultural resources sensitivity analysis for prehistoric resources in support of the community plan update for the community of Old Town. The Prehistoric Cultural Resources Study provides a discussion of the environmental and cultural setting; defines archaeological and tribal cultural resources; summarizes the results of archival research and outreach to the Native American Heritage Commission and local tribal representatives; analyzes the cultural sensitivity levels within the community; and provides recommendations to best address archaeological and tribal cultural resources in the Old Town Community.

The Prehistoric Cultural Resources Study concluded that the community of Old Town has a high cultural sensitivity level for the presence of archaeological resources, primarily of the historic period. Beginning with early Spanish establishment of the Presidio, the area has played a pivotal role in the historic development of the San Diego region. Prior to the arrival of the Spanish, the area was extensively occupied and exploited by Native Americans, further contributing to the community's rich cultural heritage and sensitivity for archaeological resources. The Study further concludes that, "Native American participation is required for all levels of future investigations in the Old Town community, including those areas that have been previously developed, unless additional information can be provided to demonstrate that the property has been graded to a point where no resources could be impacted. Areas that have not been previously developed should be surveyed to determine potential for historical resources to be encountered, and whether additional evaluation is required. In areas that have been previously developed, additional ground-disturbing activities may require further evaluation and/or monitoring."

HISTORIC PRESERVATION ELEMENT

The Historic Preservation Element (HPE) of the OTCPU (Attachment 9) guides the preservation, protection and restoration of historical and cultural resources within the community plan area. The element includes goals and policies for addressing the history and historic resources unique to the Old Town community in order to encourage appreciation of the community's history and culture. The policies within the HPE fall within two general categories, 1) identification and preservation of historical resources, and 2) educational opportunities and incentives related to historical resources. Broadly, the goals and policies of the HPE include protection of designated historical resources; evaluation and preservation of new historical resources; outreach to and collaboration with the community and property owners on the identification of new resources; identification and protection of archaeological and tribal cultural resources; and promotion of educational and interpretive programs and heritage tourism opportunities. These policies were informed by the results of the Reconnaissance Survey and the Prehistoric Cultural Resources Study, and were developed in collaboration with the community.

NEXT STEPS

At this time, staff is presenting the Reconnaissance Survey, Prehistoric Cultural Resources Study and HPE for review by the Historical Resources Board and responding to any questions. The Program Environmental Impact Report (PEIR) for the CPU will be prepared over the next several months, and is anticipated to be released for public review and comment sometime in summer of this year. The adoption hearing process for the OTCPU is expected to begin in early fall, with review by the HRB tentatively scheduled for September, at which time the Board will provide a recommendation to the City Council on the adoption of the Old Town Community Plan Area Historic Resources Reconnaissance Survey, the Prehistoric Cultural Resources Study, the Historic Preservation Element of the CPU, and the environmental mitigation related to impacts to historical resources.



Kelley Stanco
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- Attachments:
1. Draft "Old Town Community Plan Area Historic Resources Reconnaissance Survey: Historic Context and Survey Report," Updated February 2017
 2. Old Town Community Plan Update Advisory Committee Meeting Summary of February 15, 2011.
 3. Old Town Community Plan Update Advisory Committee Meeting Summary of March 20, 2012.
 4. Old Town Community Plan Update Advisory Committee Meeting Summary of June 13, 2012.
 5. Old Town Historic Resources Reconnaissance Survey PowerPoint Presentation for HRB hearing of September 27, 2012.
 6. Minutes of Historical Resources Board hearing of September 27, 2012.
 7. Link to Digital Audio Recording of Historical Resources Board Hearing of September 2012 (*Note that Information Item A, Old Town Survey begins 11 minutes and 30 seconds into the audio file and concludes at 29 minutes and 10 seconds.*) http://granicus.sandiego.gov/MediaPlayer.php?publish_id=1437
 8. Prehistoric Cultural Resources Study prepared by AECOM, dated January 2015.
 9. Historic Preservation Element from the Draft Old Town CPU.

GalvinPreservationAssociates



City of San Diego Draft Old Town San Diego Community Plan Area Historic Resources Reconnaissance Survey: Historic Context & Survey Report

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Updated April 2018
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Updated February 2017
March 2012





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Executive Summary

Summary

This report presents the results of a historic resources survey of the Old Town San Diego Community Plan Area. In September 2009, the City of San Diego retained Galvin Preservation Associates Inc. (GPA) to complete this survey as part of its community plan update process. GPA conducted a reconnaissance-level survey of the community plan area, focusing on built resources constructed prior to 1970. Surveyors identified properties that appeared eligible for individual designation, as well as geographically definable areas that appeared eligible for designation as historic districts. All identified properties were evaluated using the City of San Diego's local designation criteria and documented in a Microsoft Access database provided by the City. All properties were assigned a corresponding California Historic Resource Status Code. In total, 143 properties were surveyed resulting in the identification of one potential historic district and 21 potential individual resources.

In conjunction with the survey, GPA prepared a historic context statement for the Old Town San Diego Community Plan Area. The historic context statement describes the broad patterns of development in the area, organized by period and then theme. It also identifies associated property types and registration requirements to aid in the City's ongoing efforts to identify historic resources in the community plan area. The potential archaeological resources are addressed in a separate archaeological report.

The survey was conducted by GPA on behalf of and under the guidance of the City of San Diego Planning Department. The project was managed by Kelley Stanco, Senior Planner, and Cathy Winterrowd, Principal Planner, with the City of San Diego. The GPA project team consisted of professionals that meet the Secretary of Interior's Professional Qualifications for Historic Preservation, including Teresa Grimes, Principal Architectural Historian; and Nicole Collum, Jennifer Krintz, and Elysha Dory, Architectural Historian IIs.

Other Applicable Contexts and Surveys

This survey of the Old Town Community Plan Area was intended to capture the overarching themes and property types important to the development of the community. However, other multi-community or Citywide contexts and surveys may also be applicable within the Old Town community. These include the San Diego Modernism Historic Context Statement and the San Diego Citywide Lesbian, Gay, Bisexual, Transgender and Queer (LGBTQ) Historic Context Statement. Additionally, new contexts and surveys relevant to the community may be developed in the future. Please contact Historic Preservation Planning staff in the Planning Department for information on other documents that may be applicable to the Old Town Community Plan Area.

Project Overview

Introduction

In March 2008, the San Diego City Council unanimously approved a comprehensive update to the City's General Plan. The plan sets out a long-range vision and policy framework for how the City should plan for projected growth and development, provide public services, and maintain the qualities that define San Diego over the next 20 to 30 years. It represents a shift in focus from how to develop vacant land to how to design infill development and reinvest in existing communities.

The General Plan also calls for the update of the City's various community plans. As a policy document, community plans provide goals and objectives for the development of communities and designate where specific land uses should go and are then further implemented by citywide and localized zoning programs. One of the goals of the update process will be to revise the Old Town San Diego Community Plan to reflect current conditions and the long-term vision for the community, as well as align a number of existing plan elements with community plan update guidelines and elements of the recently approved General Plan. As a first step to updating the Old Town San Diego Community Plan, the City commissioned the preparation of a reconnaissance survey of the area to identify potential historic resources constructed prior to 1970.

The term historic resource refers to properties that are listed or eligible for listing as landmarks at the national, state, or local levels. Properties can be listed individually or as part of a historic district. National, state, and local landmark designation programs have criteria for evaluating the significance of a property. Properties can be historically, culturally, architecturally, and archaeologically significant. Historic resource surveys usually address properties that are part of the built environment. Properties that may contain the material remains of past human life or activities below the ground are usually addressed in archaeological studies, although they are also historic resources.

Public Participation

Throughout the community plan update process, the City engaged the public by conducting workshops and meetings. A Community Plan Update Advisory Committee (CPUAC) was formed. The function of the CPUAC is to facilitate community involvement and represent the interests of the residents and other stakeholder groups. Following is a summary of outreach efforts related to this project:

- On February 15, 2011, GPA presented the Draft Historic Context Statement for the Old Town San Diego Community Plan Area at a CPUAC meeting. GPA and the City staff also provided an introduction to the known historic resources in the area and described how the survey fit into the larger community plan update process. During the meeting, the public was invited to comment on the significant themes related to the development of the community and on the location of significant historic resources.

- On August 30, 2011, GPA presented a revised Draft Historic Context Statement for the Old Town San Diego Community Plan Area at a community workshop. The revised draft incorporated feedback on the previous draft from both the City staff and the public. The public was invited to comment.
- On September 27, 2011, GPA attended a community plan update land use and urban design charrette. The charrette was organized into modules dealing with issues such as circulation improvements, parking, parks, open space, and historic resources. GPA presented draft survey findings and related maps.
- On September 27, 2012, GPA presented the preliminary findings of the survey to the City of San Diego Historical Resources Board as an information item. Comment from the public and the Board was received.

Survey Area

The Old Town San Diego Community Plan Area contains approximately 230 acres and is bounded on the north by Interstate 8 and Mission Valley, on the west by Interstate 5, and on the south and east by the Mission Hills/Uptown hillsides. Old Town San Diego consists of single- and multi-family uses, office uses, and an abundant variety of tourist-oriented commercial uses. A sizeable portion of the area consists of parkland, including Old Town San Diego State Historic Park, Presidio Park, Heritage Park, and numerous public parking facilities. There are 37 designated historic resources in the plan area, including one historic district. Other existing public landholdings include the Caltrans District 11 administrative and operational facility on Taylor Street. Old Town San Diego is also the location of a major rail transit station, primarily accommodating light rail service throughout the region.

The Old Town San Diego Historic Resource Reconnaissance Survey included the completion of a historic context statement, identification of known and potential historic resources, and preparation of a survey report. Resources within the Old Town San Diego State Historic Park and Presidio Park were not surveyed, as they have already been evaluated and designated. The purpose of the historic context statement was to provide a description of the broad patterns of development within the plan area, identify the historical themes significant to the development of the community, and describe the property types that convey those themes in a significant way. In keeping with the history of San Diego that is provided in the General Plan as Appendix E, HP-1, the historic context statement is organized by period and then theme, when appropriate. The property types that reflect those periods and themes were identified during the reconnaissance survey of the area. All parcels containing structures built before 1970 were surveyed. The project team recorded basic information on these buildings and documented the information in the City's Microsoft Access database. The City will use this database to generate State Inventory Forms (DPR 523 A). Evaluation codes were assigned based upon the eligibility requirements and integrity thresholds developed in the historic context statement. It is important to note that in Old Town San Diego many properties have been used for centuries and may have gained significance during more than one period in history.



Figure 1: Map of survey area. **Source:** Bing Maps and Galvin Preservation Associates.

Methods

Introduction

The historic context statement and reconnaissance survey were developed in accordance with the *Secretary of Interior's Standards and Guidelines for Historic Preservation* and *National Register Bulletin No. 24, Guidelines for Local Survey: A Basis for Preservation Planning* and The City of San Diego's *Historic Resource Survey Guidelines*.

A historic context statement is a technical document that consists of specific sections recommended by the Secretary of the Interior in *National Register Bulletin No. 24: Guidelines for Local Surveys*. The bulletin defines a historic context as a body of information about historic properties organized by theme, place, and time. Historic context is linked with tangible historic resources through the concept of property type. A property type is a group of individual properties based on shared physical or associative characteristics. A historic context statement provides a framework for determining the relative significance of properties and evaluating their eligibility for landmark designation.

There are two types of historic resource surveys: reconnaissance and intensive. A reconnaissance survey includes a "once over" inspection of a community or neighborhood. Reconnaissance surveys are used to form the basis for more intensive, detailed survey efforts. During a reconnaissance survey, descriptive information about buildings, structures, and objects are collected and analyzed primarily through architecture and dates of construction.¹ Property specific research is not conducted and evaluations are considered preliminary.

Project Approach

The approach employed to complete this project included the following:

1. Meeting with the City Staff. The project team met with the City staff to identify the specific needs of the survey and to gather information on previous studies and known historic resources. The project manager clarified the goals for the City and reviewed the project scope and schedule.
2. Existing Information. The project team collected and reviewed existing information on the area including:
 - Local, state, and national landmark application forms
 - Old Town San Diego Community Plan
 - San Diego History, San Diego General Plan
3. Contextual Research. The project team identified information gaps and conducted additional contextual research. Archival research was conducted at the San Diego

¹ *Historic Resource Survey Guidelines*, City of San Diego, City Planning and Community Investment Division, July 2008, p. 1.

- Historical Society (historic photographs, historical documents, and newspaper articles), San Diego Public Library (Historical *San Diego Tribune* newspaper database, San Diego city directories and newspaper clippings) and the Los Angeles Public Central Library (ProQuest Historical *Los Angeles Times* database and Sanborn maps). This information was used as a foundation for developing the historic contexts for the plan area.
4. Outline and Bibliography. The existing information and contextual research was used to develop the outlines and bibliographies for the historic context statement. The historic maps were used to identify the development patterns and determine the approximate build dates for the individual buildings. The general reference material was used to identify the significant themes and property types. The outline and bibliography were submitted to the City staff for comments and were revised accordingly.
 5. Historic Context Statement. A historic context statement was developed for the plan area. The historic context establishes the significant themes and property types that reflect those themes. Eligibility requirements and integrity thresholds were developed based upon the reconnaissance survey using local designation criteria. In keeping with the history of San Diego that is provided in the General Plan as Appendix E, HP-1, the historic context statement is organized by period: Pre-Contact, Spanish, Mexican, and American. But as the resources associated with the first three periods are either gone, addressed by a separate historic context statement for archeological resources, or already designated, themes were only developed for the American period. The context statement was submitted to the City staff for comments and was revised accordingly.
 6. Reconnaissance Survey. The project team conducted a reconnaissance level survey of all properties constructed prior to 1970 in the plan area. The project team digitally photographed each property that appeared to have been constructed prior to 1970 and took field notes on the materials, condition, alterations, and integrity of each property.
 7. Database. The City provided GPA with a Microsoft Access database that included a record for all parcels included in the Community Plan Area. Using the database, the project team assigned California Historic Resource Status Codes to each property constructed prior to 1970. GPA also completed fields involving the descriptive and physical attributes of each property, and attached photographs to the records. The City will use the information entered in the database to generate State Inventory Forms (DPR 523 A).
 8. Final Report. All survey results were analyzed and synthesized into this final report, including the historic context statement and reconnaissance survey data.

Criteria for Evaluating Properties

GPA worked with the City to identify buildings within the plan area that have the potential to meet federal, state, or local landmark criteria. The project team evaluated the buildings within their identified historic contexts to determine if they might be potentially eligible historic resources. Primarily, this project focused on City criteria to determine potential eligibility; however, surveyors also considered the National Register and California Register criteria in their evaluations. The following is a discussion of each set of the evaluation criteria.

National Register of Historic Places

The National Register is "an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."²

Criteria

To be eligible for listing in the National Register, a property must be at least 50 years of age and possess significance in American history and culture, architecture, or archaeology. A property of potential significance must meet one or more of four established criteria:³

- A. Associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Associated with the lives of persons significant in our past; or
- C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Yield, or may be likely to yield, information important in prehistory or history.

Physical Integrity

Integrity is the ability of a property to convey its significance. To be listed in the National Register, a property must not only be shown to be significant under the criteria, but it also must have integrity. The evaluation of integrity is grounded in an understanding of a property's physical features and how they relate to its significance. The California Office of Historic Preservation and the City of San Diego utilizes the same aspects of integrity as the National Register.

Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognize seven aspects or qualities

² Title 36 Code of Federal Regulations Part 60.2.

³ Title 36 Code of Federal Regulations Part 60.4.

that, in various combinations, define integrity. These seven aspects include location, setting, design, materials, workmanship, feeling and association. To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The seven aspects of integrity are defined as follows:

- Location is the place where the historic property was constructed or the place where the historic event occurred.
- Design is the combination of elements that create the form, plan, space, structure, and style of a property.
- Setting is the physical environment of a historic property.
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
- Association is the direct link between an important historic event or person and a historic property.

Criteria Consideration G

Certain kinds of properties, like those less than 50 years of age, are not usually considered eligible for listing in the National Register. Fifty years is the general estimate of the time needed to develop historical perspective and to evaluate significance. These properties can be eligible for listing, however, if they meet special requirements called Criteria Considerations, in addition to meeting the regular requirements. *National Register Bulletin #15* states that a property less than 50 years of age may be eligible for the National Register if it is of exceptional importance.⁴ Demonstrating exceptional importance requires the development of a historic context statement for the resource being evaluated, a comparative analysis with similar resources, and scholarly sources on the property type and historic context.

California Register of Historical Resources

In 1992, Governor Wilson signed Assembly Bill 2881 into law establishing the California Register. The California Register is an authoritative guide used by state and local agencies, private groups and citizens to identify historic resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts.

⁴ *National Register Bulletin #15*, p. 2.

The California Register consists of properties that are listed automatically as well as those that must be nominated through an application and public hearing process.⁵ The California Register automatically includes the following:

- California properties listed in the National Register and those formally Determined Eligible for the National Register;
- California Registered Historical Landmarks from No. 0770 onward; and
- Those California Points of Historical Interest that have been evaluated by the Office of Historic Preservation (OHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.

The criteria for eligibility of listing in the California Register are based upon National Register criteria, but are identified as 1-4 instead of A-D. To be eligible for listing in the California Register, a property must be at least 50 years of age and possess significance at the local, state, or national level, under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important in the prehistory or history of the local area, California, or the nation.

Historic resources eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. Resources less than 50 years of age may be eligible if it can be demonstrated that sufficient time has passed to understand its historical importance. While the enabling legislation for the California Register is less rigorous with regard to the issue of integrity, there is the expectation that properties reflect their appearance during their period of significance.⁶

San Diego Register of Historic Resources

The Historical Resources Guidelines of the City of San Diego's Land Development Manual identifies the criteria under which a resource may be historically designated. It states that any improvement, building, structure, sign, interior element and fixture, site, place, district, area, or object may be designated a historic resource by the City of San Diego Historical Resources Board if it meets one of the following designation criteria:

⁵ Public Resources Code Section 5024.1.

⁶ Public Resources Code Section 4852.

- A. Exemplifies or reflects special elements of the City's, a community's, or a neighborhood's, historical, archeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development; or
- B. Identified with persons or events significant in local, state, or national history; or
- C. Embodies distinctive characteristics of a style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship; or
- D. Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman; or
- E. Is listed or has been determined eligible by the National Park Service for listing in the National Register of Historic Places or is listed or has been determined eligible by the State Historic Preservation Office for listing in the California Register of Historical Resources; or
- F. Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.

In addition to meeting one or more of the above criteria, a property eligible for the City of San Diego Register must also retain sufficient integrity to convey its significance. Although the City's municipal code does use a 45-year threshold to review properties which may be adversely impacted by development, a property need not be 45 years of age to be eligible for listing on the City's register.

The City's historic preservation program provides for the designation of individually significant resources as well as historic districts. A historic district is defined by the City's municipal code as "a significant concentration, linkage, or continuity of sites, buildings, structures, or objects that are united historically, geographically, or aesthetically by plan or physical development and that have a special character, historical interest, cultural or aesthetic value, or that represent one or more architectural periods or styles in the history and development of the City."

California Historical Resource Status Codes

As part of this survey effort, once the properties were evaluated for their historic significance they were each assigned a California Historical Resource Status Code. The California Historical Resource Status Codes are codes that were created by the Office of Historic Preservation (OHP) to classify historical resources in the state's inventory, which had been identified through a regulatory process or local government survey. The code system was initially created as National Register Status Codes in 1975 but has since been updated and changed in 2004 due to the ambiguity of the early coding system and changes in the needs of local governments' registration programs statewide to convey the significance of resources for purposes of the California

Environmental Quality Act (CEQA). Implicit within the status codes is a hierarchy reflecting the level of identification, evaluation, and designation to which a property had been subjected.

The evaluation instructions and classification system proscribed by OHP in its *Instructions for Recording Historical Resources* provide a three-digit evaluation code for use in classifying potential historic resources. The first digit indicates the general category of evaluation. The letter code indicates whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a code that describes some of the circumstances or conditions of the evaluation. The following codes were used in this survey:

- 1S. Individual property listed in the National Register by the Keeper. Listed in the California Register.
- 1CS. Listed in the California Register as an individual property by the State Historic Resources Commission.
- 3CS. Appears eligible for the California Register as an individual property through survey evaluation.
- 4CM. Included on a master list of state-owned properties that appear eligible for National or California Register listing through survey evaluation.
- 5D3. Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
- 5S1. Individual property that is listed or designated locally.
- 5S3. Appears to be individually eligible for local listing or designation through survey evaluation.
- 6Z. Found ineligible for the National Register, California Register, or local designation through survey evaluation.
- 7R. Identified in reconnaissance level survey; not evaluated.

Historic Context Statement

Introduction

The Old Town San Diego Community Plan Area encompasses approximately 230 acres of relatively flat land that is bounded on the north by Interstate 8 (I-8) and Mission Valley, on the west by Interstate 5 (I-5), and on south and east by the Mission Hills/Uptown hillsides. Old Town San Diego consists of single and multi-family uses (approximately 675 residents), office uses, and an abundant variety of tourist-oriented commercial uses (restaurant and drinking establishments, boutiques and specialty shops, jewelry stores, art stores and galleries, crafts shops, and museums). A sizeable portion of Old Town San Diego consists of dedicated parkland; including Old Town San Diego State Historic Park, Presidio Park (City), Heritage Park (County), and numerous public parking facilities. There are 37 designated historic resources in the Old Town San Diego Community Planning Area, including one historic district. Other existing public landholdings include the recently constructed Caltrans District 11 administrative and operational facility on Taylor Street. Old Town San Diego is also the location of a major rail transit station, primarily accommodating light rail service throughout the region.

As part of the Old Town San Diego Historic Resources Reconnaissance Survey, the following historic context statement was prepared. Historic context statements are intended to provide an analytical framework for identifying and evaluating resources by focusing on and concisely explaining what aspects of geography, history, and culture significantly shaped the physical development of a community or region's land use patterns and built environment over time; what important property types were associated with those developments; why they are important; and what characteristics they need to have to be considered an important representation of their type and context. The significant themes and property types identified in the context will assist City staff in identifying significant extant resources within the built environment. The pre-contact and early contact periods and associated archaeological and cultural resources are addressed separately in the archaeology study prepared for the community plan update.

The following context statement is organized in the same fashion as the historic context statement in the General Plan in that it is divided into periods based upon the government in power. The Spanish and Mexican Periods are included only as background as most of the properties associated with these periods are already identified and listed. The potential archaeological resources in the plan area are addressed in a separate archaeological study. The potential historic resources in the plan area date from the American Period. The themes that influenced the development of the plan area during the American Period are discussed, as are the associated property types that represent those themes.

Spanish Period (1769-1821)⁷

In spite of Juan Cabrillo's earlier landfall on Point Loma in 1542, the Spanish colonization of

⁷ This section was largely extracted from "Appendix E, HP-1 San Diego History" in the *City of San Diego General Plan*. Adopted March 10, 2008.

Alta California did not begin until 1769. Concerns over Russian and English interests in California motivated the Spanish government to send an expedition of soldiers, settlers, and missionaries to occupy and secure the northwestern borderlands of New Spain. This was to be accomplished through the establishment and cooperative inter-relationship of three institutions: the presidio, mission, and pueblo. In 1769 a land expedition led by Gaspar de Portola reached San Diego Bay, where they met those who had survived the trip by sea on the *San Antonio* and the *San Carlos*. Initially, camp was made on the shore of the bay in the area that is now downtown San Diego. However, lack of water at this location, led to moving the camp in May to a small hill closer to the San Diego River near the Kumeyaay village of Cosoy. Father Junípero Serra arrived in July to find the presidio serving mostly as a hospital. The Spanish built a primitive mission and presidio structure on the hill near the river. The first chapel was built of wooden stakes and had a roof made of tule reeds.

Just four months after the colonial project was initiated, the Kumeyaay staged an uprising. The Kumeyaay seized some of their possessions, however, the Spaniards themselves were not taken.⁸ While the mission attracted a few converts, friction between the Kumeyaay and Spanish lingered. By 1772 a stockade was constructed and included barracks for the soldiers. The Spanish also constructed a storehouse for supplies, a house for the missionaries, and a chapel. The original log and brush huts were gradually replaced with buildings made of adobe bricks. Pitched roofs with rounded roof tiles eventually replaced flat earthen roofs. Clay floors were eventually lined with fired brick.

In August 1774, the Spanish missionaries moved the Mission San Diego de Alcalá to its present location six miles up the San Diego River Valley (modern Mission Valley) near the Kumeyaay village of Nipaguay. Begun as a thatched *jacal* chapel and compound built of willow poles, logs, and tules, the new Mission was sacked and burned in the Kumeyaay uprising of November 5, 1775. The first adobe chapel was completed in October 1776, and the present church was begun the following year. A succession of building programs through 1813 resulted in the final rectilinear plan that included a church, bell tower, sacristy, courtyard, residential complex, workshops, corrals, gardens, and cemetery.⁹ Orchards, reservoirs, and other agricultural installations were built to the south on the lower San Diego River alluvial terrace and were irrigated by a dam and aqueduct system. The mission system had a significant effect on all Native American groups from the coast to the inland areas and was a dominant force in San Diego County.

Life for the new settlers at the San Diego presidio was isolated and difficult. The arid desert climate and aggressive Native American population made life hard for the Spanish settlers. They raised cattle and sheep, gathered fish and seafood, and did some subsistence farming in the San Diego River Valley to generate enough food to keep the fledgling community of a few hundred Spaniards and hundreds of Native American neophytes alive. The situation was complicated by the Spanish government's insistence on making trade with foreign ships illegal. Although some

⁸ The uprising took place on August 12 and 15, 1769. <http://www.kumeyaay.com/kumeyaay-history/40-spanish-contact.html>; accessed September 1, 2011.

⁹ Norman Neuerberg. "The Changing Face of Mission San Diego," *The Journal of San Diego History*, Vol. 32, No. 1, (Winter 1986). <http://www.sandiegohistory.org/journal/86winter/mission.htm>; accessed April 1, 2010.

smuggling of goods into San Diego was done, the amounts were likely small.¹⁰

Associated Property Types

The property types associated with the Spanish Period include historic sites and reconstructed buildings. They have all been listed already and include: Casa de Carrillo (CHL Site #74), the San Diego Presidio Site (HRB Site #4), the Franciscan Garden Site Block 413 (HRB Site #44), and the Serra Palm Site (HRB Site #5). They are each described below.

Casa de Carrillo was one of the earliest and largest residences constructed during the Spanish Period. It was originally built in circa 1810 by Francisco Maria Ruiz and later became the home of Joaquin Carrillo and his family in the 1820s. Casa de Carrillo is but a remnant reconstruction of what it used to be. The original residence was constructed of adobe bricks with a smooth earthen plaster exterior. The residence is designated California Historical Landmark No. 74 and is located at the northwest corner of the Presidio Hills Golf Course, 4136 Wallace Street.¹¹



Figure 2: The Junipero Serra Museum on dedication day in 1929.
Source: <http://www.sandiegohistory.org/journal/69summer/images.htm>

The San Diego Presidio Site commemorates two important events: the founding of the first permanent European settlement on the Pacific Coast of the United States and the establishment of the first mission in California by Father Junipero Serra in 1769. From 1769 to 1776 the presidio served as the base of operations for the Spanish settlers and continued to function as the seat of military jurisdiction in Southern California through 1837 under Mexican rule. The presidio was originally constructed using wood for the exterior walls; however, in 1778 this material was replaced with

adobe.¹² The archeological remains were designated a National Historic Landmark in 1963 and were listed as California Historical Landmark No. 59. The Junipero Serra Museum, constructed in 1929 was designed in the spirit of the original San Diego presidio and is not included in the San Diego Presidio Site designation. Today the San Diego Presidio Site is located in front of the Junipero Serra Museum within Presidio Park.¹³

The Franciscan Garden Site Block 413 was constructed in 1769 when the San Diego presidio was built. This garden was used and cultivated by the Spanish settlers, although the garden has since been demolished a commemorative marker has been placed in its original location off of

¹⁰ William E. Smythe. *History of San Diego 1542-1908*. (San Diego: The History Company, 1908), 81-99.

¹¹ *California Historical Landmarks*, Office of Historic Preservation, California Department of Parks and Recreation, (Sacramento: State of California 1990), 188.

¹² Charles Snell. "San Diego Presidio," National Register of Historic Places Inventory - Nomination Form (1963), 2.

¹³ *California Historical Landmarks*, 186.

Taylor Street. This site was designated a Historic Landmark by the San Diego Historical Resources Board in 1970.

The Serra Palm Site is the location where the four divisions of the Portola Expedition met on July 1, 1769. It was at this site that Father Junipero Serra planted a palm tree when he first arrived and was the starting point where the “El Camino Real” trail began. Although, the original tree Father Serra planted no longer remains a commemorative marker is located in its place. The Serra Palm Site is designated California Historical Landmark No. 67 and is located within Presidio Park at the southeast corner of Taylor Street and Presidio Drive.¹⁴

Mexican Period (1821-1846)¹⁵

In 1822 the political situation changed. Mexico won its independence from Spain and San Diego became part of the Mexican Republic. The Mexican government opened California to foreign



Figure 3: General view of Mission San Diego Alcala, photograph by Charles C. Pierce ca. 1874.

Source: <http://digitallibrary.usc.edu/search/controller/view/chs-m14213.html?x=1296168604146>

ships, and a healthy trade soon developed, exchanging the fine California cattle hides for the manufactured goods of Europe and the eastern United States. Several of these American trading companies erected rough sawn wood-plank sheds at La Playa on the bay side of Point Loma. The merchants used these "hide-houses" for storing the hides before transport to the East Coast.¹⁶ As the hide trade grew, so did the need for more grazing lands. Thus, the Mexican government began issuing private land grants in the early 1820s, creating the rancho system of large agricultural estates. Much of the land came from the Spanish missions, which the Mexican government secularized in 1833. The ranchos dominated California life until the American takeover in

1846.¹⁷ The Mexican Period brought about the continued displacement and acculturation of the native populations.

Another change in Mexican San Diego was the decline of the presidio and the rise of the civilian pueblo. The establishment of pueblos in California under the Spanish government met with only moderate success and none of the missions obtained their ultimate goal, which was to convert to pueblos. Pueblos did, however, begin to form, somewhat spontaneously, near the California presidios. As early as 1791, presidio commandants in California were given the authority to grant

¹⁴ Ibid, 187.

¹⁵ This section was largely extracted from “Appendix E, HP-1 San Diego History” in the *City of San Diego General Plan*. Adopted March 10, 2008.

¹⁶ Smythe, 102.

¹⁷ Ibid, 101-106; Lucy Lytle Killea. “A Political History of a Mexican Pueblo: San Diego from 1825 to 1845,” Part I, *The Journal of San Diego History*, Vol. 12, No. 3, (Fall 1966).

<http://www.sandiegohistory.org/journal/66october/political.htm>; accessed March 1, 2010.

small house lots and garden plots to soldiers and their families. Sometime after 1800, soldiers from the San Diego presidio began to move themselves and their families from the presidio buildings to the tableland down the hill near the San Diego River.

Historian William Smythe noted that Don Blas Aguilar, who was born in 1811, remembered at least 15 such grants below Presidio Hill by 1821.¹⁸ Of these 15 grants, only five within the boundaries of what would become Old Town had houses in 1821. By 1827, as many as 30 homes existed around the central plaza and in 1835, Mexico granted San Diego official pueblo status. At this time the town had a population of nearly 500 residents, later reaching a peak of roughly 600.¹⁹ However, by 1835 the presidio, once the center of life in Spanish San Diego, had been abandoned and lay in ruins. Mission San Diego de Alcalá fared little better. In 1842, 100 Indians lived under the care of the friars and only a few main buildings were habitable.²⁰ The town and the ship landing area, La Playa, were now the centers of activity in Mexican San Diego.

The new Pueblo of San Diego did not prosper, as did some other California towns during the Mexican Period. In 1834, the Mexican government secularized the San Diego and San Luis Rey missions. Shortly after the secularization, an increase in Native American hostilities against the Californios occurred in the late 1830s. The attacks on outlying ranchos, along with unstable political and economic factors contributed to San Diego's population decline. In 1838, San Diego's official pueblo status was removed and it became a sub-prefecture of the Los Angeles Pueblo. By 1840, San Diego had an approximate population of 150 permanent residents.²¹

Associated Property Types

The property types associated with the Mexican Period include historic sites and reconstructed buildings. They have all been listed already and include: Fort Stockton (HRB Site #3), Casa de Estudillo (HRB Site #14-A), Casa de Bandini (HRB Site #14-C), Casa de Machado-Stewart (HRB Site #14-G), Casa de Cota Site (HRB Site #14-B), Casa de Lopez (HRB Site #21), and the Old Spanish Cemetery (HRB Site #26). They are each described below.

Fort Stockton was originally constructed in 1838, in preparation for a military offensive from Los Angeles. The fortification was originally constructed of earth. In 1846 the U.S. Army rebuilt the fortification. It was here that the Mormon Battalion ended its march from Council Bluffs, Iowa on January 29, 1874. Fort Stockton is designated California Historical Landmark No. 54 and is located within Presidio Park.²²

¹⁸ Ibid, 99.

¹⁹ Killea, <http://www.sandiegohistory.org/journal/66october/political.htm>; accessed March 1, 2010.

²⁰ Richard R. Pourade. *The History of San Diego: The Silver Dons*. (San Diego: Union-Tribune Publishing Co., 1963), 11-12, 17-18.

²¹ Killea, <http://www.sandiegohistory.org/journal/66october/political.htm>; accessed March 1, 2010; Charles. Hughes, "The Decline of the Californios: The Case of San Diego, 1846-1856," *The Journal of San Diego History*, Vol. 21, No. 3, (Summer 1975), 6-7.

²² *California Historical Landmarks*, 185.

Casa de Estudillo is an adobe residence that was originally constructed in 1828 by Don Jose Maria Estudillo. This building housed three generations of the Estudillo family and is also referred to as Ramona's marriage or wedding place. The residence was reconstructed in 1910 by John D. Spreckels with the assistance of Hazel Waterman, and again by the National Park Service in 1969. It is listed on the National Register and is designated California Historical Landmark No. 53. Casa de Estudillo is located at the southeast corner of San Diego Avenue and Mason Street.²³



Figure 4: Casa de Estudillo, ca. 1890.

Source: <http://digitallibrary.usc.edu/search/controller/view/chs-m8926.html?x=1296171520486>

Casa de Bandini was a traditional Mexican style adobe residence constructed in 1829 by Jose and Juan Bandini. Following its completion the home quickly became the social center of Old Town. In 1846, the residence became the headquarters of Commodore Stockton and Bandini provided supplies to his troops. In the early 1850s, as a result of financial hardship Bandini was forced to sell his residence. In 1869, Alfred Seely purchased the property, added a second story and converted the residence to the Cosmopolitan Hotel. By 1900, Akerman & Tuffley had converted the building into an olive processing plant. The residence was designated a California Historical Landmark (No. 72) in 1970 and is located on Mason Street between San Diego Avenue and Calhoun Street.²⁴

Casa de Machado-Stewart is a restored adobe brick home constructed in 1830 by Jose Manuel Machado. In 1845 Jack Stewart married Machado's youngest daughter, Rosa and moved in with the Machado family. Until 1966 the residence remained in the Stewart family. In 1969 the residence was restored and in 1970 it was designated California Historical Landmark No. 73. The property is located at the northwest corner of Congress and Mason Streets.²⁵

Casa de Machado-Silvas is an adobe residence that was constructed in 1835 by Jose Nicasio Silvas. Silvas lived in this residence with his wife Maria Antonia Machado and their children. This residence is also known as Casa de la Bandera (House of the Flag), in honor of Maria who hid the Mexican flag in her house from American forces. Casa de Machado-Silvas stayed in the Silvas family for over 100 years, and has since been a boarding house, saloon, restaurant, art studio, souvenir shop, museum, and church. It was designated California Historical Landmark No. 71 and is currently the Old Town San Diego State Historic Park visitor center.²⁶

Casa de Cota Site was the location of an adobe residence said to have been built circa 1835 by

²³ Ibid, 185.

²⁴ Ibid, 188.

²⁵ Ibid, 188.

²⁶ Ibid, 188.

Juan or Ramona Cota. The residence has since been demolished and an identification marker has been placed at its original location. The site was designated a California Historical Landmark (No. 75) in 1970 and is located at the northwest corner of Twiggs and Congress Streets.²⁷

Casa de Lopez was an adobe residence constructed in 1835 by Juan Francisco Lopez. The residence was also referred to as the Casa Larga or Long House and was one of the first larger residences to be constructed in the Pueblo of San Diego. In 1956 the residence was restored by Arnholt Smith. However seven years after its restoration, the home was demolished and reconstructed at its present site. It was designated California Historical Landmark No. 60 in 1970 and is located at 3890 Twiggs Street.²⁸

The Catholic Parish of the Immaculate Conception laid out the Old Spanish Cemetery, also known as El Campo Santo, in 1840 and by 1880 the cemetery was discontinued. It was designated California Historical Landmark No. 68 in 1970 and is located at the northeast corner of San Diego and Old Town Avenues.²⁹

American Period (1846-1970)

When United States military forces occupied San Diego in July 1846, the town's residents split on their course of action. Many of the town's leaders sided with the Americans, while other prominent families opposed the United States invasion. A group of Californios under Andres Pico, the brother of the Governor Pio Pico, harassed the occupying forces in Los Angeles and San Diego during 1846. In December 1846, Pico's Californios engaged U.S. Army forces under General Stephen Kearney at the Battle of San Pasqual and inflicted many casualties. However, the Californio resistance was defeated in two small battles near Los Angeles and effectively ended by January 1847.³⁰



Figure 5: Portrait of General Andres Pico, date unknown.

Source: <http://digitallibrary.usc.edu>.

The Americans raised the United States flag in San Diego in 1846, and assumed formal control with the Treaty of Guadalupe-Hidalgo in 1848. The signing of the Treaty of Guadalupe-Hidalgo marked the beginning of the American Period. The vast majority of known and potential historic resources in San Diego date from this period. These resources may be understood within defined eras and themes that shaped the development of San Diego in the late 19th and 20th centuries. The eras and themes that relate to the Old Town San Diego Community Plan Area include: the American Transition Period, Early American Development and Industrialization, the Automobile, Early Tourism, and Preservation Phase I and II, the Great Depression and World

²⁷ Ibid, 188.

²⁸ Ibid, 186.

²⁹ Ibid, 187.

³⁰ Pourade, 1963.

War II, and Post World War II. The remainder of the historic context statement explores these eras and themes in more detail and discusses the associated property types.

Theme: American Transition Period (1846-1872)

In the quarter of a century following 1848, San Diego was transformed from a Hispanic community into an Anglo-American one. On September 9, 1850, California officially became a U.S. state and on February 18th, of that year, the California State Legislature formally organized San Diego County. The county extended 75 miles northward at its longest point and 200 miles eastward at its widest point encompassing 14,969 square miles, with 6,000,000 acres of land subject to settlement or purchase.³¹ The first county elections were held at San Diego and La Playa on April 1, 1850.

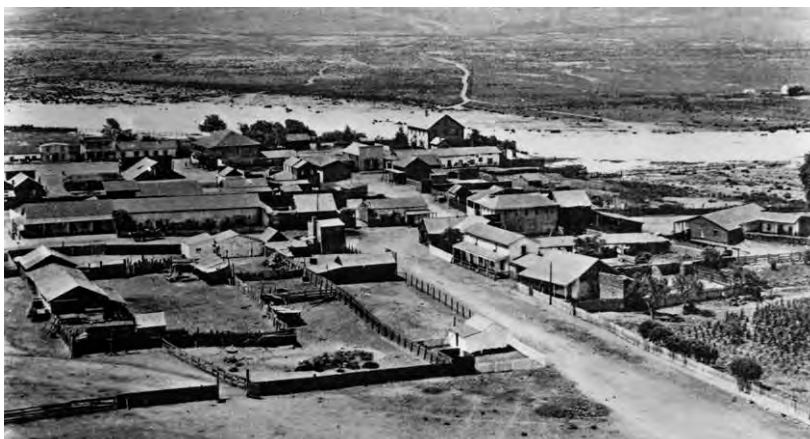


Figure 6: View of Old Town San Diego from Fort Stockton Hill, ca. 1868.
Source: <http://digitallibrary.usc.edu/search/controller/view/chs-m16750.html?x=1296166717646>

Old Town remained the largest development within San Diego, it occupied a total of 48,557 acres of former pueblo land and consisted of approximately 65 buildings, many of which were of adobe construction.³² As San Diego transitioned from a Mexican to an American government, the architecture of Old Town began to display eastern American influences. These influences were visible in the 1868 Union Newspaper Office, a wood-framed building

shipped in pieces from the East Coast and assembled upon its arrival, and the 1857 Whaley House, San Diego's earliest red brick structure.

In March of 1870 the first plat map of Old Town San Diego was made under the direction of the board of city trustees.³³ The map illustrated new, regularly spaced subdivision blocks that radiated out in all directions from Washington Square, (currently known as Old Town Plaza). At that time, existing buildings from the Spanish and Mexican periods were concentrated around the square. The new blocks measured 300 feet square with 50 foot wide access streets. According to this 1870 map, Old Town originally spanned from Cedar Street to the north, Hancock Street to the south, Ampudia Street

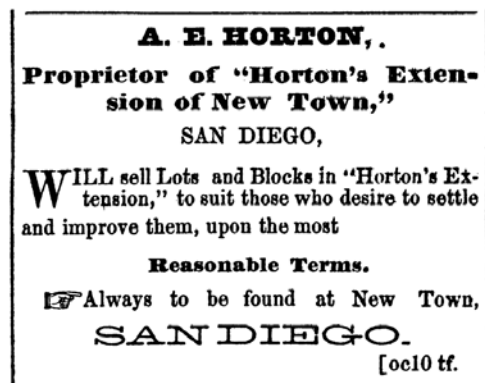


Figure 7: Advertisement of land for sale in Horton's Extension, San Diego Union, December 1868.

Source: <http://www.sandiegohistory.org/journal/67april/visionimages.htm>

³¹ Richard R. Pourade. *The Glory Years 1865-1899*. (San Diego: Union-

³² Ibid.

³³ Map 40, Old San Diego Plat Map March 1870.

to the east, and Riley Street to the west and included approximately 174 individually numbered square blocks.

In the decade that followed San Diego grew slowly. San Diegans attempted to develop the town's interests by attracting a transcontinental railroad and the development of a new town closer to the bay in response to the California Gold Rush. Originally established as New San Diego, the town eventually became known as Graytown or Davis' Folly, after the town's principal promoters, Andrew B. Gray and William Heath Davis.³⁴ In 1851, John Judson Ames founded San Diego's first newspaper, *The Herald* that was located above the Hooper and Company Store at 4th and A Streets in New San Diego.³⁵ However, as the Gold Rush came to an end New San Diego became deserted with only a few sparse buildings remaining. In response to the town's failure, Ames moved *The Herald* to Old Town just below Presidio Hill at the northwest corner of Old Town Plaza. The failure of these plans, coupled with a severe drought, and the onset of the Civil War left San Diego as a remote frontier town. In 1859, *The Herald* ceased production and the town was left without a newspaper until 1868 when *The Union* began production, in a wood-framed building in Old Town at what is now 2602 San Diego Avenue.³⁶ The troubles led to an actual drop in the town's population from 650 in 1850, to 539 in 1860.³⁷ Not until land speculator and developer Alonzo Horton arrived in 1867 did San Diego begin to develop fully into an active American town.³⁸

The real urbanization of the city as it is today began in 1869 when Alonzo Horton moved the center of commerce and government from Old Town (Old San Diego) to New Town (downtown). The new location was more accessible to the bay, which facilitated the development of commerce. The expansion of trade brought an increase in the availability of building materials. Wood buildings gradually replaced adobe structures. Also during this time the Casa de Bandini was converted into the Cosmopolitan Hotel. In 1871 the county seat was moved from Old Town to New Town and on April 20, 1872 a fire destroyed a significant portion of the business block within Old Town. As a result of these two events, coupled with the continued development of New Town, Old Town rapidly declined in development and government influence. Settlers increasingly chose to settle in New Town over Old Town, due to the availability of potable water and access to transportation and public facilities. In New Town ocean views, and public amenities increased land values and affected the character of neighborhoods developing.

Associated Property Types

³⁴ Ibid.

³⁵ Thorpe, Teri. "Early Journalism in San Diego: The San Diego Herald and The San Diego Union," *The Journal of San Diego History*, Vol. 28, No. 3, (Summer 1982).

<http://www.sandiegohistory.org/journal/82summer/journalism.htm>; accessed April 1, 2010.

³⁶ Mario T. Garcia, "Merchants and Dons: San Diego's Attempt at Modernization, 1850-1860," *The Journal of San Diego History*, Vol. 21, No. 1, (Winter 1975), 77.

³⁷ Elizabeth C. MacPhail. *The Story of New San Diego and of its Founder Alonzo E. Horton*. (San Diego: Pioneer Printers, 1969).

³⁸ Carter, Nancy Carol. "San Diego Olives: Origins of a California Industry," *The Journal of San Diego History*, Vol. 54, No. 3, (Summer 2008), 150-151.

The property types associated with this era include historic sites and buildings. The buildings were constructed for a variety of uses; some are reconstructions, while others are original, but restored. All of the properties have been listed already and include: the Casa de Pedrorena (HRB Site #14-C), Whaley House (HRB Site #24), Derby-Pendleton House (HRB Site #32), Rudolph Schiller Gallery (HRB Site #352), Chapel of the Immaculate Conception (HRB Site #15), Mason Street School (HRB Site #14-H), Derby Dike Site (HRB Site #28), Congress Hall Site (HRB Site #14-F), Exchange Hotel Site (HRB Site #14-I), Emmet House Site (HRB Site #36), Casa de Aguirre Site (HRB Site #42), Gila House Site (HRB Site #43), and Cobblestone Jail Site (HRB Site #46).

Casa de Pedrorena was an adobe residence constructed in 1869 by Miguel de Pedrorena, who originally arrived in Old Town in 1838. Pedrorena was a member of the Constitutional Convention at Monterey in 1849. This building was partially restored in 1968 and was designated a California Historical Landmark (No. 70) in 1970. It is located at 2616 San Diego Avenue.³⁹

The Whaley House was a single-family brick residence constructed by Thomas Whaley in the 1856. It was one of the first buildings within Old Town built with eastern American style influences. In 1869 the north room was remodeled and converted into the County Courthouse. The building was restored in 1956, designated California Historical Landmark No. 65, and included within the Old Town San Diego State Historic Park designation of 1970.⁴⁰



Figure 8: Whaley House

The Derby-Pendleton House was constructed in 1851 by Lieutenant George Horatio Derby, who came to San Diego to divert the San Diego River into False Bay. The building was moved from 3877 Harney Street to its current location in 1962. It was designated as a Historic Resource by the San Diego Historical Resources Board and is included within the Old Town San Diego State Historic Park designation of 1970.

The Rudolph Schiller Photographic Gallery was originally constructed in 1869 and later served as a residence. It was designated by the San Diego Historical Resources Board in 1998 and is located at 2541 San Diego Avenue.

The Chapel of the Immaculate Conception was an adobe chapel constructed by John Brown in 1850. Later the chapel was sold to Jose Antonio Aguirre who funded its reconstruction as a church. It was completely restored in 1936 - 1937, designated California Historical Landmark No. 49, and included within the Old Town San Diego State Historic Park designation of 1970.⁴¹

³⁹ *California Historical Landmarks*, 186.

⁴⁰ *Ibid*, 187.

⁴¹ *Ibid*, 185.

The Mason Street School also known as the “little green school house” was a single room wood-framed building constructed in 1865. It was California’s first public school building. The building was moved to its current location before 1870 and was restored by the State in 1962. It became a California Historical Landmark in 1970 and is located at 3966 Mason Street.⁴²

The Derby Dike Site is the location where the U.S. Army Corps of Engineers built a dike to divert the waters from the San Diego River into False Bay, now known as Mission Bay. However the river was not fully harnessed until the 1950s. The site of the Derby Dike’s is commemorated with a historical marker. It is a designated California Historical Landmark (No. 244) and is located near Presidio Drive and Taylor Street.⁴³

The Congress Hall Site is the location of a former saloon and Pony Express Station. The building was demolished in 1939 and a historical marker has been placed at its original location at Calhoun Street. It was designated as a Historic Resource by the San Diego Historical Resources Board and is included within the Old Town San Diego State Historic Park designation of 1970.

The Exchange Hotel Site is the location of a brick and wood-framed building constructed circa 1915. It was destroyed in the Old Town Fire of 1872 and a historical marker has been placed at its original location at the south side of San Diego Avenue. It was designated as a Historic Resource by the San Diego Historical Resources Board and is included within the Old Town San Diego State Historic Park designation of 1970.

The Emmet House Site is the location of San Diego’s first County Hospital. The building was demolished in 1949 but a historical marker has been placed at its original location at 3919 Twiggs Street. It was designated as a Historic Resource by the San Diego Historical Resources Board and is included within the Old Town San Diego State Historic Park designation of 1970.

The Casa de Aguirre Site is the location of an early residence constructed in the 1850s. It has since been demolished and a historical marker has been placed at its original location at 2604 San Diego Avenue. It was designated as a Historic Resource by the San Diego Historical Resources Board in 1970.

The Gila House Site Block 483 is the location of an early residence constructed in the 1850s. It has since been demolished and a historical marker has been placed at its original location at 3940 Harney Street. It was designated as a Historic Resource by the San Diego Historical Resources Board in 1970.

The Cobblestone Jail Site is the location of Haraszthy Jail constructed in 1851. Agoston Haraszthy, the namesake of the jail, was the first sheriff in San Diego County. The building also served as San Diego County’s first hospital. It has since been demolished and a historical marker has been placed at its original location at 2360 San Diego Avenue. It was designated as a Historic Resource by the San Diego Historical Resources Board in 1970.

⁴² Ibid, 192.

⁴³ Ibid, 189.

Theme: Early American Development and Industrialization (1873-1929)

Since the 1830s, the citizens of San Diego had attempted to establish a direct rail link to the east. This was an integral component to the vision Alonzo Horton held of San Diego as a modern city and a major seaport. 1868 and 1869 were boom years, with steady growth over the next four years until the economic panic of 1873. The population dropped to 1,500 in 1875, but then rebounded. However, San Diego's civic leaders continued to focus on the development of the railroad. By 1876 both San Francisco and Los Angeles had direct rail links to the East Coast and for San Diego to establish itself as one of California's top destinations it needed one as well. Frank Kimball represented San Diego in its venture to establish a transcontinental rail link to the East and by the 1870s he had struck a deal with the Atchison, Topeka and Santa Fe Railroad.⁴⁴ In July of 1881, the newly formed California Southern began building a line from San Diego to San Bernardino, via Oceanside and Fallbrook, which neared completion in September of 1882.⁴⁵ However, the Southern Pacific prevented San Diego's upstart line to cross their already established line at Colton. This interference allowed only local trains to run from San Diego to Colton, until, November 26, 1885, when the first transcontinental train arrived in San Diego.



Figure 9: San Diego's Santa Fe Depot, 1887.

Source: <http://www.sandiegohistory.org/journal/85fall/railroadimages.htm>

Once a transcontinental line had been established, trade increased and San Diego's population boomed to 40,000. This expansion in trade brought an increase in the availability of building materials. Wood buildings gradually began to replace adobe structures. Some of the earliest buildings to be erected in the American Period were "kit" buildings, built on the East Coast of the United States and shipped in sections around Cape Horn and reassembled in San Diego.⁴⁶ During this period of time, the area of Uptown located immediately northeast of Old Town began to develop. Development during this period prior to the expansion of the railroads was slow in Old Town. Residences were constructed in the vicinity of the plaza, but much of the construction that occurred during these years occurred in New Town. Few resources from the 1870s and

⁴⁴ James N. Price. "The Railroad Stations of San Diego County: Then and Now," *The Journal of San Diego History*, Vol. 34, No. 2, (Spring 1988). <http://www.sandiegohistory.org/journal/88spring/railroad.htm>; accessed April 1, 2010.

⁴⁵ Ibid.

⁴⁶ *San Diego Modernism Context Statement*, City of San Diego, Submitted to the State of California Office of Historic Preservation, (October 17, 2007), p. 18.

1880s remain; one example is the Gatewood House at 2515 San Diego Avenue. It is a wood-framed residence that was constructed by *The Union* newspaper founder in 1873. It is designated as HRB Site #34 and is included within the Old Town State Historic Park designation of 1970.

Between 1885 and 1890 no fewer than five independent railroad lines were organized and constructed in response to the population boom. One of the first independent rail lines to be constructed was the San Diego & Old Town Railway, which began operation in 1887. However, as the line progressed toward its eventual terminus in La Jolla in 1894 its name changed to: the San Diego, Old Town & Pacific Beach in 1888, and the San Diego, Pacific Beach & La Jolla in 1894.⁴⁷ This line was also known as the “Abalone Limited”.

Additional transportation advances at this time included the Santa Fe’s construction of a new rail link from Oceanside to Orange County, called the “Surf Line”. And on July 3, 1886, Elisha S. Babcock Jr. and Hampton L. Story launched the San Diego Streetcar Company, the city’s first horse drawn trolley.⁴⁸ The following year, the Electric Rapid Transit Company debuted San Diego’s first electric streetcar transit system. This line ran from Kettner Boulevard (then Arctic) to Old Town.⁴⁹ In conjunction streetcar transit franchises were handed out indiscriminately to keep up with the demand.⁵⁰ John D. Spreckels formed the San Diego Electric Railway Company in 1891. The line began in what is now downtown, eventually expanding into Balboa Park and Old Town after the turn of the century.

Despite the growing prosperity of the city, San Diego’s boom quickly went bust in the 1890s as a general depression hit the U.S. In the decade that followed San Diego’s population decreased by half and many of the smaller independent railroads were consolidated or literally washed away by heavy rains in 1892. However, as the turn of the century approached the city began to recover and new industries started to emerge. Although the majority of San Diego’s industrial development was occurring outside of Old Town, there was limited industrial growth occurring within it. By 1900, Edward W. Akerman and Robert Alfred Tuffley brought the olive processing industry to Old Town, when they relocated their Old Mission Olive Works Company to the former Casa de Bandini. The two business partners remodeled the first floor to house offices and rooms for olive processing and packing. The second floor functioned as housing for family and close friends of Akerman and Tuffley.

⁴⁷ Note: in 1906, the owners of the San Diego and Old Town line planned connecting service to the north and it became known as the Los Angeles & San Diego Beach Railroad, however it never went farther north than La Jolla.

⁴⁸ Gena Holle. “Transit in San Diego: ASCE Anniversary Project,” *The Journal of San Diego History*, Vol. 48, No. 1, (Winter 2002). <http://www.sandiegohistory.org/journal/2002-1/holle.htm>; accessed April 1, 2010.

⁴⁹ Ibid.

⁵⁰ Ibid.



Figure 10: Casa de Bandini as the Old Mission Olive Works processing plant, 1909.

By 1910, San Diego had fully recovered from the 1890s depression and in 1911, Akerman and



Figure 11: Workers labeling olive oil bottles at the Old Mission Olive Works, 1908.

Source: Copyright, San Diego Historical Society No. 5728

Tuffley announced plans to build a new modern olive processing plant. The plant was designed by a professional architect in the Mission Revival style and covered almost an entire square block at the base of Juan Street within Old Town block 409.⁵¹ The building was completed in 1915.⁵² Akerman and Tuffley continued to run their business from their new plant until 1919 when the two retired and sold their company to a corporation with local and New York investors.⁵³ Five years following the sale, the company was

rebranded as Old Mission Products Company and expanded into the packaging of other agricultural products. In 1951, the original

1915 Akerman and Tuffley processing plant was demolished.

As industry continued to grow in the 1910s, rail service throughout San Diego County was further consolidated. Following the 1890s and multiple rail line purchases, by 1917, only two railroad lines operated within San Diego County, the Santa Fe and John Spreckels' San Diego & Arizona. The San Diego Electric Railway line began in what is now downtown, eventually expanding around Balboa Park by 1909 and into the park by 1912.⁵⁴ In 1910, the San Diego Electric Railway was expanded into Old Town on India Street at Winder Street, to California Street up La Jolla Avenue (now part of San Diego Avenue), crossing northeast to San Diego Avenue to Mason Street in the plaza.⁵⁵ The San Diego and Old Town Railroad discontinued its service in 1917. Two years later its tracks were taken up and eventually became part of John

⁵¹ Carter, 150-151.

⁵² Ibid.

⁵³ Ibid.

⁵⁴ Richard V. Dodge, *Rails of the Silver Gate: The Spreckels San Diego Empire* (San Marino, CA: Pacific Railway Journal, 1960), 19.

⁵⁵ Dodge, 43.

Spreckels' holdings when he constructed a San Diego Electric line to La Jolla in 1923, using much of the same rail bed.⁵⁶ Rail service flourished in the 1920s with 1924 being a peak year of trolley ridership. However, the invention and popularity of the automobile began to significantly impact rail line service.

The Pacific Highway was one of the first paved roads through the area. At one time, it was part of Highway 101. While the southern terminus of Highway 101 is now Los Angeles, it used to travel all the way south through San Diego to the Mexican border in San Ysidro. However, this portion was decommissioned and replaced in the late 1960s by Interstate 5. Significant portions of Highway 101 were historically part of El Camino Real, the route that connected Alta California's missions, presidios, and pueblos. It served as the main north-south road in California until the 1920s. Highway 101 was one of the first highways designated by the Bureau of Public Roads in 1925. Existing sections of roadway were designated routes and marked by signs so that motorists could find their way from one town to the next. Long distance automobile runs became a popular form of amusement, and soon auto camps were developed to provide over night accommodations.

The expansion of rail lines to Old Town at the turn of the 20th century likely encouraged commercial, residential, and institutional development in the area, though the pace of development was moderate, with single- and multi-family residences constructed, largely along Harney and Congress Streets. Light commercial development occurred, but it remained scattered along Congress Street and San Diego Avenue. The institutional development during the period included the construction of the Immaculate Conception Church on San Diego Avenue between Twiggs and Harney Streets.

Associated Property Types

While the early transportation improvements during the late 19th and early 20th centuries influenced the later development of the plan area, there are no directly related property types remaining. Industrial development within Old Town during this period was limited to the Old Mission Olive Works, which relocated its olive processing plant to Casa de Bandini (HRB Site #14-C) in 1900. Casa de Bandini is already listed and more reflective of the Mexican Period. The larger plant building Akerman and Tuffley constructed in 1915 was demolished in 1951. Although Old Town as a whole was subdivided in 1870, a small pocket subdivision known as the Hinton Subdivision was laid out between 1900-1920. This subdivision was located along Taylor Street, between Chestnut (currently Presidio Drive) and Whitman Streets. However, there are no buildings remaining from this subdivision's original development.⁵⁷ According to the reconnaissance survey, the other buildings remaining from this period are residential, commercial, and institutional buildings just outside Old Town's original core. This development likely occurred as a result of the construction of the San Diego and Old Town Railway and the expansion of the San Diego Electric Railway into the area. The construction of these building types was scattered and largely occurred on Harney and Congress Streets and San Diego

⁵⁶ Price, <http://www.sandiegohistory.org/journal/88spring/railroad.htm>; accessed April 1, 2010.

⁵⁷ Subdivided Lands, City of San Diego Map 1900-1942. Historical Planning Maps, City of San Diego. <http://www.sandiego.gov/city-clerk/inforecords/historicalmaps.shtml>; accessed January 15, 2011.

Avenue.

Residential - Single-family Residences

New residents to Old Town constructed small houses just outside the already established core area in the early part of the 19th century. These residences are concentrated along the 2400-2500 blocks of Congress Street with smaller groupings constructed immediately to the southeast. These residences were primarily vernacular cottages, Craftsman bungalows, or Spanish Colonial Revival style residences. The vernacular cottages and Craftsman bungalows are typically one-story in height, sheathed in wood clapboard or shingles, and covered by gabled roofs. The Spanish Colonial Revival style residences are typically one-story in height, sheathed in smooth stucco, and covered by either gabled or flat roofs clad with terracotta tile.

Criteria: San Diego Register Criteria B & C

Evaluation of Individual Resources: Single-family residences may be individually significant under Criterion B if they were homes of persons significant in local history. Single-family residences may also be eligible under Criterion C if they embody the distinctive characteristics of a style, type, period, or method of construction. These buildings will possess the character-defining features of the style they represent (See Architectural Styles in Appendix A).

Essential Factors of Integrity: Under Criterion B, location, setting, feeling, and association must be strongly present. Setting, design, materials, and feeling must be retained in the evaluation under Criterion C. In both cases, the use of the building may have changed. It is assumed that the general setting will have changed since the period of significance; however, the immediate setting should remain intact.

Residential – Multi-family Residences

Similar in style to the small single-family residences constructed at this time, multi-family residences with two to four units were also built. These residences were located in close proximity to Casa de Bandini and the former location of the 1915 Old Mission Olive Works plant. The occupants of these residences may have been employed at the Old Mission Olive Works Company. Most of these residences can be described as vernacular turn of the century duplexes and bungalow courts. They are typically one story in height, sheathed in wood clapboard or shingles, and covered by gabled roofs with separate exterior entrances for each unit. Examples of this type of resource can be found along Conde Street.

Criteria: San Diego Register Criteria B & C

Evaluation of Individual Resources: Multi-family residences may be individually significant under Criterion B if they were homes of persons significant in local history. Multi-family residences may also be eligible under Criterion C if they embody the distinctive characteristics of a style, type, period, or method of construction. These buildings will possess the character-defining features of the style they represent (See Architectural Styles in Appendix A).

Essential Factors of Integrity: Under Criterion B, location, setting, feeling, and association must

be strongly present. Setting, design, materials, and feeling must be retained in the evaluation under Criterion C. In both cases, the use of the building may have changed. It is assumed that the general setting will have changed since the period of significance; however, the immediate setting should remain intact.

Commercial – Retail Stores

Although few commercial buildings were constructed within Old Town during this period, there are a couple remaining examples. These buildings are typically small, one-story, wood-framed buildings, sheathed in either clapboard siding or smooth stucco with Western False Front facades. The majority of surviving examples are concentrated near Old Town's original core and are interspersed along San Diego Avenue and Harney and Congress Streets. They can be generally described as early 20th Century commercial buildings. Example of this type of property can be found at 2505 and 2515 San Diego Avenue.

Criteria: San Diego Register Criterion C

Evaluation of Individual Resources: Commercial buildings may be individually significant under Criterion C if they embody the distinctive characteristics of a style, type, period, or method of construction. These buildings will possess the character-defining features of the style they represent (See Architectural Styles in Appendix A). Considering the fact that few commercial buildings remain from the early American development and industrialization period, even representative examples of types and styles may qualify.

Essential Factors of Integrity: Under Criterion C setting, design, materials, and feeling must be retained in the evaluation. In both cases, the use of the building may have changed. It is assumed that the general setting will have changed since the period of significance; however, the immediate setting should remain intact. Signage may have changed unless it was an integral component of the architecture.

Institutional – Religious Properties

There is only one prime example of a religious property associated with this theme in the plan area, the Immaculate Conception Church. Constructed in 1917, the Immaculate Conception Church replaced the Old Adobe Church, as the primary place of worship for Catholics in Old Town. The church was dedicated in 1919, and has been in continuous operation since that time.

Criteria: San Diego Register Criteria A & C



Evaluation of Individual Resources: Religious buildings may be individually significant under Criterion A as a rare surviving example of a property type that played an important role in the development of Old Town San Diego during the early American Period. Examples of these property types may also be significant under

Figure 12: Catholic Church of Immaculate Conception

Criterion C, if they embody the distinctive characteristics of a style, type, period, or method of construction. Good examples of religious buildings will reflect their original use, and layout from the era in which they were constructed. Related buildings such as parsonages, Sunday school buildings and social halls should also be evaluated as a part of the properties if they were present during the period of significance and retain their physical integrity. Considering the fact that few religious buildings remain within the plan area, even representative examples may qualify.

Essential Factors of Integrity: Location, design, materials, and feeling must be retained in the evaluation under Criteria A and C. The primary character-defining features such as the exterior materials, roof forms, main entryway, and fenestration should remain intact.

Theme: Automobile, Early Tourism and Preservation in Old Town

In Old Town there were two distinct periods of development directly influenced by tourism and preservation. The first phase occurred from 1904 to 1939 and revolved around the impact of the automobile. This phase was characterized by early motorists' interest in buildings remaining from the Spanish and Mexican Periods in Old Town. The second phase was characterized more by the restoration, reconstruction, relocation, and recordation of existing resources that became tourist attractions in the first phase. Since there is a significant break in time between these two periods, as a result of World War II, they will be discussed separately below.

Phase 1: The Automobile, Early Tourism and Preservation (1904-1939)

In the early 1900s, the popularity of the automobile had led to auto touring as a recreational activity. By 1904 Southern California had been described as a "paradise" for car enthusiasts. Travelers from all over the country flocked to California to experience the scenic countryside from behind the wheel, and the route from Los Angeles to San Diego was advertised as the most picturesque within the United States.⁵⁸ This route traveled along the coast and cut inland through Escondido, Temecula, and Temescal Canyon. A secondary, more direct route to San Diego via the coastline was also available for motorists. However, the roads were treacherous and nearly impossible to cross. However, in 1904 the first motorists to complete the coastal route arrived in San Diego.⁵⁹

Three years later San Diego's Chamber of Commerce, Boulevard Committee put together an expansive plan for 200 miles of new roadways to link downtown with further outlying areas of the county.⁶⁰ The Committee's plan improved the main arterial way from Los Angeles to San Diego and an additional route along the west shore of the San Diego River was drafted to link Old Town with the mission. Following the completion of the Committee's plan, San Diego became a primary automobile-touring destination. And new life was given to Old Town as a unique and ancient place for tourists to experience.

In 1905, John Spreckels took advantage of this renewed interest in Old Town's historic resources

⁵⁸ "Auto Record Along Coast," *Los Angeles Times*, May 8, 1904, B3.

⁵⁹ Ibid.

⁶⁰ "Roads for Two Hundred Miles," *Los Angeles Times*, September 1, 1907, VIII2.

and purchased the Casa de Estudillo adobe. At the time the adobe was more commonly known as Ramona's Wedding or Marriage Place, after the popular 1884 novel, *Ramona*, by Helen Hunt Jackson. In Hunt's novel, a similar location was described, reviving new interest in the adobe. Spreckels decided to capitalize on this interest and restored the Casa de Estudillo simultaneously while he constructed the San Diego Electric route through Old Town. He hoped in doing so he would increase Old Town's desirability as a destination and increase ridership on his new route. The restoration project was conducted under the direction of architect, Hazel Waterman and by 1910 the restoration was complete and the railway was up and running.⁶¹ Spreckels' new San Diego Electric route ran from M and State Streets in New Town to the center of Old Town.⁶²

In 1915, Old Town became a featured sight seeing destination when San Diego hosted the Panama-California Exposition. The city romanticized its past, newly constructed buildings for the Exposition were inspired by San Diego's history under Spanish and Mexican rule. This renewed interest in the city's early heritage, combined with the success of Spreckels' restoration of Casa de Estudillo sparked preservation efforts within Old Town. Its residents began to see preservation as an opportunity to increase tourism and commerce, as auto touring increased. After the restoration of the Casa de Estudillo, an estimated 125,000 people visited the site in 1915.⁶³

By 1919, the roads to San Diego had been greatly improved and during the 1920s auto touring reached new heights. *The San Diego Union* estimated that San Diego County had approximately 50,500 registered automobiles in a population of 202,000.⁶⁴ In order to accommodate increasing automobile traffic the streetscapes of San Diego began to change. The city purchased traffic lights and businesses catering specifically to motorists began to emerge. In Old Town, motels, auto courts, gas stations, and garages all began to be constructed in increasing numbers. Tourist camps and auto courts started to line San Diego Avenue, and Taylor, Chestnut, and Congress Streets near some of Old Town's most popular attractions including: the Casa de Estudillo, the Whaley House, the Old Mission Packing Plant, the Spanish Cemetery, and the Plaza San Diego Viejo. The largest of these, Young's Auto Court was located at the corner of San Diego Avenue and Taylor Street. It spanned an entire block and contained approximately 43 individual units, separate restroom facilities, an office, and a gas station. The original Young's Auto Court has since been demolished. However, the Casa de Pico Motor Hotel, designed by



Figure 13: Postcard of Young's Auto Court and Café.

Sources: San Diego Historical Society Postcard Collection, <http://www.sandiegohistory.org/communities/oldtown/oldtown.htm>

⁶¹ "Historic Adobe to Become a Museum," *San Diego Union*, April 8, 1910, 12.

⁶² "Old Town Service is in Effect Today," *San Diego Union*, April 1, 1910, 11.

⁶³ Victor A. Walsh, "Una Casa del Pueblo: A Town House of Old San Diego," *The Journal of San Diego History*, Vol. 50, No. 1 (Winter/Spring 2004), http://www.sandiegohistory.org/journal/v50-1/una_casa.pdf, accessed August 9, 2011, 1.

⁶⁴ "An Easy On-Day Trip," *Los Angeles Times*, November 23, 1919, VI2.

Richard Requa in 1939 remains. The rooms were arranged around a central patio rather than around a central parking lot, as was common for auto courts built around the same time. The rooms had wide porches opening onto the large central patio, and all rooms had garages that automobiles entered from the rear. It was described by a 1940 article in the *Tourist Court Journal* as a “tourist court which faithfully follows the traditions of the hacienda for the early Spanish Dons.”⁶⁵ It functioned as an auto court into the 1960s. It was acquired as part of the Old Town San Diego State Historic Park in 1968. The Casa de Pico Motor Hotel is located on Juan Street between Wallace and Mason Streets, and is now the Fiesta de Reyes complex.

During this same period, George White Marston began planning a memorial for the first European settlers of California at the original site of the presidio. Although, Marston had originally purchased the land in 1907, with Charles Kelly, John Spreckels, E.W. Scripps, and A.G. Spalding, he realized in order for his vision to be realized he needed to buy out the other investors.⁶⁶ Once Marston had purchased the site in its entirety he hired landscape architect and city planner, John Nolen to begin designing a public park.⁶⁷ Nolen advised Marston that a building should be constructed at the top of the site to fully realize his plan. With this in mind, Marston hired well-known local architect, William Templeton Johnson to design a museum at the top of the site. The museum was designed in the Spanish Colonial Revival style, to resemble the early missions that dominated the landscape of Southern California. The museum was completed in 1929 on Presidio Drive. On July 22, 1929 the San Diego City Council unanimously passed Resolution No. 50897 accepting Marston’s donation of Presidio Park to the City:

WHEREAS, Mr. George Marston and his wife have generously donated to the City of San Diego some twenty acres of land, including the site of the old Presidio for Park purposes and to preserve the ancient land marks of the City, as well as the memory of those ancient pioneers who laid the foundations of our City:

NOW THEREFORE BE IT RESOLVED, that this City Council on behalf of the city and of the entire community, accepts the generous donation and takes this occasion to honor and commend the generous and sympathetic spirit the donors have shown in their life and labors in our midst.

The Presidio Hills Golf Course opened in 1932, making it one of the oldest such recreational facilities in San Diego. It is located at 4136 Wallace Street along Juan Avenue adjacent to Presidio Park. The golf course and driving range were popular with the guests of the nearby auto courts on Juan and San Diego Avenues. It was developed by Marston following the completion of Presidio Park.⁶⁸ He hired the notable golf course architect William Park Bell, who didn’t design a hole over 100 yards.

As tourism increased in Old Town during this period, retail stores, especially souvenir stores,

⁶⁵ Sean K.T. Shiraishi, “The Casa de Pico Motor Hotel,” www.parks.ca.gov/pages/663/files, accessed August 3, 2011.

⁶⁶ Gregg R. Hennessey, “Junipero Serra Museum Architecture, Cultural, and Urban Landmark,” *Journal of San Diego History*. Vol. 25, No. 3 Summer 1979.

⁶⁷ Ibid.

⁶⁸ Shiraishi, www.parks.ca.gov/pages/663/files/podcast, accessed August 3, 2011.

began to be constructed. For example, within the Old Town San Diego State Historic Park, at 2725 San Diego Avenue, J.U. Kellar had a curios shop in 1936.⁶⁹

Restaurants and cafes opened as well to serve the increasing numbers of tourists that came to Old Town San Diego. An example of this is the Spanish Colonial Revival style restaurant at 2836 Juan Street, built in 1938. It shows up on the Sanborn map from 1940; the map indicates that it was a restaurant as it is today.⁷⁰ 2505 San Diego Avenue also housed a restaurant in 1932. Grocery stores also opened in increasing numbers to serve the tourists that traveled to Old Town. 2501 San Diego Avenue, which now houses a Five and Dime General Store, held a general merchandise store in 1932.

As increased tourism encouraged development, residents of Old Town began to consider other ways of maintaining the character of their community. Following the restoration of the Casa de Estudillo, a discussion advocating design restrictions for new buildings within a certain radius of the restored Casa de Estudillo began. This discussion was an early attempt at creating specific design guidelines for the community. It suggested that new buildings constructed near the Casa de Estudillo should be designed in the ‘Mexican Style.’⁷¹

Old Town also began documenting its historic resources in the 1930s, shortly following the establishment of the Historic American Buildings Survey program in 1933. In 1937, the Casa de Bandini, Casa de Estudillo, and Casa de Lopez were all recorded as part of this program.

These early preservation and heritage tourism efforts within Old Town San Diego were rather unique for their time. Williamsburg, the colonial capital of Virginia restored and preserved in the 1920s through private philanthropic efforts, is noted as the first attempt anywhere to restore an entire city. Charleston, South Carolina was the first city to establish a historic district with regulatory control just a few years later.⁷² While Old Town wasn’t officially designated as a historic district on the State, local and National registers until 1969, 1970 and 1971, respectively; these early efforts near the turn of the last century to prevent the destruction of San Diego’s earliest built environment resources and encourage aesthetically compatible new development paved the way for the designation of Old Town San Diego over 50 years later.

Associated Property Types

Property types associated with this theme in the plan area were predominately commercial buildings. However, the Junipero Serra Museum is also associated with this theme. It was constructed in 1929 and is already listed as HRB Site #237. The museum is located on Presidio Drive and was designed by architect William Templeton Johnson in the Spanish Colonial Revival style. Presidio Park, which surrounds the Junipero Serra Museum, was designed by John

⁶⁹ San Diego City Directory, 1932.

⁷⁰ Sanborn Map, 1920 cor. 1940.

⁷¹ “Old Town Plaza Advocates that Homes Built Within a Certain Radius of Ramona’s Marriage Place Should be In the ‘Mexican Style’,” *San Diego Union*, July 5, 1910. San Diego Historical Society, Periodical Clippings, Old Town 1900-1929, Binder 237.

⁷² Tyler, Norman. *Historic Preservation: An Introduction to its History, Principles and Practice*. New York: W.W. Norton & Company, Inc. 2000.

Nolen in 1925 and was donated to the City four years later. The park includes the San Diego Presidio Site, which was designated a National Historic Landmark in 1960, and added to the National Register of Historic Places in 1966.

The commercial buildings within the plan area associated with this theme include: motels, auto courts, gas stations, garages, small retail shops, and recreational and leisure properties.

Commercial – Motels, Auto Courts, and Garages

Automobile touring and early tourism within Old Town greatly influenced its development in the early 1910s and 1920s. Motels, auto courts, and garages were constructed during this period to cater to the new recreational activity. The Casa de Pico Motor Hotel is located on Juan Street between Wallace and Mason Streets within the Old Town San Diego State Historic Park. It was designed by Richard Requa in 1939 and is now the Fiesta de Reyes complex. Another example is a motel located at 2360 San Diego Avenue. It consists of individual vernacular bungalows, with flat roofs, and stucco exterior walls organized around a semicircular paved parking area.

Criteria: San Diego Register Criteria A & C

Evaluation of Individual Resources: Motels, auto camps, and garages buildings may be individually significant under Criterion A as a rare surviving example of a property type that played an important role in the history of early tourism. Examples of these property types may also be eligible under Criterion C if they embody the distinctive characteristics of a style, type, period, or method of construction. These buildings will possess the character-defining features of the style they represent (See Architectural Styles in Appendix A).

Considering the fact that 2360 San Diego Avenue is one of only two remaining motels from this period and there are few remaining automobile related property types from this period remain, it may be eligible as a representative example of a motel from this period.

Essential Factors of Integrity: Setting, design, materials, and feeling must be retained in the evaluation under Criterion C. The use of the building may have changed and it is assumed that the general setting will have changed since the period of significance; however, the immediate setting should remain intact. For auto courts and motels the general layout of the property including its parking area should remain intact. Signage may have changed unless it was an integral component of the architecture.

Commercial – Sports, Recreation, and Leisure Resources

Although there is only one prime example of a sports and leisure property associated with this theme in the plan area, it is representative of the early leisure culture associated with the tourism in Old Town. The Presidio Hills Golf Course was opened to the public in 1932 and is located just below Presidio Hill between Wallace and Mason Streets along Juan Avenue at 4136 Wallace Street. This golf course was conveniently located within walking distance of auto courts on Juan and San Diego Avenues and later incorporated the Casa de Carrillo into its grounds. It was available for use by tourists staying at the nearby auto courts in Old Town, such as the Casa de

Pico Motor Hotel.

Criteria: San Diego Register Criteria A & C

Evaluation of Individual Resources: Sports and recreational facilities may be individually significant under Criterion A as a rare surviving example of a property type that played an important role in the history of early tourism. Examples of these property types may also be eligible under Criterion C, if they embody the distinctive characteristics of a style, type, period, or method of construction. Good examples of sports and recreational facilities will reflect their original use, and layout from the era in which they were constructed. Considering the fact that few recreational and leisure properties remain within the plan area, even representative examples may qualify. In this case the landscaped grounds and the associated buildings should be evaluated together as a single resource.

Essential Factors of Integrity: Setting, design, materials, and feeling must be retained in the evaluation under Criterion C. The use is significant to this property and should remain the same as it was historically. However it is assumed that the general setting will have changed since the period of significance; although, the immediate setting should remain intact. In the case of the Presidio Hills Golf Course, and similar sports facilities, the property's designed landscape is a character-defining feature and must be strongly present in the evaluation of integrity under Criterion C.

Commercial – Retail Stores, Restaurants, and Grocery Stores

Although, few commercial buildings were constructed within Old Town during this period there are a couple remaining examples. These buildings are typically small, one-story, wood-framed buildings, sheathed in either clapboard siding or smooth stucco with Western False Front or Mission Revival influences. The majority of the surviving examples of this type is concentrated near Old Town's original core and interspersed along San Diego Avenue and Harney Street. They can be generally described as early 20th century commercial buildings; they include restaurants and souvenir shops that opened in response to the increasing number of tourists visiting the area. Good examples of this type of resource can be found at 2836 Juan Street, built in 1938 as a restaurant. An example of a grocery store that served tourists during this period is located at 2501 San Diego Avenue, which was a general merchandise store in 1932.



Figure 14: 2501 San Diego Avenue

Criteria: San Diego Register Criterion C

Evaluation of Individual Resources: Commercial buildings may be individually significant under Criterion C if they embody the distinctive characteristics of a style, type, period, or method of construction. These buildings will possess the character-defining features of the style they

represent (See Architectural Styles in Appendix A). Considering the fact that few commercial buildings remain from this period even representative examples types and styles may qualify.

Essential Factors of Integrity: Under Criterion C, setting, design, materials, and feeling must be retained in the evaluation. In both cases, the use of the building may have changed. It is assumed that the general setting will have changed since the period of significance; however, the immediate setting should remain intact. Signage may have changed unless it was an integral component of the architecture.

Phase 2: Preservation and Tourism in Old Town (1950-1970)

Interest in preserving Old Town's historic past was put on hold leading up to and during World War II. However, following the end of the War, a renewed interest in Old Town's historic sites re-emerged. From 1956 to 1969 restoration activities within Old Town boomed, five historic sites were restored including: the Whaley House in 1956, the Mason Street School in 1962, the Casa de Pedronena 1968, and the Casa de Estudillo, and the Casa de Machado-Stewart in 1969.

In addition to the restoration of buildings within Old Town previously demolished resources were reconstructed like the Casa de Lopez in 1963. Buildings were also relocated in order to avoid demolition such as the Derby-Pendleton House, constructed in 1851 which was moved to its current location in 1962. These preservation efforts preceded the creation of the National Historic Preservation Act of 1966. Between, 1968 and 1970, 28 historic buildings and sites were designated as California Historical Landmarks. The Old Town San Diego State Historic Park, created in 1968, was listed as a National Register Historic District and a California State Park in 1970. In order to preserve the character of the area, new in-fill construction was required to be constructed in the Spanish Colonial Revival style.

Similar to the vision John Spreckles had in the early 1900s, residents of Old Town between 1950 and 1970 saw the economic opportunity in preserving its past in order to attract tourists. Commercial development during this period catered to daytime visitors with the construction of small-scale restaurants, shops, and souvenir stands to provide tourists with opportunity to purchase gifts from their travels. In addition to new construction, commercial development within Old Town also utilized adaptive reuse of earlier buildings to cater to the current needs of visitors.

The creation of Old Town San Diego State Historic Park in 1968 and Heritage Park in 1969



Figure 15: Derby Pendleton House during its relocation, 1962.
Source: <http://sohosandiego.org/reflections/2005-3/derby.htm>

served the dual purpose of preserving and interpreting San Diego's early history and taking advantage of the growing tourism industry in the area. Old Town San Diego State Historic Park was created to preserve and interpret San Diego's history between 1821 and 1872. Heritage Park, located adjacent to Old Town, was formed for the preservation and interpretation of late 19th century buildings that were being threatened with demolition in downtown San Diego. The park contains six Victorian era residences constructed in the 1880s and 1890s as well as Temple Beth Israel, which was built in 1889 and was San Diego's first synagogue. The structures were relocated there and restored.

Tourism and interpretation of San Diego's early history continues to this day. The ever-expanding scope of the history interpreted in Old Town can be seen in the creation of the Kumeyaay Ewaa site in Presidio Park. The site is an interpretive tool built in 2005 by a Kumeyaay descendent.⁷³ The traditional house type was built in Presidio Park to highlight the presence, culture, and history of the Kumeyaay Native American group in the region, and to provide a tool for interpreting that history and culture. The structure is a recreation of a pre-contact Kumeyaay house described by Gaspar de Portola in the village of Kosa'aay in 1769. As a result of these sites and the commercial development that began in the 1950s, today tourism within Old Town remains the area's dominant industry.

Associated Property Types

The primary property types associated with this period include a variety of commercial buildings including: restaurants, retail shops, motels, and gas stations, which catered to tourists. Similar to those constructed during Phase I of this theme, the majority of development continued to occur along Old Town's busiest commercial corridors including San Diego Avenue, Pacific Highway, and Taylor and Congress Streets. The development of the Old Town San Diego State Historic Park was an important development during this period; the properties associated with the park have previously been designated as historic resources and therefore were not re-evaluated for the purposes of this survey.

Commercial – Motels, Auto Courts and Gas Stations

The tourist industry in Old Town transitioned into full development in this period and more motels, hotels, and auto courts began to line the commercial corridors of the area. The popularity of the automobile as the preferred mode of transportation during this period was reflected by the preference in the construction of motels and auto courts over hotels. Typical motels and auto courts consisted of either a set of connected suites or individual bungalows organized around an asphalt paved parking area. An excellent later example of this property type is the Padre Trail Inn located at 4200 Taylor Street at the corner of Sunset and Taylor Streets.

Criteria: San Diego Register Criteria A & C

Evaluation of Individual Resources: Motels, auto courts, and gas stations may be individually

⁷³ Kumeyaay Information Village, "Old Town San Diego State Historic Park, Building Traditional California Indian House," <http://www.kumeyaay.info/culture/ewaa/pages/001.html>, accessed August 9, 2011.

significant under Criterion A as a rare surviving example of a property type that played an important role in the history of tourism. Examples of these property types may also be eligible under Criterion C if they embody the distinctive characteristics of a style, type, period, or method of construction. These buildings will possess the character-defining features of the style they represent (See Architectural Styles in Appendix A as well as the San Diego Modernism Historic Context Statement). Considering the fact that there were once many and now there are few, even representative examples of motels, auto courts, and gas stations from the period may qualify.

Essential Factors of Integrity: Setting, design, materials, and feeling must be retained in the evaluation under Criteria A and C. The use of the building may have changed and it is assumed that the general setting will have changed since the period of significance; however, the immediate setting should remain intact. For auto courts and motels the general layout of the property including its parking area should remain intact. Signage may have changed unless it was an integral component of the architecture.

Commercial – Retail Stores

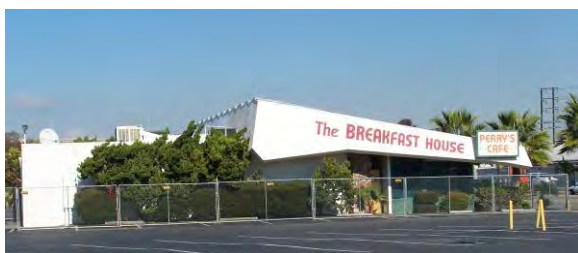
As the tourism industry boomed during this period small retail stores catering to daytime visitors to Old Town continued to be constructed along its commercial corridors. These buildings are typically small, one to two stories in height, and sheathed in either clapboard or smooth stucco often constructed in an architectural revival style; typically Spanish Colonial Revival or Western False Front styles. This was due to enforced design guidelines established with the Old Town Planned District Ordinance (zoning ordinance). However, some retail stores were constructed in popular architectural styles from the post-war period. Most of the retail stores were constructed along San Diego Avenue, Pacific Highway, and Congress, Harney and Taylor Streets. Two examples of this property type can be found at 3941 Mason Street and 2222 San Diego Avenue.

Criteria: San Diego Register Criterion C

Evaluation of Individual Resources: Commercial buildings may be individually significant under Criterion C if they embody the distinctive characteristics of a style, type, period, or method of construction. These buildings will possess the character-defining features of the style they represent (See Architectural Styles in Appendix A as well as the San Diego Modernism Historic Context Statement).

Essential Factors of Integrity: Under Criterion C setting, design, materials, feeling and workmanship must be retained in the evaluation. The use of the building may have changed and it is assumed that the general setting will have changed since the period of significance; however, the immediate setting should remain intact. Signage may have changed unless it was an integral component of the architecture.

Commercial – Restaurants



As a result of the tourism industry there are numerous restaurants in the plan area. There are two typical types of restaurants within the Old

Town plan area. They are either one-story freestanding buildings surrounded by surface parking lots or they are located within commercial strips that are one to two stories in height at pedestrian level. These buildings were typically constructed in the Spanish Colonial Revival style due to enforced design guidelines established with the Old Town Planned District. However, some examples remain of other styles that were popular during the post-war period. A good example of this property type can be found at 4620 Pacific Highway.

Criteria: San Diego Register Criterion C

Evaluation of Individual Resources: Restaurants may be individually significant under Criterion C if they embody the distinctive characteristics of a style, type, period, or method of construction. These buildings will possess the character-defining features of the style they represent (See Architectural Styles in Appendix A as well as the San Diego Modernism Historic Context Statement).

Essential Factors of Integrity: Under Criterion C setting, design, materials, feeling and workmanship must be retained in the evaluation. The use of the building may have changed and it is assumed that the general setting will have changed since the period of significance; however, the immediate setting should remain intact.

Theme: Great Depression and World War II (1930-1945)

Unlike most of the nation, San Diego did not immediately experience the effects of the 1929 stock market crash. The city experienced a much more gradual decline since its industrial base was still in its development stages. However in the years that immediately followed, real estate sales declined and development largely ceased. In order to generate economic development, state and federal government relief programs were created to fund a variety of infrastructure, civic, and residential construction projects in the 1930s.



Figure 17: 2646 Sunset Street, located in George Marston's 1938 Subdivision, is reflective of "FHA minimum house" ideals.

During this period, focus shifted to the improvement of American domestic life, advocating home ownership and standardized construction practices. However, as housing construction continued to decline during the deepening depression, the ideal of the small house took on new urgency. The 1931 President's Conference for the design of residential neighborhoods resulted in recommendations from the nation's foremost experts on how to stimulate the construction industry while improving the quality of housing for the average American family.⁷⁴ This goal was largely achieved by the Federal Housing Administration (FHA) established in 1934. The FHA approved properties for mortgage insurance and published

⁷⁴ "Hoover Stresses Need for Easier Home Buying," *Los Angeles Times*, December 3, 1931, 1.

construction standards for housing.

In 1936 the FHA published its first guide to efficient comfortable living, titled *Planning Small Houses*. The publication featured five house types that would provide maximum accommodation within a minimum amount of space.⁷⁵ By 1940, the "FHA minimum house" originally presented in the 1936 guide, had been reworked to allow for expansion and the design could be influenced by individual style preferences with the addition of gables, porches, materials, roof types, windows, and shutters. During the 1930s and 1940s the minimum house was being expressed in the Streamline Moderne and Minimal Traditional styles.

Within Old Town, the ideals of the 1930s FHA publications emerged in the development of a residential neighborhood constructed in the Minimal Traditional style, along Jackson, Sunset, and Juan Streets, located just below the San Diego Presidio Site. This development spanned Block 450 and Lot 1 of Block 449 of the original Old Town San Diego plat map. The new subdivision map was filed on January 18, 1938 at the request of land owner, George W. Marston and Percy H. Broell.⁷⁶ Development within these two blocks began in 1938 and continued up through 1945.

However, this was not the only new subdivision George Marston was developing within Old Town during this period. In addition to his subdivision along Jackson, Sunset, and Juan Streets, he also began developing a new subdivision to the northwest eight years earlier. This subdivision included Block 423 of the Old Town San Diego plat map, and a portion of the Hinton subdivision. This section of Marston's land was re-mapped on June 12, 1930 to accommodate the continuation of Jackson Street. This subdivision was bounded by Taylor, Whitman, Chestnut (currently Presidio Drive) and Wallace Streets.⁷⁷

The latter half of the 1930s saw the continuation of the efforts in Old Town to preserve its early history. As a part of the Historic American Buildings Survey, the Casa de Bandini, Casa de Estudillo, and the Casa de Lopez were recorded in 1937. The Works Progress Administration (WPA) completed numerous projects in Old Town. WPA funds provided for the rebuilding of the Adobe Chapel of the Immaculate Conception near its original site in 1937.⁷⁸ WPA funding also allowed for the construction of a wall in Presidio Park, which was built to represent the eastern wall of the original presidio.⁷⁹ The agency also constructed an outlook structure at the head of the Franciscan garden and created trails and pathways within the park.⁸⁰

⁷⁵ "Booklets to Guide Home Building Offered," *Los Angeles Times*, June 28, 1936, E4.

⁷⁶ Record of Survey No. 631, Block 450 and Lot 1 of Block 449 of Old San Diego, San Diego California, January 18, 1938.

⁷⁷ Licensed Surveyors Map No. 409. Licensed Survey of Lots G, H, I, & J, Hinton Subdivision & Portions of Block 423 Old San Diego, San Diego California June 12, 1930.

⁷⁸ California Office of Historic Preservation, "California Historical Landmarks: San Diego County," http://www.parks.ca.gov/?page_id=21478 (accessed August 9, 2011).

⁷⁹ James Mills, "A Spanish Wall," *The Journal of San Diego History* Vol. 2, No. 3 (July 1956), <http://www.sandiegohistory.org/journal/56july/wall.htm> (accessed August 9, 2011).

⁸⁰ Thomas L. Scharf, ed. "Presidio Park: A Statement of George W. Marston in 1942," *The Journal of San Diego History* Vol. 32, No. 2 (Spring 1986), <http://www.sandiegohistory.org/journal/86spring/presidio.htm> (accessed August 9, 2011).

In the mid-1930s San Diego's economy began to recover and on October 20, 1935, the city received a huge industrial economic boost when Ruben H. Fleet relocated Consolidated Aircraft to the Midway area, just southwest of Old Town. Fleet came to San Diego with \$9 million in unfilled orders and 800 employees.⁸¹ Shortly after the company's relocation, Consolidated Aircraft received one of its largest contracts from the Navy for 60 twin-engine PBV-1 patrol bombers.⁸² As the Great Depression came to a close Consolidated Aircraft had 9,000 employees and by 1941 its workforce had jumped to 25,000 when the U.S. entered World War II.⁸³

Following the bombing of Pearl Harbor on December 7, 1941, military bases along the Pacific Coast became prime strategic locations for the Pacific fleets. Between the recruitment of military personnel and defense contract workers, the population of San Diego soared. From 1940 through the summer of 1943, San Diego's growth far surpassed its ability to provide housing and services for thousands of defense workers.⁸⁴ This increase in population impacted everything from housing, to transportation and schools.



Figure 18: Old trolley cars at the foot of Presidio Hill serving as temporary housing.

Source: <http://www.sandiegohistory.org/journal/93spring/suburbs.htm>

Within Old Town, during this period, circulation patterns were transformed to accommodate the construction of La Jolla Avenue (currently part of San Diego Avenue) and the Pacific Highway expansion, which resulted in the closure and remapping of a variety of Old Town's original streets and subdivision blocks.⁸⁵

The City attempted to assist in the search for homes by developing a Defense Housing Commission, which listed available vacancies

within the area.⁸⁶ The City also lifted ordinances against rooming houses in residential zones, but nothing could meet the continuous immigration of defense workers. Soon military and defense workers began to seek housing in Old Town due to its close proximity to the Midway area. Existing housing within the Old Town San Diego Community Plan Area had already become filled to capacity like most of San Diego. In an effort to provide temporary housing, old trolley cars were relocated to a vacant lot within Old Town, along Juan and present-day Taylor Streets. Auto-camps previously used for traveling motorists within Old Town also began to be utilized as temporary housing and the U.S. Navy took possession of the former Mrs. Hubbel's Western

⁸¹ William Wagner. *Ryan, The Aviator: Being the Adventures and Ventures of Pioneer airman and Businessman, T. Claude Ryan.* (New York: McGraw-Hill, 1971), 182-183.

⁸² Ibid, 185.

⁸³ Mike Davis, Kelly Mayhew and Jim Miller. *Under the Perfect Sun: The San Diego Tourists Never See.* (New York: The New Press, 2003).

⁸⁴ Mary Taschner, "Boomerang Boom: San Diego 1941-1942," *Journal of San Diego History*. Volume 28, Number 1. (Winter, 1982), <http://www.sandiegohistory.org/journal/82winter/boom.htm>; accessed April 1, 2010.

⁸⁵ Record of Survey Map No. 752, July 31, 1939; Record of Survey Map No. 929, June 13, 1941; Record of Survey Map 1799, April 22, 1943; Old San Diego, San Diego California.

⁸⁶ Ibid.

Bakery buildings, to aid in housing military operations and personnel.⁸⁷

Finally, in 1940, the Federal government passed the Lanham Act, which appropriated \$150 million to the Federal Works Agency to provide massive amounts of housing in congested defense industry centers. The development of defense housing units within the city would be located in undeveloped areas both east and north of the city's downtown.⁸⁸

Between 1940 and 1942 two smaller subdivisions were developed within Old Town. One was located just north of Taylor Street, along Juan and Gains Streets, and the other consisted of a section of government housing projects constructed along Calhoun and Juan Streets between Harney and Mason Streets. However, both areas have since been redeveloped with few buildings remaining from this period.⁸⁹

Associated Property Types

According to Sanborn maps, property types associated with this theme include the adaptive re-use of tourist motor courts, auto courts, and even old trolley cars as temporary housing for the influx in defense and military personnel. However no examples of this type of temporary housing remain. In addition to temporary residential accommodations, permanent single-family residences were constructed. A concentrated pocket of single-family residences constructed during this time is still present just below Presidio Hill. The only industrial development within Old Town during this period was the construction of Mrs. Hubbel's Bakery located at 4745 Pacific Highway.

Residential - Single-family Residences

The single-family residences constructed during this period are concentrated below Presidio Park along Sunset, Mason, Twiggs and Jefferson Streets. The majority of the homes were designed in the Minimal Traditional style with a few constructed in the Spanish Colonial Revival style. These residences tend to be one story to one and half stories in height depending on grading with moderate setbacks and landscaped front yards. Good examples of this property type can be found along the 2600 block of Sunset Street.



Figure 4-1940 Sanborn map, 1945

⁸⁸ *San Diego Modernism Context Statement*, 33.

⁸⁹ Subdivided Lands, City of San Diego Map 1900-1942. Historical Planning Maps, City of San Diego. <http://www.sandiego.gov/city-clerk/info/records/historicalmaps.shtml>; accessed January 15, 2011.

Criteria: San Diego Register Criteria B & C

Evaluation of Individual Resources: Single-family residences may be individually significant under Criterion B if they were the homes of persons significant in local history. Single-family residences may also be eligible under Criterion C if they embody the distinctive characteristics of a style, type, period, or method of construction.

These buildings will possess the character-defining features of the style it represents (see the Architectural Styles in Appendix A).

Evaluation of Historic Districts: A contiguous grouping of similar single-family residences from this period may be eligible for listing as a historic district under Criteria A-E. Once a district has been listed individual buildings may qualify as contributors under Criterion F. A contributing building should reflect the architectural style and form that it would have possessed at the time of construction. Historic districts must retain a substantial majority of buildings dating from the period of significance and collectively reflect a particular style or period.

Essential Factors of Integrity: Setting, location, feeling, and association must be strongly present. A contributing building to a historic district should reflect the architectural style and form that it would have possessed at the time of construction.

Theme: Post World War II (1946-1970)

Following World War II, San Diego experienced a continued population increase as veterans and defense workers began to permanently settle in the area. By 1950, San Diego's population had increased from 203,341 in 1940 to 334,387, creating a massive demand for permanent housing.⁹⁰ In response, developers began constructing large suburban tract homes along the city's outskirts. At the end of the 1940s the role of the developer had been transformed with the Housing Act of 1949. This act made it profitable for developers to construct multiple houses from stock plans rather than having the homeowner construct their own residence. The residences tended to be affordable, and modest in scale with simple floor plans.

Within Old Town, there was a surge of new development. Pockets of residential tract homes began to be constructed within the area's already existing housing developments. These homes were similar to the outlying suburban developments in their repetitive style however they were constructed on a smaller scale and varied between single- and multi-family residential units. Examples of this type of post-war housing can be seen along the 2200 block of Congress Street and the 2600 block of Juan Street.

As the 1940s came to a close the popularity of the automobile had impacted public transit to such a degree that the original San Diego Electric Railroad discontinued its trolley service on April 24, 1949 and two years later the San Diego & Arizona Eastern Railroad followed suit.⁹¹ The 1950s ignited a production boom for automakers; this in conjunction with the development of a comprehensive highway system transformed the landscape of San Diego. The construction of the Camino Del Rio, Interstate 5, and Interstate 8 created rigid geographic boundaries between Old Town and the communities to the north and southeast.

Associated Property Types

⁹⁰ Oscar Kaplan, "A Housing Report on the San Diego Metropolitan Area," prepared for the San Diego Chamber of Commerce, August 1952.

⁹¹ Holle, <http://www.sandiegohistory.org/journal/2002-1/holle.htm>; accessed April 1, 2010.

The San Diego Modernism Historic Context Statement was prepared in 2007. It should be used in the evaluation of property types from the post-war period. Property types associated with this theme consist of single- and multi-family residences constructed to house returning veterans taking advantage of federal housing programs. Similar to previous periods, commercial, and industrial development was almost stagnant within Old Town, as previously constructed buildings continued to be re-used for new uses. However, institutional buildings began to be constructed in the plan area. In 1951 Caltrans constructed its new district headquarters on the former site of the Old Mission Olive Works plant.

Institutional – Government Buildings



Figure 20: 4075 Taylor Street

One institutional building was constructed during this period; it was the District 11 headquarters for Caltrans. The building is two-stories in height and was designed in the Mid-Century Modern style. The building is located at 4075 Taylor Street, and was determined eligible for the National and California Registers in March 2011. The Mid-Century Modern style is discussed further in the San Diego Modernism Context Statement.

Criteria: San Diego Register Criterion C

Evaluation of Individual Resources: Institutional buildings may be individually significant under Criterion C if they embody the distinctive characteristics of a style, type, period, or method of construction. These buildings will possess the character-defining features of the style they represent (see the Architectural Styles in Appendix A as well as the San Diego Modernism Historic Context Statement). To be eligible, they should also be important examples of their type and clearly reflect the era in which they were constructed. The use of the building may have changed.

Essential Factors of Integrity: Setting, design, materials, and workmanship must be strongly present in the evaluation of integrity under Criterion C.

Residential - Single-family Residences

Single-family residences constructed during this period are mostly one-story in height and can be described as Minimal Traditional or Ranch style. Examples of these house types are located along the 2200 block of Congress Street. Both of these house types are discussed further in the San Diego Modernism Context Statement.

Criteria: San Diego Register Criteria B & C

Evaluation of Individual Resources: Single-family residences may be individually significant under Criterion B if they were the homes of persons significant in local history. Single-family residences may also be eligible under Criterion C if they embody the distinctive characteristics of a style, type, period, or method of construction. These buildings will possess the character-defining features of the style it represents (see the Architectural Styles in Appendix A as well as the San Diego Modernism Historic Context Statement).

Evaluation of Historic Districts: A contiguous grouping of similar single-family residences from this period may be eligible for listing as a historic district under Criteria A-E. Once a district has been listed, individual buildings may qualify as contributors under Criterion F. A contributing building should reflect the architectural style and form that it would have possessed at the time of construction. Historic districts must retain a substantial majority of buildings dating from the period of significance and collectively reflect a particular style or period.

Essential Factors of Integrity: Setting, location, feeling, and association must be strongly present. A contributing building to a historic district should reflect the architectural style and form that it would have possessed at the time of construction.

Residential – Multi-family Residences

The post-war period was marked by the construction of an increasing number of apartment buildings. This was largely in response to the overall housing shortage that created a need for higher density to accommodate the influx of new residents. Multi-family residences in the plan area do not represent a particular type. They generally range from two to eight units and one to two stories in height. A few exhibit the characteristics of the Minimal Traditional style. Examples are located along Juan Street between Mason, Twigg, and Sunset Streets. Multi-family housing from this period is discussed further in the *San Diego Modernism Context Statement*.

Criteria: San Diego Register Criterion C

Evaluation of Individual Resources: Multi-family properties may be individually significant under Criterion C if they embody the distinctive characteristics of a style, type, period, or method of construction. These buildings will possess the character-defining features of the style they represent (see the Architectural Styles in Appendix A as well as the San Diego Modernism Historic Context Statement). To be eligible, they should also be important examples of their type and clearly reflect the era in which they were constructed. Individual units located on a single parcel should be evaluated as a single resource.

Evaluation of Historic Districts: A contiguous grouping of similar single-family residences from this period may be eligible for listing as a historic district under Criteria A-E. Once a district has been listed, individual buildings may qualify as contributors under Criterion F. A contributing building should reflect the architectural style and form that it would have possessed at the time of construction. Historic districts must retain a substantial majority of buildings dating from the period of significance and collectively reflect a particular style.

Essential Factors of Integrity: Setting, design, materials, and workmanship must be strongly



present in the evaluation of integrity under Criterion C.

Survey Results

The survey focused on built resources within the Old Town San Diego Community Plan Area constructed before 1970 that have not been previously identified or designated as historic resources. Based on these criteria, the project team recorded a total of 143 properties. Information, such as physical characteristics, alterations, and integrity level, was entered in the City's Access database. Additionally, each surveyed property was evaluated using the City's local designation criteria and assigned a California Historical Resource Status Code.

Previously Identified Resources

To inform the context statement, the project team compiled a list of previously identified resources. In addition to the Access database, the City gave the project team a list of properties designated by the San Diego Historical Resources Board. Based on these two sources, as well as independent research in state and national databases, the project team concluded that the survey area contains 37 properties that were identified and designated as historic resources before the start of this project. Some of these resources are designated at the local level only, while others are designated at the state and/or national levels, as well. Some are part of the Old Town San Diego State Historic Park; others are individually listed sites or buildings. Following is a summary of designated resources. They are grouped by type and/or location and organized by applicable status codes:

Built Resources and Historic Sites within the Old Town San Diego State Historic Park District:

Address	APN	Historic Name	Year Built	Status Code(s)
3960 Mason St.	4426101600	Old Town San Diego Historic State Park	1821-1846; 1846-1869	1S; 5S1
4000 Mason St.	4426101600	Casa de Estudillo	1828	1S; 5D1
2660 Calhoun St.	4426101600	Casa de Bandini	1829	1CS; 5D1
2616 San Diego Ave.	4426101600	Casa de Pedmorena	1869	1CS; 5D1
2724 Congress St.	4426101600	Casa de Machado-Stewart	1830	1CS; 5D1
2741 San Diego Ave.	4426101600	Casa de Machado-Silvas	1835	1CS; 5D1
3966 Mason St.	4426101600	Mason Street School	1865	1CS; 5D1
Twiggs St. and Congress St.	4426101600	Casa de Cota Site	c. 1830	1CS; 5D1
2729 San Diego Ave.	4426101600	The Exchange Hotel	c. 1850	1CS; 5D1
4010 Twiggs St.	4426101200	St. Joseph's Rectory/Old Town Convent	1908	5S1
4010 Twiggs St.	4426101200	Casa de Augirre Site	c. 1850	5S1
Calhoun St.	4426101600	Congress Hall Site	c. 1860	5D1

Built Resources outside the Old Town San Diego State Historic Park District:

Address	APN	Historic Name	Year Built	Status Code(s)
Heritage Park	N/A	Temple Beth Israel	1889	1S; 5S1

3971 Conde St.	4435132000	Chapel of the Immaculate Conception	1850	1CS; 5S1
2482 San Diego Ave.	4435112800	Derby-Pendleton House	1851	1CS; 5S1
2482 San Diego Ave.	4435112800	Whaley House	1856	1CS; 5S1
3890 Twiggs St.	4425706900	Casa de Lopez	1835	1CS; 5S1
4136 Wallace St.	4425200800	Casa de Carrillo	1810	1CS
Heritage Park	4433403400	Sherman-Gilbert House	1887	5S1
2515 San Diego Ave.	4426102300	Gatewood House	1873	5S1
4115 Twiggs St.	4426220300	Robert and Lulu Bolam House	1925	5S1
2525 San Diego Ave.	4426102100	Rudolph Schiller Photographic Gallery	1869	5S1
Heritage Park	N/A	McConaughy House	1887	5S1
Presidio Park	4446711000	Junipero Serra Museum	1929	5S1

Historic Sites outside the Old Town San Diego State Historic Park District:

Presidio Park	4425200700	Presidio of San Diego Site	1769	1S; 5S1
Presidio Park	4425200700	Presidio Excavation Site	N/A	1S; 5S1
2390 San Diego Ave.	4435133800	Old Spanish Cemetery	1840	1CS; 5S1
Presidio Park	4425200700	Serra Palm	N/A	1CS; 5S1
Presidio Park	4425200700	Derby Dike Site	1851	1CS; 5S1
3919 Twiggs St.	N/A	Emmet House Site	c. 1865	5S1
3940 Harney St.	N/A	Gila House Site	1850	5S1
Presidio Park	4425200700	Fort Stockton	1838	5S1
Taylor St.	N/A	Franciscan Garden Site	1769	5S1
Trias St.	N/A	San Pasqual Grave Site	N/A	5S1
2360-2376 San Diego Ave.	4435133100; 4435133200; 4435133000	Cobblestone Jail Site ⁹²	1851	5S1
Ampudia St.	N/A	Protestant Cemetery Site	N/A	5S1
4301 Taylor St.	4425200700	Presidio Park	N/A	5S1

In addition to the designated resources, one resource was identified in March of 2011 as a state-owned property that appears eligible for listing on the National and/or California Register:

Address	APN	Historic Name	Year Built	Status Code(s)
4075 Taylor St.	4423600500; 4424630100	California Department of Transportation District 11 Building	1952	4CM

⁹² City database lists two addresses and three APN's as the Cobblestone Jail Site, so all known identifiers are listed here.

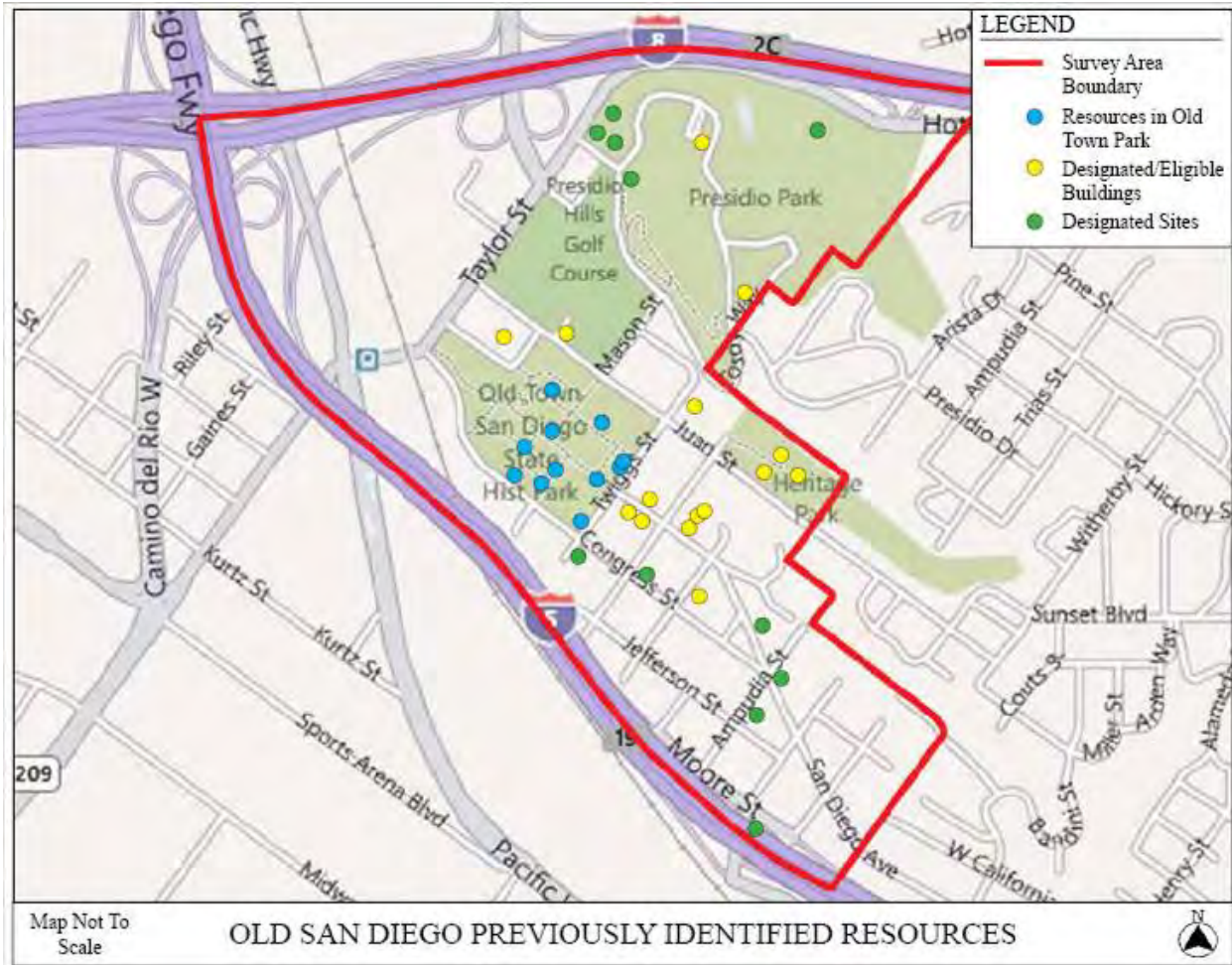


Figure 21: Map of previously identified resources. **Source:** Bing Maps and Galvin Preservation Associates.

Potential Historic Districts

The survey identified one potential historic district, which appears to be eligible for local listing under the City's designation criteria. Specifically, the district appears eligible under Criterion C. Following is a description of the potential district, a list of contributing properties, and a map defining the boundaries.

George Marston Historic District

The George Martson Historic District is an intact grouping of single- and multi-family residences located north of Juan Street and east of the Presidio Hills Golf Course. The potential district appears to be eligible under San Diego Criterion C. It consists of approximately 24 contributing parcels and one non-contributing parcel. The contributing parcels include residences designed in the Minimal Traditional and Ranch styles. The period of significance for the district extends from 1938 to 1955, the period in which the district was subdivided and the contributing parcels were developed. It is significant under the *Great Depression and World War II* and *Post-World War II* themes, as outlined in the context statement.

District Contributors:

Address	APN	Style	Year Built	Status Code(s)
2641 Jackson Street	4426610300	Minimal Traditional	1938	5D3
2606 Juan Street	4426621100	Minimal Traditional	1948	5D3
2612 Juan Street	4426621200	Tract Ranch	1948	5D3
2628 Juan Street	4426621400	Tract Ranch	1948	5D3
2634 Juan Street	4426621500	Minimal Traditional	1948	5D3
2646 Juan Street	4426621600	Tract Ranch	1948	5D3
2654 Juan Street	4426621800	Minimal Traditional	1948	5D3
2664 Juan Street	4426621900	Tract Ranch	1948	5D3
4119 Mason Street	4426621700	Minimal Traditional	1952	5D3
4129 Mason Street	4426620300	Tract Ranch	1941	5D3
4205 Mason Street	4426610200	Minimal Traditional	1938	5D3
2609 Sunset Street	4426620800	Tract Ranch	1942	5D3
2621 Sunset Street	4426620700	Minimal Traditional	1941	5D3
2631 Sunset Street	4426620600	Minimal Traditional	1940	5D3
2635 Sunset Street	4426620500	Tract Ranch	1955	5D3
2636 Sunset Street	4426610700	Minimal Traditional	1938	5D3
2646 Sunset Street	4426610600	Minimal Traditional	1938	5D3
2647 Sunset Street	4426620400	Minimal Traditional	1947	5D3
2655 Sunset Street	4426620200	Minimal Traditional	1950	5D3
2660 Sunset Street	4426610500	Minimal Traditional	1938	5D3
2663 Sunset Street	4426620100	Tract Ranch	1939	5D3
2664 Sunset Street	4426610400	Minimal Traditional	1939	5D3
4120 Twiggs Street	4426621000	Tract Ranch	1948	5D3
4134 Twiggs Street	4426620900	Tract Ranch	1941	5D3

District Non-contributors:

Address	APN	Style	Year Built	Status Code(s)
2618 Juan Street	4426621301	Post-War Mediterranean Revival	1981	6Z

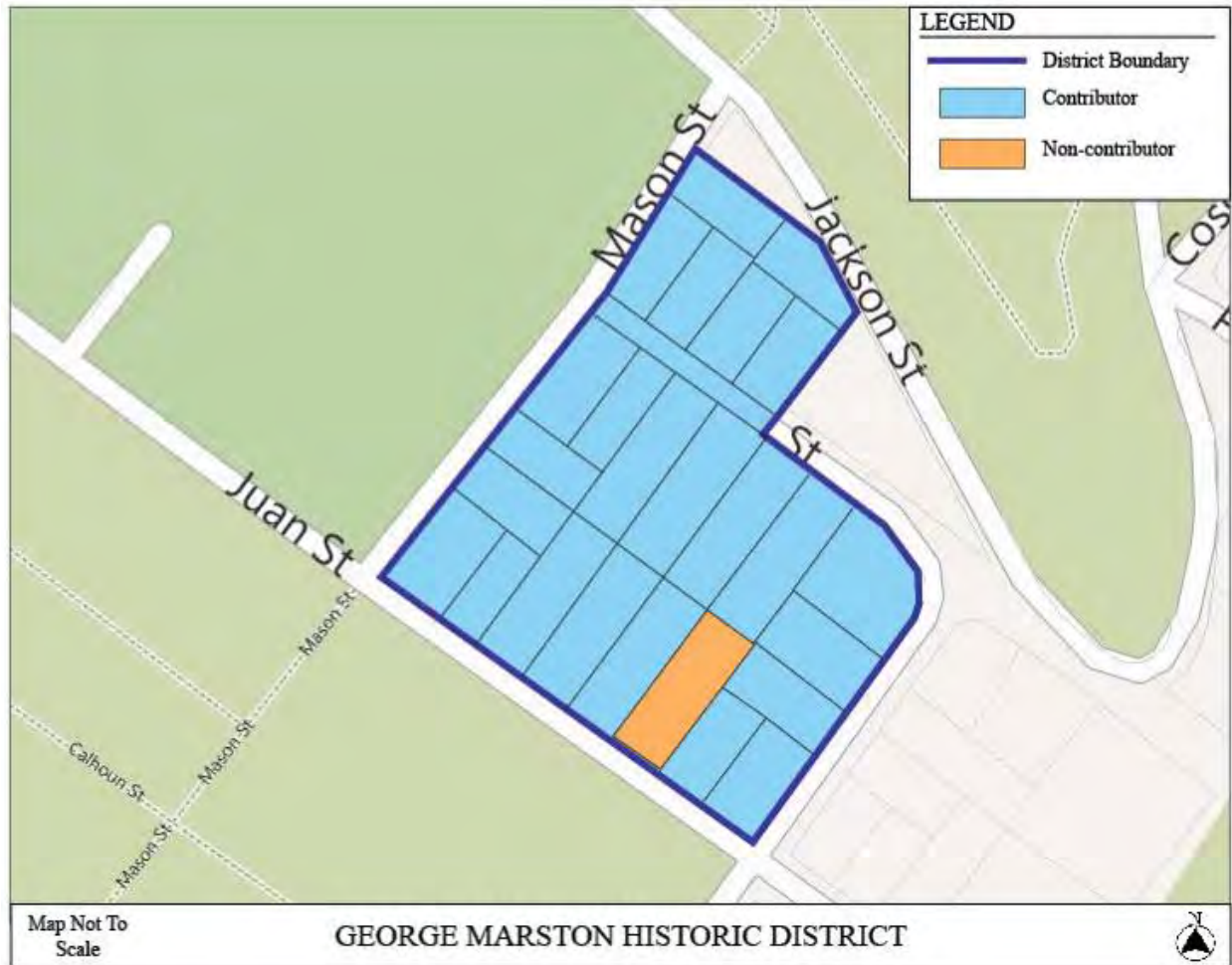


Figure 22: Map of George Marston Historic District. **Source:** Bing Maps and Galvin Preservation Associates.

Representative district contributors:



2664 Juan Street



2646 Sunset Street



2664 Sunset Street



2461 Jackson Street

Potential Individual Resources

The survey identified 21 potential individual resources, which appear to be eligible for local listing under the City's designation criteria. All of these meet the eligibility requirements set forth in the context statement under San Diego criteria A and/or C.

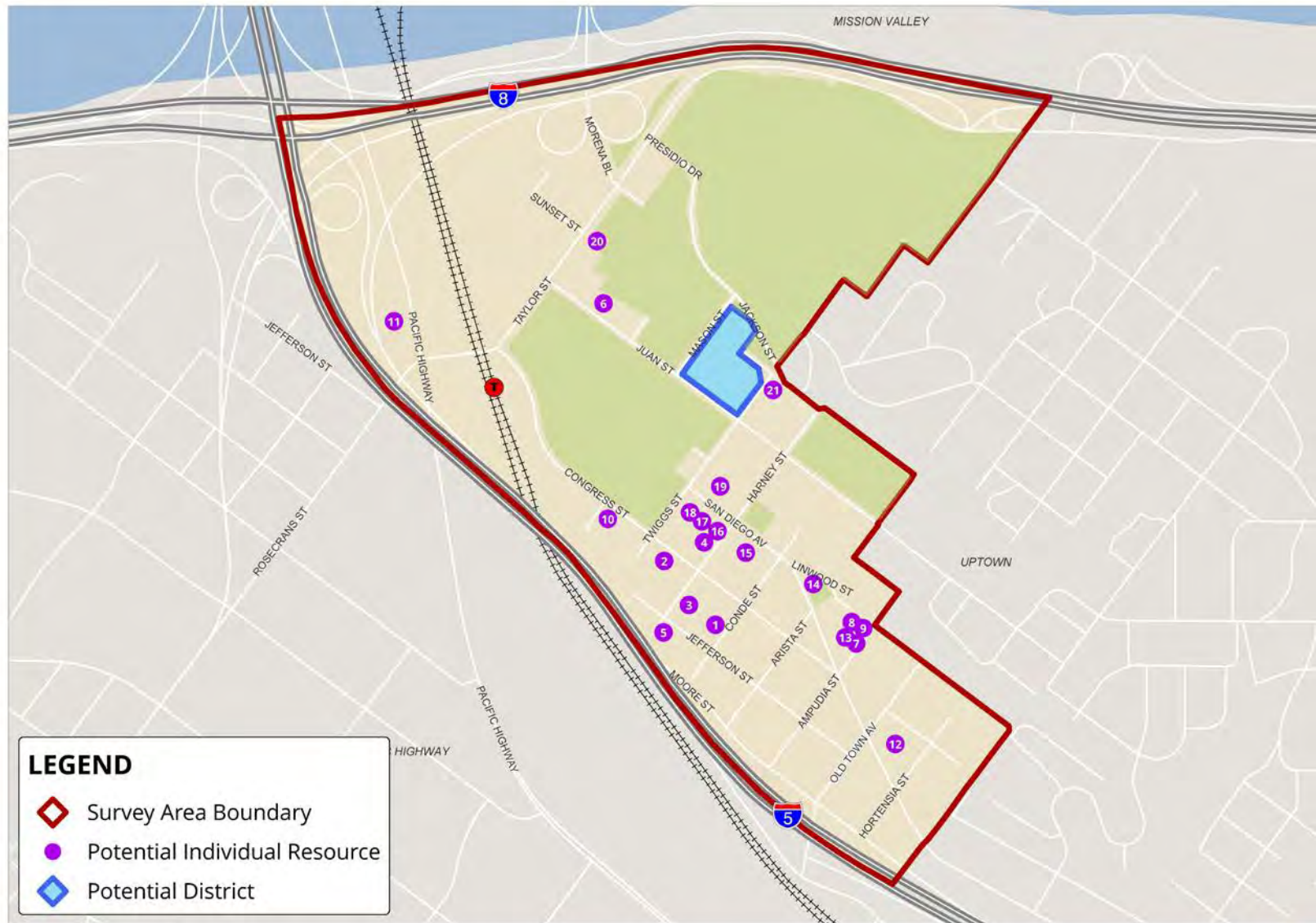
Map Key	Address	APN	Criteria; Reason	Year Built	Status Code(s)
1	3920 Conde Street	4437210900	C; Excellent example of a Spanish Colonial Revival style residence in the <i>Early American Development and Industrialization</i> context.	1925	5S3
2	2533 Congress Street	4425703600	C; Older residence with good integrity. Significant in the <i>Early American Development and Industrialization</i> context.	1914	5S3
3	3919 Harney Street	4437211700	C; Older residence with good integrity. Significant in the <i>Early American Development and Industrialization</i> context.	1923	5S3
4	3970 Harney Street	4426102700	C; Older residence with good integrity. Significant in the <i>Early American Development and Industrialization</i> context.	1913	5S3
5	2495 Jefferson Street	4437211900	C; Older residence with good integrity. Significant in the <i>Early American Development and Industrialization</i> context.	c. 1927	5S3
6	2836 Juan Street	4424900700	C; Excellent example of an early restaurant in the <i>Automobile, Early Tourism, and Preservation</i> context.	1938	5S3
7	2361 Linwood Street ⁹³	4435132900	C; Excellent example of multi-family residential development in the <i>Post World War II</i> context.	1959	5S3
8	2363 Linwood Street	4435132700	C; Excellent example of multi-family residential development in the <i>Post World War II</i> context.	1959	5S3
9	2365 Linwood Street	4435132800	C; Excellent example of multi-family residential development in the <i>Post World War II</i> context.	1959	5S3
10	3941 Mason Street	4425700300	C; Excellent example of a Western False Front style commercial building in the <i>Automobile, Early Tourism, and Preservation</i> context.	1953	5S3
11	4620 Pacific Highway	4427400600	C; Rare surviving example of a Googie style restaurant in the <i>Automobile, Early Tourism, and Preservation</i> context.	1966	5S3
12	2266 San Diego Avenue	4437410200	C; Excellent example of a Mid-century Modern style building in the <i>Post-World War II</i> context.	1956	5S3

⁹³ 2361, 2363, and 2365 Linwood Street comprise one apartment complex which spans three parcels. The three parcels together constitute one resource, despite having separate addresses and APNs.

13	2360 San Diego Avenue ⁹⁴	4435133100	C; One of only two remaining auto courts in the <i>Automobile, Early Tourism, and Preservation</i> context.	1929	5S1; 5S3
14	2414 San Diego Avenue	4435132300	C; Excellent example of a Spanish Colonial Revival style restaurant in the <i>Automobile, Early Tourism, and Preservation</i> context.	1938	5S3
15	2489 San Diego Avenue	4435130200	C; Excellent example of a Spanish Colonial Revival style restaurant in the <i>Automobile, Early Tourism, and Preservation</i> context.	c. 1925	5S3
16	2501 San Diego Avenue	4426102500	C; Rare surviving example of a retail store in the <i>Early American Development and Industrialization</i> context.	c. 1925	5S3
17	2521 San Diego Avenue	4426102200	C; Rare surviving example of a retail store in the <i>Early American Development and Industrialization</i> context.	c. 1910	5S3
18	2525 San Diego Avenue ⁹⁵	4426102100	C; Excellent example of an early restaurant in the <i>Automobile, Early Tourism, and Preservation</i> context.	c. 1925	5S1; 5S3
19	2548 San Diego Avenue (Immaculate Conception Church)	4426211900	C; Excellent example of a Mission Revival style church from the <i>Early American Development and Industrialization</i> context.	1917	5S3
20	4151 Taylor Street	4424900100	C; Excellent example of a Spanish Colonial Revival style restaurant in the <i>Automobile, Early Tourism, and Preservation</i> context.	1928	5S3
21	4145 Twiggs Street	4426220900	C; Excellent example of a Contemporary style residence in the <i>Post World War II</i> context.	1959	5S3

⁹⁴ Building occupies same parcel as the Cobblestone Jail Site, which is already designated. This is why it has two status codes.

⁹⁵ Different building, but same address and parcel as the Rudolph Schiller Photographic Studio, which is already designated. This is why it has two status codes.



OLD SAN DIEGO SURVEY RESULTS

Figure 24: Map of Survey Results; **Source:** City of San Diego Planning Department

Representative Photographs:



4620 Pacific Highway



2266 San Diego Avenue



2525 San Diego Avenue



2548 San Diego Avenue



3970 Harney Street



3941 Mason Street



2414 San Diego Avenue



4145 Twiggs Street

Recommendations

The following recommendations are for the ongoing identification, evaluation, and designation of historic resources within the Old Town San Diego Community Plan Area and for the revision of the applicable sections of the community plan. They are based on standard preservation practice and guidelines as outlined by the National Park Service, the State Office of Historic Preservation, and the National Trust for Historic Preservation. They are also consistent with the Historic Preservation Element in the City of San Diego General Plan.

Update Existing Designations

The surveyors noticed that several previously designated parcels include more than one building. Typically, the parcel was designated for one of the buildings only or as a site. However, another building or buildings on the same parcel may be eligible for designation within a completely different context. It is recommended that the designations be amended to make it clear in the public record that there are multiple historic resources on the same parcel and that they may be significant within different contexts.

Historic Districts

The survey identified one potential historic district: the George Marston Historic District. An intensive-level survey of the district is recommended. Pending results of the intensive-level survey, it is recommended that the district be brought forward for designation consistent with the Board's adopted District Policy.

Individually Significant Properties

The survey identified several potential individually significant properties. Like the potential historic district, it is recommended that these properties be surveyed at the intensive level to determine whether or not these buildings are eligible for designation.

Properties with Social or Cultural Significance

Properties in this survey have been identified primarily as either representative of significant patterns of development in Old Town San Diego or for their architectural merit. There may be additional properties within the survey area, which possess historic significance for social or cultural reasons (such as an association with an important person or event), which cannot always be established at this survey level. Additional work with members of the community to identify and evaluate such properties for potential historic significance and future designation is recommended.

Design Guidelines

As part of revising the community plan, the design guidelines should be revised to reflect current standard preservation practice. While the community may prefer limiting new construction to certain period revival architectural styles, matching or mimicking historic buildings too closely does not comply with the Secretary of the Interior's Standards. Rather, the Standards recommend

that new construction be compatible with historic surroundings, while being clearly differentiated as new. This is to avoid confusion between true historic resources and new buildings designed to look old.

If the community decides to continue limiting architectural style options, those styles should be critically analyzed to determine important height, scale, and massing features, as well as decorative features. All appropriate designs should start with the appropriate height, scale, and massing for the selected architectural style.

General design guidelines requiring the use of specific architectural styles should not be applied to historic districts or individual resources with other established architectural styles. For example, the general design guidelines should not be applied to the George Marston Historic District. Doing so might translate into the addition of period revival features to Minimal Traditional or Ranch buildings. This would not be consistent with the Standards, and it would impact the district's integrity.

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Appendix A

Architectural Style Guide

The architectural character of the Old Town San Diego Community Plan Area reflects the fact that it was heavily influenced by design guidelines following the designation of the Old Town San Diego Historic District (the District) and the establishment of the Old Town Planned District Ordinance. Commercial and residential development located within and immediately adjacent to the District tends to be constructed in the Spanish Colonial Revival or Early 20th Century Commercial styles, regardless of their date of construction. While development located outside of the District tends to reflect more of the architectural styles popular at the time of construction. The majority of the residences located outside of the District constructed between 1900-1930 can be described as Craftsman bungalows. Commercial buildings were designed in the styles common during the period including Spanish Colonial Revival. Although, the majority of development within the plan area was predominately stagnant during the Great Depression and up through World War II, a small development of single-family residences constructed in the Minimal Traditional style emerged just below Presidio Hill. This was the only contiguous development constructed during this period apart from limited infill within already developed sections of the plan area. While most of the buildings following World War II, can be described as Minimal Traditional, Custom Ranch, Tract Ranch, and Late Spanish Colonial Revival, a few examples of the International Style, Googie/Futurists, and Streamlined Moderne can also be found.

The styles discussed below are those currently represented among the potential historic resources identified in the plan area. These include those styles that are prevalent in this area, or are represented by prominent examples. This typology does not establish historic significance. Rather, it describes the existing population of buildings constructed prior to 1970 in this portion of the city.

Western False Front Commercial

Western False Front Commercial buildings are characterized by their simplistic design. This typology was popular from the late 19th century up through the early 20th century and emerged out of early business economics that desired to emphasize the primary façade of a commercial building while minimizing the overall cost of construction and design. This desire resulted in the Western False Front typology, consisting of a commercial building with a larger more ornate primary facade and minimally designed secondary facades.

The Western False Front Commercial typology first appeared in San Diego in the late 19th century. Typical examples from this period had simple rectangular plans, with front gable roofs and extending false front walls to maximize advertising space. The exterior of the buildings were typically sheathed in shiplap, clapboard, or channel dropped wood siding with some later examples constructed of brick. The primary façade was typically symmetrical in design and the entrance to the building was typically flanked by storefront windows. The secondary elevations of these buildings are either not visible from the public right of way or contain minimal ornamentation and design elements. This typology was typically only popular through the early part of the 20th Century; however, later examples of this style are present in the plan area as a result of business owners catering to the interests of tourists in the early history of Old Town.

Character-Defining Features

Primary

- One or two stories in height
- Rectangular, boxy plans
- Gable roofs with extending false front walls at the primary façade
- One storefront with display windows
- Symmetrical façade design

Secondary

- Straight edge parapet wall.
- Minimal design elements on secondary elevations.
- Recessed entryway or full porch at primary facade



2515 San Diego Avenue

Mission Revival

Popular in Southern California from the late 1900s through the 1920s, the Mission Revival style emerged from a conscious effort by architects to emulate the architecture of the early Spanish Missions and break with Eastern colonial influences. The style received further impetus when the Santa Fe and Southern Pacific railways adopted the style for stations and resort hotels throughout the west. The close proximity of the Old Town San Diego State Historic Park to the San Diego Presidio Site, in addition to its rich early Spanish roots, induced the construction of this style within the plan area. Similar to the Western False Front Commercial typology, later examples of this style are present within the plan area despite the styles decline in popularity in the rest of the Western United States after 1920.

The style was primarily applied to commercial, religious and public buildings with very few residential examples. There are two principle subtypes of the style; the symmetrical and asymmetrical types. Buildings constructed in this style typically have a mission-shaped dormer or roof parapet, red tile roof covering, wide overhanging open eaves, smooth stucco exterior wall cladding and a rectangular or square plan.

Character-Defining Features

Primary

- Flat, gabled, or hipped roofs with mission-shaped dormer or roof parapet
- Red clay tile cladding
- Smooth or textured stucco exteriors

Secondary

- Wood-framed casement or double-hung windows, typically with divided lites
- Quatrefoil windows
- Arched colonnades, window or door openings
- Decorative grilles of wood, wrought iron, or plaster
- Decorative terra cotta or tile work
- More elaborate versions may display balconies, patios, or towers



2548 San Diego Avenue

Spanish Colonial Revival

Enormously popular in Southern California from the late 1910s through the late 1930s, the Spanish Colonial Revival style emerged from a conscious effort by architects to emulate older Spanish architectural traditions, and break with Eastern colonial influences. The style attained widespread popularity throughout Southern California following the 1915 Panama-California Exposition in San Diego, designed by chief architect Bertram Grosvenor Goodhue. At the peak of its popularity, design features of other regions of the Mediterranean were often creatively incorporated, including those of Italy, France, and North Africa. Although, the Spanish Colonial Revival style was rarely seen after the late 1930s, the Old Town San Diego Community Plan Area is unique in that it contains many later examples of this architectural style. Later examples were constructed as a result of enforced architectural design guidelines that encouraged new construction to be designed in the Spanish Colonial Revival style, following the designation of the Old Town Historic District. Post-war examples of this style tend to be less ornate, and more simplistic in form, with smooth stucco cladding and clay tile cladding. The apartment complex at 2530 Juan Street is a good example of how the Spanish Colonial Revival style was executed during the post-war period.

The style was applied to a broad range of property types including commercial, residential, and institutional. Red clay tile roofs or flat roofs rimed by parapets trimmed in red clay tile and stucco exterior cladding are the most common features. Because of the extensive vocabulary of the style, designs could be endlessly varied.

Character-Defining Features

Primary

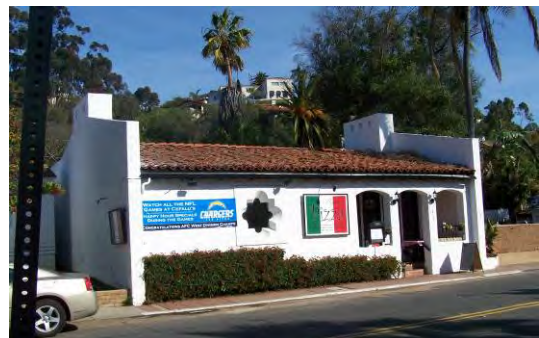
- Horizontal massing and emphasis
- Flat, gabled, or hipped roofs with red clay tiles
- Smooth or textured stucco exteriors
- Asymmetrical facades

Secondary

- Wood-framed casement or double-hung windows, typically with divided lites
- Arched colonnades, window or door openings
- Decorative grilles of wood, wrought iron, or plaster
- Decorative terra cotta or tile work
- More elaborate versions may display balconies, patios, or towers



2836 Juan Street



2414 San Diego Avenue

Craftsman

The Craftsman style of architecture grew out of the late 19th century English Arts and Crafts movement. It reflected a conscious search for the supposed simplicity of a pre-industrial time when objects revealed the skill and craftsmanship of the laborer; and further, a rejection of the highly ornamental Victorian era aesthetic. The Craftsman style was most commonly applied to domestic architecture and ranged from custom-designed two-story houses to modest bungalows that were mass-produced. Craftsman style houses are characterized by their glorification of natural materials and promotion of outdoor living with a typically generous front porch. Custom-designed houses in San Diego often featured workmanship and design of high quality and represent the Craftsman style at its peak of expression. Although the bungalow has been closely associated with the Arts and Crafts movement and the Craftsman style of architecture, it refers to a type of house rather than a style of architecture.

The Craftsman bungalow became the dominant residential style in Southern California during the first two decades of the 20th century. Craftsman bungalows generally have shingled exteriors and broad front porches supported by stone, clinker brick, or stuccoed piers. Other character-defining features include low-pitched gabled roofs with wide overhanging eaves and exposed rafter tails. Examples of the Craftsman style in the Old Town San Diego Community Plan Area are limited to modest Craftsman bungalows with minimal ornamentation.

Character-Defining Features

Primary

- One to two stories in height
- Building forms that respond to the site
- Low-pitched gabled roofs
- Shingled exteriors, occasionally clapboard or stucco
- Partial or full-width front porches



3970 Harney Street

Secondary

- Overhanging eaves with exposed rafters, beams, or braces
- Stout porch piers, often of river rock or masonry
- Wood-framed windows, often grouped in multiples
- Widely proportioned front doors



3893 Harney Street

Minimal Traditional

Minimal Traditional style buildings reflect traditional architectural forms and eclectic styles, but generally display simpler and less extensive decorative architectural detailing of the previous Period Revival styles. Minimal Traditional houses are usually modest in scale with one level, although there are some two-story examples. Common decorative features include smaller, simple front porches, chimneys, and low pitch, shallow eave roofs. Pre-war examples reference Moderne and older styles, and usually have a detached garage. Post-war examples often integrate the garage and reflect the emerging Contemporary trends. Though sometimes employing brick or stone materials, this was the first style to typically delete these expensive treatments from the side and rear façades, reflecting the frugal times.

This style is most prevalent in residential construction, but is also common in small-scale commercial, retail, and office uses. Minimal Traditional style houses are usually clustered together, especially in 1940's residential neighborhoods, although they can also be found separately as later infill in previously developed neighborhoods of Craftsman bungalows and earlier styles. In the Old Town San Diego Community Plan Area there are a variety of multiple-family Minimal Traditional style residences just below Presidio Hill.

Character-Defining Features

Primary

- Compact size, usually one story in height
- Simple floor plans with minimal corners
- Low-pitched gabled or hipped roofs with shallow overhanging eaves
- Prominent front gable
- Traditional building materials (wood siding, stucco, brick, and stone) emphasizing the street façade



2664 Sunset Street

Secondary

- Small front porches
- Simplified details of limited extent, reflecting traditional or Moderne themes
- Modestly sized wood-framed windows, occasionally one large picture window
- Detached or attached front-facing garages, frequently set back from the house



2646 Sunset Street

International Style

The International Style was a major worldwide architectural trend during the 1920s and 30s and reflected the formative decades of Modernism prior to World War II. Although the International Style originated in Western Europe, it transcended any national or regional identity because International Style architecture made no reference to local vernaculars or traditional building forms. The style quickly migrated to the United States as architects fled from war torn Europe. In Los Angeles, immigrant architects Rudolph Schindler and Richard Neutra were instrumental in popularizing the style. The emergence of International Style architecture in San Diego came later with most examples built after 1935.

The International Style is characterized by a radical simplification of form and a complete rejection of ornament. Common features of the style include square and rectangular building footprints, simple cubic or extruded rectangular forms, horizontal bands of windows, and strong right angles. Predominant building materials include concrete, smooth stucco, brick, and, glass.

Character-Defining Features

Primary

- Single or groups of rectangular masses
- Flat roofs (cantilevered slabs or parapets)
- Exterior materials including concrete, brick, and stucco
- Lack of applied ornamentation
- Asymmetrical facades

Secondary

- Horizontal bands of flush windows
- Steel sash windows, typically casement
- Windows meeting at corners



4075 Taylor Street

Futurist – Googie

The Futurist style of Modern architecture began after World War II as Americans became entranced with technology and the Space Age. At that time, America was also being transformed by a car culture. As automobile use increased, roadside architecture evolved. It was intended to attract the consumer with bright colors, oversized lighted signage, and exaggerated forms. In short, the building was the billboard. The Futurist style was used overwhelmingly on coffee shops, gas stations, motels, restaurants, and retail buildings. The name “Googie” comes from the well-known coffee shop in Los Angeles called Googies, which was designed by renowned Modernist architect John Lautner in 1949. Futurist architecture is also referred to as “Coffee House Modern”, ”Populuxe”, “Doo-Wop”, and “Space Age”. Futurist architecture was popular throughout the 1950s and fell out of favor by the mid-60s, as America became more sophisticated in its understanding and interpretation of space travel and futurist technology.

Futurist architectural design often incorporates sharp angles, boomerang or flying saucer shapes, large expanses of glass, exposed steel structural elements, and dramatic roof overhangs. The basic form and size of Futurist buildings varies significantly from building to building. An abstract arrangement of shapes and textures is typical.

Character-Defining Features

Primary

- Abstract, angular, or curved shapes
- Expressive roof forms such as upswept, butterfly, parabolic, boomerang, or folded-plate
- Assortment of exterior materials including stucco, concrete block, brick, stone, plastic, and wood siding
- Large and expansive plate glass windows

Secondary

- Bright colors
- Screen block and shadow block accents
- Thematic ornamentation including Polynesian and Space Age motifs
- Prominent signage (neon or lighted)



4620 Pacific Highway

Tract Ranch

Tract Ranch houses proliferated in San Diego and other cities across the country as with the rapid growth of the suburbs. Suburban expansion meant larger lots and bigger houses with prominent attached garages and generous front and rear yards. Tract Ranch houses are characterized by rambling, single-story floor plans with low-pitched hipped or gabled roofs. The strong horizontality is accentuated by horizontal fenestration and deep roof overhangs. Exterior materials and detailing are typically traditional. Wall materials include horizontal wood siding, wood board and batten siding, stone, and brick. Roofs are generally finished with wood shingles or shakes. Tract Ranch style design variations include Storybook/Chalet style, Colonial, Contemporary, Spanish Hacienda, and Western Ranch. In general, Tract Ranch houses are relatively conservative in design with Period Revival style features including paneled wood doors, divided lite windows, and wood shutters. Ranch style tract homes include a variety of forms from relatively modest to much larger floor plans.

Character-Defining Features

Primary

- Usually one story in height
- Horizontal massing and emphasis
- Low-pitched gabled roofs with wide overhanging eaves
- Traditional building materials (wood shingle roofing, wood siding, brick, stucco, and stone)



2635 Sunset Street

Secondary

- Traditional details emphasizing street façade (wood shutters, wood windows, and wide brick or stone chimneys)
- Attached carports or garages



2612 Juan Street

Contemporary

Contemporary tract houses represented a growing sophistication of the residential homebuyer and an increasing public demand for housing that reflected the latest styles. They employed modern features such as interior courtyards, aluminum-framed windows, sliding-glass doors, and attached carports or garages; and flexible plans, allowing the homebuyer to customize their properties.

In addition to its use as a style for tract housing, the Contemporary style was ubiquitous in San Diego during the 1950s and 1960s for commercial buildings. These buildings display many of the same design features as Contemporary style homes, such as angular massing, varied materials, and unusual roof forms, especially on freestanding commercial buildings. Signage for street front commercial buildings in the Contemporary style was generally large, with bold freestanding letters attached to façades that were frequently lighted in order to attract passing motorists. For Contemporary buildings with private parking lots such as grocery stores, signage was frequently taller and rose above the building itself, serving as a beacon in large parking areas.

Character-Defining Features

Primary

- Horizontal, angular massing
- Strong roof forms including flat, gabled, shed, or butterfly, typically with wide overhanging eaves
- Non-traditional exterior finishes including vertical wood siding, concrete block, stucco, flagstone, and mullion-free glass

Secondary

- Large windows, often steel or aluminum
- Sun shades, screens, or shadow block accents
- Distinctive triangular, parabolic, or arched forms
- “Eyebrow” overhangs on commercial buildings
- Integrated, stylized signage on commercial building



4145 Twiggs Street



Appendix B

*Table of All Surveyed Properties*⁹⁶

NUMBER	STREET	SUFFIX	APN	YEAR BUILT	STATUS CODE ⁹⁷
4075	TAYLOR	ST	4423600500	1952	4CM
4075	TAYLOR	ST	4424630100	1952	4CM
2641	JACKSON	ST	4426610300	1938	5D3
2606	JUAN	ST	4426621100	1948	5D3
2612	JUAN	ST	4426621200	1948	5D3
2628	JUAN	ST	4426621400	1948	5D3
2634	JUAN	ST	4426621500	1948	5D3
2646	JUAN	ST	4426621600	1948	5D3
2654	JUAN	ST	4426621800	1948	5D3
2664	JUAN	ST	4426621900	1948	5D3
4119	MASON	ST	4426621700	1947	5D3
4129	MASON	ST	4426620300	1941	5D3
4205	MASON	ST	4426610200	1939	5D3
2609	SUNSET	ST	4426620800	1942	5D3
2621	SUNSET	ST	4426620700	1941	5D3
2631	SUNSET	ST	4426620600	1940	5D3
2635	SUNSET	ST	4426620500	1955	5D3
2636	SUNSET	ST	4426610700	1938	5D3
2646	SUNSET	ST	4426610600	1938	5D3
2647	SUNSET	ST	4426620400	1947	5D3
2655	SUNSET	ST	4426620200	1950	5D3
2660	SUNSET	ST	4426610500	1938	5D3
2663	SUNSET	ST	4426620100	1939	5D3
2664	SUNSET	ST	4426610400	1939	5D3
4120	TWIGGS	ST	4426621000	1948	5D3

⁹⁶ Circa dates were assigned to buildings for one of the following reasons: 1.) The date in the City's database appeared to be incorrect, so surveyors assigned an estimated date; 2.) The property has multiple buildings from different periods, but only one construction date in the database. The dates were not changed in the database, because it does not allow the inclusion of "c." to indicate that it is not factual. As a result, this table does not match the database exactly. When a circa date could not be estimated, surveyors assigned "unknown."

⁹⁷ [The meaning of each Status Code can be found on pages 10 and 11 of this report.](#)



NUMBER	STREET	SUFFIX	APN	YEAR BUILT	STATUS CODE ⁹⁷
4134	TWIGGS	ST	4426620900	1941	5D3
2360	SAN DIEGO	AV	4435133100	c. 1929 ⁹⁸	5S1/5S3
2525	SAN DIEGO	AV	4426102100	c. 1925 ⁹⁹	5S1/5S3
3920	CONDE	ST	4437210900	1925	5S3
2533	CONGRESS	ST	4425703600	c. 1914	5S3
3919	HARNEY	ST	4437211700	1923	5S3
3970	HARNEY	ST	4426102700	1913	5S3
2495	JEFFERSON	ST	4437211900	c.1927	5S3 ¹⁰⁰
2836	JUAN	ST	4424900700	1928	5S3
2361	LINWOOD	ST	4435132900	1959	5S3
2363	LINWOOD	ST	4435132700	1959	5S3
2365	LINWOOD	ST	4435132800	1959	5S3
3941	MASON	ST	4425700300	1953	5S3 ¹⁰¹
4620	PACIFIC	HY	4427400600	1966	5S3
2266	SAN DIEGO	AV	4437410200	1956	5S3
2414	SAN DIEGO	AV	4435132300	1938	5S3
2489	SAN DIEGO	AV	4435130200	1932	5S3
2501	SAN DIEGO	AV	4426102500	c. 1925	5S3
2521	SAN DIEGO	AV	4426102200	c. 1910	5S3
2548	SAN DIEGO	AV	4426211900	1917	5S3
4151	TAYLOR	ST	4424900100	1928	5S3
4145	TWIGGS	ST	4426220900	1959	5S3
3851	AMPUDIA	ST	4437215400	1923	7R
3859	AMPUDIA	ST	4437215600	1925	7R

⁹⁸ This property is designated HRB Site #46, but also includes buildings that are potentially eligible. This date is an estimated date assigned by field surveyors based on observation and available water and sewer permits for the buildings that have not been designated yet.

⁹⁹ This property is designated HRB Site #352, but also includes buildings that are potentially eligible. This date is an estimated date assigned by field surveyors based on observation and available water and sewer permits for the building that has not been designated yet.

¹⁰⁰ This parcel also contains a mid-century apartment building addressed at 3893-3895 Harney Street, which is listed separately.

¹⁰¹ This parcel also contains a mid-century apartment building addressed at 2361-35 Congress Street, which is listed separately.



NUMBER	STREET	SUFFIX	APN	YEAR BUILT	STATUS CODE ⁹⁷
3877	AMPUDIA	ST	4437215700	1964	7R
3896	AMPUDIA	ST	4437215000	1948	7R
3886	ARISTA	ST	4437213400	1958	7R
3882	CONDE	ST	4437217500	1948	7R
3886	CONDE	ST	4437212500	1927	7R
3912	CONDE	ST	4437211000	1955	7R
3938	CONDE	ST	4437210700	1928	7R
2227	CONGRESS	ST	4437410700	1952	7R
2237	CONGRESS	ST	4437410800	1952	7R
2241	CONGRESS	ST	4437410900	1952	7R
2242	CONGRESS	ST	4435205000	1952	7R
2244	CONGRESS	ST	4435205100	1952	7R
2245	CONGRESS	ST	4437411000	1952	7R
2246	CONGRESS	ST	4435205200	1952	7R
2248	CONGRESS	ST	4435205300	1952	7R
2249	CONGRESS	ST	4437411100	1952	7R
2250	CONGRESS	ST	4435204800	1960	7R
2251	CONGRESS	ST	4437410400	1953	7R
2255	CONGRESS	ST	4437410300	1953	7R
2282	CONGRESS	ST	4435204700	1952	7R
2286	CONGRESS	ST	4435204600	1952	7R
2288	CONGRESS	ST	4435204500	1952	7R
2290	CONGRESS	ST	4435204400	1952	7R
2292	CONGRESS	ST	4435204300	1952	7R
2294	CONGRESS	ST	4435204200	1952	7R
2296	CONGRESS	ST	4435204100	1952	7R
2375	CONGRESS	ST	4437213800	1923	7R
2408	CONGRESS	ST	4435131700	1915	7R
2410	CONGRESS	ST	4435131600	1920	7R
2444	CONGRESS	ST	4435131900	unknown	7R



NUMBER	STREET	SUFFIX	APN	YEAR BUILT	STATUS CODE ⁹⁷
2466	CONGRESS	ST	4435130700	1920	7R
2467	CONGRESS	ST	4437210600	1916	7R
2468	CONGRESS	ST	4435130900	1958	7R
2471	CONGRESS	ST	4437210500	1945	7R
2476	CONGRESS	ST	4435131000	1948	7R
2515	CONGRESS	ST	4425703400	1940	7R
2520	CONGRESS	ST	4426103000	1930	7R
2528	CONGRESS	ST	4426101900	1946	7R
2540	CONGRESS	ST	4426101800	1919	7R
2607-2609	CONGRESS	ST	4425700600	1939	7R
2611	CONGRESS	ST	4425700500	1937	7R
2627	CONGRESS	ST	4425700400	1922	7R
2631	CONGRESS	ST	4425700300	c.1944	7R ¹⁰²
3888	HARNEY	ST	4425705300	1959	7R
3893-3895	HARNEY	ST	4437211900	c. 1957	7R ¹⁰³
3896	HARNEY	ST	4425702000	1920	7R
3905	HARNEY	ST	4437211500	1924	7R
3911	HARNEY	ST	4437211600	1945	7R
3967	HARNEY	ST	4435131300	1929	7R
3974	HARNEY	ST	4426102600	1953	7R
4025	HARNEY	ST	4435112900	1935	7R
4062	HARNEY	ST	4426211800	1950	7R
4080	HARNEY	ST	4426210400	unknown	7R
3921	HORTENSIA	ST	4437411400	1951	7R
3925	HORTENSIA	ST	4437411300	1953	7R
3935	HORTENSIA	ST	4437411200	1952	7R
2340	JEFFERSON	ST	4437216300	1959	7R
2371	JEFFERSON	ST	4437214900	1953	7R

¹⁰² This parcel also contains a western false-front building addressed at 3941 Mason Street, which is listed separately.

¹⁰³ This parcel also contains a Craftsman style building addressed at 2495 Jefferson Street, which is listed separately.



NUMBER	STREET	SUFFIX	APN	YEAR BUILT	STATUS CODE ⁹⁷
2377	JEFFERSON	ST	4437214800	1945	7R
2383	JEFFERSON	ST	4437214700	1930	7R
2451	JEFFERSON	ST	4437212400	1920	7R
2452	JEFFERSON	ST	4437211100	1920	7R
2455	JEFFERSON	ST	4437212300	1956	7R
2468	JEFFERSON	ST	4437211300	1920	7R
2471	JEFFERSON	ST	4437212200	1953	7R
2475	JEFFERSON	ST	4437212100	1956	7R
2482	JEFFERSON	ST	4437211400	1940	7R
2485	JEFFERSON	ST	4437212000	1920	7R
2505	JEFFERSON	ST	4425707100	1959	7R
2439	JUAN	ST	4435113600	1956	7R
2445	JUAN	ST	4435113500	1956	7R
2451	JUAN	ST	4435113400	1951	7R
2544	JUAN	ST	4426221000	1927	7R
2377	LINWOOD	ST	4435132600	unknown	7R
2422	LINWOOD	ST	4435112200	c. 1915	7R
3918	MASON	ST	4425705800	1956	7R
3923	MASON	ST	4425704100	1928	7R
2290	MOORE	ST	4437412100	1967	7R
4745	PACIFIC	HY	4422601700	unknown	7R
2222	SAN DIEGO	AV	4437411700	1952	7R
2230	SAN DIEGO	AV	4437411600	1954	7R
2244	SAN DIEGO	AV	4437411500	1968	7R
2391	SAN DIEGO	AV	4435133600	1959	7R
2422-2424	SAN DIEGO	AV	4435132200	1922	7R
2491	SAN DIEGO	AV	4435133900	1930	7R
2502	SAN DIEGO	AV	4426210900	1966	7R
2505	SAN DIEGO	AV	4426102400	1919	7R
4105	TAYLOR	ST	4424900400	1963	7R



NUMBER	STREET	SUFFIX	APN	YEAR BUILT	STATUS CODE ⁹⁷
4277	TAYLOR	ST	4425100400	1922	7R
4285	TAYLOR	ST	4425100300	1951	7R
3920	TWIGGS	ST	4425705600	1960	7R
3927	TWIGGS	ST	4425703500	1954	7R
3965	TWIGGS	ST	4426102000	1941	7R
4135	TWIGGS	ST	4426220700	1958	7R
2384	LINWOOD	ST	4435112000	1942	6Z ¹⁰⁴
4200	TAYLOR	ST	4425101600	c. 1961	6Z ¹⁰⁵

¹⁰⁴ This property was reviewed by the Historical Resources Board on January 28, 2016 and was not designated.

¹⁰⁵ This property was evaluated through a Historic Resource Research Report in May 2012 under PTS 277229, and it was determined to be ineligible for designation.

**COMMUNITY PLAN UPDATE FOR
THE COMMUNITY OF OLD TOWN
PREHISTORIC CULTURAL RESOURCES
CITY OF SAN DIEGO, CALIFORNIA**

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SUMMARY

The City of San Diego (City) is preparing community plan updates for various communities within its jurisdiction. The City requires a constraints analysis and archaeological cultural resources sensitivity analysis for archaeological resources in support of the community plan update for the community of Old Town. The community of Old Town encompasses Presidio Hill and slopes west to Interstate (I) 5, and is bounded by the San Diego River and I-8 to the north, the community of Uptown to the east, and I-5 to the south. This study addresses City lands within the Old Town community, and does not include lands comprising Old Town State Historic Park, which is in the land use jurisdiction of the State of California.

A records search was conducted by the City on September 5, 2009, using the California Historical Resources Information System. A literature review was conducted by AECOM at the South Coastal Information Center on June 22, 2011, and a records search was conducted at the San Diego Museum of Man on August 10, 2011. The archival search consisted of an archaeological and historical records and literature review. The results of the records search indicated that 56 previous investigations have been conducted and 50 cultural resources have been previously recorded within the community of Old Town. Of these, two are prehistoric, three are multi-component resources, 28 are historic archaeological resources, and 17 are built historic resources.

The prehistoric resources include one lithic and shell scatter and one prehistoric village site. The multi-component sites consist of the “Old Spanish Fort” with associated prehistoric artifacts, a historic residence with a prehistoric temporary camp, and a historic refuse deposit with a prehistoric lithic scatter and possible prehistoric shell scatter. The historic resources include 17 refuse deposits; six foundations with either associated walls, wells, or refuse deposits; three wells or privies with refuse deposits; one well; one brick rubble pile with associated metal pipes; and one tile floor. In addition, several key areas have been identified that may be of high level of interest to local Native American communities. Many of these are listed on registers for the City’s Historical Resources Board, the California Historic Landmarks, and the National Historic Landmarks, or have not been formally recognized. These include the prehistoric Rancheria of *Kosaii/Kosa’aay/Cosoy*; the Presidio de San Diego; El Campo Santo; the Protestant Cemetery; Palm Canyon Waterworks; Crosthwaite Well Feature; Spanish/Mexican period tiles and trash deposits; Presidio Hills Golf Course; railroad lines; the Derby Dike; El Camino Real; La Playa Trail and Road; Old Highway 101 and Pacific Coast Highway; and unidentified privies, wells, and trash deposits.

A Sacred Lands File check from the Native American Heritage Commission (NAHC) was conducted, which indicated that no sacred lands have been identified within the vicinity of the community of Old Town. The NAHC provided AECOM with a list of local tribal entities and other interested parties, and a consultation program is being conducted as part of the review process.

Based on the results of the records search, the NAHC Sacred Lands File check, and known regional environmental factors, the community of Old Town has a high cultural sensitivity level for the presence of archaeological resources, primarily of the historic period. Beginning with early Spanish establishment of the Presidio, the area has played a pivotal role in the historic development of the San Diego region. Prior to the arrival of the Spanish, the area was extensively occupied and exploited by Native Americans, further contributing to the community's rich cultural heritage and sensitivity for archaeological resources. As such, the archaeological sensitivity level for the community of Old Town is high, which should be a primary consideration during the community plan update process.

Participation of the local Native American community is crucial to the effective identification and protection of cultural resources within the community of Old Town in accordance with the City's Historical Resources Guidelines (City of San Diego 2001). Native American participation is required for all levels of future investigations in the community of Old Town, including those areas that have been previously developed, unless additional information can be provided to demonstrate that the property has been graded to a point where no resources could be impacted. Areas that have not been previously developed should be surveyed to determine potential for historical resources to be encountered, and whether additional evaluation is required. In areas that have been previously developed, additional ground-disturbing activities may require further evaluation and/or monitoring.

INTRODUCTION

The City of San Diego (City) is preparing community plan updates for various communities within its jurisdiction. The City requires a constraints analysis and cultural sensitivity analysis for archaeological resources in support of the community plan update for the community of Old Town. The community of Old Town encompasses Presidio Hill and the slopes west to Interstate (I) 5, and is bounded by the San Diego River and I-8 to the north, the community of Uptown to the east, and I-5 to the south. This study addresses archaeological sensitivity within the Old Town community planning area, excluding lands comprising Old Town State Historic Park, which are in the land use jurisdiction of the State of California Department of Parks and Recreation.

A records search was conducted by the City using the California Historical Resources Information System (CHRIS) in support of the community plan update. AECOM conducted a literature review update at the South Coastal Information Center (SCIC) and a records search at the San Diego Museum of Man in June 2011. This report documents the relevant records search and literature review results, and identifies the archaeological resources sensitivity for the community of Old Town.

PROJECT PERSONNEL

Resumes for key project personnel are presented in Appendix A. Senior technical review, project management, and primary point of contact for AECOM was provided by Stacey Jordan-Connor, PhD, Registered Professional Archaeologist (RPA). Cheryl Bowden-Renna and Stephanie Jow, MA, RPA, prepared this technical report. The paleoenvironmental section was authored by Andrew York, MA, RPA. Portions of the prehistoric and historic context for the community of Old Town were authored by Richard Carrico, MA, RPA, and Christy Dolan, MA, RPA.

SETTING

The following discussion begins with a review of past and current environmental settings and the basic framework of human occupation of coastal Southern California, specifically the San Diego area, including the community of Old Town.

ENVIRONMENTAL SETTING

Paleoenvironmental Setting

The early Holocene was a time of environmental transition, with a number of global climatic trends resulting in biotic and habitat adjustments in what is now coastal Southern California. Although temperatures in the Northern Hemisphere were characterized by pronounced warming in the early Holocene (West et al. 2007), local climates in the area that is now San Diego may have been relatively cool and wet due to the influence of coastal fog produced by upwelling and the resultant cold sea surface temperatures (Pope et al. 2004). In general, however, the early Holocene was a time of climatic warming in what is now coastal California, resulting in a number of changes to biotic communities, most prominently the retreat of coniferous forests and the expansion of oak woodland throughout most of the region.

The most significant environmental change at this time, however, was likely the stabilization of sea levels. At the time of the first observed archaeological evidence of prehistoric occupation in what is now the Old Town area, sea levels had been rising rapidly for several thousand years, pausing only briefly at approximately 11,500 years before present (B.P.) for the Younger Dryas re-glaciation and again for another global cooling event at approximately 8200 B.P. (Masters and Aiello 2007). This rapid transgression flooded coastal drainages, resulting in a series of deep embayments along the coast of what is now San Diego County during the early Holocene. Current data suggest, however, that the sea level rise, which had reached maximum rates of 2 to 4 meters per century, began to stabilize by approximately 8000 B.P., and approached the current level by approximately 6000 B.P. This slowing of the transgression allowed the accumulation of sediment at lagoon margins, resulting in a complex mosaic of biotic habitats that provided prehistoric populations with a wide array of marine, riparian, and terrestrial resources.

The middle Holocene climate in what is now coastal Southern California was marked by pronounced warming and increased aridity between approximately 7800 and 5000 B.P. (Carbone 1991), which was consistent with a broader warming trend seen elsewhere during this interval. This was followed by a cool, moist interval that persisted until approximately 2,000 years ago in what is now coastal Southern California (Davis 1992).

Due largely to their more recent occurrence, climatic changes in what is now coastal Southern California during the past 2,000 years are much better understood. Among the clearest of these records is a 1,600-year tree-ring record reported by Larson and Michaelson (1989) for the Transverse Ranges, and the pollen record from San Joaquin Marsh. During the early portion of

their sequence (A.D. 500 to 1000), Larson and Michaelson record relatively high variability in yearly precipitation totals. During the first 150 years of their reconstruction, approximately A.D. 500 to 650, climatic conditions were characterized by moderately low precipitation levels. This period was followed by very low rainfall levels, which lasted from approximately A.D. 650 to 800. Extreme drought was experienced between approximately A.D. 750 and 770. The succeeding 200 years, approximately A.D. 800 to 1000, was a sustained high-interval period unmatched in the entire 1,600-year reconstruction.

Paleoclimatic records from a wide variety of contexts consistently indicate that the period between approximately 1,000 and 700 years ago (A.D. 1000 to 1300) was characterized by generally higher temperatures and periods of extreme drought. This event, known as the Medieval Warm Period or the Medieval Climatic Anomaly, has received considerable attention, due both to the apparent severity of the droughts and to its apparent coincidence with important cultural changes described throughout the prehistoric archaeological record of California (Jones et al. 1999; Raab and Larson 1998). Evidence of severe drought and increasing temperatures at this time is documented for the Sierra Nevada area by Stine (1990, 1994) and Graumlich (1993), and is documented along the Southern California coast by Larson and Michaelson (1989). Larson and Michaelson's (1989) data indicate that the interval between approximately A.D. 1100 and 1250 was one of continued drought, particularly between approximately A.D. 1120 and 1150.

During prehistoric occupation of the Old Town area, native vegetation was composed of chamise chaparral (chamise [*Adenstoma fasciculatum*]), coastal sage scrub, and mixed chaparral vegetation communities. Major constituents of chaparral are chaise, ceanothus (*Ceanothus* spp.), and scrub oak (*Quercus beberidifolia* and *Q. dumosa*). Coastal sage scrub communities are characterized by coastal sage brush (*Artemisia californica*), black sage (*Salvia mellifera*), white sage (*S. apiana*), laurel sumac (*Malosma laurina*), lemonade berry (*Rhus integrifolia*), California buckwheat (*Eriogonum fasciculatum*), brittle bush (*Encelia californica*), and toyon (*Heteromeles arbutifolia*).

Coastal sage scrub and chaparral may have been less extensive than they are today in the Old Town area because of intentional burning and management by native peoples. Padre Juan Crespi noted in his journal during the Portola Expedition in 1769 (Bolton 1927) the presence of grasslands or pasture in the area, and rarely noted passing through chaparral or brush. He also made repeated reference to Native Americans burning the grasslands. Grasslands were probably more widespread as a result (Bean and Lawton 1968, 1973; Bean and Shipek 1978:552; Lawton 1974; Lawton and Bean 1968). Native bunch grasses are thought to have been an economic staple second only to acorns in the pre-contact economy of what is now Southern California (Bean and Lawton 1973; Bean and Shipek 1978; White 1963). Grass seeds were a staple food resource second only to acorns in the Late Prehistoric native diet (Bean and Shipek 1978; White 1963). Coast live oak (*Quercus agrifolia*), the acorns of which were a favored food resource, were probably more plentiful on northern exposures and valleys of the area than they are today. Acorns of the scrub oak were considered less desirable but were also a food resource for Late Prehistoric populations. Mature coastal sage scrub and chaparral may have provided resources to prehistoric populations.

Major wildlife species found in this environment prehistorically were coyote (*Canis latrans*); mule deer (*Odocoileus hemionus*); grizzly bear (*Ursus arctos*); mountain lion (*Felis concolor*); rabbit (*Sylvilagus auduboni*); jackrabbit (*Lepus californicus*); and various rodents, the most notable of which are the valley pocket gopher (*Thomomys bottae*), California ground squirrel (*Ostospermophilus beecheyi*), and dusky footed woodrat (*Neotoma fuscipes*) (Head 1972). Rabbits, jackrabbits, and rodents were important to the prehistoric diet; deer were somewhat less significant for food, but were an important source of leather, bone, and antlers.

Existing Natural Setting

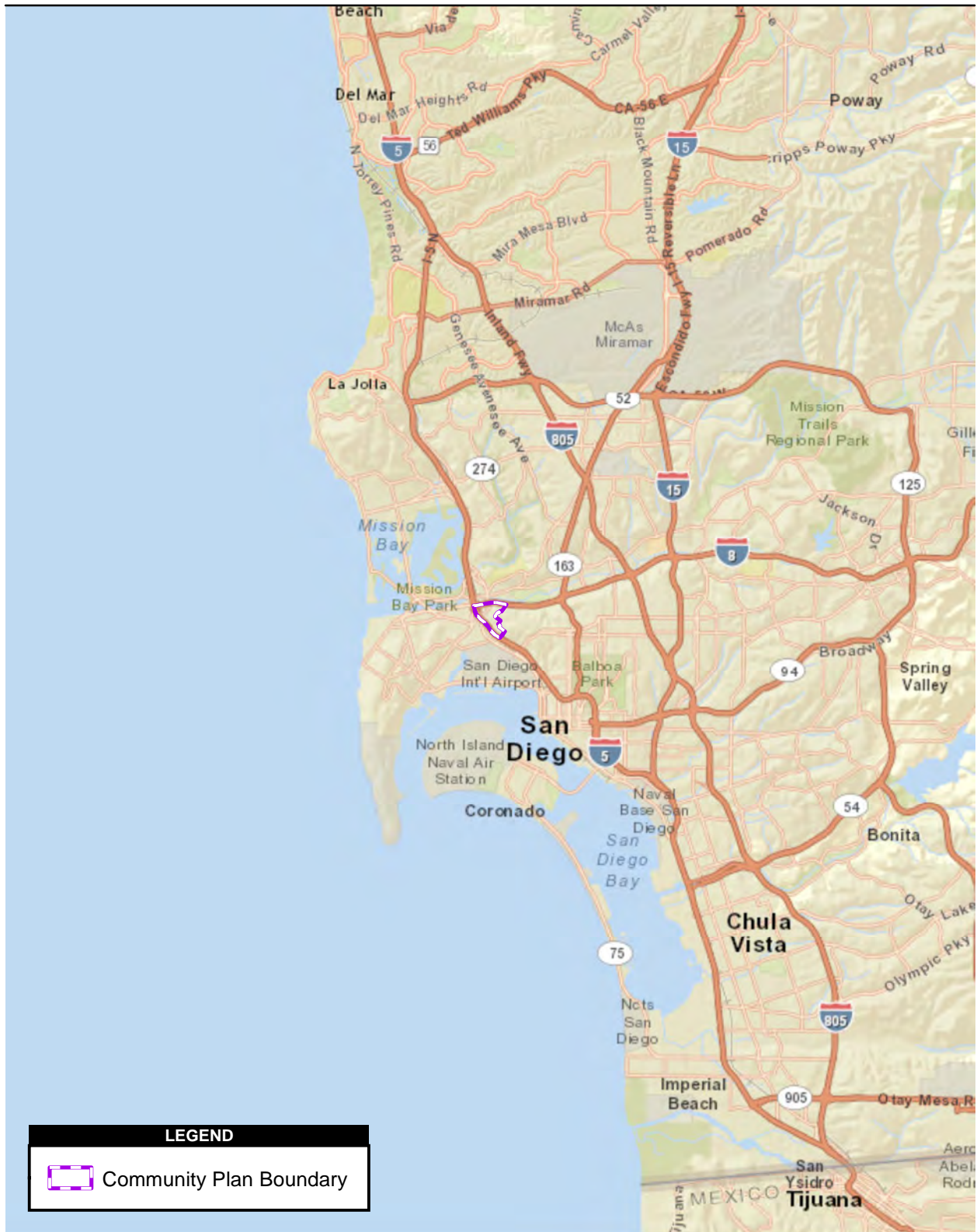
The community of Old Town is located on the sloping hillsides and mesa just above the San Diego River. The area is predominantly developed but features a few small concentrations of natural vegetation in steep canyons amidst residential areas, as well as grassy park areas. The community of Old Town encompasses Presidio Hill and slopes west to I-5, and is bounded by the San Diego River and I-8 toward the north, the community of Uptown to the east, and I-5 to the south (Figures 1, 2, and 3). Originally, the community was bisected by the San Diego River and bordered estuary lands (Figure 4). The community of Old Town has undergone spurts of development since the late 1700s (Figure 5). Today, the community includes Old Town State Historic Park, under the jurisdiction of the California Department of Parks and Recreation. Residential neighborhoods with commercial use areas along major thoroughfares and Presidio Park are under the jurisdiction of the City.

Vegetation in the canyons are composed of chamise chaparral, coastal sage scrub, and mixed chaparral vegetation communities. Major constituents of chaparral are chaise, ceanothus, and scrub oak. Coastal sage scrub communities are characterized by coastal sage brush, black sage, white sage, laurel sumac, lemonade berry, California buckwheat, brittle bush, and toyon. Intrusive plants such as cacti and palm trees, as well as nonnative grasses, can also be found. Canyons in the area are wildlife corridors and, prehistorically, they constituted travel routes into the valley areas, as they do today. Native bunch grasslands, which were plentiful during prehistoric times, are now essentially gone along the coastal strip due to development of the area from the Mexican period to the present, and to overgrazing, which began during the intensive cattle ranching of the Mexican period and peaked in the late 19th century (Schoenherr 1992:538). However, bunchgrass can still be found sometimes as an understory beneath coastal sage scrub and stands of invasive mustard and wild radish.

CULTURAL SETTING

Prehistory

The prehistoric cultural sequence in San Diego County is generally thought of in three basic periods: the Paleoindian, locally characterized by the San Dieguito complex; the Archaic, characterized by the cobble and core technology of the La Jollan and Pauma complexes; and the Late Prehistoric, marked by the appearance of ceramics, small arrow points, and cremation burial



Source: ESRI 2011; SANGIS 2011

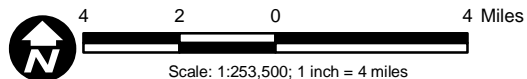
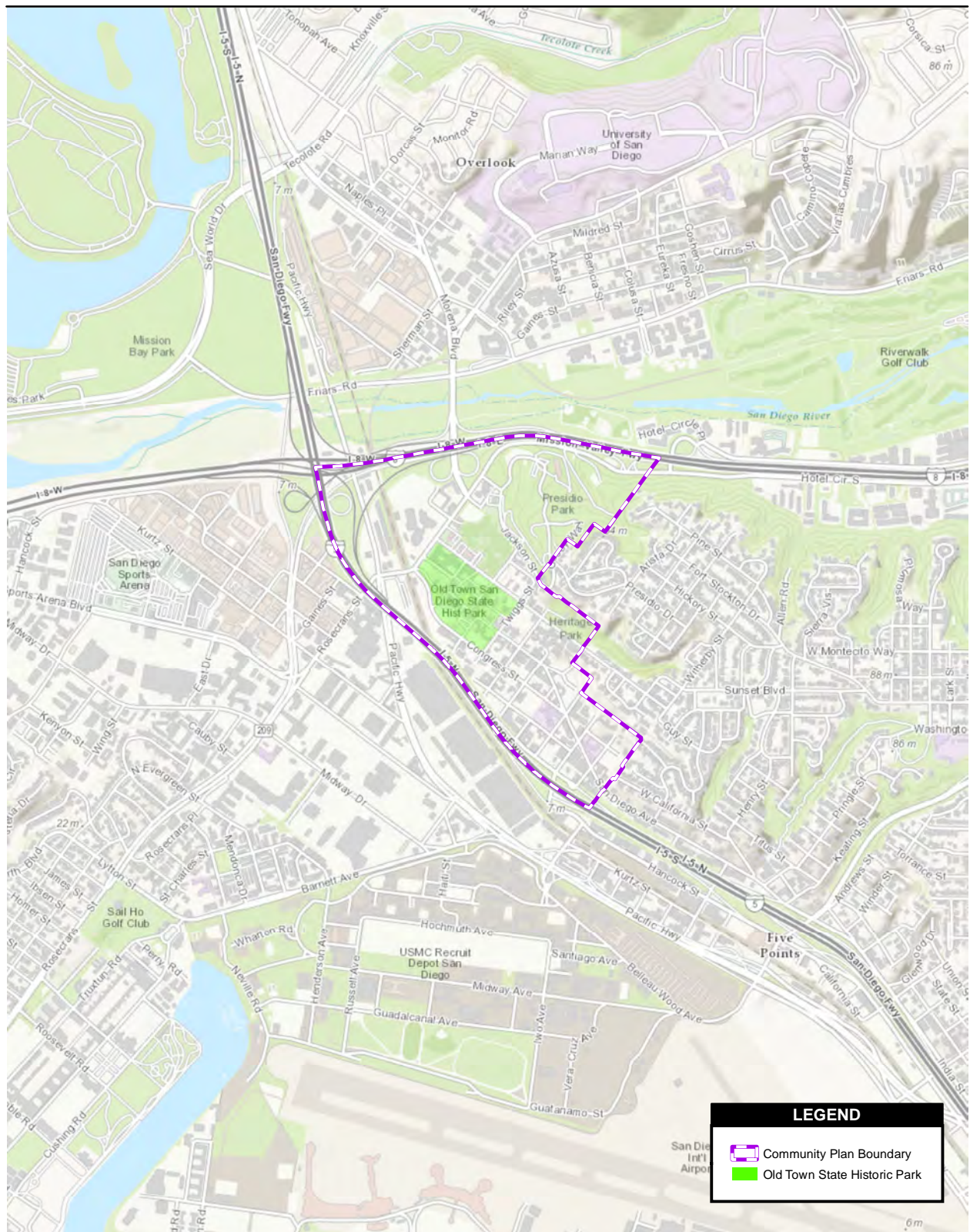


Figure 1
Old Town San Diego
Project Location



Figure 2
Old Town San Diego
Project Vicinity
 Page 7



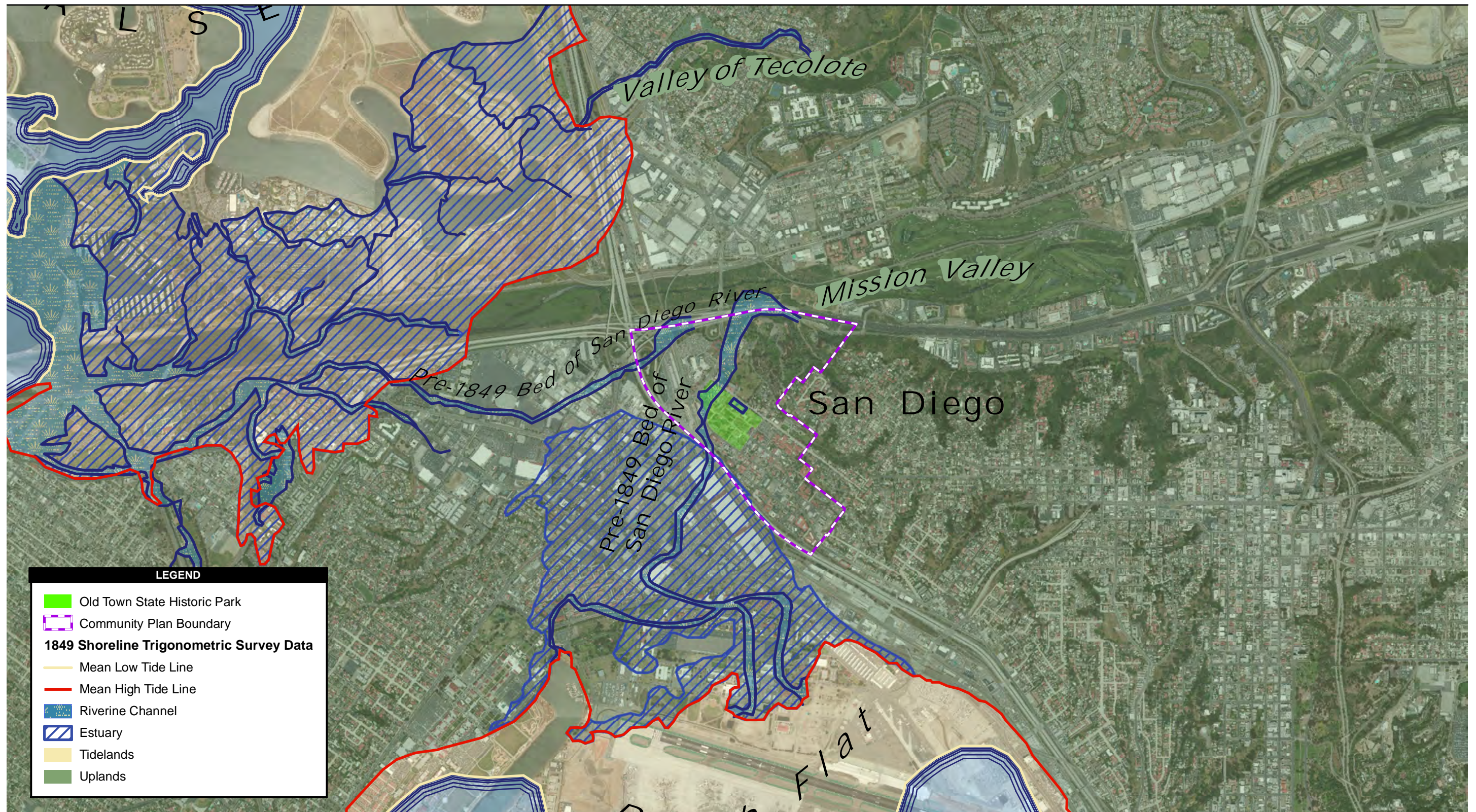
Source: SanGIS 2011; ESRI 2011



2,000 1,000 0 2,000 Feet

Scale: 1:24,000; 1 inch = 2000 feet

Figure 3
Old Town San Diego
Project Vicinity with ESRI Topographic Basemap



Source: Survey of the Coast of the United States, 1849; ESRI 2011;

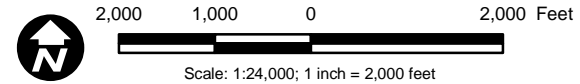
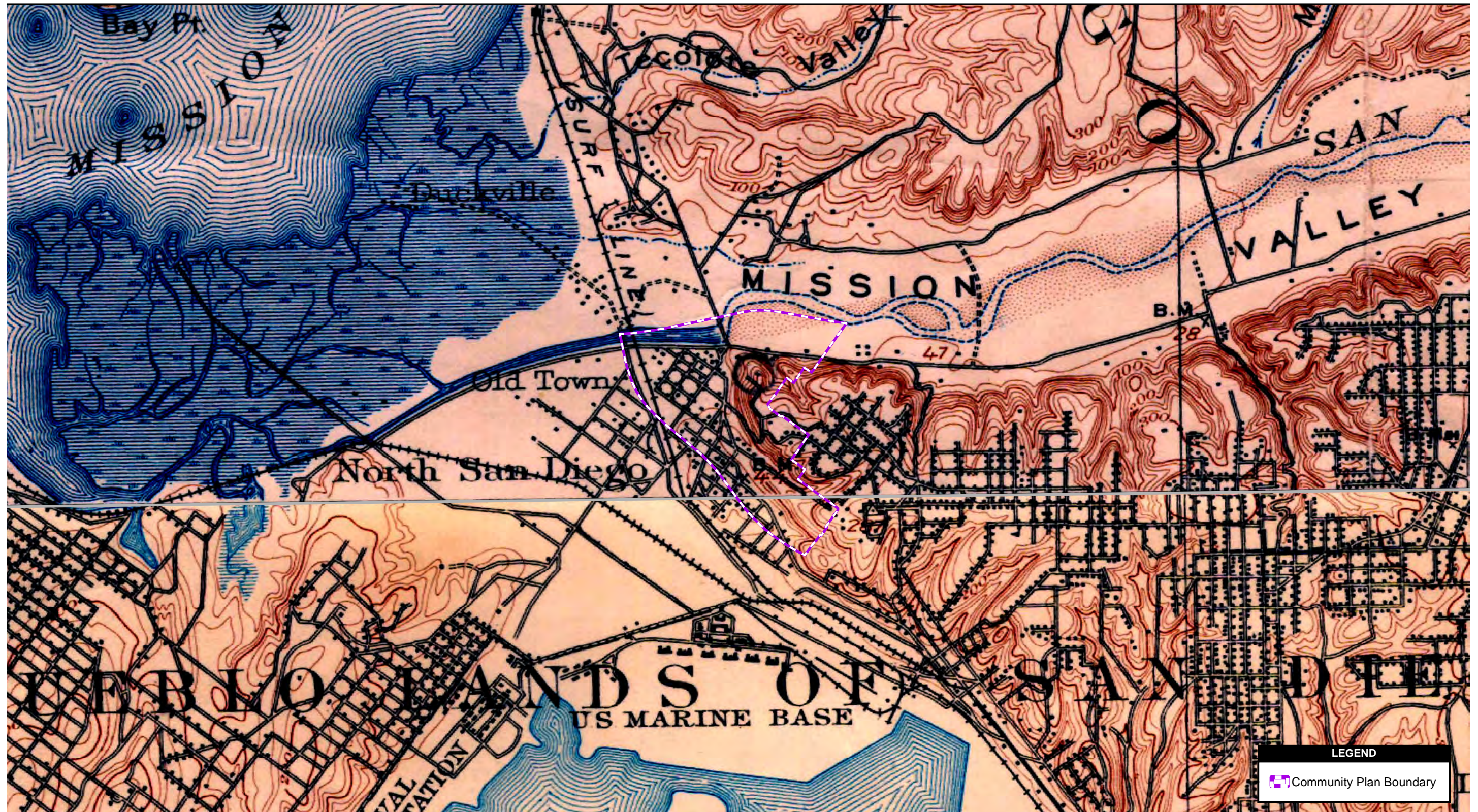


Figure 4
Old Town San Diego
1849 Survey of the Coast of the United States



Source: SanGIS 2011; ESRI 2011; USGS 62500 Topo San Diego 1930, La Jolla 1930

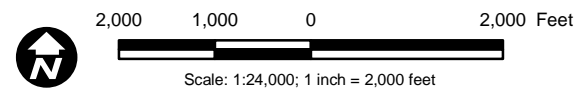


Figure 5
Old Town San Diego
USGS Quads 1930

practices. Late Prehistoric materials found in southern San Diego County, known as Yuman I and Yuman II, are believed to represent the ancestral Kumeyaay.

Paleoindian Period

In San Diego County, the Paleoindian period is represented by the San Dieguito complex, as identified by Rogers (1929, 1939, 1945) and Warren (1966, 1968; Warren et al. 1993). The earliest well-documented sites in the San Diego area belonging to the San Dieguito complex are thought to be older than 9,000 years (Warren 1967). Related materials, sometimes called the Lake Mojave complex, have been found in the Mojave Desert and in the Great Basin (e.g., Campbell et al. 1937; Warren and Ore 1978). Diagnostic artifact types and categories associated with the San Dieguito complex include scraper planes, choppers, scraping tools, crescentics, and elongated bifacial knives, as well as Silver Lake, Lake Mojave, and leaf-shaped projectile points (Rogers 1939; Warren 1967). Like the Lake Mojave complex, the San Dieguito complex is thought to represent an early emphasis on generalized hunting. There are few or no milling implements in most San Dieguito components. In areas adjacent to the coast, many Paleoindian period sites have probably been covered by rising sea levels since the end of the Pleistocene. In more inland regions, alluvial sedimentation in valley areas may have covered these materials. The stable mesa landforms in the region, the abundance of appropriate lithic material, and soil column exposures along areas such as the San Dieguito River have made the foothills an important area for Paleoindian research. At the Harris site (CA-SDI-149), approximately 20 miles north of the community of Old Town, these materials were first identified in stratigraphic context.

Archaic Period

The Archaic period (8000 to 1500 B.P.) brought a shift toward a more generalized economy and an increased emphasis on seed resources, small game, and shellfish. The local cultural manifestations of the Archaic period are called the La Jollan complex along the coast and the Pauma complex inland (True 1958). Pauma complex sites lack the shell that dominates many La Jollan complex site assemblages. The La Jollan tool assemblage is dominated by rough, cobble-based choppers and scrapers, as well as slab and basin metates. There has been considerable debate about whether San Dieguito and La Jollan patterns might represent the same people using different environments and subsistence techniques, or whether they are separate cultural patterns (e.g., Bull 1983; Gallegos 1987; Warren et al. 1993). However, there seems to have been some reorientation in settlement from coastal sites to inland settings during the latter portion of this period in what is now northern San Diego County. This appears at approximately 4,000 years ago and is thought to relate to the final phases of Holocene sea level rise and resultant siltation of the formerly productive coastal lagoons in what is now northern San Diego County. Conversely, there appears to be no significant silting in Mission Bay and San Diego Bay, and no reduction in settlement along the coast south of Mission Bay (Gallegos 1987; Warren et al. 1993).

Late Prehistoric Period

The Late Prehistoric period (1500 B.P. to 200 B.P.) is characterized by higher population densities and elaborations in social, political, and technological systems. Economic systems diversified and intensified during this period with the continued elaboration of trade networks, the use of shell-bead currency, and the appearance of more labor-intensive but effective

technological innovations. Subsistence is thought to have focused on acorns and grass seeds, with small game serving as a primary protein resource and big game as a secondary resource. Fish and shellfish were also secondary resources, except in areas immediately adjacent to the coast where they assumed primary importance (Bean and Shippek 1978:552; Sparkman 1908:200). The settlement system was characterized by seasonal villages where people used a central-based collecting subsistence strategy. Artifactual material is characterized by the presence of arrow shaft straighteners, pendants, *comales* (heating stones), Tizon Brownware pottery, ceramic figurines reminiscent of Hohokam styles, ceramic “Yuman bow pipes,” ceramic rattles, miniature pottery vessels, various cobble-based tools (e.g., scrapers, choppers, hammerstones), bone awls, manos and metates, and mortars and pestles. The arrow-point assemblage is dominated by the Desert Side-notched series, but the Cottonwood series and the Dos Cabazas Serrated type also occur. Late Prehistoric materials found in southern San Diego County, known as Yuman I and Yuman II, are believed to represent the ancestral Kumeyaay.

Ethnohistory

The Ethnohistoric Period, sometimes referred to as the ethnographic present, commences with the earliest European arrival in what is now San Diego and continued through the Spanish and Mexican periods and into the American period. The founding of Mission San Diego de Alcalá in 1769 brought about profound changes in the lives of the Kumeyaay. The coastal Kumeyaay died from introduced diseases or were brought into the mission system. Earliest accounts of Native American life in what is now San Diego were recorded as a means to salvage scientific knowledge of native lifeways. These accounts were often based on limited interviews or biased data collection techniques. Later researchers and local Native Americans began to uncover and make public significant contributions in the understanding of native culture and language. These studies have continued to the present day, and involve archaeologists and ethnographers working in conjunction with Native Americans to address the continued cultural significance of sites and landscapes across San Diego County. The Kumeyaay are the identified Most Likely Descendants for all Native American human remains found in the City.

By the time Spanish colonists began to settle in Alta California in 1769, the Old Town community planning area was within the territory of the Kumeyaay people (also known as the Ipay/Tipay), a group of exogamous, non-totemic territorial bands with patrilineal descent (Gifford 1918). The Kumeyaay spoke a Yuman language of the Hokan linguistic stock. South of the present-day U.S./Mexico border to northern Ensenada were the closely related Paipai. To the north in the San Dieguito River Valley were the Takic-speaking Luiseño (Kroeber 1925).

The Kumeyaay had a hunting and gathering economy based primarily on various plant resources. For people in what is now the Old Town community planning area, grass seeds were probably the primary food, supplemented by various other seeds such as sage (*Salvia* spp.), sagebrush (*Artemisia californica*), lamb’s quarters (*Chenopodium album*), and pine nuts (*Pinus* sp.). Small game was a major source of protein, but deer were hunted as well. Coastal bands ate a great deal of fish, taking them with lines, nets, and bows and arrows. Balsas or reed boats were used (Kroeber 1925; Luomala 1978). Shellfish and other littoral resources also were important to coastal people. Settlements were moved to areas where wild foods were in season. For example,

inland bands might move into desert areas in the spring to gather agave (*Agave deserti*), then to higher-altitude areas in the fall to gather acorns (Cline 1984). Coastal bands lived in semi-permanent villages focused on more seasonally stable inshore and littoral resources. However, they still often travelled to what is now Torrey Pines and La Rumarosa (in northern Baja California) to harvest pine nuts, and to Cuyamaca and Mount Laguna for acorns (Shipek 1970:27–28).

Villages and campsites were generally located in areas where water was readily available, preferably on a year-round basis. The San Diego River provided an important resource for local inhabitants, not only as a reliable source of water, but also as a major transportation corridor through the region. Major coastal villages were known to have existed along the San Diego River, including the village of *Kosaii* (also known as *Cosoy* or *Kosa'aay*) near the mouth of the San Diego River (Gallegos et al. 1998; Kroeber 1925). Although the actual location of the village is unknown, Bancroft (1884) reported that a site called *Cosoy/Kosaii/Kosa'aay* by the Native Americans was in the vicinity of what is now Presidio Hill and Old Town, located less than 1 mile west of the Old Town community planning boundary. Several investigations have identified possible locations for the village of *Cosoy/Kosaii/Kosa'aay* (Clement and Van Bueren 1993; Felton 1996), but the actual site has never been found. Several additional large villages have been documented along the San Diego River through ethnographic accounts and archaeological investigations in the area. These include *Nipaquay*, located near present-day Mission San Diego de Alcalá (Kyle 1996); El Corral, located near present-day Mission Gorge; Santee Greens, located in present-day eastern Santee (Berryman 1981); and El Capitan, located approximately 25 miles upstream of the Old Town community planning area, now covered by the El Capitan Reservoir (Pourade 1961).

Native Places and Place Names on the Land

For people intimate with their physical surroundings, the landscape is a place with many attributes beyond simple physical description. The Kumeyaay have roots that extend thousands of years in the area that is now San Diego County and northern Baja California, and there are hundreds of words that describe a given landform, showing a close connection with nature. There are also stories associated with the land. A map of approximately 100 Kumeyaay or Ipay/Tipay place names can be found at kumeyaay.com.

Almost 100 years ago, Charles Saunders penned the following (Saunders 1913):

This whole region has the touch of the Indian everywhere upon it. ... Every prominent object in the landscape around us, every hill and rincon and cañon, every oakwood and spring and arroyo, almost every tree that differs markedly from another, has its Indian name descriptive of its physical character or commemorating some event of Indian history that has happened there.

Although Saunders was speaking of California in general, his words are true for the Kumeyaay of San Diego County. The following provides a brief summary of the place names that are associated with the community of Old Town. Although many places in the word list have become obscure or virtually unspoken over time, many are still in the lexicon of native speakers,

and a large number, although often Hispanicized or Anglicized, are retained on maps and are common place names.

The San Diego area in general, including the community of Old Town and the City as it existed as late as the 1920s, was known as *qapai* (meaning uncertain). Some native speakers referred to what is now I-8 as *oon-ya*, meaning trail or road, describing one of the main routes linking the interior of San Diego with the coast. The floodplain from the San Diego Mission to the ocean was *hajir* or *qajir* (Harrington 1925, 1927). Point Loma was recorded by Kroeber as *totakamalm* in the early 1900s, but this name seems uncertain (Kroeber 1925). By contrast, a knowledgeable Kumeyaay consultant noted in 1963 that the Native American name for Point Loma was *mat kunyiLy* or black hill (Lopez 1963).

Islands visible from the coast were called *haras* or *qaras*, a name used for both San Clemente and the Santa Catalina Islands (Harrington 1925, 1927). To the south are *hawi'awili* or *qawi'awili*, meaning water mountain rocks, denoting the Los Coronados Islands off of Baja California. The modern-day Mission Valley area was known as *Emat kuseyaay*, which means spirit land, land with spirits, or place of spirit person. This may have been in reference to the presence of Spanish priests in the valley after 1769 (Robertson 1982). The narrows of Mission Gorge within present-day Mission Trails Regional Park carries the name *Ewiikaakap*, meaning rocks where the river narrows (Robertson 1982).

North of the community of Old Town, *onap* was a ranchería of a large settlement located in Rose Canyon. *Ystagua* or *istagua*, a Spanish gloss of *istaawah* or *istawah*, was a prominent ranchería located in what is now Sorrento Valley and means worm's (larvae) house. A large village in what is now Pacific Beach west of I-5 was known as *hamo* or *jamo*. The meaning of this is uncertain. To the southeast, the docks near the foot of what is now Fifth Avenue were known as *tisirr*; the meaning of this is also uncertain (Thing 2009).

The ranchería of *kosaii* took its name from the Kumeyaay word for drying place or dry place (Dumas 2011). This ranchería appears in the earliest of Spanish travelogues for the area, and was the village closest to the Presidio. Native Americans still lived near the Presidio as late as 1822, as indicated by accounts that a leader from a ranchería “not far distant from the Presidio of St. Diego” was killed by his own villagers and replaced by a new leader in an imitation of the deposing of the Spanish leadership and proclamation of Mexican independence (Boscana 1978). Whether the above-mentioned village was *kosaii* is not certain.

Historic Period

Spanish and Mexican Period

The initial Spanish settlement of the San Diego region began in 1769. Spain first laid claim to the California coast in the 16th century, but it was during the mid-18th century that the Spanish exploration and colonization was at its peak. San Diego was the first area settled by the Spanish in Alta California, with the establishment of a mission and a military presidio located on Presidio Hill overlooking the San Diego River in 1769. The San Diego Presidio and the chapel within its walls formed the first permanent Spanish colonial facilities in Alta California following decades

of Spanish settlement in Baja California. Built to be the first wave of Spanish settlements that would be established along the coast of Alta California, the Presidio would be one of only four constructed in Alta California. Miguel Costansó, a military engineer and keen observer, sarcastically wrote that all of the California Presidios are “situated in an area devoid of resources and support” (Costansó 1794).

Functioning first as a colonial outpost with a mission and, after 1775, primarily as a Presidio with a chapel, the facility housed soldiers and their families, craftsmen, native workers, and other individuals prior to the establishment of the pueblo that became Old Town at the foot of Presidio Hill in the mid-1830s. As David J. Weber and others have pointed out, the presidios of Alta California were “both theater set and citadel.... [They] had little more than symbolic value in protecting ... against foreigners, but its soldiers did protect missionaries and its presence did comfort and attract civilians. The fort worked by default” (Weber 2006). Although the population at the Presidio fluctuated, there were rarely more than 70 occupants within the Presidio’s walls. Costansó wrote in his 1794 report on the Alta California presidios that only 208 military men were stationed at the four California presidios.

The cemetery at the Royal Presidio de San Diego was in use from its founding in 1769 at the first mission in Alta California to as late as 1876, almost 40 years after the abandonment of the Presidio fortifications. There may have been two cemeteries, one forming the consecrated grounds in and around the Presidio chapel and a second burial area for non-converted or non-Catholics. Certainly, the areas in and around the chapel excavated by San Diego State University in the 1960s may not have represented the complete camposanto (graveyard). There is speculation that the burial grounds extended to the south beyond the so-called George Marston wall.

Following the founding of Mission San Diego de Alcalá 6 miles up-river from the Presidio in 1774, the majority of Hispanic settlers, Native Americans, and other members of the pueblo of San Diego were buried at the nearby mission. In spite of the more intensive use of the mission burial grounds, at least 204 individuals were buried at the Presidio camposanto. The majority of these burials took place between 1790 and 1810, with a substantial decrease in burials after 1825. Still, burials took place on the hill well into the 1870s, often nefariously.

The Mission San Diego de Alcalá was reestablished in 1776, following its destruction by a Tipai uprising in 1775. At this time, the Franciscan priests, their assistants, and many converts left the Presidio and inhabited the more extensive mission grounds (Carrico 1997). In many ways, the Presidio complex became its own insular community occupied by military men, their wives, their children, and Native American workers.

In the early 1820s, soldiers and occupants of the Presidio began to move off of the hill and down to the more fertile and flatter lands now known as Old Town. This included building adobes homes and out buildings, planting orchards, and tending to small gardens and farms. Following the success of the Mexican Revolution in 1822, the secularization of Mission San Diego in 1835, and the gradual abandonment of the Presidio itself during the 1835–1845 era, settlement shifted to what became the Pueblo de San Diego at the foot of Presidio Hill. As the pueblo grew, the

occupants sunk wells, disposed of trash, abandoned unused structures, built cemeteries (El Campo Santo), made use of roads and trails (La Playa Trail and El Camino Real), and otherwise left their makers on the land.

Early Population and Ethnicity

By the time the Spanish established the Presidio at San Diego in 1769, the Spanish colonial world had witnessed more than 250 years of ethnic blending. The 1790 census for the Presidio indicates that 52% of the occupants identified themselves as Espanoles (which includes persons born in the Americas), 10% were racially mixed Quebrados, 16% were Mulattos, 9% were Native Americans (from both Alta and Baja California, as well as Sonora), 9% were Coyotes, and the remainder were non-Spanish Europeans and Mestizos (Mason 1978). One interesting characteristic of ethnic and racial identification on the California frontier is that, over time, many racially mixed individuals gradually (through self-identification) became more “puro” and less Quebrado/Mestizo. This change in ethnic and racial classification was probably an attempt to gain status and separate themselves from the Native Americans population and reduce the perceived stigma of being born in the Americas.

Of the approximately 204 persons buried at the camposanto or in burial grounds associated with the Presidio for which there are burial records, the largest category was sub-adult and child burials, comprising 48% (n=97) of the total. This figure is a reflection of the sheer number of children who lived at the garrison with their Hispanic fathers and Native American mothers. The second highest grouping was the 82 adult Hispanics, with males comprising 57 of the individuals (70%). This high percentage of males could be expected given that the presidio was a military garrison with a predominantly male population. Twenty-two of the burials were adult Native Americans, and 64% of these (n=14) were male. The female Native Americans were largely wives of the Spanish and Mexican soldiers and, less frequently, workers. Only three of the burials at the camposanto were Anglo-Americans: Natalia Fitch, Henry Delano Fitch, and, possibly, Jose Francisco Snook. A fourth American, Sylvester Pattie, died while in captivity and is assumed to be buried in non-consecrated grounds and is not listed in the burial records.

The ethnic character of the deceased at the Presidio accurately reflects the cultural and ethnic diversity of early colonial San Diego (Williams 1998). Virtually no person buried at the Presidio was European-born. One exception to this was Francisco Gomez, a native of Seville, Spain. The majority of persons buried at the Presidio were Hispanic, often of mixed heritage, including Spanish/Native American, Spanish/African/Native American, and Spanish/African (Williams 1998).

The Native Americans of local heritage who were buried at the Presidio were Kumeyaay, and most other members of the indigenous population were of mixed heritage coming from the interior of Mexico or Baja California. Kumeyaay (Ipai/Tipai) people buried at the Presidio came from a wide range of villages throughout the San Diego region, and reflect the success of conversion of Kumeyaay at several nearby villages and the failure to convert Kumeyaay at others. The villages most represented in the death and burial records were those closest to the Presidio, including *Apusquel*, *Rincon de Jamo*, *Las Choyas*, and *Ystagua*, all within 6 miles of

the Presidio. Buried Native Americans were from the missions of Baja California, including San Miguel, San Ignacio, San Gertrudis, San Fernando de Velicata, and San Xavier.

The deceased who were interred at the camposanto included a Native American sailor from Mission San Xavier; several soldiers from throughout Baja California, including San Blas; and soldiers from the mainland, including Guadalajara, Cucula, Magdalena, and Sinola. Other burials include soldiers' wives and mothers, children, two successful American merchants, a blacksmith and a carpenter killed in the mission revolt of 1775, several Native American prisoners, four Kumeyaay who were executed on the site in the early Mexican era post-1822, and an Ipai rebel leader (Tabaco) from the village of *Pa'mu* near Ramona.

A second group of burials recorded for the Presidio were “unofficial” interments from between 1860 and 1870. The *San Diego Union* noted that three Native American women had died in the preceding week in January 1874, and that one of them was buried in blankets at the old Presidio de San Diego because a coffin was not available (San Diego Union 1875). When a Native American named José, who was killed in early 1875, was buried at the Presidio in January 1875, the newspaper reported that there was a funeral entourage consisting of five or six men and 10 women who sang mournful chants (San Diego Union 1875).

The precise reason for burial of Native Americans in the abandoned Catholic cemetery on Presidio Hill is not clear, although it may have been because it was the site of the chapel for the Presidio or that the cemetery still held religious significance for some converted Native Americans. Archaeological investigations conducted by San Diego State University and contemporary documents indicate that the use of the old Presidio graveyard as a Native American burial ground was a fairly common occurrence during the period from 1850 to 1875 (Howard 1975). At least five Native Americans were buried on Presidio Hill between 1873 and 1875, and it is possible that additional burials went unnoticed by local authorities (San Diego Union 1873, 1875).

Native Americans in the Post-Presidio/Mexican Period

Beginning with the establishment of the Spanish Presidio and through the Mexican pueblo period, Native Americans of San Diego had been important and enduring elements of the work force and culture. The following analysis is derived from Glenn Farris' work concerning the Native Americans of the San Diego Pueblo, and takes a look at the post-Mexican era (Farris 2005, 2006).

Between circa 1820 and 1890, substantial numbers of Native Americans worked and lived in the Mexican pueblo that later became an American village and then a town. Numerous archaeological excavations have recovered flaked implements of ceramic and glass, as well as forms of Tizon Brownware that reflect culture change and acculturation. These artifacts manufactured and used by Native Americans in the historic setting serve as evidence of this change.

From secularization of the missions in the early 1830s to the early 1860s, the Native Americans of the region experienced a vast change in their lives. Most affected were the native people living

closest to the rapidly developing towns such as San Diego. Although some ex-mission Native Americans sought new lives in one of the Native American pueblos such as San Dieguito or San Pasqual, others returned to traditional villages or, in the case of the Native Americans from the Old Town area, sought work and shelter among the growing *Californio* settlement. The influx of Native Americans from Baja California reflected both the secularization of the missions in that area and a continuation of decades of movement of people between the two Californias.

Two opposing views of Native American life in early Southern California gradually developed from this time period. One portrayed the Native Americans as content, loyal workers (Thomas 1991). Others, usually from the East Coast, compared the situation to feudalism, at best, and a type of slavery at worst.

A decade before the Mexican–American War, an 1836 census (padrón) of the San Diego Pueblo indicated that 13 *Californio* households employed 26 servants, workers, and their families (Farris 2005, 2006). These included many of the noteworthy families of the pueblo such as Serrano, Marron, Reyes, Ortega, Osuna, Pico, Estudillo, Yorba, Ruiz, Fitch, Machado, Arguello, and Bandini. The occupations of the Native Americans varied and included cooks, bakers, fishermen, gardeners, and house servants (Farris 2005). During this period, the Native American presence in the San Diego Pueblo declined as native people either moved away or centralized in towns and on ranchos. By the late 1830s, the Native American population of San Diego County had fallen from approximately 20,000 to less than 5,000.

American Period

On the heels of American victory in the Mexican–American War (1846–1848), the Mexican pueblo that became Old Town began a gradual transition from Mexican village to an American town. By the early 1850s, movement was underway to establish a settlement south of Old Town, near the San Diego Harbor. These initial efforts were short lived, and for several years, Old Town remained the center of civic life in the area. However, frequent flooding of the San Diego River minimized the potential to expand Old Town as a major settlement during these early years. Concerned that the river’s siltation would hinder usage of the bay, the federal government sent the Army Corps of Engineers to San Diego under the guidance of Lt. George Horatio Derby to direct the river’s flow into the tidal marshes of False Bay (now Mission Bay) and away from the commercial sea port. The result was a levee system known as Derby’s Dike, built in 1853, that also would have curbed flooding in Old Town, but proved ill fated, as it was destroyed in a flood in 1855.

As the prospect of flooding loomed over Old Town, Alonzo Horton made another bid at building a settlement farther south of Old Town, and by 1871, the area of present-day downtown San Diego, then known as Horton’s Addition, became the urban center of San Diego. A major flood of the San Diego River 2 years later further contributed to the decline of Old Town as the city center. By 1876, federal funds had been appropriated to channelize the river to prevent further flooding and divert the flow to False (Mission) Bay (War Department 1895). The region’s shift in urban focus was exemplified by the removal of county records from the Old Town courthouse to the New Town courthouse in 1870 (Starr 1986).

By the 1870s, much of the area around Old Town was subdivided and owned by individuals and commercial entities such as the San Diego Water Company. Formed in 1873, the San Diego Water Company was responsible for piping water to populated areas within the city. In 1887, the Old Town Reservoir was built to store water coming from 12 San Diego River wells. Another land owner in the area was the Atchison Topeka & Santa Fe Railroad, whose tracks still run through the edge of Old Town.

Residential and commercial development in the Old Town area continued to expand into the 20th century, particularly aided by the arrival of the sewer system in the late 1920s. A popular recreational attraction arrived in 1932 with completion of the Presidio Hills Golf Course, designed by George Marston.

As San Diego continued to grow in succeeding decades, efforts were made to preserve the historic heart of Old Town as a living link to the region's diverse cultural heritage and to establish the community as an important destination for tourists and local visitors. By 1968, a portion of Old Town had been transferred to the State of California to become a California Historic Park. In 1971, the area was added to the National Register of Historic Places (NRHP) as "Old Town San Diego Historic District."

Native Americans in the American Period

As in the Mexican era, Native Americans played a vital role in the development and maintenance of the community during the American period. On occasion, large numbers of Native Americans were used for manual labor on large-scale projects, such as the construction of the Derby Dike, which enlisted at least 100 Native Americans to help divert the flow of the San Diego River. To keep the Native Americans in line, Lt. George Derby hired Manuel (Manuelito) Cota, the white-appointed leader of the Luiseño Native Americans, and Old Tomás, who had been deposed as alcalde of the Mesa Grande (Ipai) Native Americans. The Native American work force camped at the foot of Presidio Hill near the dike.

Native Americans also worked on the docks and piers, made and repaired ropes, and helped haul freight from the landings. More typical of the work done by Native Americans was as herders on large ranches in northern San Diego County, including for Cave J. Coutts. A one-time Native American agent B.D. Wilson noted the importance of Native American labor when he wrote, "The Indian laborers and servants were domesticated; mix with us daily and hourly; and, with all their faults, appear to be a necessary part of the domestic economy. They are almost the only source of farm servants we have" (Wilson 1952).

Native Americans were also the targets of local gunmen and toughs. During his temporary stint as editor of the *San Diego Herald*, George Derby witnessed a series of senseless shootings with Native Americans as the victims. In an 1853 editorial, Derby, using the penname "The Phoenix," said that shooting Native Americans in south San Diego had become such a common occurrence that "we should not be surprised at the arrival of parties from San Francisco to practice before goin' out a shootin' duels" (San Diego Herald 1853).

The household of Victoria María Estudillo was a good example of an Old Town family that, as late as 1860, maintained a large household, including three Native American servants (Jaime a 30-year old male, Ramon a 19-year old male, and María a 13-year old female). Other Old Town residents who had Native American servants or laborers living with them in 1860 included Phillip Crosthwaite, Andrew Cassidy (Miguela, 15-years of age from Baja California), Oliver Witherby (two Native American vaqueros), James McCoy, Henry Clayton, and Rodicinda Osuna.

During this same time period, José Manuel Polton, also known as Hatam, became an important leader in the region, and was probably the best known and respected Native American leader of area. Born approximately 100 miles south of the present international border at the rancharía of Santa Catarina in Baja California, circa 1800, and Christianized by Father Manuel of Mission Santa Catalina Virgen y Martir, Hatam led a colorful and varied life. Judge Benjamin Hayes thought enough of Hatam to make him the topic of a paper he presented before the San Diego Lyceum of National Sciences (Hayes 1875). As a young man, Hatam was one of 10 Pai Pai boys sent from Santa Catarina to work in Los Angeles as vaqueros and field workers for the mission. As an adult, Hatam worked several years for Dolores Sepulveda in Los Angeles before moving to San Diego with his wife and an unspecified number of his 10 children in approximately 1861. He assumed leadership of the San Diego urbanized Native Americans shortly after his arrival in the area, in part because of his knowledge of Spanish and English, and because many of the Native Americans living in the urban area were Bajeños (native people from Baja California rather than San Diego or Southern California), like himself. The assumption of a leadership role by a member of an outside tribe or clan had been practiced for centuries. Such acceptance reflects the flexibility of Tipai sibs and clans and of their political structure. The location of Hatam's rancharía, or village in San Diego is uncertain, but it was probably the settlement in Florida/Switzer Canyon, just below what is now the Navy Hospital in Balboa Park (Carrico 2006).

A San Diego Grand Jury recommended in 1852 “a removal of the numerous Rancherios [sic] (without exception)..., as they are not only an eyesore, but the hiding place of idle and pilfering Indians. None of these remnants of a degenerate age should be allowed on this side of the river [the San Diego River near Old Town]” (San Diego Herald 1852). Ultimately, the grand jury got its wishes, and Native Americans as a group were gradually pushed out of Old Town and ended up in remote canyons and tidelands. One of the Native American settlements located near the barracks of what is now Seaport Village was razed. Individual Native Americans and their families already attached to households remained with these households. In Los Angeles and other California cities, this same pattern of removal and marginalization became common.

The death of Hatam's family members, including his wife Juana in 1868 and a son José de Jesus in 1871, both of whom are buried in the Old Town El Campo Santo, was reported in the *San Diego Union*. When Hatam passed away on December 10, 1875, his death and burial in the Old Town El Campo Santo gained local attention and was memorialized in an extensive article in the *San Diego Union* and other Southern California newspapers. Today, descendants of Hatam carry on his legacy of leadership; they are influential Kumeyaay healers and leaders in the San Diego

region, including at Jamul. Jane Dumas, now deceased, was a well-known healer, educator, and respected tribal elder from the Jamul ranchería, is a great-granddaughter of Hatam.

In 1885, Father Anthony Ubach established the St. Anthony's Industrial School for Native Americans in Old Town in the old Casa de Aguirre on the corner of Twiggs Street and San Diego Avenue. Until its transfer to Mission San Diego in 1891, this school gave Native American children from throughout San Diego County academic education and practical skills training. This introduction of Native American children to the Old Town community, even though short-lived, was an important event in local history.

The Native Americans of Old Town who began their presence as expatriates from Mission San Diego after secularization or as people drawn from their native villages to the households of the *Californios* in the 1835–1850 era continued to work, live, and be buried in the community well into the late 1880s. In many ways their experience in Old Town in the post-mission period was a continuation of the colonial pattern begun in 1769 with establishment of Mission San Diego. Their lives and their contributions form an important thread in the tapestry of San Diego history.

CULTURAL RESOURCE DEFINITION

Cultural resources are districts, buildings, sites, structures, areas of traditional use, or objects with historical, architectural, archaeological, cultural, or scientific importance. Cultural resources can be divided into three categories: archaeological resources (prehistoric and historic), architectural resources, and traditional cultural resources. Archaeological and traditional cultural resources are the main focus of this report and are further described below.

Archaeological Resources

Archaeological resources include prehistoric and historic locations or sites where human actions have resulted in detectable changes to the area. This can include changes in the soil and the presence of physical cultural remains. Archaeological resources can have a surface component, a subsurface component, or both.

Historic archaeological resources are those dating to after European contact. These resources may include subsurface features such as wells, cisterns, or privies. Other historic archaeological remains include artifact concentrations, building foundations, or remnants of structures.

Traditional Cultural Resources

Traditional cultural resources are resources associated with beliefs and cultural practices of a living culture, subculture, or community. These beliefs and practices must be rooted in the group's history and must be important in maintaining the cultural identity of the group. Archaeological sites; locations of events; sacred places; and resource areas, including hunting or gathering areas, may be traditional cultural resources.

ARCHIVAL RESEARCH

A records search was conducted by the City on September 5, 2009, using data provided by the State of California CHRIS. A literature review was conducted by AECOM at the SCIC on June 22, 2011, and a records search was conducted at the San Diego Museum of Man on August 10, 2011. The archival search consisted of an archaeological and historical records and literature review. The data reviewed included historic maps, the California Inventory of Historic Places, the California Register of Historical Resources (CRHR), and the NRHP. The search area consisted of the limits of the community of Old Town. This research provides a background on the types of sites that are expected in the region. The research was also used to determine whether previous surveys had been conducted in the area, and what resources had been previously recorded within the limits of the Old Town community planning area.

Previous Investigations

The results of the records search indicated that 56 previous investigations have been conducted within the community of Old Town (Table 1): 12 historic building assessments, 12 archaeological investigation of historic resources, seven archaeological investigations, five test evaluations of historic resources, five historic properties studies, seven monitoring programs of historic resources, three reports from the field school conducted at the Presidio, two constraints analyses, one draft environmental impact report, one redevelopment plan, and one literature review. Below is a list of prehistoric or archaeological reports, followed by a summary of the respective documents. This report focuses on prehistoric and historic archaeological resources. Reports documenting historic built resources are listed in Table 1, but are not summarized below. Reports with negative findings are also not summarized below.

Table 1. Previous Investigations within the Community of Old Town

NADB Document Number	Title	Author	Date
1120317	Archaeological Survey of the Cedar Ridge Subdivision San Diego, California.	Carrico, Richard	1978
1121159	Archaeological Survey Report of Calhoun Street Parking Lot Block 408, Old San Diego.	Kupel, Douglas, and Charles Carillo	1982
1121161	Archaeological Survey Report of the Maintenance Station Blocks 363, 364, 378, 396, and 397, Old San Diego, California.	Kupel, Douglas	1982
1122519	Archaeological Investigations at the Rose-Robinson Site, Old Town San Diego, California.	Schultz, Peter, Ronald Quinn, and Scott Fulmer	1985
1123244	Archaeological Investigations at the Casa De Jose Manuel Machado (The Stewart House).	Ezell, Paul	1968
1123246	Test Excavations of the Suspected Location of the Juan Maria Marron Adobe, Old Town San Diego, California.	Van Wormer, Stephen R., James D. Newland, and Susan D. Walter	1996
1123283	Historic Architectural Survey Report and Historic Study Report for the Caltrans District 11 Office Complex Old Town San Diego.	Clement, Dorene, and Thad Van Bueren	1993

NADB Document Number	Title	Author	Date
1123294	San Diego Presidio 1996.	Williams, Jack	1996
1123297	Preservation Crisis on Presidio Hill.	Williams, Jack	1997
1123298	The San Diego Presidio Archaeology Project 1994–1996.	Williams, Jack	1996
1123461	Cultural Resources Constraint Study for the North Bay Redevelopment Project, City of San Diego, California.	Gallegos, Dennis R., Carolyn Kyle, Roxana Phillips, and Susan Bugbee	1998
1123531	Archaeological Survey and Historic Structure Evaluation at 1050–1060 Scott Street, San Diego, San Diego County, California.	De Barros, Philip	1998
1123863	Cultural Resources Investigation for the Nextlink Fiber Optic Project, San Diego County, California.	Jones and Stokes	2000
1123470	An Archaeological Program Monitoring, Testing, and an Evaluation of Dodsons Corner, Old Town State Historic Park, San Diego, California.	Clevenger, Joyce, Kathleen Crawford, and Richard Carrico	1994
1123485	Cultural Resources Survey for the North Metro Interceptor Diversion 3A Pipeline Project, San Diego, California.	Case, Robert P., and Richard L. Carrico	1999
1123989	Junipero Serra Museum Historic Resource Study.	Junipero Museum	
1124554	Historic Property Survey Report for the Old Town San Diego, State Historic Park Entrance Redevelopment Project.	Davis, Kathleen, E.	1996
1124601	Archaeological Evaluation Study.		
1124786	Casa De Aguirre 1853–1914; Data Recovery Program, San Diego, California.	Gallegos, Dennis R.	2001
1122512	Archaeological Investigations at the Casa Machado de Silvas Old Town, San Diego.	Wallace, William	1973
1125292	Historical/Archaeological Test for Old Town Hitching Post Project, a Portion of Lot 1 Block 481 (27) Old Town San Diego, California.	Kyle, Carolyn, Roxana Philips, Susan Bugbee, and Dennis Gallegos	1996
1126185	Historical/Archaeological Test of the Former Site of the Casa de Aguirre, San Diego, California.	Philips, Roxana, Carolyn Kyle, Kathleen Flanigan, and Susan Alter	1998
1126752	St. Josephs Rectory/Old Town Convent, Site #369 and Casa de Aguirre, Site #42: Historical Site Redevelopment Plan.	Burke, Maria	1996
1127457	The Calhoun Street Parking Lot: A Historical and Archaeological Investigation of Block 408 Old San Diego.	Kupel, Douglas	1982
1127546	Archaeological and Historical Investigations at El Camp Santo Cemetery and Mission Hills.	Schaefer, Jerry	1990
1127608	Historical/Archaeological Test for the Casa De Aguirre Adobe Site, City of San Diego, California.	Kyle, Carolyn	1994
1127690	An Archaeological Report for the Mitigation, Monitoring, and Reporting Program at the Water & Sewer Group Job 530A, Old Town San Diego, California.	Buyse, Johann, L., and Brian Smith	2001
1127694	An Archaeological Report for the Mitigation, Monitoring, and Reporting Program at Sewer and Water Group 601, City of San Diego.	Pierson, Larry	2001
1128016	An Archaeological Report for the Mitigation, Monitoring, and Reporting Program at the Sewer and Water Group 663 Project.	Pierson, Larry	2002
1129516	The Cemeteries and Gravestones of San Diego County: An Archaeological Study.	Caterino, David	2005

NADB Document Number	Title	Author	Date
1129664	Historic Property Survey Report, 4024 Juan Street, City of San Diego, California.	Rosen, Martin	2005
1130325	Final Archaeological Monitoring and Trenching for the Caltrans District 11 New Headquarters, San Diego, California.	Dolan, Christy, and Cheryl Bowden-Renna	2006
1130404	Historical Assessment of the Building Located at 2533 Congress Street, San Diego, California 92110.	Crawford, Kathleen	2006
1130444	Uptown Historic Architectural and Cultural Landscape Reconnaissance Survey.	May, V. Marie	2006
1130524	Survey of the Adobe Chapel of the Immaculate Conception.	Arbuckle, George	1980
1130744	Archaeological/Historical/Architectural Assessment, 3928 Conde Lot 3 Block 482, Old San Diego Planned District.	Roth, and Associates	1989
1130818	Fort Stockton Site.	Historic 91	n.d.
1130849	Casa de Bandini, 2660 Calhoun Street, San Diego, California.	Historic 115	n.d.
1130871	Survey and Various Papers on the Derby Dike Historical Landmark #244.	Historic 128	n.d.
1130875	Survey of the Derby Pendleton House.	Historic 130	n.d.
1131031	El Campo Santo/Old Spanish Cemetery, Old Town, La Jolla Avenue at San Diego Avenue, San Diego, California.	Historic 203	n.d.
1131231	Estudillo House, Chapel of the Immaculate Conception, Gilla House Site, Whaley House, Exchange Hotel, Johnson House, Maso Street School, San Blas Bell, Exchange Hotel, Casa De Machado-Stewart, Casa De Machado-Silvas.	Historic 219	n.d.
1131232	Old Town Archaeological Evaluation Study.	Various	n.d.
1131237	Presidio of San Diego Archaeological Evaluation Study.	Various	n.d.
1131238	Presidio Hills Golf Course Archaeological Evaluation Study.	Various	n.d.
1131278	Sierra Palm Site Archaeological Evaluation Study.	Various	n.d.
1131479	Historical Evaluation, the Frank and Emma Connors House, 2540 Congress Street, San Diego, California 92110.	May, Ronald, and Dale May	2005
1131540	Archaeological Resource Report Form: Archaeological Survey of the Frederickson Residence Project.	Pierson, Larry	2007
1131826	Archaeological Resources Analysis for the Master Storm Water System Maintenance Program, San Diego, California.	Robbins-Wade, Mary	2008
1132156	The Bolam House Historical.	Johnson, Paul, and Sarai Johnson	2007
1132159	The Irvine M. and Flora Schulman/Louis House, 2540 Presidio Drive San Diego, CA 92103.	May, V. Marie, and T. Olsen	2007
1132161	Old Town Manhole Archaeological Monitoring.	Robbins-Wade, Mary	2009
1132167	Historic Property Survey Report on Bridge Maintenance Activities on 22 Structures on Routes 5, 125, 163, and 274 in San Diego County.	Rosen, M.	2009
1132200	Draft Environmental Impact Report for the Master Storm Water System Maintenance Program, City of San Diego, Development Services Department.	Herrmann, Myra	2009
1132421	Final: A Cultural Resources Inventory of the Proposed AT&T/ PF Net Fiber Optics Conduit, Ocotillo to San Diego, California.	Cook, John. R., Deborah Huntley, and Sherri Andrews	2000
1132544	Cultural Resources Records Search and Site Visit Results for T-Mobile USA Candidate SD002867 (Presidio Park), Whitman Street Near Taylor Street and Morena Boulevard, San Diego, County, California.	Bonner, Wayne H., Sarah Williams, and Kathleen Crawford	2008

NADB Document Number	Title	Author	Date
1132876	Archaeological Monitoring, Test, and Evaluation Report for the AT&T Utility Undergrounding Project, Old Town San Diego, State Historic Park, City of San Diego, California.	Case, Robert P., Spencer Bietz, and Carol Serr	2010
--	Historical and Archaeological Survey of the Old Town Office Project Area (SDM EIS No. 702).	Hector, Susan	1985
--	Results of an Archaeological Study for the Old Town Commercial Project (SDM EIS No. 1130).	Smith, Brian F.	1991
--	Results of an Archaeological Study for the Great Wall Café Project (SDM EIS No. 1163) Neg.	Smith, Brian F., and Larry Pierson	1992
--	Sewer and Water Replacement Group Job 468, Archaeological Monitoring (DEP No. 90-1096; Work Order/Document No. 170941/180591).	Robbins-Wade, Mary	1995-

NADB = National Archaeological Database

Document 1123246 (Van Wormer et al. 1996)

This report summarizes the results from test excavations conducted on a portion of Lot 1, Block 410 of Old Town San Diego to locate the remains of the Juan Maria Marron Adobe. No remains of the adobe structure were encountered. A review of the historical documents indicates that the structure probably stood to the south of this location. A refuse deposit designated CA-SDI-14074H was identified. The site contains discards from Hispanic households in Old Town circa 1820 to 1890. Refuse from Anglo-American households dating to circa 1850 to 1890 is also present.

Document 1127546 (Schaefer 1990)

This report details the results of a survey investigation for a sewer-replacement project located in the vicinity of the historic El Campo Santo Cemetery and in the Mission Hills area. The report states that field survey results and records searches resulted in negative findings for cultural resources within the project area. However, monitoring was recommended for the corner of Linwood and Artisa and for three lampposts at the intersections of Alta Mirano and Marilouise Ways, Presidio and Artisa Drives, and Marilouise Way and Presidio Drive.

Document 1127690 (Buysse and Smith 2001)

This report summarizes the results of archaeological monitoring conducted as part of a public works project located in Old Town San Diego. It was determined that the resource was considered important according to California Environmental Quality Act (CEQA) Section 15064.5. The site appears to date to the first Spanish settlement in California, and was in use during the Mexican period as well.

Document 1126516 (Caterino 2005)

This thesis manuscript documents the results of historic research and field investigations identifying known and unmarked cemeteries and gravestones located within San Diego County. Several of these are located within the community of Old Town, such as the Presidio, El Campo

Santo, and the Protestant Cemetery located at Ampudia Street between Jefferson and Moore Streets.

Document 1130325 (Bowden-Renna and Dolan 2006)

This report details the results of cultural monitoring conducted during trenching and ground-disturbing activities for the California Department of Transportation (Caltrans) District 11 headquarters located in Old Town San Diego. During the monitoring, 66 features were identified, all appearing to be from the 1930s to the 1950s. None of the features met the requirements for the NRHP or the CRHR. No prehistoric features were encountered.

Document 1131477 (May and May 2004)

This report documents the results of an archaeological investigation and monitoring program for a construction project in the northern four lots (A, B, K, and L) of Block 354 in the City. A historic refuse deposit relating to the early 20th century was identified during the monitoring effort.

Previously Recorded Cultural Resources

A total of 50 cultural resources have been previously recorded within the community of Old Town (Figures 6a and 6b – confidential figures; see confidential Appendix B). Of these, two are prehistoric (Table 2), three are multi-component resources (Table 3), 28 are historic archaeological resources (Table 4), and 17 are historic built resources. The prehistoric resources include one lithic and shell scatter and one prehistoric village site. The multi-component sites consist of the “Old Spanish Fort” with associated prehistoric artifacts, a historic residence with a prehistoric temporary camp, and a historic refuse deposit with a prehistoric lithic scatter and possible prehistoric shell scatter. The historic resources include 17 refuse deposits; six foundations with associated walls, wells, or refuse deposits; three wells or privies with refuse deposits; one well; one brick rubble pile with associated metal pipes; and one tile floor. Built resources are not the focus of this study and are not included in Table 4 nor described below. Individual site descriptions are provided below.

CA-SDI-41

CA-SDI-41 was recorded by N.C. Nelson (n.d.) as a large prehistoric village site (*Kosaii*) reported in early Spanish records as being located north of Old Town and west of the Presidio at the mouth of the San Diego River. Nelson indicated that he visually inspected this area, and no evidence of cultural material was observed.

CA-SDI-14293

Site CA-SDI-14293 consists of several sparse lithic and shell scatters in three loci identified during trench monitoring for a light rail project (Felton 1996). Lithics consists of quartzite and metavolcanic debitage. Shell consists of *Chione* and other unidentified marine shell fragments. A small pocket of charcoal with shell fragments were sent for radiocarbon analysis. A calibrated date of 270 +/- 70 B.P. was obtained from a C14 sample.

Table 2. Prehistoric Archaeological Resources within the Community of Old Town

Primary Number (P-37-)	Permanent Trinomial (CA-SDI-)	San Diego Museum of Man (SDMM-W-)	Site Description	Date Recorded
000041	41	--	Village of <i>Kosaii</i>	n.d.
--	14293	--	Lithic and shell scatter	1996

Table 3. Multicomponent Archaeological Resources within the Community of Old Town

Primary Number (P-37-)	Permanent Trinomial (CA-SDI-)	San Diego Museum of Man (SDI-W-)	Site Description	Date Recorded
000038	38	--	"Old Spanish Fort"/Presidio	1968
--	12469/H*	291A	Historic home/prehistoric temporary camp	1991
016538	14952	--	Historic refuse deposit/lithic and shell scatter	2000

Table 4. Historic Archaeological Resources within the Community of Old Town

Primary Number (P-37-)	Permanent Trinomial (CA-SDI-)	San Diego Museum of Man (SDI-W-)	Site Description	Date Recorded
009292	9292H	5490	Exchange Hotel/Franklin House	1981
--	11942H	5492	Rose-Robinson Adobe	1996
--	13663H	5880A	Historic refuse deposit	1993
--	13664H	--	Historic refuse deposit	1993
--	13665H	5881	Historic refuse deposit	1993
--	13666H	5882	Historic refuse deposit	1993
--	13667H	5883	Historic refuse deposit	1994
015821	13712	6080	Historic refuse deposit	1994
017247	14074	6698	Historic refuse deposit	1995
014688	14291H	--	Silvas Garden Parcel/Meserve Cast Stone Company	1996
--	14292H	--	Aguilar/Serrano Adobe	1996
015556	14307	6715	Historic adobe	1996
015809	14427	--	Historic refuse deposit	1997
019194	--	--	Historic refuse deposit	2007
026553	17418	6843; 6844	Historic refuse deposit	1997
027055	17688	--	Multiple historic refuse deposits	2004
027056	17689	--	Multiple historic refuse deposits	2004
027057	17690	--	Multiple historic refuse deposits, historic brick well	2004
027058	17691	--	Multiple historic refuse deposits, historic brick well	2004
027059	17692	--	Multiple historic refuse deposits, historic brick well	2004
027060	17693	--	Historic brick and asphalt deposit	2004
--	17831	--	Historic refuse deposit	2006
--	17860	--	Historic refuse deposit	2006
--	17861	--	Historic refuse deposit	2006
--	17862	--	Historic refuse deposit	2006
028573	18383	--	Historic foundations	2007
030941	19634	--	Historic refuse deposit	2008
030942	19635	--	Historic retaining wall	2008

CA-SDI-38

This site was documented in 1986 as a buried deposit for the old Spanish Fort (Presidio) located on Presidio Hill (Ezell 1986). A surface collection of historic and prehistoric artifacts were collected. No other information is noted on the site form.

CA-SDI-12469/H (SDM-W-291A)

This is a multi-component site consisting of historic features and a portion of a prehistoric temporary camp (Carrico and Clevenger 1991). The historic features consist of concrete footings, wooden posts, a brick-lined well, and a discrete debris deposit. Household ceramics, iron, glass fragments, and other household items were observed. Prehistoric artifacts consist of a mano fragment, a flaked stone tool, 19 pieces of lithic debitage, and shell fragments. Faunal material was also noted, potentially from both prehistoric and historic use.

CA-SDI-14952

This site consists of modern and historic trash debris with prehistoric lithics and groundstone observed during sewer line trenching (Pierson 1998, 2000). Marine shell, potentially fossilized, was also observed. Historic debris consists of household ceramics, glass, metal, and construction debris. Prehistoric elements consist of one piece of lithic debitage and one mano fragment.

CA-SDI-9292H (SDM-W-5490)

This site appears to be a portion of the foundation and a linear brick wall associated with the historic Franklin House (Woodward et al. 1981). Associated artifacts observed included construction debris, household ceramics, a porcelain door knob, bottle glass, and shell fragments. This location is also the site of the 1850s Exchange Hotel (California Historical Landmark [CHL] No. 491).

CA-SDI-11924H (SDM-W-5492)

This site is the historic 1853 Rose-Robinson Adobe site (Felton 1996). The site was excavated in 1977 by a group from the University of San Diego. In 1982 and 1983, excavations were conducted to help facilitate a planned reconstruction of the adobe (Schultz et al 1985). Monitoring was conducted in 1990 for the construction of a restroom facility at the site. Foundations, trash pits, and well features were observed during the excavation efforts of 1982/1983 and 1990.

CA-SDI-13363H (SDM-W-5880A)

This site consists of an ash lens with historic debris located during construction monitoring (Shultz 1993a). Artifacts observed included ceramic sherds, hand-blown glass bottle bases and necks, various other glass shards, two large mammal bones, charcoal, and one prehistoric Tizon Brownware sherd.

CA-SDI-13664H

CA-SDI-13664H is a discrete historic deposit consisting of one ceramic sherd and several glass fragments located during construction monitoring (Shultz 1993b). One glass fragment was embossed with a patent date of August 31, 1915.

CA-SDI-13665H (SDM-W-5881)

This historic refuse deposit consists of more than 200 artifacts from the mid-1800s located during construction monitoring (Shultz 1993c). Artifacts observed included household ceramic sherds, Tizon Brownware sherds, glass shards, bottle fragments, medium and large mammal bone, shell fragments, charcoal, metal fragments, and metal flatware utensils.

CA-SDI-13666H (SDM-W-5882)

Site CA-SDI-13667H is a discrete historic refuse deposit dating from the 1930s to the 1950s located during construction monitoring (Shultz 1993d). Artifacts observed included crockery and earthenware ceramic sherds, milk-glass fragments, bottle and glass fragments, leather pieces, and butchered bone.

CA-SDI-13667H (SDM-W-5883)

This is a discrete historic refuse deposit, possibly associated with existing Casa de Cabrillo (Shultz 1994a), which was located during construction monitoring. Artifacts observed and collected included ceramic sherds, glass shards, and canning jar fragments.

CA-SDI-13712 (SDM-W-6080)

This is a historic refuse deposit and consists of construction material (bricks and nails), a bottle base, glass shards, plate glass, whiteware ceramic shards, railroad spikes, and large mammal bone (Shultz 1994b). All of the cultural material, with the exception of the bricks, was collected.

CA-SDI-14074 (SDM-W-6698)

This site is a historic refuse deposit, possibly associated with the 1820s to 1890s-era Juan Maria Marron Adobe (Wade 1995). The site was tested in 1995 (Van Wormer et al. 1996). Artifacts recovered included Majolica ceramics, Galera ceramics, white ironstone ceramics, Tizon Brownware ceramics, floor and roof tile, a blown-in-mold Bromoseltzer bottle, and sun-purpled glass shards.

CA-SDI-14291H

CA-SDI-14291H is the location of the parcel used as a garden and orchard by the Silvas family in the early 1800s, the Ames family in 1851, and Albert Smith in 1856 (Felton 1996a). The Meserve Cast Stone Company occupied the parcel in the 1920s and 1930s. Excavations conducted in the early 1990s for a new transit station uncovered privies and trash deposits associated with the Meserve Cast Stone Company.

CA-SDI-14292H

This site consists of the historic Aguilar/Serrano Adobe (Felton 1996b) built in the late 1820s. A limited excavation during construction monitoring was conducted in the area in 1984, revealing several foundations and trash pits associated with the historic Aguilar/Serrano Adobe.

CA-SDI-14307 (SDM-W-6715)

This site consists of historic adobe walls and foundations with associated trash deposits dating from the 1860s (Phillips and McHenry 1996). Artifactual material observed consisted of building material and household items such as ceramic, glass, faunal material, and toys. Prehistoric lithics

were also observed mixed with historic debris, but this was not considered a multi-component site. This resource was uncovered during subsurface trenching. A 1900s cellar is also located at the site.

CA-SDI-14427

CA-SDI-14427 consists of three historic features. Features 1 and 2 consist of historic domestic debris (Cheever et al 1997a). Feature 3 consists of a brick foundation footing. All features appear to date from the 1880s to the 1910s.

CA-SDI-17418 (SDM-W-6843/6844)

This site consists of a historic debris deposit identified during subsurface constructing activities (Cheever et al. 1997b). Artifactual material consisted of household debris, including glass, ceramics, shell, and animal bone dating from the 1880s to 1900s. Construction debris was also observed. Archival research conducted, as well as the site's proximity, suggests that this deposit may be associated with the Whaley House, located approximately one-half block to the west.

CA-SDI-17688

This site consists of 20 historic features and six isolated finds located on Block 4536 dating from the 1910s to the 1950s (Bowden-Renna et al. 2004a). This resource was observed during monitoring of construction activities for the new Caltrans headquarters. The majority of the features observed consisted of burned residential debris pits that included glass, ceramics, and constructing debris. Several whole medicine bottles were also observed and collected for curation at Caltrans headquarters.

CA-SDI-17689

CA-SDI-17689 consists of four historic residential debris areas located on Block 4549 dating from the 1910s to the 1950s (Bowden-Renna et al. 2004b). This resource was observed during monitoring of construction activities for the new Caltrans headquarters. The majority of the features observed consisted of burned residential debris pits that included glass, ceramics, and constructing debris. Several whole bottles were also observed and collected for curation at the new Caltrans headquarters.

CA-SDI-17690

This site consists of two historic features located on Block 4548 dating from the 1910s to the 1950s (Bowden-Renna et al. 2004c). This resource was observed during monitoring of construction activities for the new Caltrans headquarters. This first feature consists of a mortar-and brick-lined well, approximately 2.6 feet in diameter and approximately 6 feet in depth. The interior of the feature was filled with household and construction debris, including glass, ceramics, butchered bone, and paper product labels. A pipe protruded from near the top of the feature. The second feature consisted of three hollow cylindrical pillars south of the first feature and measured 22 inches in diameter and approximately 6 feet tall.

CA-SDI-17691

CA-SDI-18691 consists of 17 historic features and six isolated finds located on Block 4550 dating from the 1910s to 1950 (Bowden-Renna et al. 2004d). This resource was observed during

monitoring of construction activities for the new Caltrans headquarters. Features consisted of trash deposits with ceramic and plaster molds, household refuse, residential burn pits, and a discrete bottle dump. Additionally, one feature consisted of an unmortared brick well, measuring 3 feet in diameter to an unknown depth. No artifactual material was observed in association with the well.

CA-SDI-17692

This site consists of 20 historic features and one isolated find located on Block 4553 dating from the 1910s to 1950s (Bowden-Renna et al. 2003e). This resource was observed during monitoring of construction activities for the new Caltrans headquarters. Nine of the features consisted of brick-lined wells or cisterns, all similar in construction. Four of these formed a rectangle with interconnecting 2-inch-diameter pipes. Only two of the brick-lined wells had associated historic household debris. The remaining features consisted of four semi-circular concrete or brick pads, metal and clay pipes, concrete utility casing, and historic residential trash deposits.

CA-SDI-17693

CA-SDI-17693 includes two historic features located on Block 4554 dating from the 1910s to 1950s (Bowden-Renna et al. 2004f). This resource was observed during monitoring of construction activities for the new Caltrans headquarters. These features consisted of a layer of brick rubble and asphalt paving, and a metal pipe with a brick veneer. No associated artifactual material was observed.

CA-SDI-17831

This historic deposit relates to the lot's previous owners, well-known Old Town residents Joseph Mannassee and Marcus Schiller, who operated a horse stable in the area (Jordan and Carrico 2006a). Surface survey and collection and trench excavations identified and documented the presence of historic faunal material and artifactual material dating to the mid-19th century. CA-SDI-17831 was recommended significant under CEQA and City of San Diego criteria. Recommended mitigation involved capping the site to prevent further disturbance.

CA-SDI-17860

This site consist of a thin deposit of mid-19th century material capped by the sidewalk on the southwest side of Juan Street adjacent to the Casa de Pico restaurant. This site appears to be related to the operation of a saloon, photographed in 1875 at the corner of Juan and Wallace Streets in the former Casa de Ybañez. The site was found not to be a significant resource according to CRHR or NRHP eligibility criteria.

CA-SDI-17861

CA- SDI -17861 consists of a thin spread, possibly flood wash, of mid- to late 19th century material with a single concentrated artifact deposit located beneath the concrete paving of Calhoun Street between the Casa de Bandini restaurant and Casa de Estudillo museum (Jordan and Carrico 2006a). This site was excavated to the extent possible. The site was found not to be a significant resource according to CRHR or NRHP eligibility criteria.

CA-SDI-17862

CA-SDI-17862 is composed of a small deposit of primarily building materials adjacent to one of the original walls of Casa de Bandini and located under the restaurant's service kitchen. The site was found not to be a significant resource according to CRHR or NRHP eligibility criteria.

CA-SDI-18383

This site consists of an un-cemented Spanish-style brick patio or floor, identified during construction monitoring for the El Fandango Restaurant re-model project (Wolfe 2007). The exposed section of flooring measured approximately 8 feet by 13 feet. A portion of the floor appears to be intact. The remainder has been disturbed by construction activities.

CA-SDI-19634

CA-SDI-19634 consists of a small discrete historic deposit identified during subsurface construction activities (Davidson 2008a). The deposit is relatively small, with less than 30 items, and was located in the south wall of the trench. Artifacts include glass bottles, a decorative etched-glass dish with attached stand, glass fragments, and a kerosene lamp glass fragment dating from the 1920s. Several fragments of terra cotta tile were also observed.

CA-SDI-19635

This site consists of a possible historic rock cobble and mortar retaining wall identified during subsurface construction activities (Davidson 2008b). Three iron pipes are associated with the wall: two located on the wall and one located 2 feet south of the wall. No associated artifactual material was observed.

P-37-019194

This buried deposit provided clear evidence of structures and deposition of trash below Presidio Hill and beyond the settlement that became Old Town proper (Buysse and Smith 2007).

Several additional areas have been identified as key areas that may be of high level of interest to local Native American communities. Many of these are listed by the San Diego Historic Resources Board (HRB), as a CHL, and/or as a National Historic Landmark (NHL), or have not been formally recognized. These are listed below.

Ranchería of Kosaii

The exact location of the ethnographic ranchería of *Kosaii* (also known as *Cosoy* or *Kosa'aay*) is not certain due to extensive previous disturbance in the area and spotty recordation of resources that may have been remnants of the settlement. Based on Spanish commentaries and travelogues, many of which are summarized in the work by Paul and Greta Ezell (1987), the center of what may have been a small to average sized village was apparently at the location known as the Brown Site near the present-day Atlas Hotel (Ezell and Ezell 1987). Rancherías were not static locales that can be reduced to a dot on a map. Over the course of many hundreds of years, the village may have been abandoned, relocated, and rebuilt based on floods, diseases, or other calamities.

Presidio de San Diego (HRB No. 4, CHL No. 59, NHL)

The Presidio de San Diego complex on Presidio Hill is already recognized as an important historical and cultural resource. However, a portion of the cemetery may exist unrecorded and undocumented immediately south of the Marston Wall. The cemetery itself retains high cultural significance for local and nearby tribal members. More than 48 individuals of native ancestry and ethnicity have been buried there, comprising almost 23% of the known burials at the Presidio. The burials include at least eight individuals from Baja California/Mexico, reflecting a transborder connection and the international importance of the cemetery and Presido grounds (California Department of Parks and Recreation 2014).

El Campo Santo (El Camposanto) (CHL No. 68)

The “Old Spanish Cemetery,” known as El Campo Santo (resting place of the saints), was established circa 1849 when the first burial was recorded there, and was used until approximately 1880 (Mallios and Caterino 2007). The actual burial ground extended well beyond its present fenced boundaries. The locations of burials beneath San Diego Avenue have been documented by the City with brass markers. In 1963, Ortiz Lopez, who lived in Old Town, told Rosalie Pinto Robertson that his mother and others had been buried on a plot of land now identified as 4018 Arista Street, just north of the intersection of Linwood Street and Arista Street. Already noted as a historic site and of cultural significance, the value of the site to indigenous people and its probable extent beyond the marked boundaries should be noted. Although it is unlikely that the rebel leader Antonio Garra is buried there (see below), Hatam and at least two of his family members are buried there, as well as other Native American inhabitants of Old Town (California Department of Parks and Recreation 2014).

Derby Dike Site (HRB No. 28, CHL No. 244)

The actual Derby Dike itself was destroyed within a few years of its construction in 1853. Native Americans from several tribes (primarily Luiseño, but also Ipai and Tipay) worked and lived in the area during its construction. An influential Luiseño leader, Manual Cota, had a presence there and enlisted the labor of many of his people from Potrero (Cuca), and Tomás the alcalde of the Mesa Grande Ipai brought laborers from the interior. Construction of the dike by the U.S. Army Corps of Engineers with Native American labor reflects one of the first times that local native people were used in such a fashion (California Department of Parks and Recreation 2014).

Burial Site of Antonio Garra

The final resting place of the Luiseño/Cupeño rebel leader Antonio Garra is uncertain. On January 10, 1852, a little more than 1 month after his capture and 3 days after the signing of the Treaty of Santa Ysabel, Garra was executed in present-day Old Town, probably behind what is now the Whaley House (CHL No. 65). When requested by the Catholic priest in attendance to ask the pardon of the assembled dignitaries and gawkers, Garra’s final words were succinct and to the point: “Gentlemen, I ask your pardon for all of my offenses, and expect yours in return.”

Protestant Cemetery

The poorly documented Protestant Cemetery was established in approximately 1850 and was in use until 1869 when Mount Hope Cemetery was put into service. The cemetery was situated on Ampudia Street between Jefferson and Moore. After 1870, Trias Street bisected the cemetery,

and later the unused lot was used as a dog pound, a goat farm, and a dump. This short-lived burial ground is important for its cultural and religious values, and possibly for its land uses after abandonment in 1869.

Palm Canyon Waterworks

This facility once played a major role in the storage and distribution of water in this area of San Diego. It is possible that some subsurface remnants of the facility and its conveyance system may still exist and would be important in interpreting the development and use of early water systems in the Modern American period and the growth of San Diego.

Crosthwaite Well Feature

Not far from the Palm Canyon area near the park-n-ride facility located on Taylor Street, monitoring revealed the presence of a large brick-lined well, probably associated with early pioneer Phillip Crosthwaite. As with other wells throughout the area, this feature is important because it is associated with early efforts to provide a steady supply of water to the settlement, and it may also contain historic period trash and debris that would have been thrown into the well after abandonment. Such buried features offer a unique time capsule that is stratified and often in remarkably good condition.

Spanish/Mexican Period Tiles Floor and Trash Deposits

During archaeological monitoring for Sewer Group 530A on Taylor Street at the western foot of Presidio Hill, two historic features were uncovered. One consisted of an intact fired adobe floor and a second was historic period (circa 1769–1840) trash and faunal remains. Recorded as site P-37-019194, this buried deposit provided clear evidence of structures and deposition of trash below Presidio Hill and beyond the settlement that became Old Town proper (Buysse and Smith 2007). The presence of Tizon Brownware sherds, shell beads, and other materials associated with local Kumeyaay/Tipai people may indicate that this deposit is associated with the elusive pre-contact/contact era ranchería of *Kosaii*, or with occupation of the immediate area by native people associated with the Presidio de San Diego. It is assumed that during the occupation of the Presidio circa 1769 to 1845, and even after abandonment, that local Tipai and other native people lived and worked in the immediate area but beyond the Presidio walls. Features such as these are important because of their potential to provide information important in interpreting the later years of occupation and use of the area, and as a possible source of information about the acculturative processes in play after Spanish contact with the local Tipai.

Presidio Hills Golf Course

When the Presidio Hills Golf Course opened in 1932 off of Juan Street, between Wallace and Mason Streets, it brought another element of recreation and leisure to the area. The course is historic in its own right, but the property also includes a standing historic adobe of Casa de Carrillo, which was one of the first permanent structures built beyond the Presidio complex and is associated with Josefa Carrillo, a member of a prominent Hispanic family and later the wife of Henry Delano Fitch. A second early period adobe is believed to exist as ruins beneath the golf course in the northeast corner of the facility. In the southern portion of the course, excavations conducted on a disturbed spoils piles and surface survey indicated an extensive deposit of historic materials dating from circa 1850 to 1880, including materials from saloons, stables, and

residences, and evidence of a Jewish presence in the vicinity (Jordan and Carrico 2006b). A well feature was also discovered but was not excavated. This well is near the southwestern edge of the course and had been filled with historic debris and trash.

Rail Line

In the late 1880s, the Old Town area had rail lines that linked the community with San Diego proper and with other communities. A Spreckels streetcar line ran down Calhoun Street to Mason Street, terminating at what was then billed as “Ramona’s Marriage Place” and now known accurately as the Estudillo House. There may be rails, ties, and other appurtenances associated with this transportation system. The importance of the rail line is that it reflects the efforts of civic boosters and citizens to bring a rail system to San Diego and to link the growing communities.

El Camino Real

The trail and later road system that linked the Presidio and mission to points south into Baja California and north to Los Angeles is generally referred to as El Camino Real (The Royal Road). From 1769 to 1774, when the mission was relocated from the Presidio, a foot, horse, and carreta trail entered the area from the south, crossed a flat area now occupied by the Presidio Hills Golf Course, wound its way along the foot of Presidio Hill where a small trail traversed upslope and into the Presidio, and continued northward across the often dry San Diego River near the modern-day railroad lines on its way along the coast to San Gabriel and Los Angeles. A second, less-used trail and road ran from the mission up Murphy Canyon (now I-15) and served as an inland route to the north. Although it is unlikely that actual remnants of either trail or road exist today, the routes are important in understanding the transportation network of trails and roads that linked Baja California to Alta California and San Diego to the north.

La Playa Trail and Road

The Presidio and later the Pueblo of San Diego (Old Town) was linked to Ballast Point, Point Loma, and La Playa by a trail and road that extended from the foot of Presidio Hill westward toward Point Loma. As with the El Camino Real route, it is unlikely that remnants of the trail and road still exist, but the route is important in establishing and understanding the linkage between the Presidio and the Pueblo and hide houses, Fort Guajarras, and San Diego Harbor.

Old Highway 101 and Pacific Coast Highway

The existing remnants of old Highway 101 and Pacific Coast Highway are historic features on the land rather than archaeological features. They possess an importance as early modern transportation corridors associated the automobile age. In places, they traverse some of the routes associated with El Camino Real.

Privies, Wells, and Trash Deposits

Prior to the passage of city ordinances prohibiting the burying and burning of trash on private lots, it was common practice for households to do so, usually in their backyards or in adjacent lots. The back lots and areas beyond standing and non-standing historic buildings and vacant lots may contain a wealth of debris and cultural material reflecting the early settlement of the area during the Mexican Period, circa 1835 to 1848, and the subsequent American Period. These

features may include lenses of trash, trash pits, and well/cisterns that were filled with trash after abandonment.

NATIVE AMERICAN CONTACT PROGRAM

AECOM requested a Sacred Lands File check from the Native American Heritage Commission (NAHC). A response was received on August 11, 2011, indicating that no sacred lands have been identified within the vicinity of the community of Old Town. However, the NAHC recommended consultation with tribal entities and other interested parties be conducted as part of the review process, and provided a list of contacts specific to San Diego County for that purpose. Following development of the preliminary draft of this document, the NAHC was contacted again on October 1, 2014 for updated tribal representative contact information and a response received on October 14, 2015. The preliminary draft of this document was distributed to the identified tribal representatives by mail on October 15, 2014, accompanied by a letter from City of San Diego Senior Environmental Planner Myra Herrmann describing the community plan update process for the communities of Golden Hill, Midway-Pacific Highway, North Park, Old Town, San Ysidro, Southeastern San Diego, Encanto and Uptown. This letter formally invited tribal representatives to consult on these General Plan amendments in accordance with Senate Bill 18 (SB18) and attend a group meeting at the Mission Trails Regional Park Visitors Center on November 13, 2014 to address any issues or concerns related to the review of the archaeological reports for the associated community plan updates. As no responses had been received, each tribal representative also received a follow-up email (or telephone call in cases where no email address was available) on November 10 and 11, 2014; no tribal representatives were present at the November 13 meeting. During the November 10th telephone call, Carmen Lucas of the Kwaaymii Laguna Band of Mission Indians requested that qualified archaeologists be retained by the city for survey and monitoring efforts. Documentation of correspondence with the NAHC and identified tribal representatives is provided in Appendix C.

CULTURAL SENSITIVITY ANALYSIS

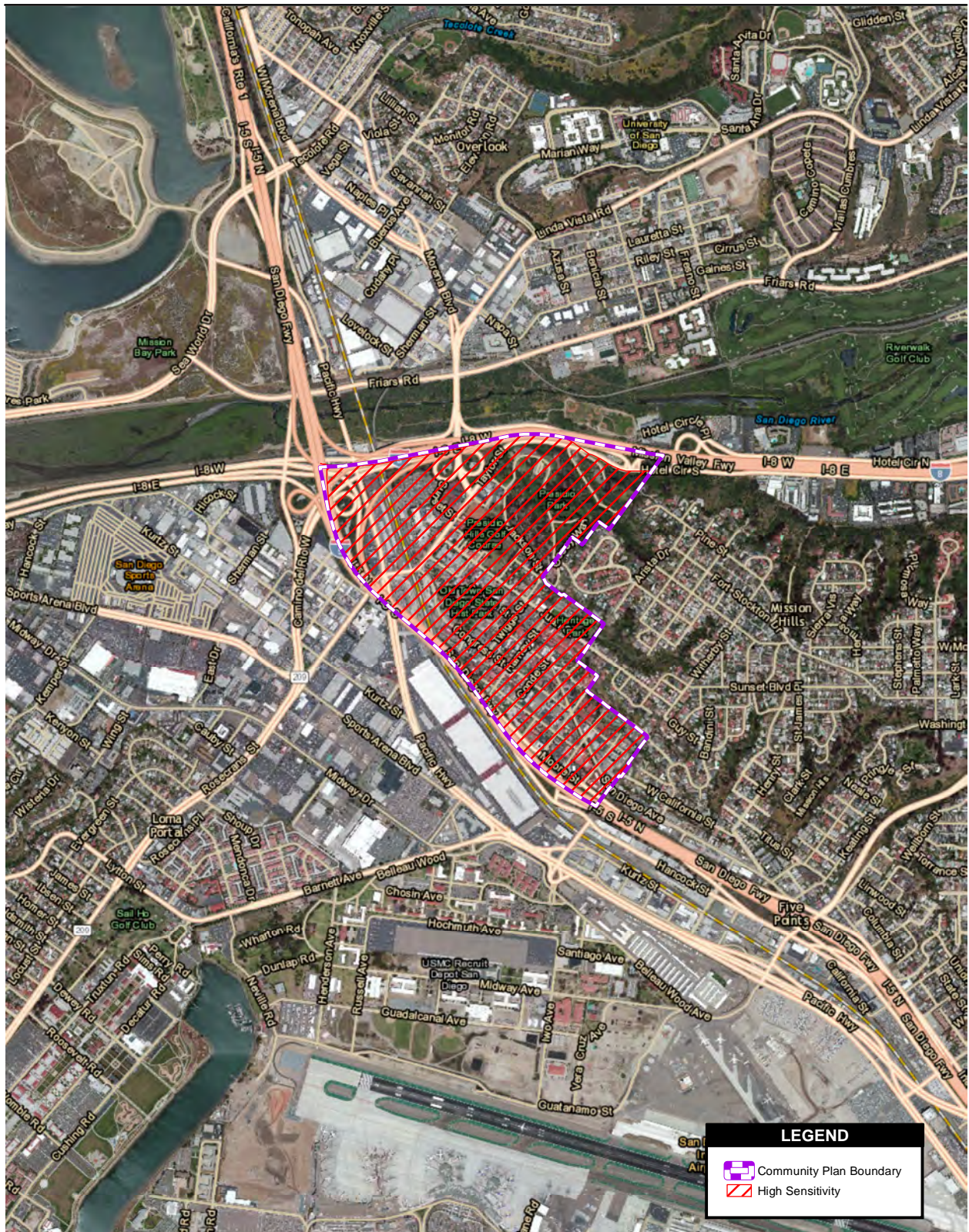
Cultural sensitivity levels for the community of Old Town area were rated low, moderate, or high based on the results of the records searches, the NAHC Sacred Lands File check, and regional environmental factors. Sensitivity ratings may be adjusted based on the amount of disturbance that has occurred, which may have previously impacted archaeological resources.

A low sensitivity rating would indicate that there are few or no previously recorded resources within the study area. Resources at this level would not be expected to be complex, with little to no site structure or artifact diversity. The potential for encountering additional resources in such areas would be low.

A moderate sensitivity rating would indicate that some previously recorded resources were identified within the study area. These are more complex resources, consisting of more site structure, diversity of feature types, and diversity of artifact types. The potential for encountering additional resources in such areas would be moderate.

Areas identified as having high sensitivity would indicate that the records search identified several previously recorded sites within the study area. These resources may range from moderately complex to highly complex, with more defined living areas or specialized work space areas and a large breadth of features and artifact assemblages. The potential for encountering additional resources in such areas would be high.

Based on the results of the records search, the NAHC Sacred Lands File check, and regional environmental factors, the community of Old Town has a high cultural sensitivity level (Figure 7). Although the community of Old Town is developed, the area was extensively used and occupied by Native Americans prior to and during the historic periods of the community. The area in and around the community of Old Town is located along the former periodic shoreline of the San Diego River and at the base of hills, making it attractive for prehistoric activities. Several prehistoric campsites, as well as a possible location for the ethnographic village of *Kosaii*, have been mapped by the SCIC in this area. The community planning area also has an extensive historic occupation as the first Spanish Presido and settlement in Alta California, active well into the 20th century. As such, the cultural sensitivity level for the community of Old Town is considered high.



Source: SanGIS 2011; ESRI 2011; AerialExpress 2010

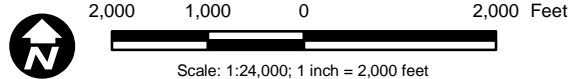


Figure 7
Old Town San Diego
Cultural Sensitivity Areas - Prehistoric Resources

RECOMMENDATIONS

Based on the records search, the NAHC Sacred Lands File check, regional environmental factors, and the cultural sensitivity criteria outlined in the previous section, the community of Old Town has a high cultural sensitivity level. The following recommendations are made to better integrate and interpret the prehistoric and historic archaeological resources within the community of Old Town:

- Recognize the Native American habitation and land use of the community of Old Town and its surrounding vicinity. Their ties to their ancestral lands should be honored.
- Recognize the role of Native American and Spanish, Mexican, and early American settlers in the formation of the Presidio, the Pueblo of San Diego, and Old Town.
- Ensure that members of local Native American tribes and interested individuals are incorporated into the planning process in a meaningful way. Ensure that members of the local historic societies and interested individuals are incorporated into the planning process in a meaningful way.
- Acknowledge the place names and places important to Native Americans and Spanish, Mexican, and early American settlers who inhabited the community of Old Town. This could be accomplished through signage and/or narratives in brochures and handouts.
- Expand the perception that the community of Old Town was home to local Kumeyaay people and tribal members from the north, including the Luiseño and tribes from Baja California.

Future discretionary projects within the community of Old Town should be evaluated by a qualified archaeologist following the mitigation framework detailed below to determine the potential for the presence or absence of buried archaeological resources. Because the majority of the community of Old Town is developed, many prehistoric and archaeological resources are buried. Buried deposits offer a unique opportunity to broaden the understanding of the lives, culture, and lifeways of the diverse occupation of a community through time. As such, the following recommendations are made to ensure that buried resources are identified and documented:

- Conduct extensive, non-intrusive investigations to better located potential undocumented burials that may exist within the community.
- Require archaeological and Native American monitoring during all ground-disturbing activities within the community of Old Town. Such activities include installation of water, sewer, or utility lines; building demolition projects; new construction projects; and road paving or repairs that require subsurface disturbance.

If it is determined that a resource is historically significant, it should be referred to the City's Historical Resources Board for possible designation. Mitigation measures should be initiated for all significant sites, either through avoidance or data recovery.

All phases of future investigations, including survey, testing, data recovery, and monitoring efforts, require the participation of local Native American tribes. Early consultation is an effective way to avoid unanticipated discoveries, and local tribes may have knowledge of religious and cultural significance of resources in the area. In addition, Native American participation would help to ensure that cultural resources within the community of Old Town are protected and properly cared for. A current list of local tribes can be obtained through the NAHC for all future projects.

Mitigation Framework

The following Mitigation Framework is from the Historical Resources Guidelines, located in the City's Land Development Manual (City of San Diego 2001).

HIST-1: Prior to issuance of any permit for a future development project implemented in accordance with the Community Plan Update (CPU) area that could directly affect an archaeological resource, the City shall require the following steps be taken to determine (1) the presence of archaeological resources and (2) the appropriate mitigation for any significant resources that may be impacted by a development activity. Sites may include residential and commercial properties, privies, trash pits, building foundations, and industrial features representing the contributions of people from diverse socio-economic and ethnic backgrounds. Sites may also include resources associated with pre-historic Native American activities.

INITIAL DETERMINATION

The environmental analyst will determine the likelihood for a project site to contain historical resources by reviewing site photographs and existing historic information (e.g., Archaeological Sensitivity Maps; the Archaeological Map Book; and the City's "Historical Inventory of Important Architects, Structures, and People in San Diego"), and conducting a site visit. If there is any evidence that the site contains archaeological resources, then a historic evaluation consistent with the City Guidelines would be required. All individuals conducting any phase of the archaeological evaluation program must meet professional qualifications in accordance with the City Guidelines.

STEP 1:

Based on the results of the Initial Determination, if there is evidence that the site contains historical resources, preparation of a historic evaluation is required. The evaluation report would generally include background research, field survey, archaeological testing, and analysis. Before actual field reconnaissance would occur, background research is required, which includes a records search at the SCIC at San Diego State University and the San Diego Museum of Man. A review of the Sacred Lands File maintained by the NAHC must also be conducted at this time. Information about existing archaeological collections should also be obtained from the San Diego Archaeological Center and any tribal repositories or museums.

In addition to the records searches mentioned above, background information may include examining primary sources of historical information (e.g., deeds and wills), secondary sources (e.g., local histories and genealogies), Sanborn Fire Maps, and historic cartographic and aerial photograph sources; reviewing previous archaeological research in similar areas, models that predict site distribution, and archaeological, architectural, and historical site inventory files; and conducting informant interviews. The results of the background information would be included in the evaluation report.

Once the background research is complete, a field reconnaissance must be conducted by individuals whose qualifications meet the standards outlined in the City Guidelines. Consultants are encouraged to employ innovative survey techniques when conducting enhanced reconnaissance, including remote sensing, ground-penetrating radar, and other soil resistivity techniques as determined on a case-by-case basis. Native American participation is required for field surveys when there is likelihood that the project site contains prehistoric archaeological resources or traditional cultural properties. If, through background research and field surveys, historical resources are identified, then an evaluation of significance must be performed by a qualified archaeologist.

STEP 2:

Once a historical resource has been identified, a significance determination must be made. It should be noted that tribal representatives and/or Native American monitors will be involved in making recommendations regarding the significance of prehistoric archaeological sites during this phase of the process. The testing program may require reevaluation of the proposed project in consultation with the Native American representative, which could result in a combination of project redesign to avoid and/or preserve significant resources and mitigation in the form of data recovery and monitoring (as recommended by the qualified archaeologist and Native American representative). An archaeological testing program will be required that includes evaluating the horizontal and vertical dimensions of a site; the chronological placement, site function, artifact/ecofact density and variability, and presence/absence of subsurface features; and research potential. A thorough discussion of testing methodologies, including surface and subsurface investigations, can be found in the City Guidelines.

The results from the testing program will be evaluated against the Significance Thresholds found in the City Guidelines. If significant historical resources are identified within the Area of Potential Effect, the site may be eligible for local designation. At this time, the final testing report must be submitted to Historical Resources Board staff for eligibility determination and possible designation. An agreement on the appropriate form of mitigation is required prior to distribution of a draft environmental document. If no significant resources are found, and site conditions are such that there is no potential for further discoveries, then no further action is required. Resources found to be non-significant as a result of a survey and/or assessment will require no further work beyond documentation of the resources on the appropriate Department of Parks and Recreation (DPR) site forms, and inclusion of results in the survey and/or assessment report. If no significant resources are found, but results of the initial evaluation and testing phase indicates there is still a potential for resources to be present in portions of the property that could not be tested, then mitigation monitoring is required.

STEP 3:

Preferred mitigation for historical resources is to avoid the resource through project redesign. If the resource cannot be entirely avoided, all prudent and feasible measures to minimize harm shall be taken. For archaeological resources where preservation is not an option, a Research Design and Data Recovery Program is required, which includes a Collections Management Plan for review and approval. The data recovery program shall be based on a written research design and is subject to the provisions as outlined in CEQA Section 21083.2. The data recovery program must be reviewed and approved by the City's Environmental Analyst prior to draft CEQA document distribution. Archaeological monitoring may be required during building demolition and/or construction grading when significant resources are known or suspected to be present on a site, but cannot be recovered prior to grading due to obstructions such as existing development or dense vegetation.

A Native American observer must be retained for all subsurface investigations, including geotechnical testing and other ground-disturbing activities, whenever a Native American Traditional Cultural Property or any archaeological site located on City property or within the Area of Potential Effect of a City project would be impacted. In the event that human remains are encountered during data recovery and/or a monitoring program, the provisions of Public Resources Code Section 5097 must be followed. These provisions are outlined in the Mitigation Monitoring and Reporting Program (MMRP) included in the environmental document. The Native American monitor shall be consulted during the preparation of the written report, at which time he/she may express concerns about the treatment of sensitive resources. If the Native American community requests participation of an observer for subsurface investigations on private property, the request shall be honored.

STEP 4:

Archaeological Resource Management reports shall be prepared by qualified professionals as determined by the criteria set forth in Appendix B of the City Guidelines. The discipline shall be tailored to the resource under evaluation. In cases involving complex resources, such as traditional cultural properties, rural landscape districts, sites involving a combination of prehistoric and historic archaeology, or historic districts, a team of experts will be necessary for a complete evaluation.

Specific types of historical resource reports are required to document the methods (see Section III of the City Guidelines) used to determine the presence or absence of historical resources; to identify the potential impacts from proposed development and evaluate the significance of any identified historical resources; to document the appropriate curation of archaeological collections (e.g., collected materials and the associated records); in the case of potentially significant impacts to historical resources, to recommend appropriate mitigation measures that would reduce the impacts to below a level of significance; and to document the results of mitigation and monitoring programs, if required.

Archaeological Resource Management reports shall be prepared in conformance with the California Office of Historic Preservation's Archaeological Resource Management Reports: Recommended Contents and Format (see Appendix C of the City Guidelines), which will be

used by Environmental Analysis Section staff in the review of archaeological resource reports. Consultants must ensure that archaeological resource reports are prepared consistent with this checklist. This requirement will standardize the content and format of all archaeological technical reports submitted to the City. A confidential appendix must be submitted (under separate cover) with historical resources reports for archaeological sites and traditional cultural properties containing the confidential resource maps and records search information gathered during the background study. In addition, a Collections Management Plan shall be prepared for projects that result in a substantial collection of artifacts, and must address the management and research goals of the project and the types of materials to be collected and curated based on a sampling strategy that is acceptable to the City. Appendix D of the City Guidelines (Historical Resources Report Form) may be used when no archaeological resources were identified within the project boundaries.

STEP 5:

For Archaeological Resources: All cultural materials, including original maps, field notes, non-burial-related artifacts, catalog information, and final reports recovered during public and/or private development projects, must be permanently curated with an appropriate institution, one that has the proper facilities and staffing for ensuring research access to the collections consistent with state and federal standards. In the event that a prehistoric and/or historic deposit is encountered during construction monitoring, a Collections Management Plan would be required in accordance with the project MMRP. The disposition of human remains and burial-related artifacts that cannot be avoided or are inadvertently discovered is governed by state (i.e., Assembly Bill 2641 and California Native American Graves Protection and Repatriation Act of 2001) and federal (i.e., Native American Graves Protection and Repatriation Act) law, and must be treated in a dignified and culturally appropriate manner with respect for the deceased individual(s) and their descendants. Any human bones and associated grave goods of Native American origin shall be turned over to the appropriate Native American group for repatriation.

Arrangements for long-term curation must be established between the applicant/property owner and the consultant prior to the initiation of the field reconnaissance, and must be included in the archaeological survey, testing, and/or data recovery report submitted to the City for review and approval. Curation must be accomplished in accordance with the California State Historic Resources Commission's Guidelines for the Curation of Archaeological Collection (dated May 7, 1993) and, if federal funding is involved, 36 Code of Federal Regulations 79 of the Federal Register. Additional information regarding curation is provided in Section II of the City Guidelines.

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West, G.J., W. Woolfenden, J.A. Wanket, and R. Scott Anderson

2007 Late Pleistocene and Holocene Environments. In *California Prehistory: Colonization, Culture, and Complexity*, edited by T.L. Jones and K.A. Klar, pp. 11–34. Altamira Press, New York.

White, Raymond C.

1963 *Luiseno Social Organization*. University of California Press, Berkeley, California.

Williams, Jack

1998 *Colonial Structure of San Diego Presidio During the Later Colonial Period*. Manuscript on file at the Center for Colonial Research, San Diego, California.

Wilson, Benjamin D.

1952 *The Indians of Southern California in 1852*. Editor John W. Caughey. Huntington Library Press, San Marino, California.

Wolf, Scott

2007 Archaeological Site Form for Site CA-SDI-18383. On File at South Coastal Information Center, San Diego State University, San Diego, California.

Woodward, Jim, Dan Foster, Alexa Luberski and Harry Price

1981 Archaeological Site Form for Site CA-SDI-9292. On File at South Coastal Information Center, San Diego State University, San Diego, California.

APPENDIX A
KEY PERSONNEL RESUMES

Rebecca Apple, RPA
Principal/Practice Leader,
Cultural Resources Group/
Senior Archaeologist

Education

MA, Anthropology, San Diego State University
 BA, Anthropology, San Diego State University

Professional Registrations

Register of Professional Archaeologists

Accreditation

Certified Archaeology Consultant, County of San Diego

Professional Affiliations

Member, Society for American Archaeology
 Member, Society for California Archaeology

Awards + Honors

Phi Kappa Phi
 Phi Beta Kappa
 University Scholar

Publications + Technical Papers

Introduction to Recent Archeological Investigations at the Salton Sea Test Base, Imperial County California. Proceedings of the Society for California Archaeology, Volume 12. Fresno, California (1999).

Recent Archaeological Investigations in the North Las Vegas Valley (with J.H. Cleland and M.S. Kelly). In Crossing the Borders: Quaternary Studies in Eastern California and Southwestern Nevada. San Bernardino County Museum Association Special Publication (1991).

Presentations

Ancient Trails and Rock Features. Paper presented at the 46th Annual Meeting of the Society for California Archaeology, San Diego, California (2012)

Setting the Scene: Interpretive Planning and Implementation in Old Town Historic State Park. Paper presented at the 42nd Annual Meeting of the Society for California Archaeology, Burbank, California (2008).

Mapping and Managing Pathways to the Past. Paper presented at the 22nd Annual ESRI International User Conference, San Diego, California (2002).

Introduction to Recent Archaeological Investigations at Salton Sea Test Base, Imperial County, California. Paper presented at the 32nd Annual Meeting of the Society for California Archaeology, San Diego (1998).

A Lake Mojave Period Site Near Silver Lake, California (with A. York). Presented at the 26th Annual Meeting of the Society for California Archaeology, Pasadena (1992).

Preliminary Project Results of the San Diego County Studies for the Southwest Powerlink Transmission Project. Presented at the 17th Annual Meeting of the Society for California Archaeology, San Diego (1983).

Rebecca Apple has more than 25 years of experience in cultural resource management and serves as senior archaeologist for AECOM. Her experience includes managing cultural resources compliance efforts for large complex projects. She is knowledgeable in the procedures and guidelines associated with implementation of NHPA and CEQA. She has managed numerous cultural resource projects, including prehistoric, historic, and ethnographic studies. She has directed inventories, evaluations, data recovery efforts, and monitoring programs. She has also prepared management plans and conducted feasibility studies. Her work frequently includes consultation with municipal, state, and federal agencies, as well as Native American representatives and the public. As part of interdisciplinary teams, she has managed cultural resources investigations and authored cultural resource sections for ISS, EAs, EIRs, and EISs. Her experience includes cultural resource investigations for power plants, transmission lines, pipelines, highways, landfills, water resource facilities, military installations, and commercial and residential development.

Project Experience
Energy and Transmission Projects

**Stateline Solar Farm Environmental Impact Report/
Environmental Impact Statement,
San Bernardino County, CA**

Cultural resources manager for preparation of EIR/EIS for photovoltaic (PV) energy generation facility. The project will involve construction, operation, maintenance, and decommissioning an approximately 2,150 acre, 300-megawatt alternating current solar PV energy generation facility. The proposed action would include the PV facility, the 220-kilovolt generation interconnection (gen-tie) transmission line, operations and maintenance facilities, and an access road. All proposed facilities would be located on federal lands managed by the BLM Needles Field Office. Impact analysis was conducted for the 58 cultural resource sites identified within the project's area of potential effects. [2012]

Calnev Pipeline Expansion Project Environmental Impact Report/Environmental Impact Statement, San Bernardino County, CA to Clark County, NV

Cultural resources manager for preparation of EIR/EIS for 233-mile 16-inch-diameter refined petroleum products pipeline from the Colton Terminal and Pump Station in Colton, California, to the Bracken Junction near the McCarran International Airport in Las Vegas, Nevada. The new 16-inch diameter pipeline would augment the existing subsurface petroleum pipelines, and slightly extend the system to service additional locations. Of the 211 cultural resources identified during the BLM Class III cultural resources surveys within the California APE, 150 were archaeological resources (21 isolated finds, 1 district, and 128 sites). Sidewinder Archaeological District is comprised of multiple sites and loci based on lithic reduction, as well as a network of trails. The 128 sites include historic period debris scatters, trails, lithic scatters, lithic reduction areas, petroglyphs, and habitation areas. A total of 38 cultural resources were identified in the Nevada APE. Thirty-seven (37) of these resources were archaeological and linear resources; one architectural resource was identified in Nevada. Worked closely with the BLM and USFS cultural resources staff. [2011]

Solar Millennium, Power Projects, Riverside County, CA

Cultural Resources Principal in Charge for three proposed solar projects encompassing over 17,000 acres of survey in eastern California. Responsible for oversight of archaeological and architectural surveys, technical reports, agency coordination (including Bureau of and Management and

California Energy Commission), and Section 106 compliance efforts. Six sites have been subject to evaluation for eligibility to the National Register of Historic Places. [2009 – 2011]

Beacon Solar Energy Project, Kern County, CA

Principal Investigator responsible for oversight of archaeological and architectural surveys, technical reports, coordination with CEC staff and preparation of AFC sections for a 2,000-acre solar project. [2006 – 2010]

Imperial Valley Solar Project, Imperial County, CA

Principal Investigator responsible for oversight of cultural resources compliance efforts, including participating in preparation of a Programmatic Agreement and testifying at a CEC Evidentiary hearing. [2009 – 2011]

Abengoa Solar Power Project, San Bernardino County, CA

Principal Investigator for approximately 2,000-acre solar project plant site near Harper Lake in the Mojave Desert. Investigations included archaeological and architectural survey and archaeological testing. [2009 – 2010]

North Baja LLC (TransCanada) Yuma Lateral Pipeline Project, Yuma, AZ

Principal Investigator responsible for cultural services, conducting records searches, archival research, Native American consultation, and survey of the preferred alignment. Identified resources included the Yuma Valley Railroad, a National Register-eligible property. [2007 – 2008]

Harper Lake Cultural Resources Constraints Study, San Bernardino County, CA

Project manager responsible for field reconnaissance and constraints analysis for a proposed 3,300-acre specific plan area. Potential development included a dairy and energy park. [2006]

North Baja Pipeline Project, Ehrenberg, AZ to Mexican Border

Project manager responsible for cultural services, conducting records searches, archival research, Native American consultation, survey of the preferred alignment and alternatives, site evaluation, and data recovery. [2000 – 2003]

DeAnza Pipeline Constraints and Permitting Analysis, Ehrenberg, AZ to Calexico, CA

Project manager responsible for cultural services, providing information on distribution of natural and cultural resources along the proposed pipeline corridor in report format, with

accompanying maps showing these resources and other constraints. [2000]

Sempre Utilities, On-call Cultural Services, CA

Principal in charge resource manager for cultural resource task orders. Most recent task order dealt with artifact curation for a city project. [2009]

Imperial Irrigation District, Cultural Survey, Imperial County, CA

Project manager responsible for cultural resources component of two transmission line studies. Survey and testing were conducted in conjunction with pole replacement along the R and L transmission lines. [1998 – 1999]

Los Angeles Department of Water & Power, Mead-Adelanto Transmission Line, Clark County, NV, and San Bernardino County, CA

Project manager for a cultural resource survey for proposed 500-kV transmission line in the Mojave Desert. [1992 – 1993]

San Diego Gas & Electric, Sycamore Canyon Substation to Rancho Carmel Substation 69-kV Transmission Line Project, San Diego County, CA

Project manager responsible for cultural resources component of a PEA document for submittal to the CPUC that evaluated the potential environmental impacts of a proposed 69-kV transmission line. [1993]

Los Angeles Department of Water & Power, Coso Known Geothermal Resource Area, Inyo County, CA

Project manager responsible for data recovery investigations at two geothermal well-pads located in the Sugarloaf Mountain Obsidian Source National Register District. [1987 – 1990]

Exxon Corporation, Santa Ynez Unit Development, Santa Barbara County, CA

Field director who supervised data recovery excavations of a prehistoric coastal site. [1988 – 1989]

Southern Californian Edison, Big Creek Expansion Project Transmission Line, South Central, CA

Responsible for cultural resource impact assessment of alternative routes for a proposed transmission line from the Big Creek Hydroelectric Project in the Sierras to the Los Angeles Basin. [1986]

Kern River Gas Transmission Project, WY, UT, NV, and CA

Project manager who directed inventory, evaluation, data recovery, and construction monitoring for 80-mile-long California portion of the project. Conducted records search for four states for the Class I overview. [1985 – 1986]

Argus Cogeneration Expansion, San Bernardino and Inyo Counties, CA

Archaeologist who supervised cultural resource survey and documentation for a water pipeline for Kerr McGee. [1985 – 1986]

Sacramento Municipal Utility District Geothermal Public Power Line Project, North Central CA

Field director responsible for cultural resource surveys for a proposed transmission line from the Geysers Geothermal Area to Sacramento. [1983 – 1986]

San Diego Gas & Electric, Southwest Powerlink 500-kV Transmission Line EIR/EIS, Imperial and San Diego Counties, CA

Archaeologist who participated in Section 106 compliance activities, including data recovery, analysis, and report preparation. [1981 – 1986]

Military Projects

NAVFAC Southwest and MCAS Yuma, Integrated Cultural Resources Management Plan, San Clemente Island Southern California Range Complex, Los Angeles County, CA

Project manager for preparing an ICRMP for San Clemente Island Range Complex to guide cultural resources compliance efforts to facilitate Range Complex mission. ICRMP summarizes the existing inventory and provide a process to streamline the inventory and evaluation process. [2005 – 2010]

NAVFAC Southwest and MCAS Yuma, Integrated Cultural Resources Management Plan Chocolate Mountains Aerial Gunnery Range, Marine Corps Air Station Yuma, Riverside and Imperial Counties, CA

Project manager for preparing an ICRMP for CMAGR to guide cultural resources compliance efforts to facilitate CMAGR mission. ICRMP summarizes existing inventory and provide a process to streamline the inventory and evaluation process. Components of the ICRMP are a Regional Archaeological Research Design and a Cultural Affiliation Study. [2006 – 2010]

NAVFAC Southwest and Navy Region Southwest, Archaeological Evaluation of Sites on San Clemente Island, Los Angeles County, CA

Principal in charge responsible for National Register of Historic Places Evaluation of nine archaeological sites on the northern portion of San Clemente Island in SWAT 1/TAR 4. [2006 – 2010]

NAVFAC Southwest and Navy Region Southwest, Cultural Resources Survey and Evaluation for Spring Hill and Associated Access Roads, Riverside County, CA

Principal in charge who directed archaeological resource survey of proposed facility to improve communications for aircraft and vehicles with the Chocolate Mountain Aerial Gunnery Range (CMAGR). Two sites were evaluated for eligibility to the National Register of Historic Places. One site appeared to contain very limited information potential and did not qualify for the NRHP. Site CA-RIV-8236 appeared to possess information relevant to addressing regional research issues and was recommended eligible for the NRHP. [2006 – 2007]

US Navy, Naval Facilities Engineering Command and Naval Base Point Loma, Integrated Cultural Resources Management Plan Naval Base Point Loma, San Diego, CA

Principal in charge for preparing an ICRMP for CMAGR to guide cultural resources compliance efforts to facilitate CMAGR mission. ICRMP will summarize existing inventory and provide a process to streamline the inventory and evaluation process. Components of the ICRMP are a Regional Archaeological Research Design and a Cultural Affiliation Study. [2005 – 2010]

NAVFAC Southwest and MCAS Yuma, Chocolate Mountains Aerial Gunnery Range: Cultural Resources Survey of 12 Targets and Monitoring of 14 Archaeological Sites, Riverside and Imperial Counties, CA

Project manager who directed cultural resource survey of 1,523 acres and site monitoring program on CMAGR. Inventoried site types were lithic scatters, trail segments, pot drops, rock features, and a mining area. Monitoring program included lithic scatters, rock art, cleared circles, mining complexes, and a segment of historic road. [2004 – 2005]

NAVFAC Southwest and MCAS Yuma, Archaeological Survey for the Chocolate Mountains Aerial Gunnery

Range Central Training Area, Marine Corps Air Station Yuma, Imperial, CA

Responsible for cultural resource survey of proposed central training area on CMAGR. The 1,580-acre survey identified four sites on R-2507S and four on R-2507 N. One of the sites on the South Range (the remains of a ranch complex) and three of the sites on the North Range (rock art, ceramics scatter, and a rock ring) were identified as potentially eligible for the National Register of Historic Places. Project Archaeologist [2002 – 2003]

NAVFAC Southwest and MCAS Yuma Cultural Resources Survey of Six Areas on the Chocolate Mountains Aerial Gunnery Range, Imperial County, CA

Directed cultural resource survey of proposed Forward Air Reporting Position, range access, and target areas. Principal Investigator [2001 – 2002]

NAVFAC Southwest and MCAS Yuma Evaluation of 24 Sites at the Chocolate Mountains Aerial Gunnery Range, Imperial County, CA

Responsible for National Register of Historic Places evaluation of 24 sites in the Chocolate Mountains. Principal Investigator [2000 – 2001]

NAVFAC Southwest and MCAS Yuma Evaluation of Two Sites, MCAS Yuma, AZ

Evaluation of two archaeological sites near the MCAS Yuma airfield. Principal Investigator [1999 – 2002]

NAVFAC Southwest and MCAS Yuma San Clemente Island Operations Management Plan EIS, Naval Auxiliary Air Field, San Clemente Island, Los Angeles County, CA

Assessed current cultural resource inventory and supplemented in specific areas. Project involved preparation of technical report documenting inventory efforts, including shipwreck study. Impact analysis conducted for existing and proposed military operations on San Clemente Island. Principal Investigator [1998 – 2006]

NAVFAC Southwest Indefinite Quantity Contract for Cultural Resource Services, CA and AZ

Contract manager for multiple task orders on a variety of projects involving archaeological surveys and archaeological evaluations throughout California and Arizona. Tasks include managing budget, overseeing staff, acting as point of contact, and preparation of final reports. Contract Manager/Principal Investigator [1998 – 2010]

NAVFAC Southwest and MCAS Yuma Historic and Archaeological Resources Protection Plan, Chocolate Mountain Aerial Gunnery Range, Imperial and Riverside Counties, CA

Directed archival archaeological research and field visit for the Chocolate Mountain Aerial Gunnery Range. Prepared HARP Plan for the installation. Project Manager [1997 – 2001]

NAVFAC Southwest Archaeological Support for Environmental Assessment of Wind Farm Project, Naval Auxiliary Landing Field, San Clemente Island, Los Angeles County, CA

As Resource Manager, prepared cultural resource portion of the EA and placed protective signs at nine archaeological sites near or adjacent to the Wind Farm construction area. [1995 – 1997]

NAVFAC Southwest Special Warfare Training and Range Survey, Naval Auxiliary Landing Field, San Clemente Island, Los Angeles County, CA

As Senior Archaeologist, performed cultural resource survey of proposed training ranges on San Clemente Island. Prepared technical report in support of an EA. [1997]

U.S. Navy, North Island Evaluation of Six Sites near the Missile Impact Range, Naval Auxiliary Landing Field, San Clemente Island, Los Angeles County, CA

As Project Manager, provided technical assistance for the NRHP evaluation of six archaeological sites on the Central Plateau of San Clemente Island. [1997]

NAVFAC Southwest and MCAS Yuma Historic and Archaeological Resources Protection Plan, MCAS Yuma, AZ

As Project Manager, directed archival archaeological research and building inventory for MCAS Yuma. Lead author on Historic and Archeological Resources Protection Plan for the installation. [1996 – 1997]

NAVFAC Southwest Pumped-Hydro Storage Wind/Energy System, Naval Auxiliary Air Field, San Clemente Island, Los Angeles County, CA

As Resource Manager, relocated and recorded 76 archaeological sites in proposed water storage and wind/energy development area. Prepared existing conditions report. Project Archaeologist [1995 – 1996]

NAVFAC Southwest Tactical Aircrew Combat Training System Range Upgrade, MCAS Yuma, AZ

As Project Manager, performed cultural resource survey of proposed transmission line and 17 threat emitter stations. Prepared testing plan and participated in implementation of testing program. [1995 – 1997]

NAVFAC Southwest Cultural Resource Inventory Survey at Salton Sea Test Base, Imperial County, CA

As Project Archaeologist, conducted intensive cultural resource survey for approximately 6,000 acres and evaluation program for 170 sites. Survey and test excavations were conducted in compliance with the NHPA, NAGPRA, and other federal regulations. [1994 – 1998]

NAVFAC Southwest Historic and Archeological Resources Protection Plans, Los Angeles, Imperial, and San Diego Counties, CA

As Resource Manager, prepared HARP Plans for the following six Naval installations: Morris Dam Test Facility, Azusa; Naval Air Facility, El Centro; Naval Shipyard, Long Beach; Point Loma Complex, San Diego; Naval Station, San Diego; and the Naval Radio Receiving Facility, Imperial Beach. [1994 – 1996]

NAVFAC Southwest Cultural Resources Technical Studies, MCAS Yuma, Yuma Training Range Complex, AZ and CA

As Project Archaeologist, directed cultural resource sample survey in the Chocolate Mountains Gunnery Range. [1993]

U.S. Marine Corps Archeological Survey of Sierra I Impact Area, MCB Camp Pendleton, San Diego County, CA

As Resource Manager, performed cultural resource survey of approximately 2,500 acres on the northern portion of MCB Camp Pendleton. [1993 – 1994]

U.S. Army Corps of Engineers Mission Trails Regional Park Explosive Ordnance Demolition Environmental Assessment, San Diego County, CA

As Project Manager, directed cultural resource survey in support of an environmental assessment addressing the removal of ordnance from the former location of Camp Elliott. [1990 – 1991]

Water Projects

San Diego County Water Authority Emergency Water Storage Project, San Diego County, CA

Resource Manager responsible for the Cultural Resources Evaluation Program and Treatment Program. Assisted SDCWA with Native American consultation, implementation of a programmatic agreement, and coordination with ACOE. Project involved evaluation of over 20 cultural resources including San Vicente Dam. Under a Historic Properties Treatment Plan prepared by AECOM, research designs were prepared and carried out for prehistoric and historic period resources. Treatment measures included data recovery, site stabilization, and preparation of Historic American Engineering Record documentation for San Vicente Dam. Prepared Public Interpretive Plan. [1998 – 2010]

Los Angeles Department of Water and Power Freeman Junction, Kern County, CA

Resource Manager responsible for the survey of portions of 1st Los Angeles Aqueduct for cap strengthening project. [2000]

City of San Diego Water Department North City Water Treatment Plant, San Diego, CA

As Resource Manager, managed cultural resource component of the North City (Black Mountain) Water Treatment Plant EIR. Project included survey and limited testing. [1999]

City of San Diego Balboa Park Wastewater Treatment, San Diego County, CA

As Archaeologist, participated in cultural resource documentation for a facility siting study. [1991]

City of San Diego Mission Valley Water Reclamation Plant, San Diego County, CA

Resource Manager responsible for archaeological testing and monitoring program in an area of potential archaeological sensitivity. [1991]

City of San Diego North Metro Interceptor Sewer, San Diego County, CA

Resource Manager responsible for cultural resource investigations for constraints analysis of proposed sewer alignments. [1990 – 1991]

Southern California Edison Eastern Sierra Hydroelectric Relicensing, Mono and Inyo Counties, CA

As Field Director, participated in assessment of 22 sites within three hydroelectric project areas. [1989]

Pacific Gas and Electric Company Pit 3, 4, and 5 Hydroelectric Relicensing Project, Shasta County, CA

As Project Archaeologist, directed limited data recovery efforts at six archaeological sites threatened by shoreline erosion prior to stabilization. [1989;1994]

City of San Diego Rose Canyon Trunk Sewer EIR, San Diego County, CA

As Archaeologist, conducted windshield reconnaissance and records search and prepared overview for proposed sewer. [1989]

San Diego County Water Authority Pamo Dam and Reservoir, San Diego County, CA

As Archaeologist, assisted in preparation of research design and conducted archaeological monitoring of geotechnical investigations. [1985]

Otay Water District Reservoir 657-2, San Diego County, CA

As Archaeologist, supervised survey and report preparation of proposed covered reservoir site in Spring Valley. [1985]

Pacific Gas and Electric Company Mokelumne River Hydroelectric Relicensing, Alpine, Amador, and Calaveras Counties, CA

As Crew Chief, participated in archaeological test excavations and NRHP evaluations. [1983]

Transportation Projects

California High Speed Train, Merced, Madera, and Fresno Counties, CA

Co-Principal Investigator for 60-mile segment of a proposed high speed train route between Merced and Fresno. Project involved surveys and preparing documents: Archaeological Survey Report, Historic Architectural Survey Report, and Historic Properties Survey Report under a Programmatic Agreement between the Federal Railroad Administration, California High Speed Rail Authority, State Historic Preservation Officer and the Advisory Council on Historic Preservation. [2011]

VHB and Clark County Department of Aviation Southern Nevada Supplemental Airport EIS, Clark County, NV

Co-Principal Investigator responsible for cultural resource inventory of over 17,000 acres for a BLM and transfer. Class III survey also included Radar and Navaid facilities and retention basins. Class I studies for multiple alternatives. Project involved consultation with BLM, USFS, FAA, SHPO, Native American groups, and 106 other interested parties. [2006 – 2010]

Caltrans and SANDAG SR-76 East, San Diego County, CA

Principal Investigator responsible for the cultural resource inventory and evaluation program for the SR-76 East widening project. Oversaw the survey of three alternative routes for archaeological and architectural resources, along with Extend Phase I excavations, ASR, HRER, and HPSR. [2006 – 2009]

City of San Diego SR-56, San Diego County, CA

Resource Manager responsible for the cultural resource evaluation program for the SR-56 EIR. Evaluated 16 sites along two alternative freeway alignments. [1996 – 1998]

County of San Diego SA 680/SF 728 Roadway Project Environmental Studies/EIR, San Diego County, CA

As Project Archaeologist, directed the test excavation and NRHP evaluation of four sites on the proposed project alignment. These investigations addressed the potential association of the sites with the Harris Site Complex. [1996 – 1997]

Caltrans La Costa Avenue/I-5 Interchange, San Diego County, CA

As Project Archaeologist, directed an archaeological survey of proposed interchange improvements in the City of Carlsbad. The project requires close coordination with City and Caltrans staff. [1994]

Riverside County Transportation Commission SR-79, Riverside County, CA

Resource Manager responsible for cultural resource investigations for widening and realigning two highway segments. Prepared cultural resource sections for ISs and coordinated archaeological survey reports, historic architectural survey reports, and historic study report. [1992]

City of Victorville La Mesa/Nisqually Road Overpass, San Bernardino County, CA

As Project Archaeologist, supervised survey and prepared positive archaeological survey report and historic property survey report. [1991]

Landfill and Waste-Related Projects

Elsmere Corporation Canyon Landfill, Los Angeles County, CA

As Project Archaeologist, directed cultural resource assessment for the EIR/EIS. [1991 – 1993]

County of San Diego Southwest San Diego Landfill Siting Study, San Diego County, CA

Resource Manager responsible for cultural resource assessments of potential landfill sites throughout the southwestern quadrant of San Diego County. Ranked the relative sensitivity of each potential site. [1987 – 1988]

Land Development Projects

State of California Department of Parks and Recreation Heber Dunes Off-Highway Vehicle Park, Imperial County, CA

State Parks recently acquired Heber Dunes and is in the process of preparing a General Plan and EIR for the Park. As part of these efforts approximately 350 acres were inventoried for cultural resources. Cultural Resources Principal in Charge [2008 – 2009]

State of California Department of Parks and Recreation and Riverside County Economic Development Authority Laborde Canyon Off-Highway Vehicle Park, Riverside County, CA

The areas of the SVRA that would be open to some level of OHV use would cover approximately 1,480 acres within the 2,640-acre Laborde Canyon site. We were contracted to conduct environmental studies for the Laborde Canyon site, including a cultural resource records search and an intensive cultural resources pedestrian survey of the proposed OHV park. Two prehistoric sites and the Lockheed Facility (Beaumont Site No. 2) were recorded within the study area during the survey. A preliminary assessment of the complex at Beaumont Site No. 2 was made to determine eligibility for the California Register of Historical Resources. Ms. Apple served as the Cultural Resources Project Manager. 2003 – 2005

**State of California Department of Parks and Recreation
Data Recovery for Goat Canyon Retention Basin Border
Field State Park, San Diego County, CA**

As Cultural Resources Project Manager, conducted data recovery under stringent time constraints based on wildlife issues and construction schedule. Excavation of 50 units at CA-SDI-16,047 Locus B indicated that the site was a buried temporary camp whose occupants exploited littoral, near-shore, and terrestrial subsistence resources. Data recovery investigations successfully collected data important in local and regional prehistory. The identification of a single component locus dating to the Archaic-Late transition is an important contribution. [2003 – 2004]

**Del Mar Land Management Company Fairbanks Country
Villas, San Diego, CA**

As Project Manager, prepared testing plan and implemented testing program for proposed residential development. [1994]

**County of San Diego Inmate Reception Center,
San Diego County, CA**

Project Manager responsible for testing and data recovery of half a city block in downtown San Diego. [1994 – 1996]

**Gerald D. Hines Interests 343 Sansome Street,
San Francisco County, CA**

As Project Archaeologist, participated in archaeological data recovery excavations at a Gold Rush-period site in downtown San Francisco. [1989]

City of North Las Vegas Land Transfer, Clark County, NV

As Project Archaeologist, directed cultural resource survey of 4,000-acre land transfer from the BLM to the City of North Las Vegas. [1989 – 1991]

Kerr-McGee Apex Industrial Park, Clark County, NV

As Project Archaeologist, conducted archaeological survey and NRHP evaluations for BLM land transfer. [1989]

**Fargo Industries Walnut Hills Subdivision,
San Diego County, CA**

As Archaeological Monitor, conducted archaeological monitoring of site preparation and grading in San Marcos. [1987 – 1988]

**Fellowship Center, Inc. Alcoholism Service Center,
San Diego County, CA**

As Project Archaeologist, conducted archaeological survey of proposed rehabilitation center adjacent to Mission San Luis Rey in Oceanside. [1985]

Other Projects

Glamis Imperial Corporation Project, Imperial County, CA

As Archaeologist, conducted cultural resource survey for proposed gold mine. [1997]

**Fort Cady Minerals Corporation Boric Acid Mining and
Processing Facility, San Bernardino County, CA**

As Project Archaeologist, directed survey, testing, and evaluation of 24 sites in Newberry Springs. [1991 – 1993]

**U.S. Sprint Rialto-to-El Paso Fiber Optics Cable,
San Bernardino and Riverside Counties, CA**

As Archaeologist, conducted cultural resource survey along western extent of project. [1986]

**County of San Diego Peñasquitos Park,
San Diego County, CA**

As Archaeologist, participated in survey, including documentation of three adobes. [1979]

**California Department of Parks and Recreation/FIR,
Old Town State Historic Park, San Diego County, CA**

As Archaeologist, participated in excavation before placement of underground utilities in San Diego. [1979]

**County of San Diego Rancho Guajome Adobe,
San Diego County, CA**

As Archaeologist, participated in excavation, cataloging, and analysis for work conducted before building stabilization efforts. [1978]

**California Department of Parks and Recreation
Anza Borrego Desert State Park, Riverside County, CA**

As Archaeologist, participated in resource inventory survey. [1977]

Selected Reports

Supplemental Survey: Peak to Playa: Class III Survey Southern Nevada Supplemental Airport Project Clark County Nevada. (with James Cleland and Christy Dolan). Prepared for Bureau of Land Management, Las Vegas District Office, Federal

Aviation Administration, and Vanasse Hangen Brustlin, Inc. (2010)

A View Across the Cultural Landscape of the Lower Colorado Desert: Cultural Resource Investigations for the North Baja Pipeline Project (with Jamie Cleland). Prepared for TetraTech and North Baja, LLC. EDAW, Inc., San Diego (2003).

Cultural Resources Evaluation for the North Baja Gas Pipeline (with C. Dolan, J. Underwood, and J.H. Cleland). Prepared for Foster Wheeler Environmental, Inc. EDAW, Inc., San Diego (2001).

Historical and Archeological Resources Protection Plan (HARP) for the Chocolate Mountain Aerial Gunnery Range, Imperial County, California (with J.H. Cleland). Prepared for U.S. Navy Southwest Division, Naval Facilities Engineering Command. EDAW, Inc., San Diego (2001).

Archaeological Resources Evaluation Report State Route 56 Between Coast and Foothill, City of San Diego, California (with J.H. Cleland, A. York, T. Wahoff, and D. James). Prepared for the City of San Diego. KEA Environmental, Inc., San Diego (1997).

Archeological Survey and Evaluation Program for the Salton Sea Test Base, Imperial County, California (with A. York, A. Pignolo, J.H. Cleland, and S. Van Wormer). Prepared for U.S. Navy, Southwest Division, Naval Facilities Engineering Command. KEA Environmental, Inc., San Diego (1997).

Two Sides of the River: Cultural Resources Technical Studies Undertaken as Part of Environmental Documentation for Military Use of the MCAS Yuma Training Range Complex in Arizona and California (with G. Woodall, L. Peterson, and J.S. Bruder). Prepared for the Southwest Division Naval Facilities Engineering Command and MCAS Yuma. Dames & Moore Intermountain Cultural Resource Services Research Paper No. 5, San Diego (1993).

Bank Stabilization at Lake Britton: Limited Data Recovery (with A. MacDougall). Prepared for Pacific Gas and Electric. Dames & Moore, San Diego (1990).

Kern River Pipeline Cultural Resource Survey Report (with J.H. Cleland, A.L. York, and P. Friedman). Submitted to the Federal Energy Regulatory Commission. Dames & Moore, San Diego (1990).

Sugarloaf Mountain in Prehistory: Archaeological Testing and Data Recovery for the Exploratory Drilling Program II and the Unit No. 1 Project (with J.H. Cleland and E. Nilsson). Prepared for the Los Angeles Department of Water and Power. Dames & Moore, San Diego (1990).

An Archaeological Research Design for the Evaluation of Cultural Resources in Pamo Valley, San Diego, California (with J.H. Cleland, J.R. Cook, and J. Schaefer). Wirth Environmental Services, a Division of Dames & Moore, San Diego (1985).

Stacey Jordan, PhD, RPA
Practice Leader, Cultural Resources Group
Principal

Education

PhD, Anthropology, Rutgers University, New Brunswick, NJ, 2000
MPhil, Anthropology, Rutgers University, New Brunswick, NJ, 1995
MA, Anthropology, Rutgers University, New Brunswick, NJ, 1994
BA with High Distinction, Anthropology, University of California, Berkeley, 1991

Professional Affiliations

Member, Society for American Archaeology
Member, Register of Professional Archaeologists

Certifications + Approvals

County of San Diego Approved Consultant List for Archaeological Resources
County of San Diego Approved Consultant List for Historic Resources
County of Riverside Approved Cultural Resources Consultant (No. 222)

Awards

2009 – San Diego Archaeological Center Excellence in Archaeology Award, Excellence in Cultural Heritage, Archaeological Data Recovery at CA-SDI-10,920 and Site Stabilization at Sites CA-SDI-586 and CA-SDI-10,920 Along the Southern Shore of Lake Hodges
2008 – San Diego AEP Outstanding Environmental Resource Document Honorable Mention, Boulder Oaks Open Space Preserve
2008 – Riverside County Planning Department, Certificate of Appreciation for the Cultural Resources Working Group
2005 – California Preservation Foundation Preservation Design Award, CCDC Downtown San Diego African-American Heritage Study

Grants + Fellowships

2003, Wenner-Gren Foundation for Anthropological Research Individual Research Grant Team Member: "Analysis and Interpretation of Archaeological Residues from Excavations at the Castle of Good Hope, Cape, South Africa"
1996–1997, Wenner-Gren Foundation for Anthropological Research, Predoctoral Research Grant #6021
1994–1995, Wenner-Gren Foundation for Anthropological Research, Predoctoral Research Grant #5739
1992–1996, Rutgers University Excellence Fellowship

Publications

Jordan, Stacey. 2002. Classification and Typologies. In: *Encyclopedia of Historical Archaeology*, Charles E. Orser, Jr. (ed.). Routledge. London.
Jordan, Stacey, and Carmel Schrire. 2002. Material Culture and the Roots of Colonial Society at the South African Cape of Good Hope. In: *The Archaeology of Colonialism*, Claire Lyons and John Papadopoulos (eds.). Getty Research Institute. Los Angeles.
Jordan, Stacey C. 2000. Coarse Earthenware at the Dutch Colonial Cape of Good Hope, South Africa: A History of Local Production and Typology of Products. *International Journal of Historical Archaeology*, Vol. 4, No. 2.
Jordan, Stacey, Duncan Miller, and Carmel Schrire. 1999. Petrographic Characterization of Locally Produced Pottery from the Dutch Colonial Cape of Good Hope, South Africa. *Journal of Archaeological Science*, Vol. 26.

Stacey Jordan has been professionally involved in the fields of archaeology and history for more than 15 years. She has served as project director and principal investigator on numerous cultural resources management survey and inventory projects on both public and private land, and regularly works in coordination with project stakeholders; municipal historical resources boards; Native American tribal representatives; and local, state, and federal agencies such as county governments, the California Energy Commission, Bureau of Land Management, US Army Corps of Engineers, State Historic Preservation Office, and US Forest Service. Dr. Jordan has the knowledge of and experience with applicable regulatory frameworks and requirements to facilitate the successful and efficient completion of cultural resources services. Dr. Jordan's experience in utility and renewable energy permitting and compliance projects throughout Southern California has given her an understanding of appropriate ways of approaching resource preservation and impact mitigation within diverse utility project and regulatory contexts, including County of San Diego Cultural Resources Guidelines, CEQA, NEPA, and Section 106. Dr. Jordan was the recipient of the Excellence Fellowship at Rutgers University, as well as multiple research grants from the Wenner-Gren Foundation for Anthropological Research. She is the author of various publications and papers presented at national and international conferences. In addition, Dr. Jordan has served on a variety of prehistoric and historic excavations in the United States and abroad.

Project Experience

NextEra, Genesis Solar Energy Project, Blythe, CA

Project director and California Energy Commission Cultural Resources Specialist for ongoing cultural resources and biological compliance services for an approximately 2,000-acre solar power project on Bureau of Land Management land in the western Mojave Desert. Cultural resources support for this project includes extensive data management, multi-agency coordination, archaeological monitoring, supplemental surveys, and data recovery efforts. [06/2011 – Ongoing]

NextEra, McCoy Solar Energy Project, Blythe, CA

Project manager for ongoing cultural resources services, including Bureau of Land Management (BLM) Class III intensive pedestrian survey and resource documentation efforts for an approximately 5,000-acre solar power project on BLM land in the western Mojave Desert under a fast-track American Recovery & Reinvestment Act (ARRA) funding schedule. This project includes extensive records searches and data management, multi-agency coordination and consultation involving BLM and Riverside County, and an ongoing Native American contact and outreach program. [01/2011 – Ongoing]

NextEra, Blythe Solar Power Project, Blythe, CA

Project manager for cultural resources repermitting services, for an approximately 4,000-acre photovoltaic solar power project on BLM land in the western Mojave Desert. This effort includes data management, impact assessment, and development of a Petition to Amend for the California Energy Commission and Revised Plan of Development for the BLM. [12/2012 – Ongoing]

Solar Millennium, Blythe Solar Power Project, Blythe, CA

Project manager and California Energy Commission (CEC) Cultural Resources Specialist of ongoing Bureau of Land Management (BLM) Class III intensive pedestrian survey, resource documentation, and site evaluation and data recovery efforts for an approximately 7,000-acre solar power project on BLM land in the western Mojave Desert under a fast-track American Recovery & Reinvestment Act (ARRA) funding schedule. This project includes extensive records searches and data management, multi-agency coordination and consultation involving BLM and CEC, and an ongoing Native American contact and outreach program. [01/2009 – Ongoing]

Solar Millennium, Palen Solar Power Project, Palen, CA

Project manager of ongoing cultural resources services, including Bureau of Land Management (BLM) Class III intensive pedestrian survey, resource documentation, and site evaluation efforts, for an approximately 5,000-acre solar power project on BLM land in the western Mojave Desert under a fast-track American Recovery & Reinvestment Act (ARRA) funding schedule. This project includes extensive records searches and data management, multi-agency coordination and consultation involving BLM and the California Energy Commission, and an ongoing Native American contact and outreach program. [01/2009 – Ongoing]

Solar Millennium, Ridgecrest Solar Power Project, Ridgecrest, CA

Project manager of cultural resources services, including Bureau of Land Management (BLM) Class III intensive pedestrian survey and resource documentation efforts, for an approximately 2,000-acre solar power project on BLM land in the western Mojave Desert under a fast-track American Recovery & Reinvestment Act (ARRA) funding schedule. This project includes extensive records searches and data management, multi-agency coordination and consultation involving BLM and the California Energy Commission, and an ongoing Native American contact and outreach program. [01/2009 – 01/2011]

Southern California Edison, As-Needed Archaeological Services, CA

Senior Quality Control and Third-Party Reviewer for reporting documents related to on-call survey, resource identification, documentation, testing, and evaluation efforts related to Southern California Edison infrastructure replacements and development throughout California on both private and public lands, including Bureau of Land Management, US Army Corps of Engineers, and US Forest Service land. Project involves completion of State of California Department of Parks and Recreation forms, assessment of resource significance according to National Register of Historic Places eligibility and California Environmental Quality Act (CEQA) significance criteria, and management recommendations. [11/2011 – ongoing]

Bureau of Land Management, National Historic Trails Cultural and Visual Inventory, Multiple States

Cultural resources task manager for ongoing archival research and Phase I cultural resources inventories of National Historic Trails and trail-associated resources on Bureau of Land Management (BLM) lands in New Mexico,

Colorado, Utah, Arizona, California, Nevada, and Wyoming. Inventories include pedestrian survey for the identification of trail traces of the Old Spanish, El Camino Real de Tierra Adentro, California, Oregon, Mormon Pioneer, and Pony Express National Historic Trails; documentation of sites and features associated with the trails during their period of significance; and conditions assessments of observable trail traces. Results of the inventory will be combined with visual and cultural landscape analysis to support BLM's management and protection of high potential route segments and historic sites. [05/2010 – Ongoing]

San Diego Gas & Electric (SDG&E), On-Call Cultural Services, San Diego and Imperial Counties, CA

Director of on-call inventory, survey, monitoring, and reporting work as part of SDG&E's infrastructure operations and maintenance activities on both private and public lands. Tasks include records searches, construction monitoring, archaeological survey and documentation, completion of State of California Department of Parks and Recreation (DPR) forms, and management recommendations. [01/2010 – Ongoing]

Southern California Edison, As-Needed Archaeological Services, CA

Director of on-call survey, resource identification, documentation, testing, and evaluation efforts related to Southern California Edison infrastructure replacements and development throughout California on both private and public lands, including Bureau of Land Management, US Army Corps of Engineers, and US Forest Service land. Project involves completion of State of California Department of Parks and Recreation forms, assessment of resource significance according to National Register of Historic Places eligibility and California Environmental Quality Act (CEQA) significance criteria, and management recommendations. [Prior to AECOM]

City of San Diego, City Planning and Community Investment As-Needed Archaeological Services, City of San Diego, CA

Project manager of ongoing cultural resources consulting services in support of community plan updates under the newly adopted City of San Diego General Plan. Services include records searches, Native American contact programs, background information syntheses, and assessments of archaeological potential as part of the community plan update Historic Preservation Elements. [07/2010 – Ongoing]

Naval Facilities Engineering Command (NAVFAC) Southwest, San Nicolas Island Archaeological Evaluations, Ventura County, CA

Project manager for archaeological evaluation of prehistoric sites CA-SNI-316, 361, and 550 on San Nicolas Island in the Channel Islands of the California Bight. This project involved the significance testing and analysis of Middle and Late Holocene sites and synthesis of results with existing island-wide archaeological data. [11/2008 – 08/2010]

NAVFAC Southwest, San Nicolas Island Wind Environmental Assessment Cultural Studies, Ventura County, CA

Cultural resources task manager for cultural resources inventory on San Nicolas Island in the Channel Islands of the California Bight. This project involved Phase I pedestrian surveys, resource documentation, Section 106 resource evaluation, findings of effect, and management recommendations in support of an Environmental Assessment for proposed wind energy development. [10/2009 – 09/2010]

County of San Diego Department of Parks and Recreation, Sage Hill Preserve Cultural Surveys, San Diego County, CA

Cultural resources task manager for Phase I pedestrian survey and cultural resource inventories of the Sage Hill Preserve in unincorporated northern San Diego County. This project involved the identification and documentation of prehistoric and historic resources, built environment features, and existing infrastructure to assist the Department of Parks and Recreation (DPR) in resource management through development of a Resource Management Plan, including Area Specific Management Directives. Extensive archival and background research, including a contact program with local historic societies, was conducted to develop a historical context for the property. Methods and results of the intensive pedestrian survey were reported in a County of San Diego format technical report, which included extensive cultural histories, a descriptive inventory of identified sites, and management guidelines for potentially significant cultural resources. All resources were documented on DPR 523 forms, and field work was conducted in coordination with a Native American monitor. [05/2009 – 02/2010]

San Diego County Water Authority, Emergency Storage Project Cultural Resources, Lake Hodges, San Diego County, CA

Senior archaeologist and report co-author for data recovery project at site CA-SDI-10,920 along Lake Hodges. The project involved integration of regional data to provide context for

the analysis of CA-SDI-10,920 and examination of the Late Prehistoric occupation of the San Dieguito River Valley around present-day Lake Hodges. [10/2008 – 03/2009]

National Park Service, Jefferson National Expansion Memorial Environmental Impact Study, St. Louis, MO

Co-author for prehistoric and historical archaeology background and impact analysis sections related to the proposed expansion of the Jefferson National Expansion Memorial (Gateway Arch) in St. Louis, Missouri, and East St. Louis, Illinois. [10/2008 – 12/2008]

California Department of Parks and Recreation, Old Town State Historic Park Jolly Boy Project, San Diego, CA

Contributor to the archaeological data recovery report for the Jolly Boy Saloon site in Old Town San Diego State Historic Park. Contributions to this project involve the synthesis of existing data on Old Town San Diego and development of an archaeological and historic context for the analysis and interpretation of recovered material. [10/2008 – 05/2009]

Energia Sierra Juarez, ESJ Gen-Tie Project, Imperial County, CA

Cultural resources task manager for cultural resources inventory for proposed electrical generation intertie facilities. This project involves Phase I pedestrian surveys, resource documentation and resource evaluation under CEQA and the County of San Diego Resource Protection Ordinance, and management recommendations. The work is being conducted according to the County of San Diego's Significance Guidelines and Report Content and Format Guidelines. [01/2009 – Ongoing]

California Department of Parks and Recreation, Ocotillo Wells SVRA General Plan & Environmental Impact Report Cultural Resources, Imperial County, CA

Led cultural resources analyses of Ocotillo Wells State Vehicular Recreation Area (SVRA). Involved the analysis of existing cultural resources conditions and recommendations for the treatment of cultural resources. [01/2010 – 11/2010]

County Department of Public Works, Bear Valley Parkway Cultural Resources Inventory and Assessment, San Diego County, CA

Task manager for the survey, documentation, and evaluation of archaeological and historical resources related to the expansion of Bear Valley Parkway in unincorporated San Diego County. Project conducted for the County

Department of Public Works according to County of San Diego guidelines. [03/2009 – 08/2009]

Metcalf & Eddy, Banning State Water Transmission Line, Riverside County, CA

Task manager for cultural resources sensitivity analysis for the construction of an approximately 2.4-mile-long pipeline within the rights-of-way of paved streets within the unincorporated area of the county. As part of this analysis, a records search of the Eastern Information Center was conducted to identify cultural resources studies and identified resources within a 1-mile radius of the proposed alignment. A sacred lands file search was also requested from the Native American Heritage Commission. [11/2008 – 01/2009]

California Department of Parks and Recreation, Heber Dunes SVRA General Plan & Environmental Impact Report, Imperial County, CA

Ongoing Cultural Resources Phase I Survey and Inventory of Heber Dunes State Vehicular Recreation Area (SVRA). Helped to perform analysis of existing cultural resources conditions, assessment of proposed facilities maintenance and development impacts, and recommendations for the treatment of cultural resources. [01/2009 – 05/2009]

Bureau of Land Management, Santa Rosa San Jacinto Mountains National Monument Trails Inventory, Riverside County, CA

As project director, directed cultural resources inventory of trail systems within the Santa Rosa San Jacinto Mountains National Monument, including documentation of prehistoric and historic routes and associated resources within trail corridors. Completed cultural resources inventory report for the Bureau of Land Management (BLM), including BLM-format GIS database. [Prior to AECOM]

City of San Diego, El Camino Real Bridge Historical Evaluation, City of San Diego, CA

Senior archaeologist and historian for a historical resources assessment of a bridge over the San Dieguito River in accordance with CEQA and City of San Diego significance guidelines. Conducted archival research on the bridge's construction history and alterations using historic photographs and original engineering drawings. [Prior to AECOM]

Tierra Environmental Services, El Camino Real Historic Properties Survey and Evaluation Reports, City of San Diego, CA

Senior archaeologist and historian for archival and archaeological investigations along a segment of El Camino Real. Prepared California Department of Transportation (Caltrans)-format Historic Properties Survey Report and Historic Resources Evaluation Report for a segment of the historic El Camino Real through the San Dieguito River Valley, as well as a turn-of-the-century bungalow and an early-20th century Craftsman residence. Conducted extensive research on the San Dieguito River Valley's land use and occupational history. [Prior to AECOM]

San Diego Gas & Electric, SWPL 500-kilovolt Line Studies, San Diego County, CA

Project director for Phase I pedestrian surveys, resource documentation, Section 106 resource evaluation, findings of effect and management recommendations in support of US Army Corps of Engineers wetland permitting associated with proposed jurisdictional water crossing improvement projects in southern San Diego County. [Prior to AECOM]

County of San Diego Department of Parks and Recreation, Boulder Oaks, Sycamore/Goodan, El Capitan/Oakosasis/

El Monte/Steltzer Open Space Preserve and Regional Park Cultural Resources Inventories, San Diego County, CA

Project director for Phase I pedestrian survey and cultural resource inventories of open space preserves and regional parks in unincorporated central San Diego County. The projects involved the identification and documentation of prehistoric and historic resources, built environment features, and existing infrastructure to assist the Department of Parks and Recreation in resource management. Inventory reports included extensive archival research and historical narrative, an inventory of identified sites, and management guidelines for potentially significant cultural resources developed in consultation with Native Americans, where appropriate. [Prior to AECOM]

Caltrans, State Route 94 Operational Improvements Inventory and Evaluation, San Diego County, CA

Director of cultural resources efforts and California Department of Transportation (Caltrans) coordination for survey, documentation, and evaluation related to proposed operational improvements along an 18-mile-long stretch of State Route 94 in San Diego County. Development of Caltrans-format documentation for archaeological and built environment resources. [Prior to AECOM]

ESA, High Winds Wind Farm Project, Solano County, CA

Conducted archival and historical research on the settlement and development of southern Solano County. Evaluated nine historic resources and surrounding landscape significance according to CEQA criteria. Completed historical background and assessment report, photographically documented resources and landscape, and updated state Department of Parks and Recreation forms for previously identified resources. [Prior to AECOM]

US Fish and Wildlife Service, Hercules Gunpowder Point Historical Resources Evaluation, Chula Vista, CA

Project director for the historical evaluation of the Hercules Powder Company Gunpowder Point facility. Supervised archival and historical research, directed field survey and documentation efforts, and provided National Register eligibility evaluation for the site. [Prior to AECOM]

Centre City Development Corps, Downtown San Diego African-American Heritage Study, San Diego, CA

As senior historian, documented the development and growth of the African-American community in downtown San Diego through the 19th and 20th centuries. Archival information, oral histories, architectural evaluations, and recognition of potential archaeological sites were used to document the African-American community's economic, social, and political history in the downtown area, and to identify an African-American Thematic Historic District. [Prior to AECOM]

City of San Diego, Mannasse's Corral/Presidio Hills Golf Course, San Diego, CA

Directed and managed archaeological excavation and interpretation of historic refuse and features related to Old Town San Diego located within the city-owned Presidio Hills Golf Course property. Conducted analysis of excavated material, researched and interpreted site history and use, and assessed resource significance, broadening the understanding of Old Town's archaeological signature and historic lifeways. [Prior to AECOM]

California State Parks, Old Town San Diego State Historic Park Archaeological Excavations, San Diego, CA

Managed excavation and analysis of 19th-century deposits recovered from two locations within Old Town State Historic Park representing roadbed flood wash and tavern refuse. Oversaw ceramic and glass cataloguing, and conducted historical research and interpretation on specific site uses and depositional processes. Prepared California Department of Parks and Recreation forms, and assessed resource

significance according to National Register eligibility criteria. [Prior to AECOM]

City of El Centro, Cole Road and Dogwood Road Widening Projects, Imperial County, CA

Project management of field survey and documentation efforts related to the widening of Dogwood Road and Cole Road in unincorporated Imperial County. Produced CEQA and Caltrans-format documentation related to identified resources and proposed project impacts. [Prior to AECOM]

Blackwater West, Cultural Resources Phase I and Phase II Studies, Potrero, CA

Project director overseeing the survey of an approximately 850-acre area in eastern San Diego County and test excavation of identified prehistoric sites. Directed archaeological and built environment documentation, Extended Phase I testing, and Phase II testing efforts under the new County of San Diego Guidelines implemented September 2006. [Prior to AECOM]

Wakeland Housing and Development Corporation, Vine/Carter Hotel Historical Assessment, San Diego, CA

As project manager, conducted extensive archival research and historical assessment of the African-American-owned Vine/Carter Hotel building in San Diego's East Village. Conducted historical research on the building's ownership history and development; its historical uses, managers, and residents; and its place in San Diego's historical African-American community. Photographed and documented the building according to Office of Historic Preservation guidelines, prepared California Department of Parks and Recreation forms, and assessed the building's significance according to local, state, and federal significance criteria. As a result of the project, the Vine/Carter Hotel was nominated as a significant historical resource by the City of San Diego Historical Resources Board. [Prior to AECOM]

Alameda Corridor East Construction Authority, Mission San Gabriel Gardens Excavation, Jump Start Project, San Gabriel, CA

As project manager, conducted monitoring and excavation of Spanish colonial and American-era deposits associated with the construction of the original Mission San Gabriel and later 19th-century occupations. Documented the sites according to State Office of Historic Preservation guidelines, and assessed the resources according to National Register and CEQA significance criteria. [Prior to AECOM]

Wakeland Housing and Development Corporation, Lillian Grant Property Public Art Project, San Diego, CA

As project manager, provided historical research services and written text incorporated into the public art commissioned for the redevelopment of the historical Lillian Grant Property in the East Village of San Diego. The public art, located at 14th and J streets at the Lillian Place affordable housing complex, commemorates the histories, experiences, and contributions of African-Americans to the development of San Diego and the East Village area, in particular. [Prior to AECOM]

Wakeland Housing and Development Corporation, Lillian Grant Property Historic American Building Survey (HABS), San Diego, CA

As project manager, supervised the HABS of the Lillian Grant properties in the East Village community of San Diego, submitted to the City of San Diego. Oversaw archival-quality photographic documentation and architectural line and plan drawings, as well as completed required HABS historical narrative on the subject buildings. [Prior to AECOM]

Alameda Corridor East Construction Authority, San Gabriel Mission Trench Excavation, San Gabriel, CA

As senior archaeologist, conducted historical and archival research on the prehistory and history of the San Gabriel Mission and surrounding areas to assess potential impacts of a proposed below-grade railway trench. Compiled historical narrative, identified potential subsurface features, and recommended appropriate mitigation strategies. [Prior to AECOM]

Los Angeles Department of Parks and Recreation, Camp Seely National Register Evaluation, San Bernardino National Forest, San Bernardino County, CA

As senior historian, conducted National Register evaluation of the early 20th-century Camp Seely recreational camp facility leased by the City of Los Angeles in the San Bernardino National Forest. Conducted historical and archival research on the camp's history and development, its individual buildings, and its architects, including Sumner P. Hunt and Silas R. Burns. Photographed and documented the building according to Office of Historic Preservation guidelines, prepared state Department of Parks and Recreation forms, and assessed resource significance according to National Register eligibility criteria. [Prior to AECOM]

Los Angeles Department of Parks and Recreation, Camp Radford National Register Evaluation, San Bernardino National Forest, San Bernardino County, CA

As senior historian, conducted National Register evaluation of the early 20th-century Camp Radford recreational camp facility leased by the City of Los Angeles in the San Bernardino National Forest. Conducted historical and archival research on the camp's history and development, its individual buildings, and its architects, Sumner P. Hunt and Silas R. Burns. Photographed and documented the building according to Office of Historic Preservation guidelines, prepared state Department of Parks and Recreation forms, and assessed resource significance according to National Register eligibility criteria. [Prior to AECOM]

Papers and Presentations

The Development of Colonial Culture at the South African Cape of Good Hope: Examining the many "functions" of utilitarian ceramics. Presented at the Archaeology of Colonialism Symposium, Archaeological Institute of America Annual Meetings, January 2001.

Urban Archaeology and the Focus of Memory: A Study in the History and Narrative of South Central Los Angeles. Presented at the Society for American Archaeology Annual Meeting, March 2002.

Historical Archaeology as Anthropology: Artifacts, Identities, and Interpretations in the Study of the Recent Past. Presented at the World Archaeological Congress, January 2003.

Old Town Made New Again: The Archaeology of San Diego's First Settlement. Presented at the Society for California Archaeology Annual Meeting, April 2005.

Past as Present: Tourism and Archaeology in Old Town San Diego. Presented at the Society for Applied Anthropology Annual Meeting, April 2005.

The Face of Mercantilism at the South African Cape of Good Hope: Ceramics and the Hesitant Empire. Presented at the Society for Historical Archaeology Annual Meeting, January 2006.

A Patchwork History: Interweaving Archaeology, Narrative and Tourism in Old Town San Diego. Presented at the Society for American Archaeology Annual Meeting, March 2007.

Mannasse's Corral: The Life History of a Piece of Old Town. Presented to the San Diego Presidio Council, January 2008.

Making the Past Present: Archaeology, Heritage and Tourism in Old Town San Diego. Presented at the Society for California Archaeology Annual Meeting, April 2008.

Session organizer and presenter, *Paths of Inquiry: Perspectives on the Study and Management of Trails in the Western United States.* Society for American Archaeology Annual Meeting, March 2011.

Session organizer and presenter, *The ARRA-Funded Historic Trails Inventory Program.* Old Spanish Trail Association Annual Conference, June 2011.

CEQA and Historical Resources. Guest Lecturer, California Environmental Quality Act, UCSD Extension Course, 2008–2011, 2013.

Cheryl Bowden-Renna
Archaeologist/Associate
Assistant Laboratory Director

Education

BA, Anthropology, San Diego State University, 1987
Square supervisor and Field School Instructor, at Tel Dor, Israel, U.C. Berkeley

Affiliations

Member, Society for California Archaeology

Certifications

40-Hour Hazardous Waste Operations and Emergency Response
(HAZWOPER Course maintained since 1996)

Lectures + Instruction

Sandstone Features Adjacent to Lake Cahuilla (with S. Rose), Volume 12,
Society of California Archaeology, 1999
The Cultural Resources of the Chocolate Mountains (with R. Apple), Society of
California Archaeology, 2004

Cheryl Bowden-Renna has served as archaeologist and assistant laboratory director for several cultural resource firms in San Diego. With 15 years of archaeological experience, Ms. Bowden-Renna has worked at sites throughout the southwestern United States. She also has a background in accounting, database management, and has developed solid management and supervisory skills.

Ms. Bowden-Renna has extensive archaeological monitoring experience of ordnance removal at the Salton Sea Test Base in Imperial County. She has also served as archaeological monitor of the test excavation for the Inmate Reception Center in downtown San Diego. In that role, she was responsible for monitoring excavations, including the use of backhoes, during the data recovery of features from an urban historic site.

Project Experience**Department of General Services Federal Services Caltrans District 11 New Headquarters, San Diego, CA**

Performed cultural monitoring for historic and prehistoric resources during preconstruction and construction for Caltrans 11 new headquarters building.

County of San Diego Camp Lockett Monitoring, Campo, CA

Performed monitoring during construction of a sewage treatment facility in Campo, San Diego County.

NAVFAC Southwest and MCAS Miramar East Miramar Housing Alternative, San Diego, CA

As Project Archaeologist, conducted cultural resources survey, excavation, and evaluation of several sites located on MCB Miramar.

NAVFAC Southwest and MCAS Miramar Jet Fuel Line, San Diego, CA

As Crew Chief, conducted cultural resources survey for proposed fuel line for the Marine Corps, San Diego County.

Riverside County Economic Development Authority OHV Project, Riverside County, CA

As Crew Chief, conducted cultural resources survey of over 1,000 acres in Riverside County, California.

Sempra Utilities Coronado Monitoring Project, Coronado, CA

Monitoring of powerline trenching on Coronado Island, California.

City of Santa Clarita and Caltrans District 7 Cross Valley Survey, Los Angeles County, CA

As Crew Chief, conducted cultural resources survey in Los Angeles County, California.

City of San Diego McAuliffe (Winterwood) Community Park, San Diego, CA

Crew Chief for cultural resources survey of a proposed park.

NAVFAC Southwest and MCAS Yuma Two Crash Sites on The Barry M. Goldwater Range, Yuma, AZ

Crew Chief for cultural resources survey of two helicopter crash sites.

NAVFAC Southwest Cultural Resources Inventory For the Infantry Squad Battle Course (P-633), Marine Corps Base Camp Pendleton, CA

Crew Chief for cultural resources survey and site recordation.

San Diego County Water Authority Emergency Storage Project, San Diego County, CA

As Project Archaeologist, Crew Chief, Field Technician and Laboratory Analysis, conducted cultural resources survey, testing and evaluation of several large project sites within San Diego County.

San Diego Gas & Electric Valley Rainbow Transmission Line Project, Riverside and San Diego Counties, CA

Crew Chief for cultural resources survey and site recordation for major portions of a large transmission line project.

LMXU Village Center

Crew chief for cultural resources excavation and water screening.

Los Angeles Department of Parks and Recreation Plum Canyon Park Project, Los Angeles County, CA

As Crew Chief, conducted cultural resources survey for a community park in Saugus, Los Angeles County, California.

City of Escondido Tract 207A

As Project Archaeologist, conducted cultural resources survey of 1.13 acres in the City of Escondido.

Tactical Aircrew Combat Training System Range Upgrade, MCAS Yuma, Yuma County, AZ

Phase I cultural resource survey of proposed transmission line and 17 threat emitter stations.

North Baja Gas Pipeline Project, Riverside and Imperial Counties, CA

Conducted cultural resources survey and monitoring for large pipeline project in Riverside and Imperial counties, California.

Archaeological Testing and National Register Evaluation of Site CA SDI-16,002 Near Range 210 Marine Corps Base Camp Pendleton, CA

Field Director for test excavation of CA-SDI-16,002.

Ballpark Infrastructure, San Diego, CA

As Field Monitor, performed historic monitoring and testing of downtown east village area for the proposed Ballpark.

Ballpark Remediation, San Diego, CA

As Field Monitor, performed historic monitoring and testing of downtown east village area for the proposed Ballpark. Required hazardous materials certification.

Nobel Drive, San Diego County, CA

As Field Monitor, performed prehistoric monitoring of road extension to I-805 interchange.

Sempra Utilities On-call Cultural Services, San Diego, CA

As Field Monitor, historic monitoring and testing of downtown east village area for the proposed Ballpark. Required hazardous materials certification.

County of San Diego Inmate Reception Center Project, San Diego County, CA

As Laboratory Supervisor, conducted field monitoring of large machinery, including backhoes, during the data recovery of features from an urban historic site in downtown San Diego. Catalog and database management for project.

NAVFAC Southwest Levee Bridge, San Diego County, CA

As Crew Chief/Laboratory Supervisor, was responsible for catalog, database management, table creation for CA-SDI-10,156, and discovery sites.

U.S. Navy Salton Sea Test Base Project, Imperial County, CA

As Crew Chief, was responsible for site recordation, test excavation, and monitoring of 130 prehistoric sites in the County.

City of San Diego and Caltrans SR-56 EIR, Cultural Investigations, San Diego County, CA

As Laboratory Technician, cataloged 12 prehistoric sites during preparation of EIR.

City of San Diego and Caltrans SR-56 Cultural Resources Testing, San Diego County, CA

As Crew Chief, performed testing at 12 prehistoric sites.

P-527 Santa Margarita/San Onofre Cultural Resources Testing and Monitoring, MCB Camp Pendleton, San Diego County, CA

Performed monitoring of water treatment pond and pipeline construction in the County.

NAVFAC Southwest San Clemente Island Existing Conditions Study for Pumped Hydrostorage/Wind Farm Project, Los Angeles County, CA

As Field Technician, responsible for recording 80 sites on San Clemente Island.

NAVFAC Southwest Tactical Aircrew Combat Training System Range Upgrade, MCAS Yuma, Yuma County, AZ

As Field Technician, responsible for Phase I cultural resource survey of proposed transmission line and 17 threat emitter stations.

Boulder Valley Project, San Diego County, CA

Cultural resource survey of proposed reservoir and pipeline tunnels in the County.

Kern River Project, San Bernardino County, CA, Beaver, Miller, and Utah Counties, UT, and Clark County, NV

Excavated, surveyed, and monitored along pipeline right-of-way. Analyzed artifacts from all phases of project in Las Vegas, Nevada.

Pacific Rim Laboratory Analysis, San Diego County, CA

As Field Technician, analyzed CA-SDI-691, a prehistoric site on Batiquitos Lagoon.

County of San Diego Cal Terraces Laboratory Analysis, San Diego County, CA

As Laboratory Technician, analyzed one prehistoric site, and reanalyzed two prehistoric sites, in Otay Mesa.

Elsmere Corporation Cultural Resource Survey, Los Angeles County, CA

As Field Technician, conducted cultural resource survey of 2,200 acres in the San Gabriel Mountains.

Caltrans Coursegold Excavation, Madera County, CA

As Field Technician, excavated site for Caltrans road widening.

U.S. Navy Vandenberg Laboratory Analysis, Santa Barbara County, CA

As Laboratory Technician, sorted artifacts and wet-screened column samples.

Camelot Cultural Resource Survey, Kern County, CA

As Crew Chief, conducted a cultural resource survey of a 200-acre lot split in the Mojave Desert.

Caltrans SR-86 Cultural Resource Survey, Imperial County, CA

As Crew Chief, conducted a cultural resource survey of SR-86 road widening in the County.

Black Mountain Ranch Excavation, San Diego County, CA

As Laboratory Supervisor, excavated and analyzed 15 prehistoric sites in the La Jolla Valley.

City of Carlsbad Cannon Ranch Reaches 3 and 4, San Diego County, CA

As Crew Chief, excavated and analyzed two prehistoric sites in Carlsbad.

San Diego Gas & Electric Rancho San Miguel Project, San Diego County, CA

As Field Technician/laboratory Supervisor, excavated and analyzed nine sites and conducted extensive surface collections in the County.

Cottonwood Canyon Laboratory Analysis, Riverside County, CA

As Laboratory Supervisor, analyzed two prehistoric sites in the County.

Rancho del Rey (Spa III) Excavation, San Diego County, CA

As Field Technician/laboratory Supervisor, excavated and analyzed a prehistoric site in Chula Vista.

Stallions Crossing Laboratory Analysis, San Diego County, CA

As Laboratory Supervisor, analyzed five prehistoric sites in Del Mar.

Valley Ranch Cultural Resource Survey, Palmdale, CA

Conducted cultural resource survey of 350 acres in Palmdale.

Fairbanks Highland Cultural Resource Survey, San Diego County, CA

Conducted cultural resource survey, excavation, and analysis.

Eagle Mountain Cultural Resource Survey, Riverside County, CA

Conducted cultural resource survey of the Eagle Mountain mine and railroad to Salton Sea.

Santa Margarita River Cultural Resource Survey, San Diego and Riverside Counties, CA

Conducted cultural resource survey of Santa Margarita River from Temecula to the Pacific Ocean.

Scripps Ranch North Excavation, San Diego County, CA

Excavated and analyzed two prehistoric sites and one historic site in Poway.

Sycamore Canyon Excavation, San Diego County, CA

Excavated and analyzed two prehistoric sites east of Poway.

Los Campanos Excavation, San Diego County, CA

Excavated and analyzed four prehistoric sites and one historic site in Valley Center.

American Girl Mine Cultural Resource Survey, Imperial County, CA

Conducted cultural resource survey, excavation, and analysis of historic artifacts from a historic gold mining town in the Cargo Muchacho Mountains.

Railroad Canyon Cultural Resource Survey, Riverside County, CA

Conducted cultural resource survey, excavation, and analysis of a road realignment in Temecula.

U.S. Air Force Edwards Air Force Base Cultural Resource Survey, Excavation, and Analysis, Kern County, CA

As Field Technician/Laboratory Technician, conducted cultural resource survey, excavation, and analysis of 1,000-acre area on Edwards Air Force Base.

County of San Diego Parks and Recreation Department Johnson-Taylor Adobe Excavation, San Diego County, CA

As Field Technician/Laboratory Technician, excavated and analyzed the area around the Johnson-Taylor Adobe and C wing.

Pacific Rim Laboratory Analysis, San Diego County, CA

As Field Technician/Laboratory Technician, conducted extensive shell and lithic analysis of prehistoric sites on Batiquitos Lagoon.

Stephanie Jow

Senior Archaeologist

Education

MA, Anthropology, San Diego State University, 2009
BA, Physical Anthropology, University of California, Santa Barbara, 2004

Affiliations

Member, Society for California Archaeology
Member, Society for Applied Anthropology

Awards + Honors

Norton Allen Scholarship, San Diego State University Department of Anthropology, Fall 2009

Technical Papers & Presentations

Native American Monitor Training Forum, Society for California Archaeology, San Diego, 2012

Professional History

August 2008 – Present
Design + Planning at AECOM
Staff Archaeologist
Contact: Stacey Jordan, 619-233-1454

2007 – 2008
Collections Management Laboratory, San Diego State University
Education Outreach Coordinator
Contact: Lynn Gamble, 805-893-7341

2006
Collections Management Laboratory, San Diego State University
Laboratory Technician
Contact: Lynn Gamble, 805-893-7341

Stephanie Jow has 7 years of archaeological and ethnographic experience in Southern California. Her experience includes archaeological testing, data recovery, survey, laboratory analyses, document research, and report production for private, city, county, state, and federal clients. She regularly works in coordination with project stakeholders; Native American tribal representatives; and various agencies such as county governments, the California Energy Commission, California Public Utility Company, Bureau of Land Management, US Army Corps of Engineers, US Fish and Wildlife Services, and the State Historic Preservation Office.

Ms. Jow has also contributed to social science projects for federal, state, and local clients. The resulting documents have included specialized technical studies on social and cultural issues, including community baseline reports, as well as more generalized socioeconomic analysis for NEPA- and CEQA-compliant documents.

Over the past four years, Ms. Jow has served as an archaeologist, cultural lead, field director, and/or project manager on several renewable energy permitting and compliance projects in the Mojave and Colorado Deserts. She also works closely with Southern California Native American groups to assist in project compliance with Section 106 of the National Historic Preservation Act (NHPA) of 1966.

Project Experience

Los Angeles Department of Water & Power, Beacon Photovoltaic Project, Kern County, CA

Cultural Resources Specialist for environmental compliance services for the Beacon Photovoltaic Project. Duties include the preparation and implementation of a Worker Environmental Awareness Program and Cultural Resources Monitoring and Mitigation Plan, management and oversight of archaeological and Native American monitors during construction activities for LADWP's joint facilities, and the preparation of a final monitoring report. The project also

includes the evaluation and treatment of inadvertent discoveries when identified in the field. [09/2013 – Ongoing]

RE Barren Ridge 1 LLC, RE Cinco Project, Kern County, CA

Cultural Resource Specialist for the archaeological survey of the proposed RE Cinco solar facility and associated gen-tie transmission line. Duties include the recordation of historic and prehistoric archaeological sites, and the preparation of cultural resources Class I and Class III level reports. Duties also include coordination with the U.S. Fish and Wildlife Service, Bureau of Land Management, and local Native American Tribes; as well as client interaction and consultation. [11/2013 – Ongoing]

San Diego Gas & Electric Company, Salt Creek Substation, San Diego County, CA

Cultural Lead for the cultural resources investigations and environmental compliance services for the proposed Salt Creek substation and associated gen-ties lines. Duties include responding to CPUC PEA comments and data requests, the development and preparation of a Cultural Resources Monitoring and Mitigation Plan, and management and oversight of archaeological monitors during construction phase. [11/2013 – On-going]

NAVFAC Southwest and MCB Camp Pendleton, Public Outreach Program, MCB Camp Pendleton, San Diego County, CA

Project Manager for the development of a public outreach plan as part of the cultural resources program on MCB Camp Pendleton. The project includes the production of cultural resources themed posters, brochures, and a web page, as well as consultation with public interest groups and local Native American groups. [09/2012 – Ongoing]

City of San Diego, City Planning and Community Investment Department, As-Needed Archaeological Services, San Diego, CA

Project manager for archaeological studies to supplement city community plan updates for six communities throughout San Diego County. Duties include record and archival research, Native American consultation efforts, and the production of six individual studies. [08/2010 – Ongoing]

Abengoa Solar, Mojave Solar Power Plant Project, San Bernardino County, CA

Project Manager/Cultural Resource Specialist/Field Director for various project-related tasks. Field director for the archaeological survey of the Lockhart Substation Connection and Communication Facilities portion that included the recordation of historic and prehistoric archaeological sites, and contributions to the preparation of a cultural resources Class III report. Project Manager and Cultural Resource

Specialist for the compliance phase during the construction of the 250 mega-watt solar facility. Duties included overseeing Cultural Resources and Native American Monitors, coordination with the California Energy Commission, Bureau of Land Management Barstow Field Office, and local Native American Tribes; client interaction and consultation; and preparing various compliance reports. The project also included the identification, evaluation, and treatment of unanticipated discoveries encountered during construction monitoring. [08/2010 – 05/2013]

California High-Speed Rail Authority, Merced to Fresno High-Speed Train System Environmental Impact Report/Environmental Impact Statement, Central Valley, CA

Assistant field director and crew chief for the archaeological survey of the Merced to Fresno section of the proposed high-speed train. Duties include coordination of pre-field logistics, organization of field data, and assisting with the management of field efforts. Additional duties include architectural survey support, archival research, and report contributions. [01/2011 – 04/2013]

City of Escondido, Regional General Applications Project, Phase II, Escondido, CA.

Cultural Lead for the cultural resources investigations in support of a Programmatic Agreement to conduct routine maintenance activities for City channels, basins, inlets and outlets. The project included a record search, an archaeological survey of 27 channels/basins/inlets/outlets, and the completion of an Archaeological Survey Report. [08/2012 – 09/2012]

Naval Engineering Facilities Command (NAVFAC) Southwest and Marine Corps Base (MCB) Camp Pendleton, Basewide Water Infrastructure Project, MCB Camp Pendleton, San Diego County, CA

Section 106 consultant for the basewide water infrastructure improvements on MCB Camp Pendleton. Duties include Native American consultation support with local Luiseño and Luiseño Native American tribes. [03/2011 – 09/2012]

NAVFAC Southwest and Marine Corps Air Station (MCAS) Yuma, Chocolate Mountains Aerial Gunnery Range, Imperial and Riverside Counties, CA

Archaeologist for the survey of a supplemental magazine and a National Register Evaluation of a prehistoric trail. Additional duties included the coordination of the Native American consultation program and Native American monitor, and contributing to the evaluation report. [2010]

NAVFAC Southwest and MCB Camp Pendleton, Basewide Utilities Infrastructure Project, MCB Camp Pendleton, San Diego County, CA

Section 106 consultant/archaeologist/lab technician for basewide utilities infrastructure improvements. Duties included survey and testing of more than 50 archaeological sites, laboratory analysis and cataloging of project artifacts, and report contributions. Additional duties included seven months of Section 106 Native American consultation work with local Juaneño and Luiseño Native American tribes. [09/2009 – 07/2010]

Archaeologist for the P-1043 excavation, testing and evaluation of site CA-SDI-1313/14791, as part of the basewide utility infrastructure project. [08/2013 – 10/2013]

NAVFAC Southwest and MCB Camp Pendleton, Grow the Force Permanent Bed-down Facilities Project, MCB Camp Pendleton, San Diego County, CA

Section 106 consultant/archaeologist/lab technician. Duties included survey and testing of several archaeological sites, laboratory analysis and cataloging of project artifacts, and report contributions. Additional duties included 7 months of Section 106 Native American consultation work with local Juaneño and Luiseño Native American tribes. [07/2009 – 07/2010]

Vanasse Hangen Brustlin, Southern Nevada Supplemental Airport EIS DO 5, Jean, NV

Assistant Project Manager/Field Crew Chief for a cultural resources evaluation of a proposed airport. Duties included leading a crew for the survey and recordation of approximately 230 prehistoric and historic archaeological sites in the Ivanpah Valley region of southern Nevada. Additional duties included contributing to the authorship of a Class III evaluation report. [05/2009 – 11/2010]

Solar Millennium, Blythe Solar Power Project, Riverside County, CA

Archaeologist for a proposed 7,000-acre solar project under review by the BLM and CEC. The project included an archaeological survey of the project site and buffer zones, the recordation of historic and prehistoric archaeological sites, and the preparation of several cultural resources survey, evaluation, and data recovery reports. Duties included field surveys, site recordation, data recovery, and contributions to the various technical reports. [March 2010-December 2011]

City of Fullerton, Engineering Department, Raymond Avenue Grade Separation Project, Orange County, CA

Cultural Lead for a cultural resources evaluation of a proposed grade separation project. Duties included record and archival research, archaeological survey, and consultation with local historic societies and Native American groups. Additional duties included the co-authorship of an evaluation report. [06/2009 – 01/2010]

NAVFAC Southwest and MCB Camp Pendleton, Piedra de Lumbres (PDL) Quarry Evaluation Project, MCB Camp Pendleton, San Diego County, CA

Lab technician for the evaluation of the prehistoric Piedra de Lumbre chert quarry site (CA-SDI-10,008/10,708) on MCB Camp Pendleton. Duties included analysis and cataloging of project artifacts. [2009]

NAVFAC Southwest and MCB Camp Pendleton, Tertiary Treatment Plant Project, MCB Camp Pendleton, San Diego County, CA

Lab technician for the evaluation of the prehistoric site CA-SDI-14,170 and testing of four additional previously identified prehistoric sites and two discovery sites for a reclaimed water pipeline. Duties included analysis and cataloging of project artifacts. [2009]

California Department of Transportation (Caltrans), State Route 76 Mission to Interstate 15 CEQA and NEPA Studies, San Diego, CA

Archaeologist and lab technician for a cultural resources study of two proposed alternatives for the expansion of State Route 76. Duties included archaeological testing of various sites within the project area and the analysis and cataloging of project artifacts. [2009]

Los Angeles Department of Water & Power (LADWP)/County of Imperial, Niland Solar Cultural Resources Evaluation, Niland, CA

Archaeologist for cultural resources evaluation of approximately 1,000 acres. Duties included archaeological surveys of the project area. [2009]

San Diego Department of Parks & Recreation, Jolly Boy, Old Town San Diego State Historic Park, San Diego, CA

Lab technician for the data management of the renovations to an existing building on the site of the former Aguilar Serrano adobe in Old Town San Diego. Duties included analysis and cataloging of project artifacts. [2009]

NAVFAC Southwest, Chocolate Mountain Aerial Gunnery Range (CMAGR) Cultural Affiliation Studies, Riverside and Imperial Counties, CA

Native American consultant for a Cultural Affiliation Study in the Chocolate Mountain Aerial Gunnery Range. Duties included Native American consultation associated with various local tribes. [2009]

Bureau of Land Management, CalNev Environmental Impact Statement (EIS), CA and NV

Socioeconomic analyst for an EIS related to a proposed natural gas pipeline. The project involves the construction,

operation, and maintenance of 233 miles of new 16-inch-diameter pipeline from Colton, California, to Las Vegas, Nevada. Duties included providing demographic and socioeconomic research for the EIS. [2009]

**NAVFAC Southwest, Naval Air Station (NAS) Alameda
Environmental Assessment, Alameda, CA**

Socioeconomic analyst for an EIS related to a proposed housing disposal and reuse plan. The proposed project would involve additional disposal and reuse of the approximately 42 acres (15 hectares) within the North Housing Area. Duties included collecting demographic and socioeconomic research for the EIS. [2009]

APPENDIX B
CONFIDENTIAL MAPS
(BOUND SEPARATELY)

APPENDIX C
NATIVE AMERICAN CONTACT PROGRAM

Jow, Stephanie

From: Jow, Stephanie
Sent: Wednesday, August 10, 2011 12:47 PM
To: 'Dave Singleton'
Subject: Sacred lands file check for Old Town community in San Diego, CA
Attachments: CPCI_Records_Search_OLD SAN DIEGO.pdf

Mr. Singleton,

I am contacting you to request a sacred lands file check for the community of Old Town, located in San Diego, California. This is not for a proposed project, rather, AECOM is assisting the City of San Diego with various Community Plan Updates. Attached is a map showing the community boundaries on Pueblo Lands of San Diego on the La Jolla, CA 1975 and Point Loma 1994 quadrangles.

If you have any questions, please do not hesitate to call me at (619) 233-1454. Thank you.

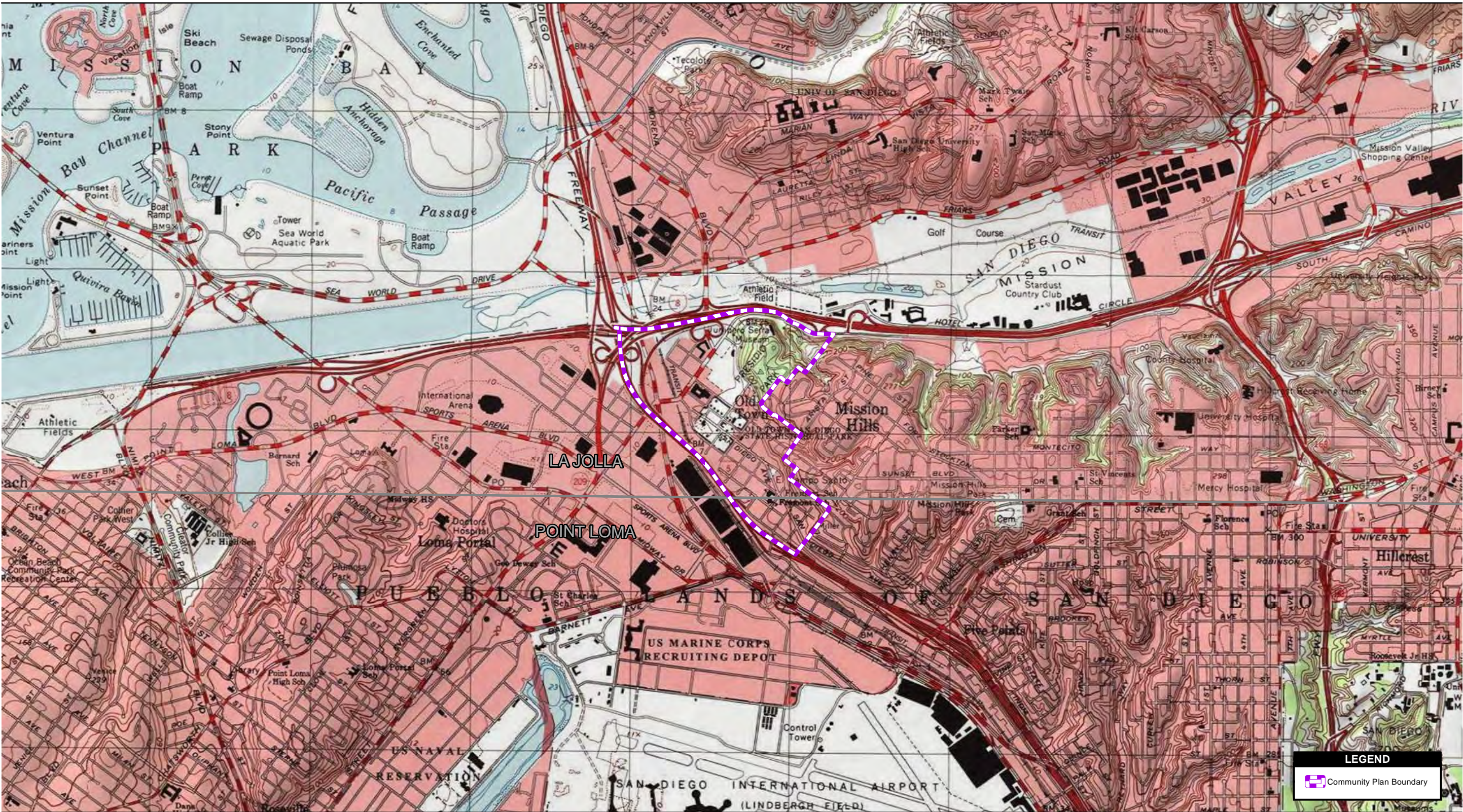
Stephanie Jow

Archaeologist
D +1 619.684.6942
stephanie.jow@aecom.com

AECOM

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San Diego CA 92101 USA
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www.aecom.com

EDAW has evolved.
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Source:
2,000 1,000 0 2,000 Feet
Scale: 1:24,000; 1 inch = 2,000 feet

Community Plan
OLD SAN DIEGO
Records Search

Jow, Stephanie

From: Jow, Stephanie
Sent: Thursday, August 11, 2011 11:48 AM
To: 'Dave Singleton'
Subject: RE: Sacred lands file check for Old Town community in San Diego, CA

Sure. I will work on that now. Thanks.

Stephanie Jow
Archaeologist
D +1 619.684.6942
stephanie.jow@aecom.com

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San Diego CA 92101 USA
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the world's built, natural and social environments.

From: Dave Singleton [mailto:ds_nahc@pacbell.net]
Sent: Thursday, August 11, 2011 11:27 AM
To: Jow, Stephanie
Subject: Re: Sacred lands file check for Old Town community in San Diego, CA

August 11, 2011

Hi Sephanie:

Thank you. That will work. Can you do that for the other three requests.
We appreciate it.

Dave Singleton
NAHC
(916) 653-6251

On Aug 11, 2011, at 9:28 AM, Jow, Stephanie wrote:

Dave,

Will this work:

Quads La Jolla, Pt. Loma
T16S, R3W
within 362300mN – 362500mN and 48000mE – 48300mE (NAD 83)

Stephanie Jow
Archaeologist
D +1 619.684.6942

stephanie.jow@aecom.com

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www.aecom.com

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From: Dave Singleton [mailto:ds_nahc@pacbell.net]
Sent: Thursday, August 11, 2011 9:08 AM
To: Jow, Stephanie
Subject: Re: Sacred lands file check for Old Town community in San Diego, CA

Dear Stephanie:

Thank you for checking; all of San Diego has USGS townships and ranges.

Dave Singleton
NAHC
916-653-6251

On Aug 11, 2011, at 9:05 AM, Jow, Stephanie wrote:

Hi Dave,

You are correct in that we would like to keep the search as focus as possible, to include only the area that encompasses the community of Old Town. I did not see an township or range information on the quads I referenced, but I will check again and get back to you. Thanks.

Stephanie Jow
Archaeologist
D +1 619.684.6942
stephanie.jow@aecom.com

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From: Dave Singleton [mailto:ds_nahc@pacbell.net]
Sent: Thursday, August 11, 2011 8:57 AM
To: Jow, Stephanie
Subject: Re: Sacred lands file check for Old Town community in San Diego, CA

August 11, 2011

Dear Stephanie:

Even though the coastal lands of Southern California have 'pueblo lands' designation, the entire United States, including these areas have USGS Coordinates (e.g. townships, ranges, although many are unsectioned).

We can run the searches for the entire USGS Quadrangle, but you may want it broken down. Please advise.

Dave Singleton
NAHC
(916) 653-6251

On Aug 10, 2011, at 12:47 PM, Jow, Stephanie wrote:

Mr. Singleton,

I am contacting you to request a sacred lands file check for the community of Old Town, located in San Diego, California. This is not for a proposed project, rather, AECOM is assisting the City of San Diego with various Community Plan Updates. Attached is a map showing the community boundaries on Pueblo Lands of San Diego on the La Jolla, CA 1975 and Point Loma 1994 quadrangles.

If you have any questions, please do not hesitate to call me at (619) 233-1454. Thank you.

Stephanie Jow
Archaeologist
D +1 619.684.6942
stephanie.jow@aecom.com

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San Diego CA 92101 USA
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Our name is now AECOM, as our Design + Planning professionals work in concert with a wider range of experts to enhance and sustain the worlds built, natural and social environments.

STATE OF CALIFORNIA

Edmund G. Brown, Jr., Governor

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
ds_nahc@pacbell.net



August 12, 2011

Ms. Stephanie Jow, Archaeologist

AECOM

1420 Kettner Boulevard, Suite 500
San Diego, CA 92101

Sent by FAX to: 619-233-0952

No. of Pages: 5

Re: Sacred Lands File Search and Native American Contacts list for the "Proposed Old Town Community Plan Update;" located in the City of San Diego; San Diego County, California

Dear Ms. Jow:

The Native American Heritage Commission (NAHC) conducted a Sacred Lands File search of the 'area of potential effect,' (APE) based on the USGS coordinates provided and found numerous **Native American cultural resources were not identified** in the USGS coordinates you specified. Also, please note; the NAHC Sacred Lands Inventory is not exhaustive.

The California Environmental Quality Act (CEQA – CA Public Resources Code §§ 21000-21177, amendments effective 3/18/2010) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the CEQA Guidelines defines a significant impact on the environment as 'a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ... objects of historic or aesthetic significance.' In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE)', and if so, to mitigate that effect. CA Government Code §65040.12(e) defines "environmental justice" provisions and is applicable to the environmental review processes.

Early consultation, even during Initial Study or First Phase surveys with Native American tribes in your area is the best way to avoid unanticipated discoveries once a project is underway. Local Native Americans may have knowledge of the religious and cultural significance of the historic properties of the proposed project for the area (e.g. APE). Consultation with Native American communities is also a matter of environmental justice as defined by California Government Code §65040.12(e). We urge consultation with those tribes and interested Native Americans on the list of Native American Contacts we attach to this letter in order to see if your proposed project might impact Native American cultural resources. Lead agencies should consider avoidance as defined in §15370 of the CEQA Guidelines when significant cultural resources as defined by the CEQA Guidelines §15064.5 (b)(c)(f) may be affected by a proposed project. If so, Section 15382 of the CEQA Guidelines defines a

significant impact on the environment as "substantial," and Section 2183.2 which requires documentation, data recovery of cultural resources.

Partnering with local tribes and interested Native American consulting parties, on the NAHC list, should be conducted in compliance with the requirements of federal NEPA (42 U.S.C. 4321-43351) and Section 106 4(f), Section 110 (f)(k) of federal NHPA (16 U.S.C. 470 *et seq.*), 36 CFR Part 800.3 (f) (2) & .5, the President's Council on Environmental Quality (CSQ, 42 U.S.C. 4371 *et seq.* and NAGPRA (25 U.S.C. 3001-3013) as appropriate. The 1992 *Secretary of the Interiors Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation.

Also, California Public Resources Code Section 5097.98, California Government Code §27491 and Health & Safety Code Section 7050.5 provide for provisions for accidentally discovered archeological resources during construction and mandate the processes to be followed in the event of an accidental discovery of any human remains in a project location other than a 'dedicated cemetery', another important reason to have Native American Monitors on board with the project.

To be effective, consultation on specific projects must be the result of an ongoing relationship between Native American tribes and lead agencies, project proponents and their contractors, in the opinion of the NAHC. An excellent way to reinforce the relationship between a project and local tribes is to employ Native American Monitors in all phases of proposed projects including the planning phases.

Confidentiality of "historic properties of religious and cultural significance" may also be protected under Section 304 of the NHPA or at the Secretary of the Interior discretion if not eligible for listing on the National Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C., 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APE and possibility threatened by proposed project activity.

If you have any questions about this response to your request, please do not hesitate to contact me at (916) 653-6251.

Sincerely,



Dave Singleton

Attachment: Native American Contact List

California Native American Contact List
San Diego County
August 12, 2011

Barona Group of the Capitan Grande
Edwin Romero, Chairperson
1095 Barona Road Diegueno
Lakeside, CA 92040
sue@barona-nsn.gov
(619) 443-6612
619-443-0681

Sycuan Band of the Kumeyaay Nation
Danny Tucker, Chairperson
5459 Sycuan Road Diegueno/Kumeyaay
El Cajon, CA 92021
ssilva@sycuan-nsn.gov
619 445-2613
619 445-1927 Fax

La Posta Band of Mission Indians
Gwendolyn Parada, Chairperson
PO Box 1120 Diegueno/Kumeyaay
Boulevard, CA 91905
gparada@lapostacasino.
(619) 478-2113
619-478-2125

Viejas Band of Kumeyaay Indians
Anthony R. Pico, Chairperson
PO Box 908 Diegueno/Kumeyaay
Alpine, CA 91903
jrothauff@viejas-nsn.gov
(619) 445-3810
(619) 445-5337 Fax

San Pasqual Band of Mission Indians
Allen E. Lawson, Chairperson
PO Box 365 Diegueno
Valley Center, CA 92082
allenl@sanpasqualband.com
(760) 749-3200
(760) 749-3876 Fax

Kumeyaay Cultural Historic Committee
Ron Christman
56 Viejas Grade Road Diegueno/Kumeyaay
Alpine, CA 92001
(619) 445-0385

lipay Nation of Santa Ysabel
Virgil Perez, Spokesman
PO Box 130 Diegueno
Santa Ysabel, CA 92070
brandietaylor@yahoo.com
(760) 765-0845
(760) 765-0320 Fax

Campo Kumeyaay Nation
Monique LaChappa, Chairperson
36190 Church Road, Suite 1 Diegueno/Kumeyaay
Campo, CA 91906
(619) 478-9046
miachappa@campo-nsn.gov
(619) 478-5818 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed Old Town Community Plan; located just north of Downtown San Diego; San Diego County, California for which a Sacred Lands file search and Native American Contacts list were requested.

California Native American Contact List
San Diego County
August 12, 2011

Jamul Indian Village
 Kenneth Meza, Chairperson
 P.O. Box 612
 Jamul , CA 91935
jamulrez@sctdv.net
 (619) 669-4785
 (619) 669-48178 - Fax

Diegueno/Kumeyaay

Inaja Band of Mission Indians
 Rebecca Osuna, Spokesperson
 2005 S. Escondido Blvd.
 Escondido , CA 92025
 (760) 737-7628
 (760) 747-8568 Fax

Mesa Grande Band of Mission Indians
 Mark Romero, Chairperson
 P.O Box 270
 Santa Ysabel, CA 92070
mesagrandeband@msn.com
 (760) 782-3818
 (760) 782-9092 Fax

Diegueno

Kumeyaay Cultural Repatriation Committee
 Steve Banegas, Spokesperson
 1095 Barona Road
 Lakeside , CA 92040
 (619) 742-5587 - cell
 (619) 742-5587
 (619) 443-0681 FAX

Kumeyaay Cultural Heritage Preservation
 Paul Cuero
 36190 Church Road, Suite 5
 Campo , CA 91906
 (619) 478-9046
 (619) 478-9505
 (619) 478-5818 Fax

Diegueno/ Kumeyaay

Ewiiapaayp Tribal Office
 Will Micklin, Executive Director
 4054 Willows Road
 Alpine , CA 91901
wmicklin@leaningrock.net
 (619) 445-6315 - voice
 (619) 445-9126 - fax

Kwaaymii Laguna Band of Mission Indians
 Carmen Lucas
 P.O. Box 775
 Pine Valley , CA 91962
 (619) 709-4207

Diegueno -

Ewiiapaayp Tribal Office
 Michael Garcia, Vice Chairperson
 4054 Willows Road
 Alpine , CA 91901
michaelg@leaningrock.net
 (619) 445-6315 - voice
 (619) 445-9126 - fax

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California Native American Contact List
San Diego County
August 12, 2011

Ipai Nation of Santa Ysabel
Clint Linton, Director of Cultural Resources
P.O. Box 507 Diegueno/Kumeyaay
Santa Ysabel, CA 92070
cjlinton73@aol.com
(760) 803-5694
cjlinton73@aol.com

Kumeyaay Cultural Repatriation Committee
Bernice Paipa, Vice Spokesperson
P.O. Box 1120 Diegueno/Kumeyaay
Boulevard, CA 91905
(619) 478-2113

Manzanita Band of the Kumeyaay Nation
Leroy J. Elliott, Chairperson
P.O. Box 1302 Diegueno/Kumeyaay
Boulevard, CA 91905
(619) 766-4930
(619) 766-4957 - FAX

Kumeyaay Diegueno Land Conservancy
M. Louis Guassac, Executive Director
P.O. Box 1992 Diegueno/Kumeyaay
Alpine, CA 91903
guassac@onebox.com
(619) 952-8430

Viejas Kumeyaay Indian Reservation
Frank Brown
240 Brown Road Diegueno/Kumeyaay
Alpine, CA 91901
FIREFIGHTER69TFF@AOL
619) 884-6437

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed Old Town Community Plan; located just north of Downtown San Diego; San Diego County, California for which a Sacred Lands file search and Native American Contacts list were requested.

Droessler, Rachel

From: Droessler, Rachel
Sent: Wednesday, October 01, 2014 11:36 AM
To: 'katy.sanchez@nahc.ca.gov'
Subject: Contact list for Consultation for Community Plans Update Projects
Attachments: Uptown.pdf; Midway.pdf; NP.pdf; OldTown.pdf; SanYsidro.pdf; SESD.pdf; GoldenHill.pdf

Dear Katy Sanchez,

AECOM is requesting a current contact list of local tribes for consultation purposes for the Community Plans Update projects. We had previously requested a full NAHC request in 2011 and now need just an updated contact list of tribes for consultation purposes. Attached are maps of the project areas. These areas are located on the following quadrangles:

Southeast San Diego-

Point Loma T17S R2W Unsectioned Lands
National City T17S R2W Unsectioned Lands

San Ysidro-

Imperial (1975) T18S R2W Sections 34, 35, 36
T19S R2W Sections 1, 2
T19S R1W Section 6

Old Town-

Unsectioned Pueblo Lands of San Diego
Quads La Jolla, Pt. Loma
T16S, R3W

Midway/Pacific Highway-

Unsectioned Pueblo Lands of San Diego
Quads: La Jolla, CA 1975, Point Loma 1994
T16S, R3W

Uptown-

Unsectioned land on the La Jolla, CA (1975) and Point Loma (1994) quadrangles.
T16S, R3W

North Park-

Unsectioned Pueblo Lands of San Diego
Quads: La Mesa, CA 1975; La Jolla, CA 1975; National City, CA 1975; Point Loma, CA 1994
T16S/17S, R2W/3W

Golden Hill-

Unsectioned Pueblo Lands of San Diego Quads: Point Loma 1994, National City, CA 1974
T17S, R2W

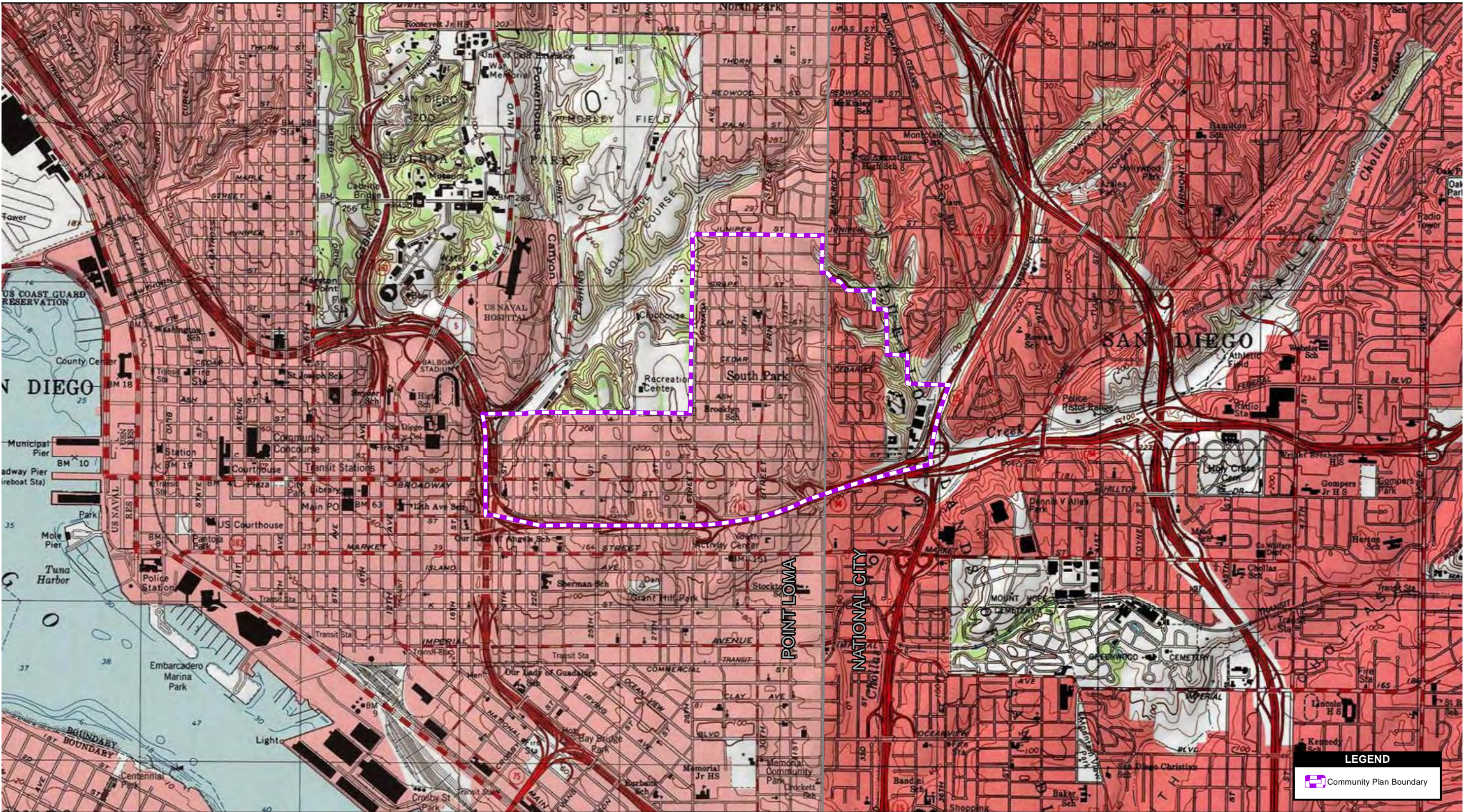
Please let me know if you have any questions.

Rachel Droessler

Archaeologist
D +1 619.764.6823
rachel.droessler@aecom.com

AECOM

1420 Kettner Boulevard, Suite 500

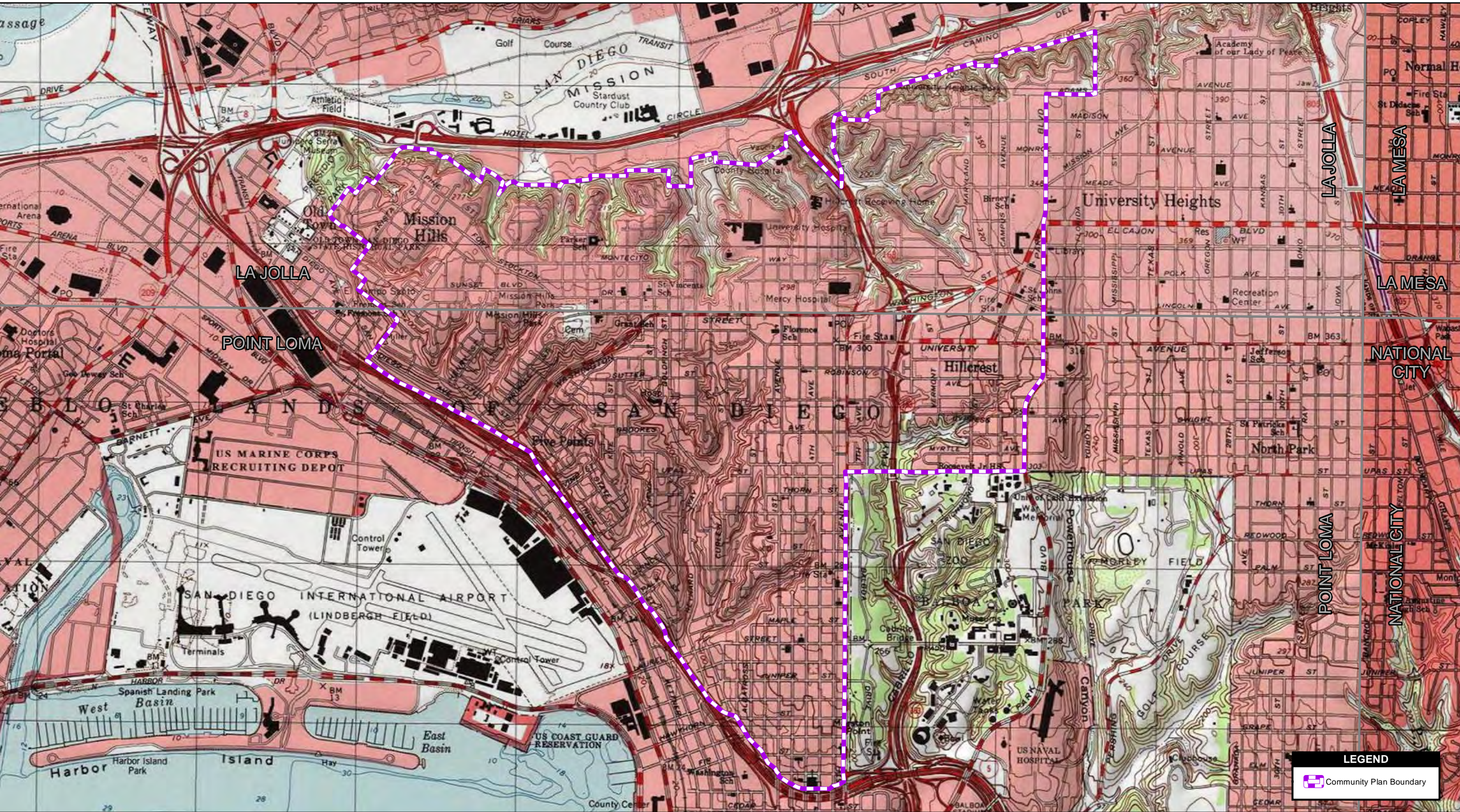


Source: USGS 7.5' Topo Quad National City, CA 1975, Point Loma 1994

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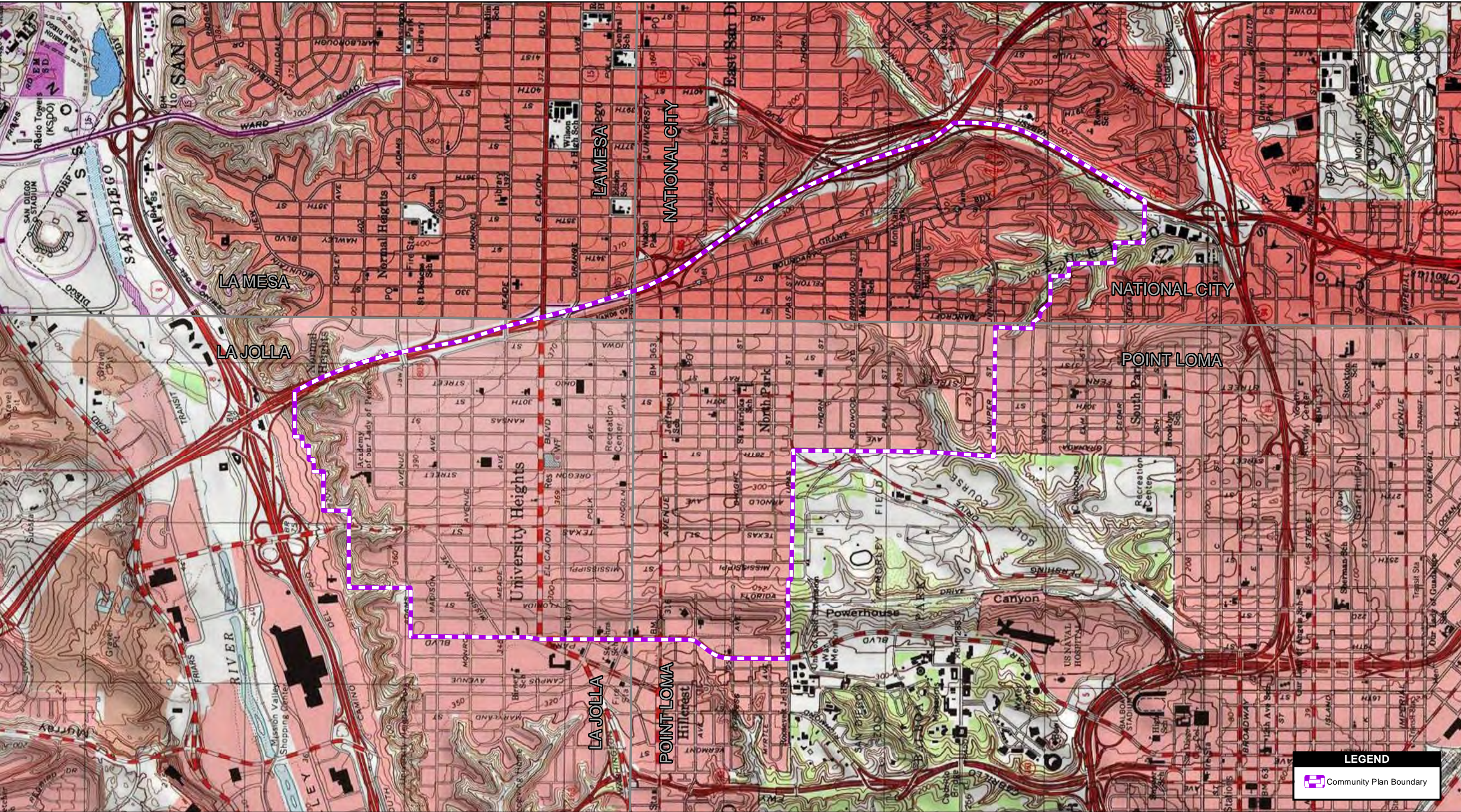
Community Plan
GREATER GOLDEN HILL
Records Search



Source:
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Scale: 1:24,000; 1 inch = 2,000 feet

Community Plan

Records Search

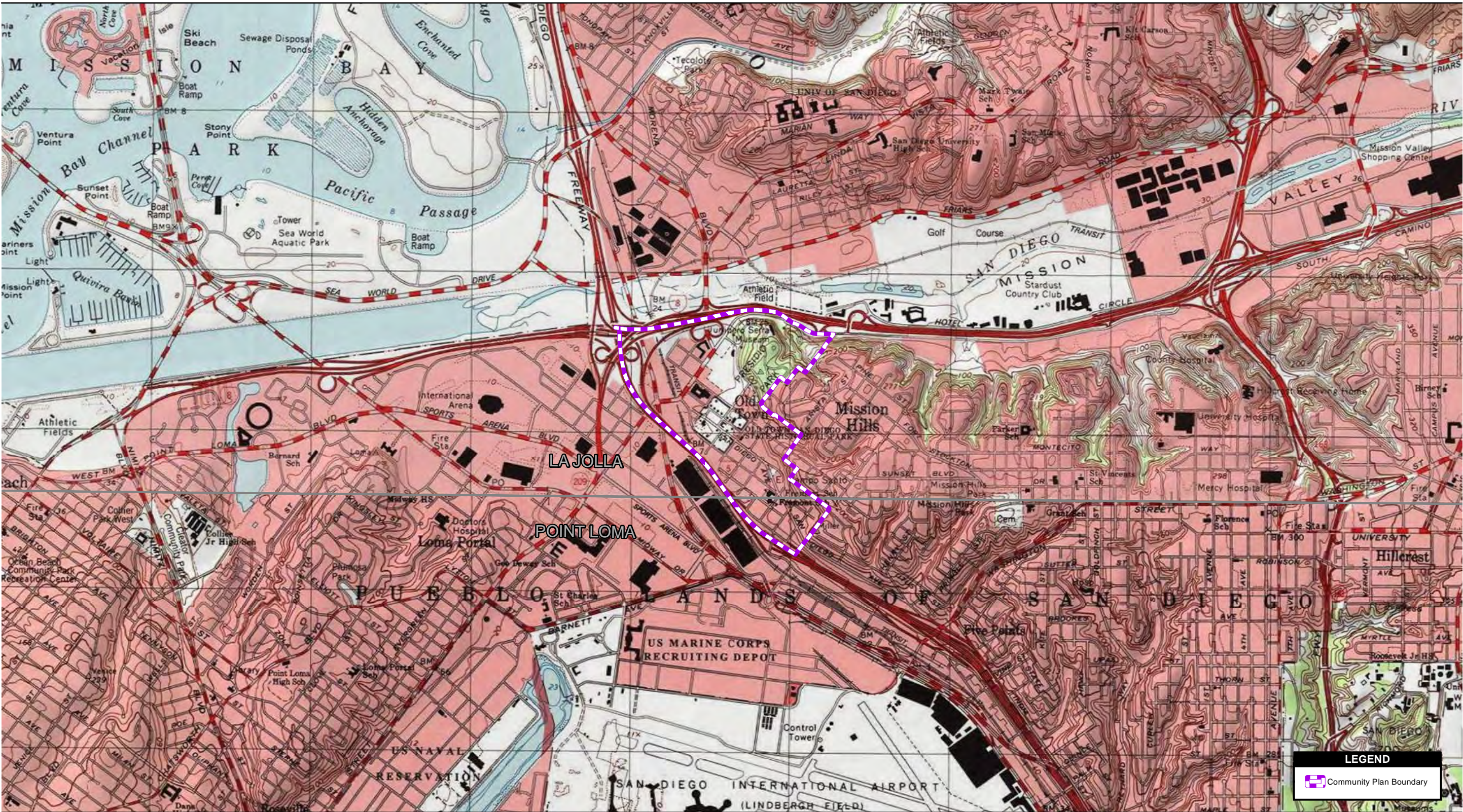


Source: USGS 7.5' Topo Quad La Mesa, CA 1975, La Jolla, CA 1975, National City, CA 1975, Point Loma, CA 1994

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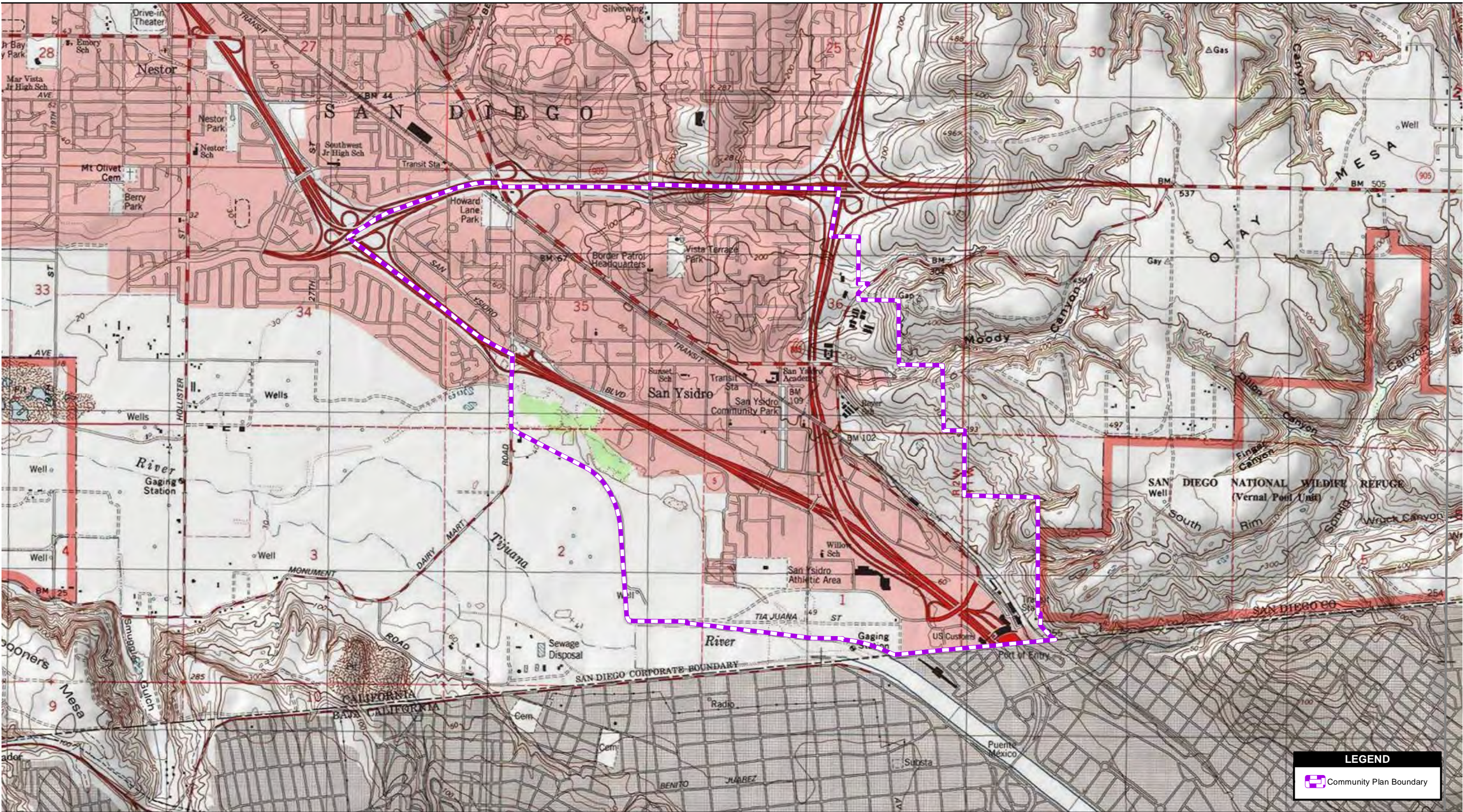
Scale: 1:24,000; 1 inch = 2,000 feet

Community Plan
GREATER NORTH PARK
Records Search



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Scale: 1:24,000; 1 inch = 2,000 feet

Community Plan
OLD SAN DIEGO
Records Search

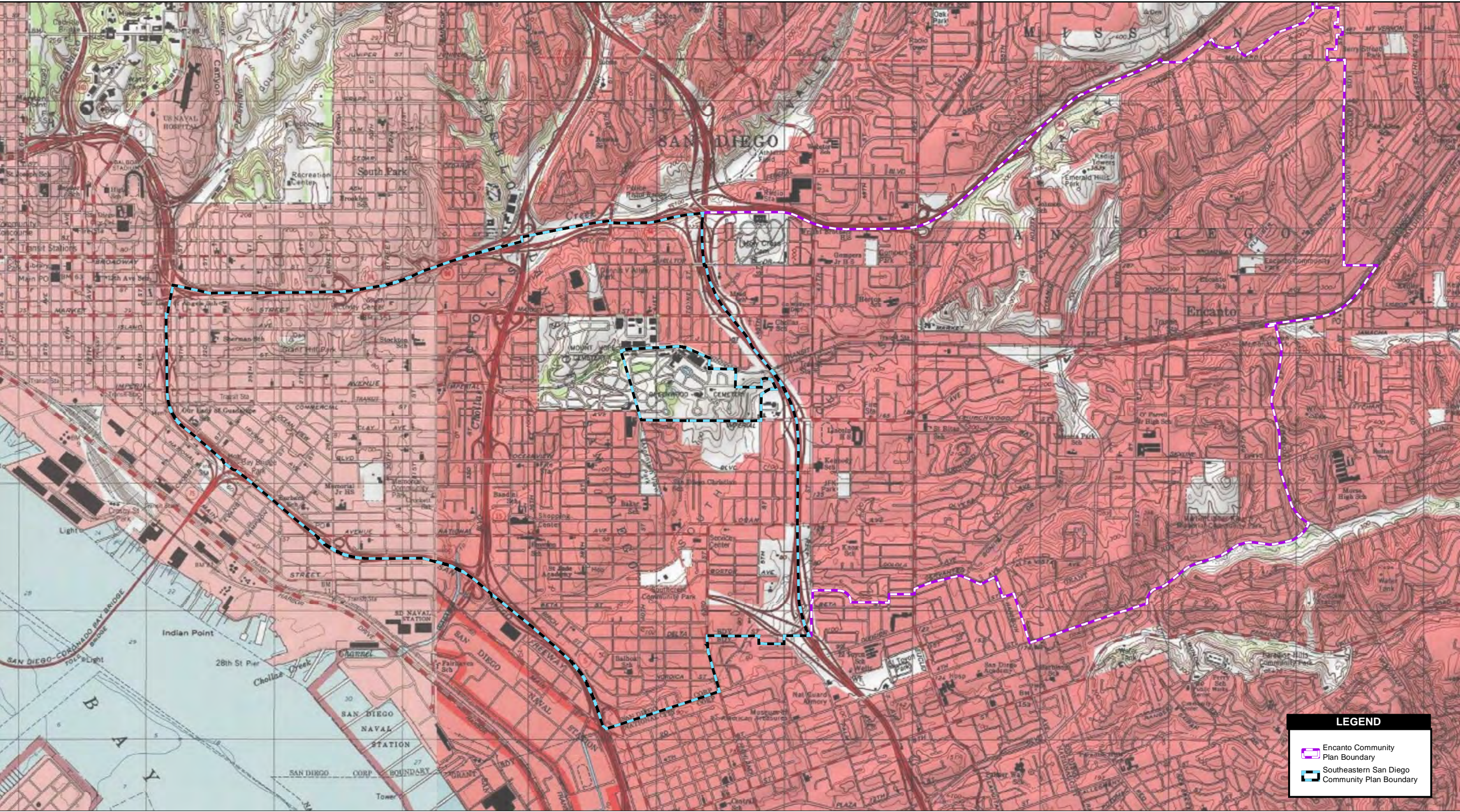


Source: USGS 7.5' Topo Quad Imperial, CA 1975

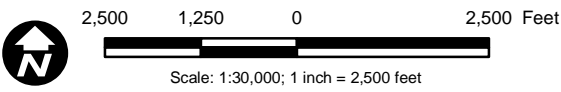
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Scale: 1:24,000; 1 inch = 2,000 feet

Community Plan
SAN YSIDRO
Records Search



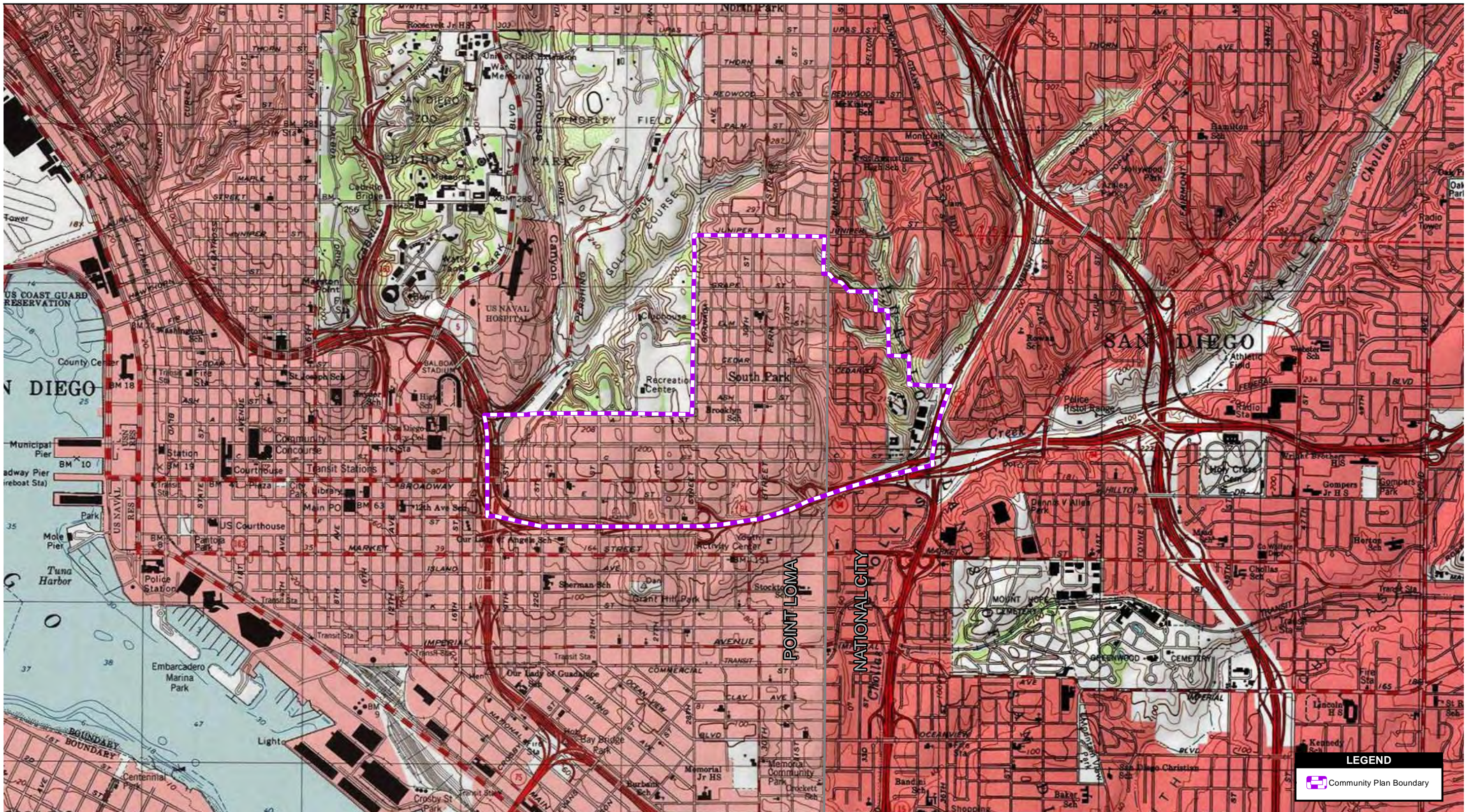
Source: SanGIS 2011; ESRI 2011; AerialExpress 2010



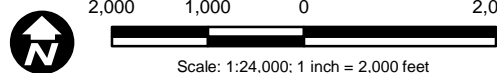
**Community Plan Southeastern San Diego and Encanto
Recors Search**

Community Plan Update - Southeastern San Diego and Encanto

Path: P:\2010\10280381.01_CPCI_ON_CALL\06GIS\6.3_Layout\Fig7_SESD_CulturalSensitiveAreas.mxd, 10/1/2014, droesslerr



Source: USGS 7.5' Topo Quad National City, CA 1975, Point Loma 1994



Scale: 1:24,000; 1 inch = 2,000 feet

USGS 7.5' Topo Quad National City, CA 1975, Point Loma 1994

Path: C:\Documents and Settings\sorensen\Desktop\CPCI\GIS\Layout\CPCI_Records_Search_UPTOWN.mxd, 5/23/2011, SorensenJ

STATE OF CALIFORNIAEdmund G. Brown, Jr., Governor**NATIVE AMERICAN HERITAGE COMMISSION**

1550 Harbor Blvd., ROOM 100
West SACRAMENTO, CA 95691
(916) 373-3710
Fax (916) 373-5471



October 14, 2014

Rachel Droessler
AECOM
1420 Kettner Boulevard, Suite 500
San Diego, CA 92101

Sent by Fax: (619) 233-0952
Number of Pages: 3

Re: Community Plans Update Projects, San Diego County.

Dear Ms. Droessler,

A record search of the sacred land file has failed to indicate the presence of Native American cultural resources in the immediate project area. The absence of specific site information in the sacred lands file does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Enclosed is a list of Native Americans individuals/organizations who may have knowledge of cultural resources in the project area. The Commission makes no recommendation or preference of a single individual, or group over another. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated, if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe or group. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact me at (916) 373-3712.

Sincerely,

A handwritten signature in black ink that reads "Katy Sanchez".

Katy Sanchez
Associate Government Program Analyst

**Native American Contacts
San Diego County
October 13, 2014**

Ewiiapaayp Tribal Office
Robert Pinto Sr., Chairperson
4054 Willows Road Diegueno/Kumeyaay
Alpine, CA 91901
wmicklin@leaningrock.net
(619) 445-6315
(619) 445-9126 Fax

Kwaaymii Laguna Band of Mission Indians
Carmen Lucas
P.O. Box 775 Diegueno-Kwaaymii
Pine Valley, CA 91962
(619) 709-4207

La Posta Band of Mission Indians
Gwendolyn Parada, Chairperson
8 Crestwood Road Diegueno/Kumeyaay
Boulevard, CA 91905
gparada@lapostacasino.
(619) 478-2113
(619) 478-2125

La Posta Band of Mission Indians
Javaughn Miller
8 Crestwood Road Diegueno
Boulevard, CA 91905
jmiller@Lapostatribe.net
(619) 478-2113
(619) 478-2125- Fax

Manzanita Band of Kumeyaay Nation
Leroy J. Elliott, Chairperson
P.O. Box 1302 Diegueno/Kumeyaay
Boulevard, CA 91905
ljbirdsinger@aol.com
(619) 766-4930
(619) 766-4957 Fax

Ewiiapaayp Tribal Office
Will Micklin, Executive Director
4054 Willows Road Diegueno/Kumeyaay
Alpine, CA 91901
wmicklin@leaningrock.net
(619) 445-6315
(619) 445-9126 Fax

Campo Band of Mission Indians
Ralph Goff, Chairperson
36190 Church Road, Suite 1 Diegueno/Kumeyaay
Campo, CA 91906
chairgoff@aol.com
(619) 478-9046
(619) 478-5818 Fax

Manzanita Band of Mission Indians
ATTN: Keith Adkins, EPA Director
P.O. Box 1302 Kumeyaay
Boulevard, CA 91905
(619) 766-4930
(619) 766-4957 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed Consultation for Community Plans Update, San Diego County.

Native American Contact List

San Diego County

August 29, 2014

Ewilaapaay Tribal Office
Will Micklin, Executive Director
4054 Willows Road
Alpine, CA 91901
wmicklin@leaningrock.net
(619) 445-6315
(619) 445-9126 Fax

Kumeyaay Diegueno Land Conservancy
Mr. Kim Bactad, Executive Director
Diegueno/Kumeyaay 2 Kwaaypaay Court
El Cajon, CA 91919
kimbactad@gmail.com
(619) 659-1008 Office
(619) 445-0238 Fax

Manzanita Band of Mission Indians
ATTN: Keith Adkins, EPA Director
P.O. Box 1302 Kumeyaay
Boulevard, CA 91905
(619) 766-4930
(619) 766-4957 Fax

Inter-Tribal Cultural Resource Protection Council
Frank Brown, Coordinator
240 Brown Road Diegueno/Kumeyaay
Alpine, CA 91901
frbrown@viejas-nsn.gov
(619) 884-6437

lipay Nation of Santa Ysabel
Clint Linton, Director of Cultural Resources
P.O. Box 507 Diegueno/Kumeyaay
Santa Ysabel, CA 92070
clinton73@aol.com
(760) 803-5694

Kumeyaay Cultural Repatriation Committee
Bernice Paipa, Vice Spokesperson
P.O. 937 Diegueno/Kumeyaay
Boulevard, CA 91905
bernicepaipa@gmail.com

Sycuan Band of the Kumeyaay Nation
Sydney Morris, Environmental Coordinator
5459 Sycuan Road Diegueno/Kumeyaay
El Cajon, CA 92019
smorris@sycuan-nsn.gov
(619) 445-2613
(619) 445-1927 Fax

lipay Nation of Santa Ysabel
Virgil Perez, Chairperson
P.O. Box 130 Diegueno/Kumeyaay
Santa Ysabel, CA 92070
(760) 765-0845
(760) 765-0320

Manzanita Band of the Kumeyaay Nation
Nick Elliott, Cultural Resources Coordinator
P.O. Box 1302 Kumeyaay
Boulevard, CA 91905
nickmepa@yahoo.com
(619) 766-4930
(619) 925-0952 Cell
(919) 766-4957 Fax

This list is current only as of the date of this document.

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This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed Tijuana River Valley Regional Park (TRVRP), Trails and Habitat Enhancement Project, San Diego County.

**Native American Contacts
San Diego County
October 13, 2014**

Manzanita Band of the Kumeyaay Nation
Nick Elliott, Cultural Resources Coordinator
P.O. Box 1302 Kumeyaay
Boulevard , CA 91905
nickmepa@yahoo.com
(619) 766-4930
(619) 925-0952 Cell
(919) 766-4957 Fax

Inter-Tribal Cultural Resource Protection Council
Frank Brown, Coordinator
240 Brown Road Diegueno/Kumeyaay
Alpine , CA 91901
frbrown@viejas-nsn.gov
(619) 884-6437

Kumeyaay Cultural Repatriation Committee
Bernice Paipa, Vice Spokesperson
P.O. Box 937 Diegueno/Kumeyaay
Boulevard , CA 91905
bernicepaipa@gmail.com

This list is current only as of the date of this document.

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This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed Consultation for Community Plans Update, San Diego County.

Contacts listed under the “2014 Contact Letter” column received a contact letter on October 15, an email on November 11 informing contacts about a meeting to address concerns and issues, and a follow up phone call on November 11 to make sure the contacts were informed about the meeting.

Tribe/Contact Organization	2010 Contact Letter	2014 Contact Letter,	Email Address
Barona Group of the Capitan Grande	Edwin Romero, Chairperson Barona Group of the Capitan Grande 1095 Barona Road Lakeside, CA 92040	Clifford LaChappa, Chairperson Barona Group of the Capitan Grande 1095 Barona Road Lakeside, CA 92040	sue@barona-nsn.gov
Campo Kumeyaay Nation	Monique LaChappa, Chairperson Campo Kumeyaay Nation 36190 Church Road, Suite 1 Campo, CA 91906	Ralph Goff, Chairperson Campo Band of Mission Indians 36190 Church Road, Suite 1 Campo, CA. 91906	chairgoff@aol.com
Ewiiapaayp Tribal Office	Will Micklin, Executive Director Ewiiapaayp Tribal Office 4054 Willows Road Alpine, CA 91901	Will Micklin, Executive Director Ewiiapaayp Tribal Office 4054 Willows Road Alpine, CA 91901	wmicklin@leaningrock.net
	Michael Garcia, Vice Chairperson Ewiiapaayp Tribal Office 4054 Willows Road Alpine, CA 91901	Robert Pinto Sr. Chairperson Ewiiapaayp Tribal Office 4054 Willows Road Alpine, CA. 91901	wmicklin@leaningrock.net
Iipay Nation of Santa Ysabel	Virgil Perez, Spokesman Iipay Nation of Santa Ysabel	Virgil Perez, Chairperson Iipay Nation of Santa Ysabel	n/a

	PO Box 130 Santa Ysabel, CA 92070	PO Box 130 Santa Ysabel, CA 92070	
Inaja Band of Mission Indians	Rebeca Osuna, Spokesperson Inaja Band of Mission Indians 2005 S. Escondido Blvd. Escondido, CA 92025	Rebeca Osuna, Chairman Inaja Band of Mission Indians 2005 S. Escondido Blvd. Escondido, CA 92025	n/a
Inter-Tribal Cultural Resource Protection Council		Frank Brown, Co-ordinator Inter-Tribal Cultural Resource Protection Council 240 Brown Road Alpine, CA 91901	frbrown@viejas-nsn.gov
Ipai Nation of Santa Ysabel	Clint Linton, Director of Cultural Resources Ipai Nation of Santa Ysabel PO Box 507 Santa Ysabel, CA 92070	Clint Linton, Director of Cultural Resources Iipay Nation of Santa Ysabel PO Box 507 Santa Ysabel, CA 92070	cjlinton73@aol.com
Jamul Indian Village	Kenneth Meza, Chairperson Jamul Indian Village PO Box 612 Jamul, CA 91935	Raymond Hunter, Chairperson Jamul Indian Village P.O. Box 612 Jamul, CA. 91935	jamulrez@sctdv.net
Kumeyaay Cultural Historic Committee	Ron Christman, Kumeyaay Cultural Historic Committee 56 Viejas Grade Road Alpine, CA 92001	Ron Christman Kumeyaay Cultural Historic Committee 56 Viejas Grade Road Alpine, CA. 92001	n/a
Kumeyaay Cultural Heritage Preservation	Paul Cuero, Kumeyaay Cultural Heritage Preservation 36190 Church Road, Suite	Paul Cuero, Kumeyaay Cultural Heritage Preservation 36190 Church Road, Suite	n/a

	5 Campo, CA 91906	5 Campo, CA 91906	
Kumeyaay Cultural Repatriation Committee	Steve Banegas, Spokesperson Kumeyaay Cultural Repatriation Committee 1095 Barona Road Lakeside, CA 92040	Steve Banegas, Spokesperson Kumeyaay Cultural Repatriation Committee 1095 Barona Road Lakeside, CA. 92040	sbanegas50@gmail.com
	Bernice Paipa, Vice Spokesperson Kumeyaay Cultural Repatriation Committee PO Box 1120 Boulevard, CA 91905	Bernice Paipa, Vice Spokesperson Kumeyaay Cultural Repatriation Committee PO Box 937 Boulevard, CA 91905	bernicepaipa@gmail.com
Kumeyaay Diegueno Land Conservancy	Louis Guassac, Executive Director Kumeyaay Diegueno Land Conservancy PO Box 1992 Alpine, CA 91903	Mr. Kim Bactad, Executive Director Kumeyaay Diegueno Land Conservancy 2 Kwaaypaay Court El Cajon, CA 91919	kimbactad@gmail.com
Kwaaymii Laguna Band of Mission Indians	Carmen Lucas, Kwaaymii Laguna Band of Mission Indians PO Box 775 Pine Valley, CA 91962	Carmen Lucas, Kwaaymii Laguna Band of Mission Indians PO Box 775 Pine Valley, CA 91962	n/a
La Posta Band of Mission Indians	Gwendolyn Parada, Chairperson La Posta Band of Mission Indians PO Box 1120 Boulevard, CA 91905	Gwendolyn Parada, Chairperson La Posta Band of Mission Indians 8 Crestwood Road Boulevard, CA. 91905	gparada@lapostacasino.xxx (from secretary, 11/10/14; lp13boots@aol.com

		Javaughn Miller, La Posta Band of Mission Indians 8 Crestwood Road Boulevard, CA. 91905	jmillers@Lapostatribes.net
Manzanita Band of the Kumeyaay Nation	Leroy Elliott, Chairperson Manzanita Band of the Kumeyaay Nation PO Box 1302 Boulevard, CA 91905	Leroy J. Elliott, Chairperson Manzanita Band of Kumeyaay Nation P.O. Box 1302 Boulevard, CA. 91905	ljbirdsinger@aol.com
		ATTN: Keith Adkins, EPA Director Manzanita Band of Mission Indians P.O. Box 1302 Boulevard, CA. 91905	n/a
		Nick Elliott, Cultural Resources Coordinator Manzanita Band of the Kumeyaay Nation P.O. Box 1302 Boulevard, CA 91905	nickmepa@yahoo.com
Mesa Grande Band of Mission Indians	Mark Romero, Chairperson Mesa Grande Band of Mission Indians PO Box 270 Santa Ysabel, CA 92070	Mark Romero, Chairperson Mesa Grande Band of Mission Indians PO Box 270 Santa Ysabel, CA 92070	mesagrandeband@msn.com
San Pasqual Band of Mission Indians	Allen Lawson, Chairperson San Pasqual Band of Mission Indians PO Box 365 Valley Center, CA 92082	Kristie Orosco, Environmental Coordinator San Pasqual Band of Mission Indians PO Box 365 Valley Center, CA 92082	council@sanpasqualtribe.org

Sycuan Band of Kumeyaay Nation	Danny Tucker, Chairperson Sycuan Band of Kumeyaay Nation 5459 Sycuan Road El Cajon, CA 92021	Daniel Tucker, Chairperson Sycuan Band of the Kumeyaay Nation 1 Kwaaypaay Court El Cajon, CA 92019	ssilva@sycuan-nsn.gov
		Lisa Haws, Cultural Resource Manager Sycuan Band of the Kumeyaay Nation 2 Kwaaypaay Court El Cajon, CA 92019	lhaws@sycuan-nsn.gov
Viejas Band of Kumeyaay Indians	Anthony Pico, Chairperson Viejas Band of Kumeyaay Indians PO Box 908 Alpine, CA 91903	Anthony R. Pico, Chairperson Viejas Band of Kumeyaay Indians P.O. Box 908 Alpine, CA. 91903	jhagen@viejas-nsn.gov
		Viejas Band of Kumeyaay Indians ATTN: Julie Hagen, Cultural Resources P.O. Box 908 Alpine, CA. 91903	jhagen@viejas-nsn.gov
Viejas Kumeyaay Indian Reservation	Frank Brown, Viejas Kumeyaay Indian Reservation 240 Brown Road Alpine, CA 91901	n/a	n/a



THE CITY OF SAN DIEGO

October 15, 2014

Eqpwcev'Cff tguu

"
"
"

Dear Eqpwcev,

SUBJECT: Constraints Analysis and Cultural Resources Sensitivity Analysis for Prehistoric Resources in various City of San Diego Communities.

The City of San Diego (the City) is preparing community plan updates for the communities of Golden Hill, Midway, North Park, Old Town, San Ysidro, Southeastern San Diego, Encanto and Uptown. These updates constitute amendments to the City's General Plan and are subject to Tribal Consultation in accordance with Senate Bill 18 (SB18). AECOM has been retained by the City of San Diego to assist in the consultation process as well as conduct necessary cultural resource studies which include constraints analysis and cultural resources sensitivity analysis for prehistoric resources for each community planning area noted above. AECOM has already conducted archival research at the South Coastal Information Center (SCIC) and the San Diego Museum of Man (SDMOM) and prepared an assessment of cultural resources sensitivity for each community. The archival research included both written and oral history in order to produce a detailed overview of the prehistory and history of each community planning area. Any oral history, Native American values or cultural beliefs that you might be able to share about these study areas would greatly enhance the overview and would be most appreciated. Any additional information regarding cultural resources and Traditional Cultural Properties will be further synthesized into each report and appropriate measures identified to ensure that any resources identified within each community planning area will not be adversely impacted in accordance with the goals and recommendations included in General Plan, Historic Preservation Element and with future community plan implementation.

The results of the initial analyses are further detailed in separate draft reports and briefly summarized below; a copy of each draft report is included with this letter.

Golden Hill

The records search indicated that 11 cultural resources have been previously recorded within the Golden Hill community including, one prehistoric lithic and shell scatter, one prehistoric habitation area, and nine historic refuse disposals. Based on the results of the records search, the Native American Heritage Commission (NAHC) sacred lands file, and regional environmental factors, the community has two cultural resources sensitivity levels. As the majority of the area has been developed, the cultural sensitivity for these areas is low. However, the community

Planning Department

1222 First Avenue, MS 501 · San Diego, CA 92101-4155
Tel (619) 235-5200

contains previously recorded sites, and sections of undeveloped land that have not been surveyed, thus the cultural sensitivity in these areas are high. It is therefore recommended that undeveloped areas be surveyed prior to any ground disturbing activities, and in areas that have been developed, ground disturbing activities be monitored. Both of these activities are required to be conducted by a qualified archaeologist and Native American monitor.

Midway-Pacific Highway

The record searches indicated that seven previously recorded cultural resources are located within the community of Midway-Pacific Highway: one prehistoric campsite, one prehistoric village with associated burial ground, one possible location for the ethnographic village of *Kotsi*, two historic refuse dumps, one historic refuse deposit, and one complex of brick kilns and factory features associated with the Vitrified Products Corporation. A search of the NAHC sacred lands file also indicated that this area contains sacred lands. The presence of these resources combined with regional environmental factors, indicate that the community of Midway has a moderate cultural sensitivity level for prehistoric resources. However, based on the original natural setting of mud and salt marshes, and the fact that the majority of the area has been developed, the cultural sensitivity is reduced to low. Several prehistoric campsites and the possible location of the ethnographic village of *Kotsi* have been mapped in the area located along the periodic shoreline of the San Diego River and at the base of the hills. This area remains moderately sensitive for prehistoric cultural resources. Since this area has been subject to extensive development, the determination to monitor ground disturbing activities by a qualified archaeologist and Native American monitor should be considered on a project-by-project basis.

North Park

One prehistoric lithic scatter, two prehistoric isolated finds, and four historic refuse deposits have been previously recorded within the North Park Community. In addition, a sacred lands file check with the NAHC, indicated that sacred lands have been identified within the vicinity of the community. For the reasons described above, combined with regional environmental factors, the North Park community has two cultural sensitivity levels. The cultural sensitivity for developed areas is low. In areas where land is undeveloped and has not been surveyed, or in the locations of the previously recorded resources, the cultural sensitivity is high. It is recommended that undeveloped areas be surveyed prior to any ground disturbing activities, and developed areas monitored by a qualified archaeologist and Native American monitor.

Old Town

A total of 39 cultural resources have been previously recorded within the community of Old Town of these, two are prehistoric, 35 are historic, and two are multi-component resources . The prehistoric resources include one lithic and shell scatter and one prehistoric village site. The historic resources include 17 historic buildings or residences, 11 refuse deposits, and two historic foundations or walls. The multi-component sites consist of a historic residence with a prehistoric

temporary camp and a historic refuse deposit with a possible prehistoric shell scatter. Sacred lands were also reported in the area by the NAHC sacred lands file check. Based on the original natural setting of the community alongside the periodic shoreline of the San Diego River and that the possible locations of several prehistoric campsites and the ethnographic village of *Kotsi* have been mapped in the area located along the base of the hills, the cultural sensitivity for prehistoric cultural resources is high. It is recommended that all project sites are surveyed and/or further evaluated as applicable in accordance with the Historical Resources Guidelines, prior to any ground disturbing activities and monitored by a qualified archaeologist and Native American monitor.

San Ysidro

Within the community of San Ysidro, there are a total of nine previously recorded sites. These resources include three prehistoric lithic scatters, three prehistoric quarry areas, a prehistoric temporary camp, one historic refuse deposit, and one historic cattle feed lot with walls, foundations, and associated debris. Sacred lands were also reported in the area from the NAHC sacred lands file. Despite the fact that most of the community is developed, the area is within the floodplain for both the Tijuana and Otay Rivers, and buried deposits are possible. Therefore, cultural sensitivity for the entire community is moderate. There are three areas within the community that contain several previously recorded sites or contain undeveloped land that has not been surveyed. Cultural sensitivity for these areas is considered high and it is recommended that they be surveyed prior to ground disturbing activities. In areas that have been developed, ground disturbing activities should be monitored by a qualified archaeologist and Native American monitor.

Uptown

The NAHC sacred lands file check and SCIC and SDMOM record searches indicate that 15 previously recorded cultural resources and sacred lands are present within the Uptown community. Most of the community is developed and has a low level of sensitivity for archaeological and Native American resources. One area within the community contains several previously recorded sites, or contains undeveloped land that has not yet been surveyed, thus the level of sensitivity for archaeological and Native American resources in this area is high. It is recommended that areas of high sensitivity are surveyed prior to ground disturbing activities, and areas of low sensitivity are monitored during ground disturbing activities by a qualified archaeologist and Native American monitor.

Southeastern San Diego and Encanto

A total of 32 cultural resources have been previously recorded within the communities of Southeastern San Diego and Encanto, 13 of which are prehistoric, 18 are historic, and one is a multi-component site. The NAHC sacred lands file check did not identify any sacred lands within Southeastern San Diego. Based on the results of the record search and regional

environmental factors, the communities of Southeastern San Diego and Encanto have two cultural sensitivity levels – high and medium. The ethnographic village of *Las Choyas* has been identified archaeologically and ethnographically within the community of Southeastern San Diego and has been previously identified as an area of concern to the local Native American community. Moreover, water courses such as Chollas Creek, Imperial Creek, and South Chollas Creek were major transportation corridors and ecological resources used during both prehistoric and historic periods. Given these factors, these areas have a high level of cultural sensitivity. Because cultural resources have also been observed during ground-disturbing activities throughout the community and the plan area is crossed by multiple high potential water courses, the remainder of the community plan areas are considered to have a moderate level of sensitivity for buried archaeological resources. As such, it is recommended that areas that have not been developed should be surveyed prior to any ground disturbing activities, and in areas that have been developed, ground disturbing activities should be monitored by a qualified archaeologist and Native American monitor.

Summary

The City believes that the participation of local Native American tribes and individuals is crucial to the protection of San Diego's cultural resources. Local tribes may have knowledge of the religious and cultural significance of resources within these communities and early consultation is an effective way to avoid unanticipated discoveries. The purpose of this letter is to notify you of these studies and to solicit your input and knowledge regarding cultural resources and/or traditional land use practices within the community boundaries.

The City is committed to the consultation process and invites you or your designated representative to participate in all phases of the project. You can be assured that all site data and other culturally sensitive information will not be released to the general public but instead will be compiled in a confidential volume that has restricted distribution. We welcome any recommendations you might have and look forward to a mutually beneficial collaboration.

Enclosed for your review is a draft report including a sensitivity map for each community. A reply form, and self-addressed stamped envelope have also been included for your convenience. Please provide your comments to the City within 30-days of receipt of this letter. We would like to incorporate your knowledge and input prior to completing these reports, and ultimately in the Community Plan updates for the Golden Hill, Midway-Pacific Highway, North Park, Old Town, San Ysidro, Southeastern San Diego, Encanto and Uptown communities. The City will also be holding a group meeting at Mission Trails Regional Park – Visitors Center located at One Father Junipero Serra Trail (north of Mission Gorge Road) on November 13, 2014 from 2:00pm – 4:00 pm to address any issues or concerns related to the your review of the archaeological reports for the associated community plan updates.

If you have any questions or need additional information, please feel free to contact me at your earliest convenience. I can be reached at 619-446-5372, or via email at mherrmann@sandiego.gov.

Sincerely,



Myra Herrmann
Senior Environmental Planner/Archaeology
Development Services Department/Planning

Cc: Tom Tomlinson, Interim Director - Planning Department
Stacey LoMedico, Assistant Chief Operating Officer – Office of the Mayor
Cathy Winterrowd, Deputy Director – Planning Department
Nancy Bragado, Deputy Director – Planning Department
Lara Gates, Community Development Specialist – Planning Department
Sara Osborn, Senior Planner – Planning Department
Karen Bucey, Associate Planner – Planning Department
Bernie Turgeon, Senior Planner – Planning Department
Marlon Pangilinan, Senior Planner – Planning Department
Tait Galloway, Senior Planner – Planning Department
Project Files

Enclosures: CD containing seven (7) draft reports for the Golden Hill, Midway-Pacific Highway, North Park, Old Town, San Ysidro, Southeastern San Diego/Encanto and Uptown communities

Response form

Stamped reply envelope

Droessler, Rachel

From: Wilson, Stacie
Sent: Tuesday, November 11, 2014 12:05 PM
To: sbanegas50@gmail.com
Cc: Herrmann, Myra
Subject: City of San Diego Communities Cultural Resources Sensitivity Analysis Meeting - Thursday, 11/13
Attachments: Banegas_20141015.pdf

#\Vu° #uV° U -,

Please see the attached letter regarding the community plan updates for the communities of Golden Hill, Midway, North Park, Old Town, San Ysidro, Southeastern San Diego, Encanto and Uptown. These updates constitute amendments to the City's General Plan and are subject to Tribal Consultation in accordance with Senate Bill 18 (SB18). AECOM has been retained by the City of San Diego to assist in the consultation process. This letter was originally mailed to you on October 15th containing a CD with copies of the draft report including a sensitivity map for each community for your review.

The City will be holding a group meeting at Mission Trails Regional Park – Visitors Center located at One Father Junipero Serra Trail (north of Mission Gorge Road) this **Thursday (on November 13, 2014) from 2:00pm – 4:00 pm** to address any issues or concerns related to the your review of the archaeological reports for the associated community plan updates.

Please notify City staff if you plan to attend the meeting.

Myra Herrmann
Senior Environmental Planner/Archaeology
619-446-5372, or via email at mherrmann@sandiego.gov.

Thank you! Stacie

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Old Town, San Diego, Cal. 1885. Courtesy of California History Room, California State Library, Sacramento, Ca.

2

HISTORIC PRESERVATION

- 2.1 HISTORIC CONTEXT
- 2.2 IDENTIFICATION AND PRESERVATION
OF HISTORICAL RESOURCES
- 2.3 EDUCATIONAL OPPORTUNITIES AND
INCENTIVES

2. Historic Preservation

GOALS

- Identification and preservation of significant historical resources in Old Town San Diego.
- Identification of educational opportunities and incentives related to historical resources in Old Town.

INTRODUCTION

The purpose of the City of San Diego General Plan Historic Preservation Element is to preserve, protect, restore and rehabilitate historical and cultural resources throughout the City of San Diego. It is also the intent of the element to improve the quality of the built environment, encourage appreciation for the City's history and culture, maintain the character and identity of communities, and contribute to the City's economic vitality through historic preservation. The element's goals for achieving this include identifying and preserving historical resources, and educating citizens about the benefits of, and incentives for, historic preservation.

Old Town San Diego has significant and distinct history that makes it a national and international attraction. Old Town's history provides the basis for the Community Plan's vision and policies. The Old Town San Diego Historic Preservation Element contains specific goals and recommendations to address the history and cultural resources unique to Old Town in order to encourage appreciation of the community's history and culture. These policies along with the General Plan policies provide a comprehensive historic preservation strategy for Old Town. The Old Town Historic Preservation Element was developed utilizing technical studies prepared by qualified experts, as well as extensive outreach and collaboration with Native American Tribes, community planning groups and preservation groups.

A Prehistoric Cultural Resources Study and a Historic Resources Survey Report were prepared in conjunction with the Community Plan. The *Prehistoric Cultural Resources Study for the Old Town Community Plan Update* describes the pre-history of the Old Town Area; identifies known significant archaeological resources; provides guidance on the identification of possible new significant archaeological resources; and includes recommendations for the treatment of significant archaeological resources. The *City of San Diego Old Town Community Plan Area Historic Resources Survey Report: Historic Context & Reconnaissance Survey* (Historic Survey Report) provides information regarding the significant historical themes in the development of Old Town. These documents have been used to inform not only the policies and recommendations of the Historic Preservation Element, but also the land use policies and recommendations throughout the Community Plan.

The Historic Preservation Element provides a summary of the significant development themes identified in the Historic Context Statement, as well as a discussion of designated historical resources and the identification of new historical resources. Complementing the Historic Preservation Element, the Land Use Element discusses the Old Town State Historic Park and the Presidio Park, and the Economic Prosperity Element addresses the importance of promoting Old Town San Diego as a major cultural heritage tourism destination.

The Community Plan envisions enhancing the historic character of Old Town San Diego through supporting preservation and protection of the community's historical resources within the community, and encouraging their restoration and rehabilitation. Historical resources of the community include archaeological sites, historic sites, and buildings representative of the community's history.

2.1 Historic Context

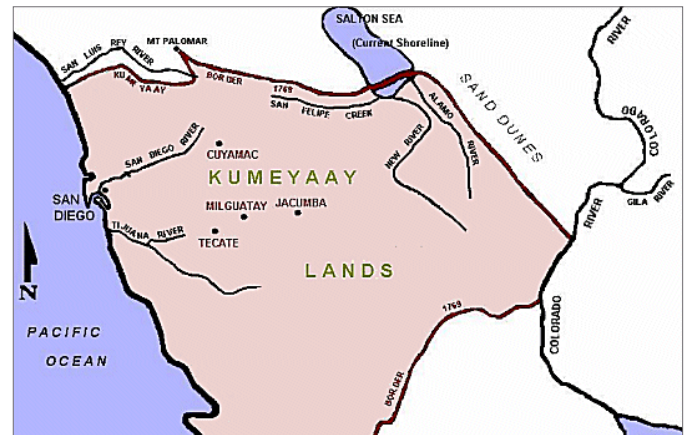
Old Town San Diego is the birthplace of modern San Diego, with roots stretching back through thousands of years of Native American occupation. The following is a summation of the prehistoric and historic development of the Old Town Community broken down into four general periods – Prehistory/Native American, Spanish, Mexican and American. A complete discussion of the community's prehistory and history can be found in the Prehistoric Cultural Resources Study and the Historic Survey Report.

NATIVE AMERICAN – INDIAN PERIOD

The prehistory of the San Diego region is evidenced through archaeological remains representing more than 10,500 years of Native American occupation, locally characterized by the San Dieguito complex, the Archaic La Jolla and Pauma Complexes and the Late Prehistoric. Based on ethnographic research and archaeological evaluations, Late Prehistoric materials in southern San Diego County are believed to represent the ancestral Kumeyaay.

The Ethnohistoric Period, sometimes referred to as the ethnographic present, commences with the earliest European arrival in San Diego and continued through the Spanish and Mexican periods and into the American period. The founding of Mission San Diego de Alcalá in 1769 brought about profound changes in the lives of the Kumeyaay. The coastal Kumeyaay were quickly brought into the mission or died from introduced diseases. Earliest accounts of Native American life in San Diego were recorded as a means to salvage scientific knowledge of native life-ways. These accounts were often based on limited interviews or biased data collection techniques. Later researchers and local Native Americans began to uncover and make public significant contributions in the understanding of native culture and language. These studies have continued to the present day and

involve archaeologists and ethnographers working in conjunction with Native Americans to address the continued cultural significance of sites and landscapes across the County. The legends and history that is repeated by the local Native American groups now and at the time of earlier ethnographic research indicate both their presence here since the time of creation and, in some cases, migration from other areas. The Kumeyaay are the identified Most Likely Descendants for all Native American human remains found in the City of San Diego. By the time Spanish colonists began to settle in Alta California in 1769, the Old Town area was within the territory of the Kumeyaay people, who spoke a Yuman language of the Hokan linguistic stock.



Kumeyaay lands when the Spanish landed in 1769. Image courtesy of Michael Connolly Miskwish.



The Kumeyaay built dome-shaped shelters called 'ewaa, similar to the one shown here at the San Diego Botanical Gardens. Photo courtesy of Rachel Cobb (www.weedyacres.com).

The Kumeyaay had a hunting and gathering economy based primarily on various plant resources. For the Kumeyaay in the Old Town area, grass seeds were probably the primary food, supplemented by various other seeds such as sage, sagebrush, lamb's quarters, and pine nuts. Small game was a major source of protein, but deer were hunted as well. Villages and campsites were generally located in areas where water was readily available, preferably on a year-round basis. The San Diego River which is located just north of the community planning area provided an important resource not only as a reliable source of water, but as a major transportation corridor through the region.

Major coastal villages were known to have existed along the San Diego River, including the village of Kosaii (also known as Cosoy or Kosa'aay) near the mouth of the San Diego River. Although the actual location of the village is unknown, Hubert Bancroft reported in 1884 that a site called Cosoy/Kosaii/Kosa'aay by the Native Americans was in the vicinity of what is now Presidio Hill and Old Town, located less than 1 mile west of the Old Town community planning boundary. Several investigations have identified possible locations for the village of Cosoy/Kosaii/Kosa'aay, but the actual site has never been found. Several additional large villages have been documented along the San Diego River through ethnographic accounts and archaeological investigations in the area. For people intimate with their physical surroundings,

the landscape is a place with many attributes beyond simple physical description. The Kumeyaay have roots that extend thousands of years in the area that is now San Diego County and northern Baja California, and there are hundreds of words that describe a given landform, showing a close connection with nature. There are also stories associated with the land.

The San Diego area in general, including the community of Old Town and the City as it existed as late as the 1920s, was known as *qapai* (meaning uncertain). Some native speakers referred to what is now I-8 as *oon-ya*, meaning trail or road, describing one of the main routes linking the interior of San Diego with the coast. The floodplain from the San Diego Mission to the ocean was *hajir* or *qajir*. The modern-day Mission Valley area was known as *Emat kuseyaay*, which means spirit land, land with spirits, or place of spirit person. This may have been in reference to the presence of Spanish priests in the valley after 1769. The *ranchería* of *kosaii* took its name from the Kumeyaay word for drying place or dry place. This *ranchería* appears in the earliest of Spanish travelogues for the area, and was the village closest to the Presidio. Native Americans still lived near the Presidio as late as 1822, as indicated by accounts that a leader from a *ranchería* "not far distant from the Presidio of St. Diego" was killed by his own villagers and replaced by a new leader in an imitation of the deposing of the Spanish leadership and proclamation of Mexican independence. Whether the above-mentioned village was *kosaii* is not certain.



This illustration displays a scene of the daily life of the Kumeyaay/Diegueños. Original artwork by Lesley Randall and David House.

SPANISH PERIOD (1542 - 1821)

In 1542, Juan Rodrigues Cabrillo was among the first European to arrive at San Diego Bay. Europeans did not visit San Diego again for sixty years until Don Sebastian Vizcaino, who was conducting a survey expedition along the Alta California coast to locate and chart safe harbors for returning Manila galleons, arrived at the San Diego Bay in 1602. European explorers described the San Diego region as a Mediterranean arid area with lush sites along river valleys and marine environments. The Spanish did little to settle San Diego until 1769. By that time, the Russians had been hunting and trading along the coastline of California. This discovery, coupled with the steady advance westward of people from the Anglo-American colonies, caused Spain great concern and resulted in the Spanish government sending an expedition of soldiers, settlers, and missionaries to occupy and secure the northwestern borderlands of New Spain. A land party of soldiers commanded by Don Gaspar de Portola together with missionaries and Indians led by Father Junipero Serra arrived in San Diego in 1769, settling in the Old Town San Diego area near the Kumeyaay village of Kosaii. Shortly thereafter, a rudimentary chapel was constructed and a Presidio began to be built around it. Father Serra, in consecrating the chapel made of wooden stakes and tule reeds, established the first of many missions to be built along the California coast. Major activities of the Spanish in this period included Christianization of the Native American Indians,

construction of the Presidio and mission structures, subsistence farming, raising cattle and sheep, fishing and food gathering, and limited trading with Spanish vessels. Native Americans were employed in many activities related to the construction and operation of the mission and Presidio. A trail to La Playa, the landing site for ships on the eastern shore of Point Loma, was established during this time by the Spanish along an ancient Kumeyaay path which generally corresponds to present-day Rosecrans Street.

Individuals from a diversity of ethnic and racial backgrounds were participants in the earliest days of Spanish colonialism in south Alta California. The presence of people of African descent in the San Diego area dates to the Hispanic settlers who founded the Presidio de San Diego in 1769. Although the Presidio was the first "European" community in California, these settlers and their successors reflected a multitude of racial backgrounds. Processes of intermarriage between individuals of Spanish, African, and Native American descent in Spain and in many areas of the Americas created a diverse population in early Spanish and Mexican California. Individuals originating from Cuba, the West Indies, and Africa played a significant role in the settlement and colonization of southern California. The complexities of definitions of identity in Spain and its New World colonies are clear in the 1790 census of the Presidio de San Diego. Of the 90 adults at the Presidio, at least 45 were noted as mixed blood. The categories identifying



In this depiction of Old Town San Diego, multiple historic structures built around the central plaza can be identified. Image courtesy of the California Department of Parks and Recreation.



The San Diego Presidio Site (HRB Site #4) commemorates two important events: the founding of the first permanent European settlement on the Pacific Coast of the United States and the establishment of the first mission in California by Father Junipero Serra in 1769.



This map of Old Town in 1853 shows the location of Fort Stockton, the ruins of the Presidio, and Old Town's central plaza. Image courtesy of San Diego History Center.

mixed ethnicity listed in the 1790 census included mulato and colores quebrado (both groups recognized as persons of African ancestry in the complicated Spanish colonial identity system), as well as other labels indicating some portion of African heritage.

By 1772, the Presidio stockade encompassed barracks for the soldiers, a storehouse for supplies, a house for the missionaries, and the improved chapel. The log and brush huts were gradually replaced with buildings made of adobe brick. Flat earthen roofs were eventually replaced by pitched roofs with rounded roof tiles. Clay or packed earth floors were eventually lined with fired brick. In 1774, Father Serra founded the current location of the Mission San Diego de Alcalá six miles upriver from its first location, leaving the Presidio to become a community primarily comprised of military men, their families, and Native American workers by 1776.

As early as 1791, Presidio commandants in California were given the authority to grant small house lots and garden plots to soldiers and their families, and sometime after 1800 soldiers and their families began to move down from Presidio Hill. Historical sources confirm there were

at least 15 such lot grants below Presidio Hill by 1821, of which only five within the boundaries of present-day Old Town had houses on them in 1821.

MEXICAN PERIOD (1821 – 1846)

Following the independence of Mexico from Spain in 1822, the Mexican government opened California to trade with foreign ships, and a healthy trade soon developed exchanging fine California cattle hides for manufactured goods from Europe and the eastern United States. The population in Mexican-era California differed from other areas of the U.S. as a result of the influence of Spanish and Mexican colonialism as well as encroaching Russian settlement using otter trade to facilitate its way southward. The multi-ethnic character of the California colonists and settlers was personified in Pío Pico, a Californio (Mexican resident of Spanish ancestry) and the last governor of Mexican Alta California whose heritage was mestizo (Spanish and native) and Afro-Mexican.

Around this same time, soldiers and occupants of the Presidio began to move in increasing numbers off of Presidio Hill down to the flatter “pueblo” area, which approximates the Old Town San Diego of today. As the hide trade grew, so did the need for more grazing lands. Thus, the Mexican government began issuing private land grants within its Alta California territory in the early 1820s, creating the rancho system of large agricultural estates within San Diego County and northward. A large part of the land came from the former Spanish missions, which the Mexican government secularized in 1833.



The Casa de Estudillo is one of the finest examples of the homes built during the Mexican Period. Library of Congress, Prints & Photographs Division, HABS, Reproduction No. HABS CAL,37-OLTO,1--4.

Activities of pueblo residents of the 1820s involved the construction of homes and outbuildings and the planting of orchards and farms, with the economic activity based on cattle ranching, collecting and shipping cattle hides and tallow to Mexico as well as whaling and seafaring activities.

By 1827, as many as 30 homes existed around the central plaza and the population reached nearly 500, and in 1835 Mexico granted San Diego official pueblo status. Substantial numbers of Native Americans worked and lived in the Mexican pueblo of San Diego, as evidenced by archaeological artifacts found in the area. When the missions were secularized in 1833, some ex-mission Native Americans moved on to make homes in Indian pueblos in northern San Diego County or in traditional villages, while other Native Americans found work and shelter in the San Diego pueblo. An 1836 census of the pueblo counted 13 Californio households employing 26 servants, as well as workers and their families. The census noted various occupations for the Native American inhabitants of the pueblo, including cooks, bakers, fishermen, gardeners, and house servants.

The pueblo of San Diego did not prosper, and its population remained relatively unchanged after it became a town. Native American hostilities against the Californios increased after the secularization of the missions, and attacks against outlying ranchos combined with unstable political and economic factors led to a decline in San Diego's population. In 1838, the pueblo's official status was removed, and in 1840 its residents numbered approximately 150 persons. American citizens of African descent began arriving in California in the later years of the Mexican era. Such migrants often arrived as sailors or accompanying military officers and government officials as servants, but their numbers were small numbers and diffused throughout the state. By 1846, the situation in San Diego had stabilized somewhat and the non-Native American population had increased to roughly 350 persons.

AMERICAN PERIOD (1846 - PRESENT)

The War of 1846 resulted in the acquisition of California by the United States, helping to fulfill the demands of the doctrine of "Manifest Destiny." Shortly following the war, gold was discovered in the northern part of the territory, bringing a large number of people to California. Efforts to develop a "New Town" at the site of present-day Downtown began in 1850, when California became a State.

San Diego Bay was of early interest to the U.S. federal government, which sent the Army Corps of Engineers to San Diego soon after California's statehood to protect the bay and its commercial seaport from siltation by the San Diego River. The proposed solution, the construction of a dike system to direct the river's flow into the marshes of False Bay (now Mission Bay), would have also reduced flooding in Old Town. However, Derby's Dike, as it was known, lasted only two years after its completion in 1853 before it was destroyed by a flood. The Derby Dike was later rebuilt in 1877. The course and flooding of the San Diego River limited the potential growth of Old Town into a larger settlement.

The arrival of Alonzo Horton in 1867 and his subsequent investments induced a real estate boom and substantial development of New Town San Diego, which soon eclipsed Old Town San Diego in importance. Against considerable objection, City records were moved from the Whaley House in Old Town San Diego to the New Town courthouse in 1871.



Old Town in 1868, with the San Diego River in the background. Photo courtesy of San Diego History Center.

The movement of government and commerce activity to Downtown reduced the need to replace historical buildings from the Mexican and early American periods in Old Town; therefore, the historic buildings and character of Old Town were kept intact. While many historic buildings were saved, many have been lost to newer developments over the last century. The history of Old Town San Diego can be found in the restored historic buildings and archaeological and historical sites within the Community. Many of these sites have been reconstructed as part of the Old Town San Diego State Historic Park.

The following five important themes related to the development of Old Town during the American period (1846-present) have been identified:

American Transition Period (1846 –1872)

In the quarter of a century following 1846, San Diego was transformed from a Hispanic community into an Anglo-American one. Old Town remained the largest development within San Diego, occupying a total of 48,557 acres and consisting of approximately 65 buildings. As San Diego transitioned from a Mexican to an American government, the architecture of Old Town began to display eastern American influences. For example, the 1850 Derby-Pendleton house was an early “kit” wood-frame structure brought to San Diego by ship from the East Coast, and the 1857 Whaley House was San Diego’s first red brick structure.

In March of 1870, the first plat map of Old Town San Diego was made under the direction of the Board of Trustees. The map illustrated new, regularly spaced subdivision blocks that radiated out in all directions from Washington Square (Old Town Plaza). In 1871, both the county seat and City seat of government were moved from Old Town to New Town, and on April 20, 1872, a fire destroyed a significant portion of the business block within Old Town. As a result of these two events, coupled with the continued development of New Town, Old Town rapidly declined in development and government influence. Settlers increasingly chose to settle in New Town over Old Town, due to the availability of potable water and access to transportation and public facilities.

Early American Development and Industrialization (1873-1929)

Development in Old Town during the early American Development and Industrialization period was slow prior to the expansion of the railroads. Some of the earliest buildings to be erected in Old Town during the American Period were “kit” buildings, built on the East Coast of the United States, shipped in sections around Cape Horn, and reassembled in San Diego. Development of a rail line was an integral component to Alonzo Horton’s vision of San Diego as a modern city and a major seaport. In 1885, the first transcontinental line arrived in San Diego. Once a transcontinental line had been established, trade



This 1904 USGS map shows Old Town’s grid street system, as well as the city’s early rail lines. Image courtesy of the Office of the San Diego City Clerk.

increased and San Diego's population boomed to 40,000. While much of the growth occurred in New Town, new residences were constructed in the vicinity of the Old Town plaza such as the Gatewood House at 2515 San Diego Avenue which is HRB Site # 34.

In 1887, the San Diego and Old Town Street Railway began operations, and the same year the Electric Rapid Transit Company would debut San Diego's first electric streetcar transit system, which ran from New Town to Old Town. Despite the growing prosperity of the City, a general depression in 1890s halted growth in the United States. In the decade that followed, San Diego's population decreased by half. As the turn of the century approached, the city began to recover and new industries started to emerge.

In 1892, the San Diego Electric Railway took over the existing Old Town line and expanded San Diego's streetcar system to newly developing areas of the City in the years leading up to the turn of the 20th century. This likely encouraged commercial, residential, and institutional development in Old Town, though the pace of development was moderate, with single- and multi-family residences constructed largely along Harney and Congress Streets in the vernacular cottage, Craftsman bungalow, or Spanish Colonial Revival styles. By 1900,

Edward W. Akerman and Robert Alfred Tuffley brought the olive processing industry to Old Town, when they relocated their Old Mission Olive Works Company from a building near the Mission to the former Casa de Bandini. In 1915, a new Old Mission Olive Works packing plant was constructed in the Mission Revival style at the foot of Juan Street at Taylor Street. Additional light commercial development occurred, but it remained scattered along Congress Street and San Diego Avenue. The institutional development during the period included the construction of the Immaculate Conception Church on San Diego Avenue between Twiggs and Harney Streets.

Automobile, Early Tourism and Preservation in Old Town (1904-1939) and (1950-1970)

In Old Town there were two distinct periods of development directly influenced by tourism and preservation. The first phase occurred from 1904 to 1939 and revolved around the impact of the automobile. This phase was characterized by early motorists' interest in buildings remaining from the Spanish and Mexican Periods in Old Town. The second phase from 1950 to 1970 was characterized more by the restoration, reconstruction, relocation, and recordation of existing resources that became tourist attractions in the first phase.



The Old Mission Olive Works Company processed olives from Mission Valley in the Casa de Bandini and later in a Mission Revival style packing plant at Taylor Street and Juan Street. Photo courtesy of the Library of Congress.



The Casa de Estudillo in Old Town became one of the community's first tourism destinations in the early 1900s. Image courtesy of the California History Room, California State Library, Sacramento, California.

1904-1939

As early as 1900, the popularity of the automobile had led to auto touring as a recreational activity; and by 1904 travel along the “picturesque” route between Los Angeles and San Diego was being promoted. New rail and roadway routes were linked to Old Town between 1905 and 1910 in order to take advantage of the tourism opportunities presented by the area’s historic resources.

In 1905, John D. Spreckels took advantage of this renewed interest in Old Town’s historic resources and purchased the remains of the Estudillo house. With the help of Hazel Waterman, Spreckels restored the house in 1910 to exacting standards of building methods and materials, and promoted it as a tourist attraction accessible via Spreckels’ San Diego Electric Railway.

During this same period, George White Marston began planning a memorial for the first European settlers of California at the original site of the Presidio. He hired well-known local architect William Templeton Johnson to design a museum at the top of the site. In July 1929 Marston and his wife Anna gifted the Serra Museum and the surrounding parkland to the City.

The historical interest generated by the 1915 Panama-California Exposition and the spread of roadways and automobiles by the early 1920s increased tourism and auto touring to Old Town. In Old Town, motels, auto courts, gas stations, garages, and tourist camps began to be constructed along San Diego Avenue and Juan, Taylor, and Congress Streets, as well as commercial buildings to house other tourist-serving businesses.



George Marston at the site of the Presidio Golf Course, 1928. Photo courtesy of San Diego History Center.

As increased tourism encouraged development, residents of Old Town began to consider other ways of maintaining the character of their community through design guidelines. Old Town also began documenting its historic resources in the 1930s, shortly following the establishment of the Historic American Buildings Survey program in 1933. These early preservation and heritage tourism efforts within Old Town San Diego were rather unique for their time. While Old Town wasn’t officially designated as a historic district on the State, local and National registers until 1969, 1970 and 1971, respectively; these early efforts near the turn of the last century to prevent the destruction of San Diego’s earliest built environment resources and encourage aesthetically compatible new development paved the way for the designation of Old Town San Diego over 50 years later.

1950-1970

Within Old Town, restoration activities boomed from 1956 to 1969. Five historic sites were restored during this period: the Whaley House in 1956, the Mason Street School in 1962, the Casa de Pedrorena 1968, and the Casa de Estudillo and Casa de Machado-Stewart in 1969. In addition to the restoration of buildings within Old Town previously demolished resources were reconstructed like the Casa de Lopez in 1963. Buildings were also relocated in order to avoid demolition such as the Derby-Pendleton House, constructed in 1851 which was moved to its current location in 1962.

The Old Town San Diego State Historic Park, created in 1968, was listed as a National Register Historic District and a California State Park in 1970. In addition, Heritage Park, located on Juan Street, was formed in 1969 for the preservation and interpretation of late 19th century buildings that were being threatened with demolition in Downtown San Diego.

Great Depression and World War II (1930-1945)

Unlike most of the nation, San Diego did not immediately experience the effects of the 1929 stock market crash because its industrial base was still in its developmental stages. However, in the years that immediately followed, real estate sales declined and development largely ceased. State and federal government relief programs were created to fund a variety of infrastructure, civic and residential construction projects in the 1930s to generate economic development, including a number of projects in Presidio Park and the rebuilding of the Adobe Chapel near its original site in Old Town. Another relief program which benefited Old Town was the Historic American Buildings Survey, through which the community's historic resources began to be documented in the mid-1930s. Also, in 1936, the Federal Housing Administration (FHA) published its first guide to efficient comfortable living, titled *Planning Small Houses*, which was intended to spur housing construction. The *Planning Small Houses* guide influenced the construction of a residential neighborhood in the Minimal Traditional style along Jackson, Sunset, and Juan Streets, of which George Marston was the landowner and developer.

In the mid-1930s, San Diego's economy began to recover and in October 1935, the city received a huge industrial economic boost when Reuben H. Fleet relocated his Consolidated Aircraft company to the Midway area, just southwest of Old Town. As the economy began to recover commercial development in Old Town resumed to accommodate additional auto-oriented tourism.



Streetcar dwellings near Old Town in 1941 provided housing for an influx of defense workers. Photo courtesy of Library of Congress, Prints & Photographs Division, FSA/OWI Collection, LC-USF34-039248-D.

In 1932, George Marston opened the Presidio Hills Golf Course adjacent to Presidio Park and a general merchandise store was built on San Diego Avenue. Prominent Spanish Colonial Revival buildings were also constructed along Juan Street including the 1938 restaurant at the corner of Taylor Street and the 1939 Casa De Pico motor lodge, designed by Richard Requa, at the corner of Wallace Street.

From 1940 through the summer of 1943, San Diego's growth far surpassed its ability to provide housing and services for thousands of defense workers. At the time of its relocation Consolidated Aircraft had 800 employees, and by 1941 it had 25,000 employees. Housing within Old Town had become filled to capacity like most of San Diego. In an effort to provide temporary housing, old trolley cars were relocated to a vacant lot within Old Town, along Juan and Taylor Streets. Auto-camps previously used for traveling motorists within Old Town also began to be utilized as temporary housing. Between 1940 and 1942 two smaller subdivisions were developed within Old Town. One was located just north of Taylor Street, along Juan and Gains Streets, and the other consisted of a section of government housing projects constructed along Calhoun and Juan Streets between Harney and Mason Streets.

Post-World War II (1946-1970)

Following World War II, San Diego experienced a continued population increase as veterans and defense workers began to permanently settle in the area. The San Diego population had increased from 203,341 in 1940 to 334,387 in 1950, creating a massive demand for permanent housing. In response, developers began constructing large suburban tract homes along the city's outskirts. Within Old Town, there was a surge of new development. Pockets of residential tract homes began to be constructed within the area's already existing housing developments, similar in style to suburban developments but constructed on a smaller scale and of both single-family and multi-family design.

The construction of Interstate 5 and Interstate 8 during this period was a result of the continued popularity of the automobile, and created rigid geographic boundaries between Old Town and the communities to the north and southwest. In other signs of the increasing dominance of automobile transportation, the San Diego Electric Railway ended service in 1949 and Caltrans constructed a new headquarters on the site of the Old Mission Olive Works plant in 1953.

Commercial development during this period catered to daytime visitors with the construction of small-scale restaurants, shops, and souvenir stands to provide tourists with opportunity to purchase gifts from their travels. In addition to new construction, commercial development within Old Town also utilized adaptive reuse of earlier buildings to cater to the current needs of visitors.



The construction of Interstate 5 and Interstate 8 created geographic boundaries between Old Town and the communities to the north and southwest.

2.2 Identification and Preservation of Historical Resources

Cultural sensitivity levels for communities are rated low, moderate, or high based on the results of the records searches, the NAHC Sacred Lands File check, and regional environmental factors. Sensitivity ratings may be adjusted based on the amount of disturbance that has occurred, which may have previously impacted archaeological resources.

Based on the results of the records search, the NAHC Sacred Lands File check, and regional environmental factors, the community of Old Town has a high cultural sensitivity level. Although the community of Old Town is developed, the area was extensively used and occupied by Native Americans prior to and during the historic periods of the community. The area in and around the community of Old Town is located along the former periodic shoreline of the San Diego River and at the base of hills, making it attractive for prehistoric activities. Several prehistoric campsites, as well as a possible location for the ethnographic village of Kosaii, have been mapped by the South Coast Information Center (SCIC) in this area. The community planning area also has an extensive historic occupation as the first Spanish Presidio and Mission settlements in Alta California, active well into the 20th century. As such, the cultural sensitivity level for the community of Old Town is considered high.

In addition to identifying the main themes significant in the development of Old Town, the Historic Survey Report also identified the property types that are associated with those themes in historically significant ways. In summary, the property types, styles and significance thresholds are as follows:

Spanish Period (1769-1821)

The property types associated with the Spanish Period include historic sites and reconstructed buildings. They have all been listed already and include: Casa de Carrillo (CHL Site #74), the San Diego Presidio Site (HRB Site #4), the Franciscan Garden Site Block 413 (HRB Site #44), and the Serra Palm Site (HRB Site #5).

Mexican Period (1821-1846)

The property types associated with the Mexican Period include historic sites and reconstructed buildings. They have all been listed already and include: Fort Stockton (HRB Site #3), Casa de Estudillo (HRB Site #14-A), Casa de Machado-Stewart (HRB Site #14-G), Casa de Cota Site (HRB Site #14-B), Casa de Lopez (HRB Site #21), and the Old Spanish Cemetery (HRB Site #26).

American Transition Period (1846-1872)

The property types associated with this era include historic sites and buildings. The buildings were constructed for a variety of uses; some are reconstructions, while others are original, but restored. All of the properties have been listed already and include: the Casa de Pedrona (HRB Site #14-C), Casa de Bandini (HRB Site #14-C), Whaley House (HRB Site #24), Derby-Pendleton House (HRB Site #32), Rudolph Schiller Gallery (HRB Site #352), Chapel of the Immaculate Conception (HRB Site #15), Mason Street School (HRB Site #14-H), Derby Dike Site (HRB Site #28), Congress Hall Site (HRB Site #14-F), Exchange Hotel Site (HRB Site #14-I), Emmet House Site (HRB Site #36), Casa de Aguirre Site (HRB Site #42), Gila House Site (HRB Site #43), and Cobblestone Jail Site (HRB Site #46).

Early American Development and Industrialization (1873-1929)

While the early transportation improvements during the late 19th and early 20th centuries influenced the later development of the plan area, there are no directly related property types remaining. Buildings remaining from this period are residential, commercial, and institutional buildings just outside Old Town's original core. This development likely occurred as a result of the construction of the San Diego and Old Town Railway and the expansion of the San Diego Electric Railway into the area. The construction of these building types was scattered and largely occurred on Harney and Congress Streets and San Diego Avenue. Residential buildings were primarily constructed in vernacular, Craftsman and Spanish Colonial Revival styles. Commercial buildings are typically small, one-story, wood-framed buildings, sheathed in either clapboard siding or smooth stucco with Western False Front facades. There is only one prime example of a religious property associated with

this theme in the plan area, the Immaculate Conception Church. Constructed in 1917, the Immaculate Conception Church replaced the Old Adobe Church as the primary place of worship for Catholics in Old Town. The church was dedicated in 1919, and has been in continuous operation since that time.

Single and multi-family residences may be individually significant under Criterion B if they were homes of persons significant in local history. Residential, commercial and institutional development may be eligible under Criterion C if they embody the distinctive characteristics of a style, type, period, or method of construction. These buildings will possess the character-defining features of the style they represent. Religious buildings may be individually significant under Criterion A as a rare surviving example of a property type that played an important role in the development of Old Town San Diego during the early American Period.

The Automobile, Early Tourism and Preservation (1904-1939)

Property types associated with this theme in the plan area were predominately commercial buildings. However, the Junipero Serra Museum, constructed in 1929 and already listed as HRB Site #237, is also associated with this theme. The commercial buildings within the plan area associated with this theme include: motels, auto courts, gas stations, garages, small retail shops, and recreational and leisure properties. Automobile touring and early tourism within Old Town greatly influenced its development in the early 1910s and 1920s. Motels, auto courts, and garages were constructed during this period to cater to the new recreational activity. Although there is only one prime example of a sports and leisure property associated with this theme in the plan area, Presidio Hills Golf Course, it is representative of the early leisure culture associated with the tourism in Old Town. Although, few commercial buildings were constructed within Old Town during this period there are a couple remaining examples. These buildings are typically small, one-story, wood-framed buildings, sheathed in either clapboard siding or smooth stucco with Western False Front or Mission Revival influences.

Motels, auto camps and garages and sports, recreation and leisure resources may be individually significant under Criterion A as a rare surviving example of a property type that played an important role in the history of early tourism. All property types associated with this theme may also be eligible under Criterion C if they embody the distinctive characteristics of a style, type, period, or method of construction. These buildings will possess the character-defining features of the style they represent. Good examples of sports and recreational facilities will reflect their original use, and layout from the era in which they were constructed and should be evaluated together with associated landscaped grounds and accessory buildings.

Preservation and Tourism in Old Town (1950-1970)

The primary property types associated with this period include a variety of commercial buildings including: restaurants, retail shops, motels, and gas stations, which catered to tourists. Similar to earlier tourist-oriented development, the majority of development in this period continued to occur along Old Town's busiest commercial corridors including San Diego Avenue, Pacific Highway, and Taylor and Congress Streets. The popularity of the automobile as the preferred mode of transportation during this period was reflected by the preference in the construction of motels and auto courts over hotels. As the tourism industry boomed during this period small retail stores catering to daytime visitors to Old Town continued to be constructed along its commercial corridors. These buildings are typically small, one to two stories in height, and sheathed in either clapboard or smooth stucco often constructed in an architectural revival style; typically Spanish Colonial Revival or Western False Front styles. This was due to enforced design guidelines established with the Old Town Planned District Ordinance. However, some retail stores were constructed in popular architectural styles from the post-war period. As a result of the tourism industry there are numerous restaurants in the plan area, either one-story freestanding buildings surrounded by surface parking lots or located within commercial strips that are one to two stories in height at pedestrian level. These buildings were typically constructed in the Spanish Colonial Revival style due to enforced design guidelines

established with the Old Town Planned District. However, some examples remain of other styles that were popular during the post-war period.

Motels, auto courts, and gas stations may be individually significant under Criterion A as a rare surviving example of a property type that played an important role in the history of tourism. Property types associated with this theme may be eligible under Criterion C if they embody the distinctive characteristics of a style, type, period, or method of construction. These buildings will possess the character-defining features of the style they represent. Considering the fact that there were once many and now there are few, even representative examples of motels, auto courts, and gas stations from the period may qualify.

Great Depression and World War II (1930-1945)

According to Sanborn maps, property types associated with this theme include the adaptive re-use of tourist motor courts, auto courts, and even old trolley cars as temporary housing for the influx in defense and military personnel. However no examples of this type of temporary housing remain. In addition to temporary residential accommodations, permanent single-family residences were constructed. A concentrated pocket of single-family residences constructed during this time is still present just below Presidio Hill. The single-family residences constructed during this period are concentrated below Presidio Park along Sunset, Mason, Twiggs and Jefferson Streets. The majority of the homes were designed in the Minimal Traditional style with a few



Single-family residences built in the Minimal Traditional style were built below Presidio Park along Sunset, Mason, Twiggs and Jefferson Streets.

constructed in the Spanish Colonial Revival style. These residences tend to be one story to one and half stories in height depending on grading with moderate setbacks and landscaped front yards. The only industrial development within Old Town during this period was the construction of Mrs. Hubbel's Bakery located along Pacific Highway.

Single-family residences may be individually significant under Criterion B if they were the homes of persons significant in local history. Single-family residences may also be eligible under Criterion C if they embody the distinctive characteristics of a style, type, period, or method of construction. These buildings will possess the character-defining features of the style it represents. A contiguous grouping of similar single-family residences from this period may be eligible for listing as a historic district under Criteria A-E.

Theme: Post World War II (1946-1970)

Property types associated with this theme consist of single- and multi-family residences constructed to house returning veterans taking advantage of federal housing programs. Similar to previous periods, commercial, and industrial development was almost stagnant within Old Town, as previously constructed buildings continued to be re-used for new uses. However, one institutional building was constructed in the plan area during this period, the District 11 headquarters for Caltrans, built in 1953. The building is located at 4075 Taylor Street, and was determined eligible for the National and California Registers in March 2011 due to its Post-war International Architectural Style. Single-family residences constructed during this period are mostly one-story in height and can be described as Minimal Traditional or Ranch style. The post-war period was marked by the construction of an increasing number of apartment buildings. This was largely in response to the overall housing shortage that created a need for higher density to accommodate the influx of new residents. Multi-family residences in the plan area do not represent a particular type. They generally range from two to eight units and one to two stories in height. A few exhibit the characteristics of the Minimal Traditional style.

Property types associated with this theme may be individually significant under Criterion C if they embody the distinctive characteristics of a style, type, period, or method of construction. These buildings will possess the character-defining features of the style they represent. Single-family residences may be individually significant under Criterion B if they were the homes of persons significant in local history. A contiguous grouping of similar single-family residences from this period may be eligible for listing as a historic district under Criteria A-E.



Casa de Pedorena is an adobe residence constructed by Miguel de Pedorena, who originally arrived in Old Town in 1838. This building was partially restored in 1968.



The Junipero Serra Museum, built in 1929, was designed by architects William Templeton Johnson in the Spanish Colonial Revival style. The museum and surrounding parkland were donated to the City by George and Anna Marston.

Resources must be evaluated within their historic context(s) against the City's adopted criteria for designation of a historical resource, as provided in the General Plan and the Historical Resources Guidelines of the Land Development Manual. Guidelines for the application of these criteria were made part of the Historical Resources Guidelines to assist the public, project applicants, and others in the understanding of the designation criteria.

DESIGNATED HISTORICAL RESOURCES

The Community contains 37 properties that have been designated as historic resources by the San Diego Historical Resources Board or designated at state and/or national levels. Old Town's designated historical resources are listed in Table 2-1 and their locations are shown in Figure 2-2.

The Old Town State Historic District, added to the National Register of Historic Places in 1970, consists of the grouping of historic buildings and sites located within the blocks between Taylor Street, Twiggs Street, Congress Street and Juan Street.



Old Spanish Cemetery/El Campo Santo, shown here ca. 1898, should be preserved and maintained as a designated historical site for the enjoyment of the public. Photo courtesy of USC Digital Library, California Historical Society Collection.

IDENTIFICATION OF NEW HISTORICAL RESOURCES

As detailed in the Historic Survey Report, a Historical Resource Reconnaissance Survey was undertaken based on the information provided in the Historic Context Statement to identify new historic resources within Old Town which may be eligible for designation pending further evaluation. The purpose of the Historic Resource Reconnaissance Survey is to inform land use decisions in the Community Plan, guide the development of policies in the Historic Preservation Element, and raise public awareness regarding the possible significance these resources may have. However, additional property-specific research and analysis will be required to determine if in fact these properties are significant and eligible for designation. This review and analysis may occur through historic designation nominations or applications for permits or preliminary review, in accordance with the Municipal Code.

The survey identified 22 properties, including 6 single family homes, 5 multi-family properties, 10 commercial buildings, and 1 institutional building. All extant resources from the first four development themes have been designated as historic resources, and no new resources were identified. The 22 properties identified by the survey relate to the themes "Early American Development and Industrialization (1873-1929)" (8 resources); "Automobile, Early Tourism and Preservation in Old Town (1904-1939)" (6 resources); "Great Depression and World War II (1930-1945)" (1 resource); Post World War II (1946-1970) (5 resources); and Preservation and Tourism in Old Town (1950-1970) (2 resources).

In addition to individual properties, the survey identified one area which may be eligible for designation as a historic district. Associated with George Marston, the area consists of a group of single- and multi-family residences built between 1938 and 1955 in the Minimal Traditional and Ranch styles and embody the ideals of the 1936 FHA publication "Planning Small Houses." Similar to individual properties, additional research, analysis, and survey work will be required to confirm whether this area is eligible for designation as a historic district. For more information, a detailed listing of all identified individual properties and the George Marston Potential Historic District can be found in the *City of San Diego Old Town Community Plan Area Historic Resources Survey Report: Historic Context & Reconnaissance Survey*.

The properties identified by the Historic Resources Reconnaissance Survey are protected and preserved to some degree through existing General Plan policies and the historical resources regulations and guidelines of the Municipal Code. Additional policies that address the identification and preservation of new historical resources in the Old Town community follow.



FHA Housing of the "Small Houses" type, similar to the homes in the Mason Sub-District, 1941. Photo courtesy of Library of Congress, Prints & Photographs Division, FSA/OWI Collection, LC-USF34-039307-D.

POLICIES

- HP-2.1 Support the preservation, maintenance and continued use or adaptive reuse of historical resources in Old Town that convey historical, cultural and/or architectural significance.
- HP-2.2 Support the preservation, protection, and enhancement of historical parks and landmarks.
- HP-2.3 Consider the use of excess public right-of-way and property for the development and/or expansion of historical parks.
- HP-2.4 Evaluate properties which may be eligible for designation as historical resources.
- HP-2.5 Intensively survey the George Marston Potential Historic District.
- HP-2.6 Provide support and guidance to community members and groups who wish to prepare and submit historical resource nominations to the City, consistent with the Municipal Code and adopted Guidelines.
- HP-2.7 Work with community members to identify and evaluate properties that possess historical significance for social or cultural reasons (e.g. association with an important person or event) for potential historic designation.
- HP-2.8 Evaluate the possibility of a multi-community or Citywide historic context statement and Multiple Property Listing related to the aerospace industry in San Diego.
- HP-2.9 Consider eligible for listing on the City's Historical Resources Register any significant archaeological or Native American cultural sites that may be identified as part of future development within Old Town or otherwise, and refer sites to the Historical Resources Board for designation, as appropriate.
- HP-2.10 Identify, preserve, and appropriately treat historical archaeological resources; and refer sites to the Historical Resources Board for designation, as appropriate.
- HP-2.11 Support the reconstruction of missing historical structures in a manner consistent with the U.S. Secretary of the Interior's Standards for Reconstruction.

2.3 Educational Opportunities and Incentives

Revitalization and adaptive reuse of historic buildings and districts conserves resources, uses existing infrastructure, generates local jobs and economic activity, supports small business development and heritage tourism, and enhances quality of life and community character. The successful implementation of a historic preservation program requires widespread community support. In order to better inform and educate the public on the merits of historic preservation, information on the resources themselves as well as the purpose and objectives of the preservation program must be developed and widely distributed.

There are a number of incentives available to owners of historic resources to assist with the revitalization and adaptive reuse of historic buildings and districts. The California State Historic Building Code provides flexibility in meeting building code requirements for historically designated buildings. Conditional Use Permits are available to allow adaptive reuse of historic structures consistent with the U.S. Secretary of the Interior's Standards and the character of the community. The Mills Act, which is a highly successful incentive, provides property tax relief to owners to help rehabilitate and maintain designated historical resources. Additional incentives recommended in the General Plan, including an architectural assistance program, are being developed and may become available in the future.



The Whaley House Museum offers residents and tourists the opportunity to learn more about Old Town's history.

In addition to direct incentives to owners of designated historical resources, all members of the community enjoy the benefits of historic preservation through reinvestment of individual property tax savings into historical properties and an increased historic tourism economy. There is great opportunity to build on the existing local patronage and tourism base drawn to Old Town by highlighting and celebrating the community's rich history.

In addition to the General Plan Historic Preservation Element policies, the following policies are specific to Old Town for the implementation of educational opportunities and incentives for preservation of the community's historical resources.

POLICIES

- HP-3.1 Provide opportunities for education and interpretation of Old Town's diverse history through the distribution of printed brochures, mobile technology (such as phone applications) and walking tours, and the installation of interpretive signs, markers, displays, and exhibits at public buildings and parks. Consider the use of excess public right-of-way and property for interpretive signage opportunities.
- HP-3.2 Work with businesses and organizations to create and promote new marketing and heritage tourism programs and opportunities.
- HP-3.3 Support entering into agreements with non-profit organizations for the operations and management of the City-owned historic sites and to provide educational and interpretive programs for visitors.
- HP-3.4 Support the incorporation of historic markers and plaques to acknowledge the significance of the historical structures and cultural resources.
- HP-3.5 Support the installation of public art, statues, and other features that commemorate the character and historical value of historical and cultural resources.
- HP-3.6 Support the creation of interpretive programs to educate the public and acknowledge the cultural heritage and significance

of the Kumeyaay people in the early history of California and Old Town.

- HP-3.7 Acknowledge the place names and places important to Native Americans and Spanish, Mexican and early American settlers who inhabited the community of Old Town through signage and/or narratives in brochures, handouts and mobile device applications.
- HP-3.8 Partner with California State Parks and local community and historic organizations to better inform and educate the public on the merits of historic preservation by providing information on the resources themselves, as well as the purpose and objectives of the preservation program.
- HP-3.9 Outreach to local businesses and other organizations operating within Old Town's various individually significant designated and potential historical resources to provide information on the benefits and responsibilities of historic resource stewardship.
- HP-3.10 Promote the maintenance, restoration, rehabilitation and continued private ownership and utilization of historical resources through existing incentive programs and develop new approaches, such as architectural assistance and relief from setback requirements through a development permit process, as needed.



This mural is an example of public art in Presidio Park that commemorates the Mormon Battalion, which marched from Iowa to San Diego in 1846-1847 to help secure California for the U.S. in the Mexican-American War.



Historical markers and plaques such as this one identifying the Derby Dike site commemorate important events and places in the history of San Diego.

TABLE 2-1: DESIGNATED HISTORICAL RESOURCES IN OLD TOWN, GROUPED BY THEME

Name & Address	Significance	Year Built	Listings
Spanish Period (1769-1821)			
The San Diego Presidio Site <i>Bounded by Taylor St, Pine St, Harney St, Arista St, Cosoy Wy, Jackson St and Presidio Dr</i>	The San Diego Presidio Site (HRB Site #4) commemorates two important events: the founding of the first permanent European settlement on the Pacific Coast of the United States and the establishment of the first mission in California by Father Junipero Serra in 1769. From 1769 to 1776 the Presidio served as the base of operations for the Spanish settlers and continued to function as the seat of military jurisdiction in Southern California through 1837 under Mexican rule. The Presidio was originally constructed using wood for the exterior walls; however, in 1778 this material was replaced with adobe. The archaeological remains were designated a National Historic Landmark in 1963.	1769	NHL HRB #4
The Serra Palm Site <i>Located within Presidio Park at the southeast corner of Taylor Street and Presidio Drive.</i>	The Serra Palm Site is the location where the four divisions of the Portola Expedition met on July 1, 1769. It was at this site that Father Junipero Serra planted a palm tree when he first arrived and was the starting point where the "El Camino Real" trail began. Although, the original tree Father Serra planted no longer remains a commemorative marker is located in its place.	1769	CHL #67 HRB #5
The Franciscan Garden Site Block 413	The Franciscan Garden Site Block 413 was constructed when the San Diego Presidio was built. This garden was used and cultivated by the Spanish settlers, although the garden has since been demolished a commemorative marker has been placed in its original location off of Taylor Street.	1769	HRB #44
Casa de Carrillo <i>4136 Wallace Street</i>	Casa de Carrillo was one of the earliest and largest residences constructed during the Spanish Period. It was originally built by Francisco Maria Ruiz and later became the home of Joaquin Carrillo and his family in the 1820s. Casa de Carrillo is but a remnant reconstruction of what it used to be. The original residence was constructed of adobe bricks with a smooth earthen plaster exterior.	circa 1810	CHL #74
Mexican Period (1821-1846)			
Casa de Estudillo <i>Located at the southeast corner of San Diego Avenue and Mason Street.</i>	Casa de Estudillo is an adobe residence that was originally constructed by Don Jose Maria Estudillo. This building housed three generations of the Estudillo family and is also referred to as Ramona's marriage or wedding place. The residence was reconstructed in 1910 by John D. Spreckels, who commissioned architect Hazel Waterman to oversee the effort.	1828	NRHP CHL #53 HRB #14-A
Casa de Bandini <i>Located on Mason Street between San Diego Avenue and Calhoun Street.</i>	Casa de Bandini was a traditional Mexican style adobe residence constructed by Jose and Juan Bandini. Following its completion the home quickly became the social center of Old Town. In 1846, the residence became the headquarters of Commodore Stockton and Bandini provided supplies to his troops. In 1869, Alfred Seely purchased the property, added a second story and converted the residence to the Cosmopolitan Hotel. By 1900, Akerman & Tuffley had converted the building into an olive processing plant. The building was restored by California State Parks as the Cosmopolitan Hotel in 2010.	1829	CHL #72 HRB #14-C
Casa de Machado-Silvas <i>Currently serves as the Old Town San Diego State Historic Park visitor center.</i>	Casa de Machado-Silvas is an adobe residence that was constructed by Jose Nicasio Silvas. Silvas lived in this residence with his wife Maria Antonia Machado and their children. This residence is also known as Casa de la Bandera (House of the Flag), in honor of Maria who hid the Mexican flag in her house from American forces. Casa de Machado-Silvas stayed in the Silvas family for over 100 years, and has since been a boarding house, saloon, restaurant, art studio, souvenir shop, museum, and church.	1829	CHL #71 HRB #14-E

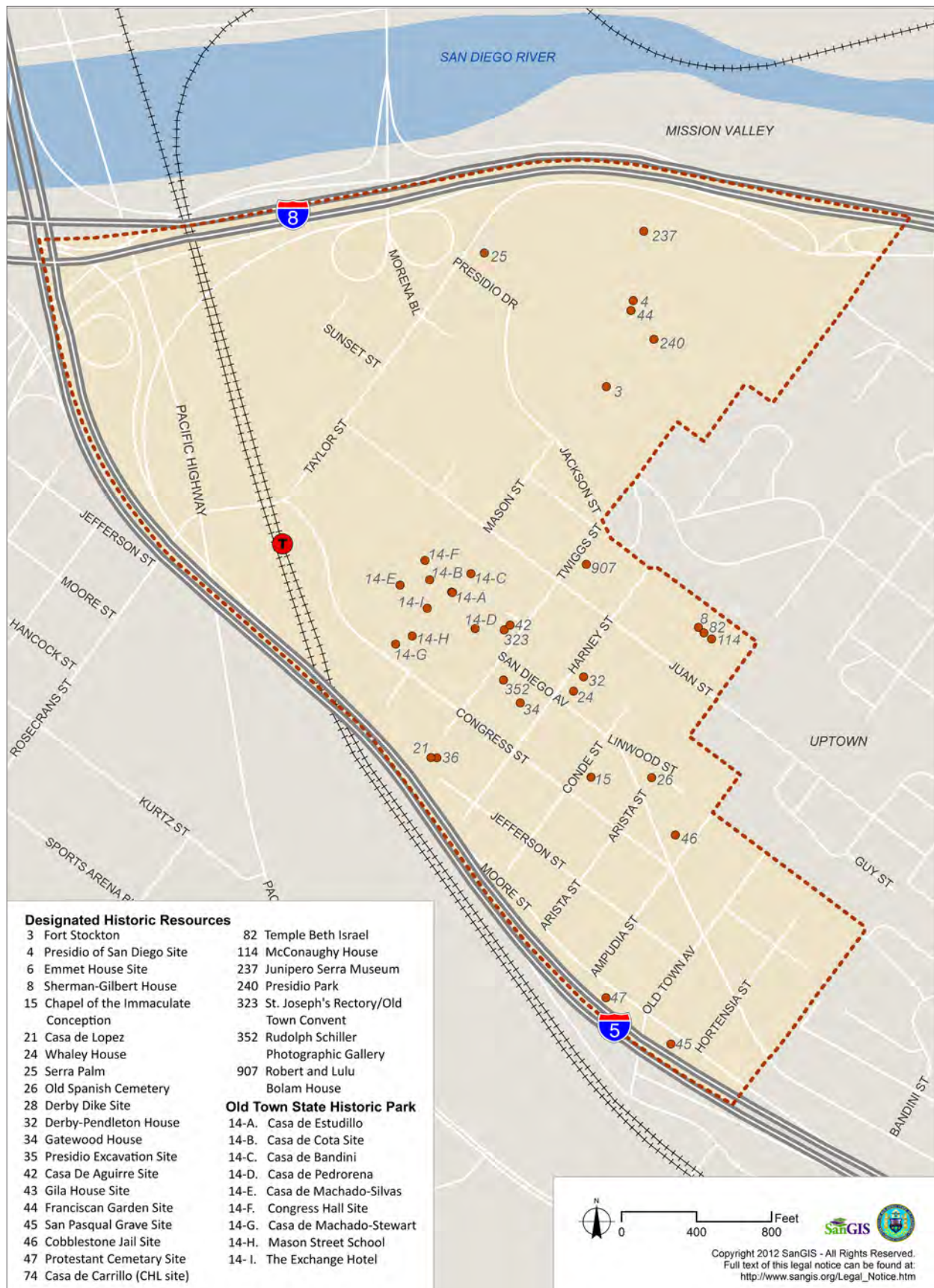
TABLE 2-1: DESIGNATED HISTORICAL RESOURCES IN OLD TOWN, GROUPED BY THEME

Name & Address	Significance	Year Built	Listings
Casa de Machado-Stewart <i>Located at the northwest corner of Congress and Mason Streets.</i>	Casa de Machado-Stewart is a restored adobe brick home constructed by Jose Manuel Machado. In 1845 Jack Stewart married Machado's youngest daughter, Rosa and moved in with the Machado family. Until 1966 the residence remained in the Stewart family.	1830	CHL #74 HRB #14-G
Casa de Cota Site <i>Located at the northwest corner of Twiggs and Congress Streets.</i>	Casa de Cota Site was the location of an adobe residence said to have been built by Juan or Ramona Cota. The residence has since been demolished and an identification marker has been placed at its original location.	c.1835	CHL #75 HRB #14-B
Casa de Lopez <i>3890 Twiggs Street</i>	Casa de Lopez was an adobe residence constructed by Juan Francisco Lopez. The residence was also referred to as the Casa Larga or Long House and was one of the first larger residences to be constructed in the Pueblo of San Diego. In 1956 the residence was restored by Arnholt Smith. However seven years after its restoration, the home was demolished and reconstructed at its present site.	1835	CHL #60 HRB #21
Fort Stockton <i>Located within Presidio Park</i>	Fort Stockton was originally constructed in preparation for a military offensive from Los Angeles. The fortification was originally constructed of earth. In 1846 the U.S. Army rebuilt the fortification. It was here that the Mormon Battalion ended its march from Council Bluffs, Iowa on January 29, 1874.	1838	CHL #54 HRB #3
Old Spanish Cemetery/ El Campo Santo <i>Located at the northeast corner of San Diego and Old Town Avenues.</i>	The Catholic Parish of the Immaculate Conception laid out the Old Spanish Cemetery, also known as El Campo Santo, in 1840 and by 1880 the cemetery was discontinued.	1840	CHL #68 HRB #26
American Transition Period (1846-1872)			
The Chapel of the Immaculate Conception <i>3965 Conde Street</i>	The Chapel of the Immaculate Conception was an adobe chapel constructed by John Brown. Later the chapel was sold to Jose Antonio Aguirre who funded its reconstruction as a church. It was completely restored between 1936 and 1937.	1850	CHL #49 HRB #15
The Exchange Hotel Site <i>South Side of San Diego Avenue in Block 436</i>	The Exchange Hotel Site is the location of a brick and wood-framed building constructed circa 1950. It was destroyed in the Old Town Fire of 1872 and a historical marker has been placed at its original location.	1850	CHL #491 HRB #14-I
The Casa de Aguirre Site <i>2604 San Diego Avenue</i>	The Casa de Aguirre Site is the location of an early residence constructed in the 1850s. It has since been demolished and a historical marker has been placed at its original location.	1850s	HRB #42
The Gila House Site Block 483 <i>3940 Harney Street</i>	The Gila House Site Block 483 is the location of an early residence constructed in the 1850s. It has since been demolished and a historical marker has been placed at its original location.	1850s	HRB #43
The Derby Dike Site <i>Located near Presidio Drive and Taylor Street.</i>	The Derby Dike Site is the location where the U.S. Army Corps of Engineers built a dike to divert the waters from the San Diego River into False Bay, now known as Mission Bay. However the river was not fully harnessed until the 1950s. The site of the Derby Dike is commemorated with a historical marker.	1850s	CHL #244 HRB #28
The Derby-Pendleton House <i>2482 San Diego Avenue</i>	The Derby-Pendleton House was constructed by William Heath Davis who sold it to Juan Bandini; Lt. George Horatio Derby later purchased it from Bandini, who came to San Diego to divert the San Diego River into False Bay. The building was moved from 3877 Harney Street to its current location in 1962.	1851	HRB #32
The Cobblestone Jail Site <i>2360 San Diego Avenue</i>	The Cobblestone Jail Site is the location of Haraszthy Jail. Agoston Haraszthy, the namesake of the jail, was the first sheriff in San Diego County. Completed in 1851, the jail was only used once; the first prisoner escaped by digging through the wall. It has since been demolished and a historical marker has been placed at its original location.	1851	HRB #46

TABLE 2-1: DESIGNATED HISTORICAL RESOURCES IN OLD TOWN, GROUPED BY THEME

Name & Address	Significance	Year Built	Listings
The Whaley House <i>2482 San Diego Avenue</i>	The Whaley House is a single-family brick residence constructed by Thomas Whaley. It was one of the first buildings within Old Town built with eastern American style influences. In 1869 the north room was remodeled and converted into the County Courthouse. The building was restored in 1956.	1856	CHL #65 HRB #24
The Emmet House Site <i>3919 Twiggs Street</i>	The Emmet House Site was constructed as a rooming house and restaurant and was later the location of San Diego's first County Hospital. The building was demolished in 1949 but a historical marker has been placed at its original location.	1860s	HRN #36
The Congress Hall Site <i>Southwest Corner of Calhoun Street and Wallace Street</i>	The Congress Hall Site is the location of a former saloon and Pony Express Station. The building was demolished in 1939 and a historical marker has been placed at its original location at Calhoun Street.	1860s	HRB #14-F
The Mason Street School <i>3966 Mason Street</i>	The Mason Street School, also known as the "little green school house", was a single room wood-framed building and was California's first public school building. The building was moved to its current location before 1870 and was restored by the State in 1962.	1865	CHL #538 HRB #14-H
Casa de Pedrorena <i>2616 San Diego Avenue</i>	Casa de Pedrorena was an adobe residence constructed by Miguel de Pedrorena, who originally arrived in Old Town in 1838. Pedrorena was a member of the Constitutional Convention at Monterey in 1849. This building was partially restored in 1968.	1869	CHL #70 HRB #14-C
The Rudolph Schiller Photographic Gallery <i>2541 San Diego Avenue</i>	The Rudolph Schiller Photographic Gallery was originally constructed in 1869 and later served as a residence.	1869	HRB #352
<i>The Automobile, Early Tourism and Preservation (1904-1939)</i>			
The Junipero Serra Museum <i>2727 Presidio Drive</i>	The Junipero Serra Museum was designed by architects William Templeton Johnson in the Spanish Colonial Revival style. Presidio Park, which surrounds the Junipero Serra Museum, was designed by John Nolen in 1925. The museum and surrounding parkland were donated to the City by George and Anna Marston in 1929. The park includes the San Diego Presidio Site.	1929	HRB #237

FIGURE 2-1: DESIGNATED HISTORIC RESOURCES





Junipero Serra Museum. Photo courtesy of the California History Room, California State Library, Sacramento, California.

Old Town Environmental Impact Report

Available online at:

<https://www.sandiego.gov/sites/default/files/project561630-eir.pdf>

5.3 Historical and Tribal Cultural Resources

This section analyzes the potential impacts on historical and tribal cultural resources due to implementation of the project. It documents the historical background for the Old Town community and addresses prehistoric and historic archaeological, built environment, and tribal cultural resources. The information in this section is based on the City of San Diego Draft Old Town Community Plan Area Historic Resources Survey Report: Historic Context & Reconnaissance Survey (Historic Resources Survey Report) (Galvin Preservation Associates Inc. 2017), the Community Plan Update for the Community of Old Town – Prehistoric Cultural Resources Report, City of San Diego, California (Cultural Constraints Analysis) (AECOM 2015), and other primary and secondary sources. These reports are included as Appendix D and Appendix E, respectively, to this PEIR.

5.3.1 Existing Conditions

A general discussion of the environmental setting relative to historical and tribal cultural resources and the applicable regulatory framework are summarized in Chapters 2.0 and 4.0, respectively.

5.3.2 Methodology

A Historic Resources Survey Report (addressing the built-environment) and a Cultural Constraints Analysis were prepared for the project. The Cultural Constraints Analysis describes the pre-history of the proposed CPU area, identifies known significant archaeological resources (prehistoric and historic periods), provides guidance on the identification of possible new significant archaeological resources, and includes recommendations for treatment of significant archaeological resources. The Historic Resources Survey Report provides information regarding the significant historical themes in the development of proposed Old Town area, the property types that convey those themes in an important way, and the location of potential historical resources within the community, including individual resources, and districts.

5.3.2.1 Prehistoric and Archaeological Resources

Cultural sensitivity levels for the proposed Old Town Community Plan area are rated low, moderate, or high based on the results of an archival records search conducted at the SCIC located at SDSU, a records update at the San Diego Museum of Man, a Sacred Lands File check by the NAHC, and regional environmental factors.

A low sensitivity rating indicates few or no previously recorded resources within the area. Resources at this level would not be expected to be complex, with little to no site structure or artifact diversity. The potential for identification of additional resources in such areas would be low. A moderate sensitivity rating indicates that some previously recorded resources were identified within the area. These are more

complex resources consisting of more site structure, diversity of feature types, and diversity of artifact types. The potential for the presence of additional resources in such areas would be moderate.

Areas identified as high sensitivity would indicate that the records search identified several previously recorded sites within the area. These resources may range from moderately complex to highly complex, with more-defined living areas or specialized work space areas, and a large breadth of features and artifact assemblages. The potential for identification of additional resources in such areas would be high. Sensitivity ratings may be adjusted based on the amount of disturbance that has occurred, which may have previously impacted archaeological resources.

Although the community of Old Town is developed, the area was extensively used and occupied by Native Americans prior to and during the historic periods of the community. The area in and around the community of Old Town is located along the former periodic shoreline of the San Diego River and at the base of hills, making it attractive for prehistoric activities. Several prehistoric campsites, as well as a possible location for the ethnographic village of *Kosaii*, have been mapped by the SCIC in this area. The community planning area also has an extensive historic occupation as the first Spanish Presidio and settlement in Alta California, active well into the 20th century. As such, the cultural sensitivity level for the community of Old Town is considered high.

5.3.2.2 Historical Resources

Resources within the Old Town San Diego State Historic Park were not surveyed as a part of the Historic Resources Survey Report (GPA 2017; Appendix D) as they have already been evaluated and designated. The CPU area is home to three properties listed in the NRHP: Casa de Estudillo, Old Town San Diego Historic District, and the San Diego Presidio. In addition, as of February 2017, the Old Town community is home to 37 designated historic resources that have been listed on the City's register by the Historical Resources Board. Of the 37 designated historic resources, 12 are built resources and historic sites within the Old Town San Diego State Historic Park District, 12 are built resources outside the Old Town San Diego State Historic Park District, and 13 are historic sites outside the Old Town San Diego State Historic Park District. In addition to the designated resources, one resource was identified as a state-owned property that appears eligible for listing on the National and/or California Register. There is also one potential historic district which appears to be eligible for local listing under the City's designation criteria and has 24 contributing parcels and one non-contributing parcel (Figure 5.3-1)

The Historic Resources Survey Report was conducted using a four-step approach, which included research, fieldwork, evaluation, and documentation. The research phase involved review of existing records and an archival records search. Existing information reviewed included: local landmark application forms; the current Old Town Community Plan; the Historical Resources Inventory for Middletown Area; and San Diego History, San Diego General Plan. Archival research was conducted at the San Diego History Center, the San Diego Public Library, and the Los Angeles Public Central Library.

The fieldwork phase consisted of a property-by-property inspection of the entire proposed CPU area. Field teams identified individual properties that appeared eligible for individual designation, as well as geographically definable areas that appeared eligible for designation as historic districts (Figure 5.3-2).



Source: SANDAG 2014; SanGIS 2017

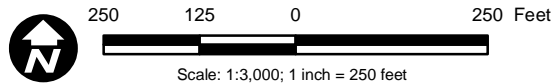


Figure 5.3-1
George Marston Historic District

Old Town Community Plan Update PEIR

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Figure 5.3-2
Location of Potentially Eligible
City Register Designated Historic Resources

Old Town Community Plan Update PEIR

All properties identified in the field as potentially eligible for designation were then evaluated using the City of San Diego local designation criteria. Properties determined potentially eligible for designation on the City's Register were then evaluated for the NRHP and CRHR. All properties identified and evaluated as potentially eligible for listing on the San Diego Register, CRHR, and/or NRHP designation as part of this survey were then documented in a database. All survey reports were analyzed and synthesized into the final Historic Resources Survey Report, including the historic context statement, which establishes the significant themes and property types that reflect those themes, and reconnaissance survey data.

5.3.3 Significance Determination Thresholds

Historical resources significance determination, pursuant to the City of San Diego's Significance Determination Thresholds, consists first of determining the sensitivity or significance of identified historical resources and, secondly, determining direct and indirect impacts that would result from project implementation. Based on the City's 2016 Significance Determination Thresholds, which have been adapted to guide a programmatic assessment of the project, impacts related to historical resources would be significant if the project would result in any of the following:

1. An alteration, including the adverse physical or aesthetic effects and/or the destruction of a historic building (including an architecturally significant building), structure, object or site;
2. A substantial adverse change in the significance of a prehistoric archaeological resource, a religious or sacred use site, or the disturbance of any human remains, including those interred outside of formal cemeteries.
3. A substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
 - a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
 - b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

The City of San Diego's CEQA Significance Determination Thresholds define a significant historical resource as one that qualifies for the CRHR or is listed in a local historic register or deemed significant in a historical resource survey, as provided under Section 5024.1(g) of the Public Resources Code, although even a resource that is not listed in, or determined eligible for listing in, the CRHR, not included in a local register, or not deemed significant in a historical resource survey may nonetheless be historically significant for the purposes of CEQA. The City's Historical Resources Guidelines state the significance of a resource may be determined based on the potential for the resource to address important research questions as documented in a site-specific technical report prepared as part of the environmental review process.

Research priorities for the prehistoric, ethnohistoric, and historic periods of San Diego history are discussed in Appendix A to the City's Historical Resources Guidelines. As a baseline, the City of San Diego has established the following criteria to be used in the determination of significance under CEQA:

- An archaeological site must consist of at least three associated artifacts/ecofacts (within a 50 square meter area) or a single feature and must be at least 45 years of age. Archaeological sites containing only a surface component are generally considered not significant, unless demonstrated otherwise. Such site types may include isolated finds, bedrock milling stations, sparse lithic scatters, and shellfish processing stations. All other archaeological sites are considered potentially significant. The determination of significance is based on a number of factors specific to a particular site including site size, type and integrity; presence or absence of a subsurface deposit, soil stratigraphy, features, diagnostics, and datable material; artifact and ecofact density; assemblage complexity; cultural affiliation; association with an important person or event; and ethnic importance.
- The determination of significance for historic buildings, structures, objects and landscapes is based on age, location, context, association with an important person or event, uniqueness, and integrity.
- A site will be considered to possess ethnic significance if it is associated with a burial or cemetery; religious social or traditional activities of a discrete ethnic population; an important person or event as defined by a discrete ethnic population; or the mythology of a discrete ethnic population.

5.3.4 Impact Analysis

Issue 1 Historic Structures, Objects, or Sites

Would the project result in an alteration, including the adverse physical or aesthetic effects and/or the destruction of a historic building (including an architecturally significant building), structure, object, or site?

a. Individual Local Historic Resources

Of the 143 properties surveyed for the Historical Resources Survey Report (GPA 2017; Appendix D), the survey identified 21 properties as potential individual resources (see Figure 5.3-2, as well as one potential historic district and one building potentially eligible for the NRHP and CRHR. The resources identified can be found in the Historic Resources Survey Report (GPA 2017; Appendix D). Of the resources identified as potentially significant individual resources, approximately 43 percent are residential properties; 28 percent are restaurants; 14 percent are commercial properties; and the remaining 15 percent are a general use building, an auto court, and a church. Thematically, the potentially significant individual resources are distributed among the key historical eras and themes of the development of the Old Town community as follows:

- American Transition Period: 1846–1872: 0 percent
- Early American Development and Industrialization: 1873–1929: 38 percent
- Automobile, Early Tourism, and Preservation Phase I and II: 1904–1939, 1950–1970: 38 percent

- Great Depression and World War II: 1930–1945: 0 percent
- Post World War II: 1946-1970: 24 percent

While the SDMC does provide for the regulation and protection of designated and potential historical resources, it is impossible to ensure the successful preservation of all historic built environment resources within the proposed CPU area. Although the project does not propose specific development, future development and related construction activities facilitated by the project at the project level could result in the alteration of a historic building, structure, object, or site. Direct impacts of specific projects may include substantial alteration, relocation, or demolition of historic buildings, structures, objects, sites, and districts. Indirect impacts may include the introduction of visual, audible, or atmospheric effects that are out of character with a historic property or alter its setting, when the setting contributes to the resource's significance. Thus, potential impacts to individual historic resources could occur where implementation of the project would result in increased development potential. Thus, impacts would be considered significant.

b. Potential Historic Districts Identified in the Historic Resources Survey

The Historical Resources Survey Report identified one new potential Historic District containing a total of approximately 24 contributing parcels and one non-contributing parcel. This newly identified potential historic district is the George Marston Historic District, which is an intact grouping of single- and multi-family residences located north of Juan Street and east of the Presidio Hill Golf Course. The location, style, and year built are summarized in Table 5.3-1, and their locations are shown in Figure 5.3-2. The contributing parcels include residences from the period of significance of 1938–1955. It appears significant under the Great Depression and World War II and Post World War II themes.

Since the project would not increase development potential within the identified potential Historic District, the project would not result in a significant impact to these areas. However, indirect impacts to the potential Historic District could occur with future project-level development of the surrounding area.

c. Multiple Property Listing

A Multiple Property Listing (MPL) is a group of related significant properties with shared themes, trends, and patterns of history. The Historical Resources Survey Report has not identified any thematically related property groupings that appear eligible as MPLs. However, the Historic Preservation Element does note the potential that properties within the proposed CPU area could be included in future City-wide MPLs addressing themes such as defense-industry resources. Any such resources would be evaluated when and if such an MPL is established.

While existing regulations (described in Section 4.3 of this PEIR) do provide for the protection of designated and potential historical resources, it is impossible to ensure the successful preservation of all historic built environment resources within the proposed CPU area. Thus, potential impacts to historic buildings, structures, objects, or sites could occur where implementation of the project would result in increased development potential.

Impact 5.3-1: Implementation of the project could result in an alteration of a historic building, structure, object, or site where an increase in density is proposed beyond the adopted Community Plan and current zoning.

**Table 5.3-1
Contributing Parcels Identified in the Old Town Historic Resource Survey for the
George Marston Historic District**

Location	Style	Year Built
2641 Jackson Street	Minimal Traditional	1938
2606 Juan Street	Minimal Traditional	1948
2612 Juan Street	Tract Ranch	1948
2628 Juan Street	Tract Ranch	1948
2634 Juan Street	Minimal Traditional	1948
2646 Juan Street	Tract Ranch	1948
2654 Juan Street	Minimal Traditional	1948
2664 Juan Street	Tract Ranch	1948
4119 Mason Street	Minimal Traditional	1952
4129 Mason Street	Tract Ranch	1941
4205 Mason Street	Minimal Traditional	1938
2609 Sunset Street	Tract Ranch	1942
2621 Sunset Street	Minimal Traditional	1941
2631 Sunset Street	Minimal Traditional	1940
2635 Sunset Street	Tract Ranch	1955
2636 Sunset Street	Minimal Traditional	1938
2646 Sunset Street	Minimal Traditional	1938
2647 Sunset Street	Minimal Traditional	1947
2655 Sunset Street	Minimal Traditional	1950
2660 Sunset Street	Minimal Traditional	1938
2663 Sunset Street	Tract Ranch	1939
2664 Sunset Street	Minimal Traditional	1939
4120 Twiggs Street	Tract Ranch	1948
4134 Twiggs Street	Tract Ranch	1941

Source: GPA 2017

Issue 2 Prehistoric and Historic Archaeological Resources, Sacred Sites, and Human Remains

Would the project result in a substantial adverse change in the significance of a prehistoric or historic archaeological resource, a religious or sacred use site, or the disturbance of any human remains, including those interred outside of formal cemeteries?

According to the Cultural Constraints Analysis, 50 archaeological and cultural resources have been previously recorded within the community of Old Town. These resources consist of two prehistoric sites, three multi-component resources, 28 historic archaeological resources, and 17 are built historic resources.

The prehistoric resources include one lithic and shell scatter and one prehistoric village site. The multi-component sites consist of the "Old Spanish Fort" with associated prehistoric artifacts, a historic residence with a prehistoric temporary camp, and a historic refuse deposit with a prehistoric lithic scatter and possible prehistoric shell scatter. The historic resources include 17 refuse deposits; six foundations with either associated walls, wells, or refuse deposits; three wells or privies with refuse deposits; one well; one brick rubble pile with associated metal pipes; and one tile floor. In addition, several key areas have been identified that may be of high level of interest to local Native American communities. Many of these are listed on registers for the City's Historical Resources Board, the California Historic Landmarks, and

the National Historic Landmarks, or have not been formally recognized. These include the prehistoric Rancheria of *Kosaii/Kosa'aay/Cosoy*; the Presidio de San Diego; El Campo Santo; the Protestant Cemetery; Palm Canyon Waterworks; Crosthwaite Well Feature; Spanish/Mexican period tiles and trash deposits; Presidio Hills Golf Course; railroad lines; the Derby Dike; El Camino Real; La Playa Trail and Road; Old Highway 101 and Pacific Coast Highway; and unidentified privies, wells, and trash deposits. Despite ethnohistoric and historic information about the prehistoric Rancheria of *Kosaii/Kosa'aay/Cosoy* and presence of Kumeyaay in the area, the Sacred Lands File check from the Native American Heritage Commission (NAHC) indicated that no sacred lands have been identified within the vicinity of the community of Old Town.

Based on the results of the records search, the NAHC Sacred Lands File check, and known regional environmental factors, the community of Old Town has a high cultural sensitivity level for the presence of archaeological resources, primarily of the historic period. Beginning with early Spanish establishment of the Presidio, the area has played a pivotal role in the historic development of the San Diego region. Prior to the arrival of the Spanish, the area was extensively occupied and exploited by Native Americans, further contributing to the community's rich cultural heritage and sensitivity for archaeological resources. As such, the archaeological sensitivity level for the community of Old Town is high, which should be a primary consideration during the community plan update process.

Participation of the local Native American community is crucial to the effective identification and protection of cultural resources within the community of Old Town in accordance with the City's Historical Resources Guidelines (City of San Diego 2001). Native American participation is required for all levels of future investigations in the community of Old Town, including those areas that have been previously developed, unless additional information can be provided to demonstrate that the property has been graded to a point where no resources could be impacted. Areas that have not been previously developed should be surveyed to determine potential for historical resources to be encountered, and whether additional evaluation is required. In areas that have been previously developed, additional ground-disturbing activities may require further evaluation and/or monitoring.

Although limited undeveloped land exists within the proposed CPU area, future development and related construction activities facilitated by the proposed CPU at the project level could result in the alteration or destruction of prehistoric or historic archaeological resources, objects, or sites and could impact religious or sacred uses, or disturb human remains, particularly considering the cultural significance of the Old Town area. Direct impacts may include substantial alteration or demolition of archaeological sites from grading, excavation, or other ground-disturbing activities. Indirect impacts may include the potential for vandalism or destruction of an archaeological resource or traditional cultural property.

Avoiding impacts on religious or sacred places or human remains may be unavoidable in certain circumstances when resources are discovered during construction. Although there are no known religious or sacred uses within the proposed CPU area, the potential exists for these to be encountered during future construction activities associated with implementation of the project, particularly given the high cultural sensitivity of canyon areas leading into the Mission Valley area, which has been previously identified as an area of concern to the local Native American community, and in proximity to the Presidio and areas bordering Old Town. As previously noted, although several historic period cemeteries containing Native American and Old Town descendent burials are well documented in the proposed CPU area, the potential for encountering additional human remains anywhere in the CPU area is high, during

both archaeological investigations and grading activities. Therefore, tribal consultation in accordance with AB 52 and the Public Resources Code, as well as consultation with the Old Town descendent community has been incorporated into the Mitigation Framework for subsequent projects to ensure that tribal cultural resources and descendent community concerns are addressed early in the development review process.

The City has developed Historical Resource Sensitivity Maps that provide general locations of where historical resources are known to occur or have the potential to occur. These maps were developed in coordination with technical experts and tribal representatives. Upon submittal of ministerial and/or discretionary permit applications, a parcel is reviewed against the Historical Resource Sensitivity Maps specifically to determine whether the project has the potential to adversely impact an archaeological resource which may be eligible for individual listing on the local register (SDMC Section 143.0212). This review is supplemented with a project specific records search of the NAHC Sacred Lands File by qualified staff, and as stated above, a site-specific archaeological survey would be required.

The proposed CPU is designed to support the historic preservation goals of the City's General Plan, and contains policies requiring protection and preservation of significant archaeological resources in the proposed Historic Preservation Element. Native American consultation early in the project review process is also included in the proposed CPU to identify prehistoric and historic archaeological cultural resources and to develop adequate treatment and mitigation for significant archaeological sites with cultural and religious significance to the Native American community in accordance with all applicable local, state and federal regulations and guidelines.

While existing regulations contained in the SDMC, and proposed CPU policies would provide for the regulation and protection of prehistoric and historic archaeological resources and human remains, it is impossible to ensure the successful preservation of all prehistoric and historic archaeological resources. Therefore, potential impacts to archaeological resources are considered significant.

Impact 5.3-2: Implementation of the project could adversely impact a prehistoric or historic archaeological resources including religious or sacred use sites and human remains.

Issue 3 Tribal Cultural Resources

Would the project result in a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

1. *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or*
2. *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.*

In 2008, the Planning Department began the initiation process to update the Midway/Pacific Highway Corridor Community Plan. As part of that process, the City requested a list of California Native American Tribes that are traditionally and culturally affiliated with the geographic area from the NAHC. In August of

2009, notices were sent to the contacts identified by the NAHC; however, no responses were received requesting consultation on the project. During the course of the next three years, a series of public workshops were held to develop a draft plan, and an archaeological consultant was retained to assist the City with developing a constraints analysis for the CPU. In 2011, a Sacred Lands File Check of the NAHC was requested. The NAHC response indicated that although no sacred lands were identified in the vicinity of the community plan area, they recommended consultation with tribal entities and other interested parties be conducted as part of the environmental review process. An updated list of contacts specific to the project area for that purpose was provided by the NAHC.

An NOP was released in October 2015, several months after the passage of AB 52. At that time, the City of San Diego had not yet received any formal requests for notification by a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed CPU, and therefore, formal consultation under AB 52 was not initiated. During this time, however, the City had already provided notification to locally affiliated tribes in accordance with SB 18 and no requests for consultation were requested. On June 30, 2016, the City received letters and maps from the Lipay Nation of Santa Ysabel and Jamul Indian Village identifying their traditionally and culturally affiliated areas within the City of San Diego's jurisdictional boundaries for the purpose of AB 52 notification, which includes the CPU area. In July 2017, letters were sent to both tribes informing them that a Draft PEIR was being prepared for the project, and requesting if consultation was required in accordance with the provisions of AB 52. In November 2017, the project scope and EIR analysis was discussed with both tribal representatives, at which time it was determined that formal consultation would not be required for community plan updates and that the subsequent projects implemented in accordance with the adopted CPU and Mitigation Framework would be subject to the provisions of AB 52 and may require tribal consultation at that time.

As stated in Section 2.3.3.2, the Sacred Lands File check from the NAHC indicated that no sacred lands have been identified within the vicinity of the proposed CPU area. Several key areas have been identified that may be of high level of interest to local Native American communities. Many of these are already listed on the City's Historical Resources Register (HRR), the CRHR, and the NRHP, or have not been formally recognized. For any subsequent projects implemented in accordance with the proposed CPU where a recorded archaeological site or Tribal Cultural Resource (as defined in the Public Resources Code) is identified, the City would be required to initiate consultation with identified California Indian tribes pursuant to the provisions in Public Resources Code Sections 21080.3.1 and 21080.3.2, in accordance with AB 52. Results of the consultation process will determine the nature and extent of any additional archaeological evaluation or changes to the project and appropriate mitigation measures for direct impacts that cannot be avoided.

Native American consultation early in the project review process is also included in the proposed CPU to identify tribal cultural resources and to develop adequate treatment and mitigation for significant archaeological sites with cultural and religious significance to the Native American community in accordance with all applicable local, state and federal regulations and guidelines.

While existing regulations, the SDMC, and proposed CPU policies would provide for the regulation and protection of tribal cultural resources, it is impossible to ensure the successful preservation of all archaeological resources. Therefore, potential impacts to tribal cultural resources are considered significant.

Impact 5.3-3: Implementation of the project could adversely impact a tribal cultural resource.

5.3.5 Significance of Impacts

5.3.5.1 Historic Structures, Objects, or Sites

Implementation of the project could result in an alteration of a historic building, structure, object, or site where an increase in density is proposed beyond the adopted Community Plan or current zoning (**Impact 5.3-1**). These impacts would be significant.

5.3.5.2 Prehistoric and Historic Archaeological Resources, Sacred Sites, and Human Remains

Implementation of the project could adversely impact prehistoric or historic archaeological resources, including religious or sacred use sites and human remains (**Impact 5.3-2**). These impacts would be significant.

5.3.5.3 Tribal Cultural Resources

Implementation of the project could adversely impact tribal cultural resources (**Impact 5.3-3**). These impacts would be significant.

5.3.6 Mitigation Framework

The City of San Diego's General Plan, combined with federal, state, and local regulations, provides a regulatory framework for project-level historical resources evaluation/analysis criteria and, when applicable, mitigation measures for future discretionary projects. All development projects with the potential to affect historical resources—such as designated historical resources; historical buildings, districts, landscapes, objects, and structures; important archaeological sites; tribal cultural resources; and traditional cultural properties—are subject to site-specific review in accordance with the City's Historical Resources Regulations and Historical Resources Guidelines, through the subsequent project review process. The following mitigation measures (**HIST 5.3-1** and **HIST 5.3-2**) provide a framework that would be required of all development projects with the potential to impact significant tribal cultural, archaeological, and/or historical resources.

HIST 5.3-1: Historic Buildings, Structures, and Objects

Prior to issuance of any permit for a development project implemented in accordance with the project that would directly or indirectly affect a building/structure in excess of 45 years of age, the City shall determine whether the affected building/structure is historically significant. The evaluation of historic architectural resources shall be based on criteria such as age, location, context, association with an important person or event, uniqueness, or structural integrity, as indicated in the Historical Resources Guidelines.

Preferred mitigation for historic buildings or structures shall be to avoid the resource through project redesign. If the resource cannot be entirely avoided, all prudent and

feasible measures to minimize harm to the resource shall be taken. Depending upon project impacts, measures shall include, but are not limited to:

- Preparing a historic resource management plan;
- Adding new construction that is compatible in size, scale, materials, color, and workmanship to the historical resource (such additions, whether portions of existing buildings or additions to historic districts, shall be clearly distinguishable from historic fabric);
- Repairing damage according to the Secretary of the Interior's Standards for Rehabilitation;
- Screening incompatible new construction from view through the use of berms, walls, and landscaping in keeping with the historic period and character of the resource; and
- Shielding historic properties from noise generators through the use of sound walls, double glazing, and air conditioning.

Specific types of historical resource reports, outlined in Section III of the Historical Resources Guidelines, are required to document the methods to be used to determine the presence or absence of historical resources, to identify potential impacts from a proposed project, and to evaluate the significance of any historical resources identified. If potentially significant impacts to an identified historical resource are identified, these reports will also recommend appropriate mitigation to reduce the impacts to below a level of significance, where possible. If required, mitigation programs can also be included in the report.

HIST5.3-2: Archaeological and Tribal Cultural Resources

Prior to issuance of any permit for a future development project implemented in accordance with the project that could directly affect an archaeological or tribal cultural resource, or a resource important to the descendant community of Old Town, the City shall require that the following steps be taken to determine (1) the presence of archaeological or tribal cultural resources, or a resource important to the descendant community of Old Town, and (2) the appropriate mitigation for any significant resources which may be impacted by a development activity. Sites may include, but are not limited to, residential and commercial properties, privies, trash pits, building foundations, and industrial features representing the contributions of people from diverse socio-economic and ethnic backgrounds. Sites may also include resources associated with prehistoric Native American activities.

Initial Determination

The environmental analyst will determine the likelihood for the project site to contain historical resources by reviewing site photographs and existing historic information (e.g.,

Archaeological Sensitivity Maps, the Archaeological Map Book, and the City's "Historical Inventory of Important Architects, Structures, and People in San Diego") and may conduct a site visit, as needed. If there is any evidence that the site contains archaeological or tribal cultural resources, then an archaeological evaluation consistent with the City Guidelines would be required. All individuals conducting any phase of the archaeological evaluation program must meet professional qualifications in accordance with the City Guidelines.

Step 1:

Based on the results of the Initial Determination, if there is evidence that the site contains a historical resource, preparation of a historic evaluation is required. The evaluation report would generally include background research, field survey, archaeological testing and analysis. Before actual field reconnaissance would occur, background research is required, which includes a records search at the SCIC at San Diego State University. Site records from the San Diego Museum of Man are now included in the data provided by the SCIC; however, in some instances, supplemental research at the Museum of Man may be required. A review of the Sacred Lands File maintained by the NAHC must also be conducted at this time. Information about existing archaeological collections should also be obtained from the San Diego Archaeological Center and any tribal repositories or museums.

In addition to the records searches mentioned above, background information may include, but is not limited to, examining primary sources of historical information (e.g., deeds and wills), secondary sources (e.g., local histories and genealogies), Sanborn Fire Maps, and historic cartographic and aerial photograph sources; reviewing previous archaeological research in similar areas, models that predict site distribution, and archaeological, architectural, and historical site inventory files; and conducting informant interviews, including consultation with the descendant community of Old Town. The results of the background information would be included in the evaluation report.

Once the background research is complete, a field reconnaissance must be conducted by individuals whose qualifications meet the standards outlined in the City Guidelines. Consultants are encouraged to employ innovative survey techniques when conducting enhanced reconnaissance, including, but not limited to, remote sensing, ground penetrating radar, and other soil resistivity techniques as determined on a case-by-case basis. Native American participation is required for field surveys when there is likelihood that the project site contains prehistoric or historic archaeological resources or traditional cultural properties. If through background research and field surveys historical resources are identified, then an evaluation of significance, based on the City Guidelines, must be performed by a qualified archaeologist.

Step 2

Where a recorded archaeological site or Tribal Cultural Resource (as defined in the Public Resources Code) is identified, the City would be required to initiate consultation with identified California Indian tribes pursuant to the provisions in Public Resources

Code Sections 21080.3.1 and 21080.3.2., in accordance with AB 52. It should be noted that during the consultation process, tribal representative(s) will be directly involved in making recommendations regarding the significance of a tribal cultural resource that also could be a prehistoric archaeological site. A testing program may be recommended which requires reevaluation of the project in consultation with the Native American representative, which could result in a combination of project redesign to avoid and/or preserve significant resources as well as mitigation in the form of data recovery and monitoring (as recommended by the qualified archaeologist and Native American representative). The archaeological testing program, if required shall include evaluating the horizontal and vertical dimensions of a site, the chronological placement, site function, artifact/ecofact density and variability, presence/absence of subsurface features, and research potential. A thorough discussion of testing methodologies, including surface and subsurface investigations, can be found in the City Guidelines. Results of the consultation process will determine the nature and extent of any additional archaeological evaluation or changes to the project.

The results from the testing program shall be evaluated against the Significance Determination Thresholds found in the Guidelines. If significant historical resources are identified within the Area of Potential Effects, the site may be eligible for local designation. However, this process would not proceed until such time that the tribal consultation has been concluded and an agreement is reached (or not reached) regarding significance of the resource and appropriate mitigation measures are identified. When appropriate, the final testing report must be submitted to Historical Resources Board staff for eligibility determination and possible designation. An agreement on the appropriate form of mitigation is required prior to distribution of a draft environmental document. If no significant resources are found, and site conditions are such that there is no potential for further discoveries, then no further action is required. Resources found to be non-significant as a result of a survey and/or assessment will require no further work beyond documentation of the resources on the appropriate Department of Parks and Recreation site forms and inclusion of results in the survey and/or assessment report. If no significant resources are found, but results of the initial evaluation and testing phase indicates there is still a potential for resources to be present in portions of the property that could not be tested, then mitigation monitoring is required.

Step 3:

Preferred mitigation for historical resources is to avoid the resource through project redesign. If the resource cannot be entirely avoided, all prudent and feasible measures to minimize harm shall be taken. For archaeological resources where preservation is not an option, a Research Design and Data Recovery Program is required, which includes a Collections Management Plan for review and approval. When tribal cultural resources are present and also cannot be avoided, appropriate and feasible mitigation will be determined through the tribal consultation process and incorporated into the overall data recovery program, where applicable, or project-specific mitigation measures incorporated into the project. The data recovery program shall be based on a written research design and is subject to the provisions as outlined in CEQA Section 21083.2. The data recovery

program must be reviewed and approved by the City's Environmental Analyst prior to distribution of a draft CEQA document and shall include the results of the tribal consultation process. Archaeological monitoring may be required during building demolition and/or construction grading when significant resources are known or suspected to be present on a site, but cannot be recovered prior to grading due to obstructions such as, but not limited to, existing development or dense vegetation.

A Native American observer must be retained for all subsurface investigations, including geotechnical testing and other ground-disturbing activities, whenever a Native American tribal cultural resource or any archaeological site located on City property or within the Area of Potential Effects of a City project would be impacted. In the event that human remains are encountered during data recovery and/or a monitoring program, the provisions of Public Resources Code Section 5097 must be followed. In the event that human remains are discovered during project grading, work shall halt in that area and the procedures set forth in the California Public Resources Code (Section 50987.98) and State Health and Safety Code (Section 7050.5), and in the federal, state, and local regulations described above shall be undertaken. These provisions will be outlined in the MMRP included in a subsequent project-specific environmental document. The Native American monitor shall be consulted during the preparation of the written report, at which time they may express concerns about the treatment of sensitive resources. If the Native American community requests participation of an observer for subsurface investigations on private property, the request shall be honored.

Step 4:

Archaeological Resource Management reports shall be prepared by qualified professionals as determined by the criteria set forth in Appendix B of the Guidelines. The discipline shall be tailored to the resource under evaluation. In cases involving complex resources, such as traditional cultural properties, rural landscape districts, sites involving a combination of prehistoric and historic archaeology, or historic districts, a team of experts will be necessary for a complete evaluation.

Specific types of historical resource reports are required to document the methods (see Section III of the Guidelines) used to determine the presence or absence of historical resources; to identify the potential impacts from proposed development and evaluate the significance of any identified historical resources; to document the appropriate curation of archaeological collections (e.g. collected materials and the associated records); in the case of potentially significant impacts to historical resources, to recommend appropriate mitigation measures that would reduce the impacts to below a level of significance; and to document the results of mitigation and monitoring programs, if required.

Archaeological Resource Management reports shall be prepared in conformance with the California Office of Historic Preservation "Archaeological Resource Management Reports: Recommended Contents and Format" (see Appendix C of the Guidelines), which will be used by Environmental staff in the review of archaeological resource reports. Consultants must ensure that archaeological resource reports are prepared consistent with this checklist. This requirement will standardize the content and format of

all archaeological technical reports submitted to the City. A confidential appendix must be submitted (under separate cover) along with historical resources reports for archaeological sites and tribal cultural resources containing the confidential resource maps and records search information gathered during the background study. In addition, a Collections Management Plan shall be prepared for projects that result in a substantial collection of artifacts and must address the management and research goals of the project and the types of materials to be collected and curated based on a sampling strategy that is acceptable to the City. Appendix D (Historical Resources Report Form) may be used when no archaeological resources were identified within the project boundaries.

Step 5:

For Archaeological Resources: All cultural materials, including original maps, field notes, non-burial related artifacts, catalog information, and final reports recovered during public and/or private development projects must be permanently curated with an appropriate institution, one that has the proper facilities and staffing for ensuring research access to the collections consistent with state and federal standards, unless otherwise determined during the tribal consultation process. In the event that a prehistoric and/or historic deposit is encountered during construction monitoring, a Collections Management Plan would be required in accordance with the project MMRP. The disposition of human remains and burial related artifacts that cannot be avoided or are inadvertently discovered is governed by state (i.e., AB 2641 [Coto] and California Native American Graves Protection and Repatriation Act of 2001 [Health and Safety Code 8010-8011]) and federal (i.e., Native American Graves Protection and Repatriation Act [U.S.C. 3001-3013]) law, and must be treated in a dignified and culturally appropriate manner with respect for the deceased individual(s) and their descendants. Any human bones and associated grave goods of Native American origin shall be turned over to the appropriate Native American group for repatriation.

Arrangements for long-term curation of all recovered artifacts must be established between the applicant/property owner and the consultant prior to the initiation of the field reconnaissance. When tribal cultural resources are present, or non-burial-related artifacts associated with tribal cultural resources are suspected to be recovered, the treatment and disposition of such resources will be determined during the tribal consultation process. This information must then be included in the archaeological survey, testing, and/or data recovery report submitted to the City for review and approval. Curation must be accomplished in accordance with the California State Historic Resources Commission's Guidelines for the Curation of Archaeological Collection (dated May 7, 1993) and, if federal funding is involved, Title 36 of the CFR, Part 79. Additional information regarding curation is provided in Section II of the Guidelines.

5.3.7 Significance of Impacts after Mitigation

5.3.7.1 Historic Structures, Objects, or Sites

Development implemented in accordance with the project that would potentially result in impacts to significant historical resources would be required to incorporate mitigation measure **HIST 5.3-1**, to be adopted in conjunction with the certification of this PEIR and consistent with existing requirements of the Historic Resources Regulations and Historic Resources Guidelines. The mitigation framework combined with the proposed CPU policies promoting the identification and preservation of historical resources would reduce the program-level impact related to historical resources of the built environment. However, even with implementation of the mitigation framework, the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis.

Modifications made to resources within the Old Town State Historic Park (State Historic Park) are outside of the City's jurisdiction, and would be addressed in consultation with the State Office of Historic Preservation (SHPO) during the California Department of Parks and Recreation CEQA process. Because additional development potential is not proposed in that area, implementation of the project would not have an adverse effect on any of the California or National Register listed properties within the State Historic Park. However, in other areas where development potential would increase compared to the adopted Community Plan and current PDO, potential impacts to historical resources would remain significant and unavoidable. Thus, potential impacts to historical resources, including historic structures, objects, or sites, would be significant and unavoidable.

5.3.7.2 Prehistoric or Historic Archaeological Resources, Sacred Sites, and Human Remains

Development implemented in accordance with the project would potentially result in impacts to significant archaeological resources, and therefore would be required to implement mitigation measure **HIST 5.3-2**, which addresses measures to minimize impacts to archaeological resources. This mitigation, combined with the policies of the General Plan and proposed CPU policies promoting the identification, protection, and preservation of archaeological resources, in addition to compliance with CEQA and Public Resources Code Section 21080.3.1 requiring tribal consultation early in the development review process, and the City's Historic Resources Regulations (SDMC Section 143.0212), which requires review of ministerial and discretionary permit applications for any parcel identified as sensitive on the Historical Resources Sensitivity Maps, would reduce the program-level impact related to prehistoric or historical archaeological resources. However, even with application of the existing regulatory framework and mitigation framework which would avoid future project-level impacts, the feasibility and efficacy of mitigation measures cannot be determined at this program level of analysis. Thus, potential impacts to prehistoric and historic archaeological resources, sacred sites, and human remains would be minimized but would remain significant and unavoidable.

5.3.7.3 Tribal Cultural Resources

Development implemented in accordance with the project would potentially result in impacts to significant tribal cultural resources, and therefore, would be required to implement mitigation measure **HIST 5.3-2**,

which addresses measures to minimize impacts to tribal cultural resources. This mitigation, combined with the policies of the General Plan and proposed CPU policies promoting the identification, protection, and preservation of archaeological resources, in addition to compliance with CEQA and Public Resources Code Section 21080.3.1 requiring tribal consultation early in the development review process, and the City's Historical Resources Regulations (SDMC Section 143.0212), which requires review of ministerial and discretionary permit applications for any parcel identified as sensitive on the Historical Resources Sensitivity Maps would reduce the program-level impact related to tribal cultural resources. However, even with application of the existing regulatory framework and mitigation framework which would avoid future project-level impacts, the feasibility and efficacy of mitigation measures cannot be determined at this program level of analysis. Thus, potential impacts to tribal cultural resources would be minimized but would remain significant and unavoidable.

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OLD TOWN SAN DIEGO COMMUNITY PLANNING GROUP

March 15, 2018

Submitted via email to: PlanningCEQA@sanidiego.gov

Susan Morrison
Environmental Planner
City of San Diego Planning Department
9485 Aero Drive, MS 413
San Diego, California 92123

**Subject: OLD TOWN SAN DIEGO COMMUNITY PLAN UPDATE
DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT
PROJECT # 561630**

Ms. Morrison:

By action of the Old Town San Diego Community Planning Group (OTSDCPG), at its meeting of March 14, 2018, please accept this letter as our public comment in response to the Old Town San Diego Community Plan Update [OTSDCPU] Draft Program Environmental Impact Report [DPEIR].

We appreciate the opportunity to provide input on the environmental effects of a plan for our community whose historic preservation and development is vitally important to the future of our community. We sincerely appreciate the efforts of City Staff, particularly Victoria White and Tate Galloway who worked long and diligently on this project, and together with all member consultants for bringing about the update of the OTSDCPU.

The overall organization, context, and historiography gives a more complete view of the significance of the Old Town Community to be parallel to Plymouth, Massachusetts – a “first” of communities that continue to grow and share the story of our nascent beginning. We hope future generations will continue the dedicated work of activism, vision, and commitment to continue to preserve our vital resources for future generations.

Our comments have two objectives. The first is to comment on the adequacy of environmental analysis and secondly, various needed corrections related to grammar, history and labeling.

AREA ENVIRONMENTAL IMPACTS NOTED AND QUESTIONS

We concur with the analysis on Table S-1, Page S-8, that impacts on historic and tribal cultural resources would be significant and unavoidable, even after mitigation. This is particularly important in the Old Town community where the historical and cultural setting is the basis for economic and commercial activity.

Also, concur with findings throughout section 5.3 historical and cultural resources, which the cultural sensitivity of Old Town is high, as are the potential for significant, and immitigable, adverse impacts to resources. While most Old Town resources date from before 1973, and thus should expect to be covered by the 45 year review program, this program does not recognize contributors to future planned or potential districts and these elements could easily be altered or lost incrementally to cumulative impact. Old Town should identify a strategy to protect the integrity of resources, beyond the General Plan and recommend discussions with respective tribal leaders or Tribal Historic Preservation Officers (THPOs).

QUESTIONS

1. The Adopted Community Plan, the PDO and the Community Plan Update all are in timeline sequence and incorporates much of the existing regulatory framework. What is the assurance now, with the Old Town Community Plan Update recently completed and now to be finalized as approved, but yet, follows under the umbrella of the City of San Diego's General Plan will be affected from the newly adopted City-wide emphasis to expedite developers projects that assure affordable housing to include those below the poverty line are now no longer required to include parking spaces, thus impacting on street availability. What are the assurances the Old Town Community Plan Update will remain as the guiding ordinance to structure urban auto and housing density?

2. The Urban Greening mission statement is to provide urban forest canopies throughout the City of San Diego, and in the Community Plan Update assures the preservation of mature trees within their communities. During the summer of 2016, the Juan Street improvement project saw the unapproved removal of over two-dozen mature pepper trees. The Old Town Community Planning Group formed a team of consultants who diligently mitigated with all stakeholders to replace the mature pepper trees with new pepper trees. What prevents another reoccurrence, regardless if the Community Plan Update assures the protection and preservation of mature trees?

CORRECTIONS

Pages 17 and 18 require minor corrections:

The Estudillo House was reconstructed by Hazel Wood Waterman on behalf of J. Spreckles c. 1910, and later restored by California State Parks in 1969. The Estudillo House is currently undergoing restoration once again. Page 18 has an incomplete sentence referring to the discontinuation of the cemetery in 1880.

Corrections for the CA State Park, Adobe Chapel, and El Campo Santo are suggested as the following. In Figure 3-2, the State Park should be listed as such instead of the "Historic Core," which actually extends down San Diego Avenue and includes more than the State Park. The Adobe Chapel is City parkland, and not County parkland as referenced in Figures 3-1 and 3-2. Third, El Campo Santo is not a "pocket park" and reference to this sacred burial site as a pocket park disrespects those buried within it. Language referencing this site needs to be sensitive to the cultural displacement felt by many of the descendants whose families are located here. We recommend "cemetery" to be used within the park zone.

Page 5.2-6:

(b) Bicycle Facilities, correction should read "Congress Street to San Diego Avenue."

Again, we thank you for this opportunity to comment on the DPEIR and look forward to receiving your responses to our comments.

Sincerely,

Ann Dahlkamp
Old Town San Diego Community Planning Group, Chair

CC: Hon. Chris Ward, City of San Diego Councilmember, District 3
Alyssa Muto, Interim Director, Planning Department
Vickie White, Senior Planner, Planning Department
Vanessa Bernal, Director of Office Admin. Old Town, District 3 Staff



Save Our Heritage Organisation

Saving San Diego's Past for the Future

Thursday, March 8, 2018

Susan Morrison, Environmental Planner
City of San Diego Planning Department
1010 Second Avenue, Suite 1200, East Tower, MS 413
San Diego, CA 92101

Re: Old Town San Diego Community Plan Update/No. 561630

Ms. Morrison,

Save Our Heritage Organisation (SOHO) supports the historic preservation survey done as part of the Program Environmental Impact Report (PEIR) for the Old Town San Diego Community Plan update (No. 561630), which identified 21 potentially historic resources, including motor courts. SOHO also concurs with the findings and analysis related to the historical, cultural and tribal resources, that the impacts on these resources would be significant and unavoidable, even after mitigation. Last, SOHO highlights various needed corrections related to grammar, history, and labeling of the CA State Park, Adobe Chapel, and El Campo Santo.

Motor courts, which used to be prevalent and are now rare, are part of the greater promotion of tourism in Old Town and within San Diego. Located non-contiguously, but illustrating an important pattern of infill development, motor courts should also be included as a multiple property listing (MPL) to illustrate this collective infill pattern (similar to the Bungalow Court MPL in other areas) that is associated with the Automobile, Early Tourism and Preservation in Old Town theme. Additionally, SOHO strongly supports the individual designation of intact Motor Courts (or auto camps) within this plan area under Criteria A and/or C, as noted within the Historic Context and Survey Report, such as 2360-72 San Diego Avenue.

The PIER states, and SOHO concurs, that due to a high cultural sensitivity in Old Town, there is strong potential for significant and unavoidable adverse impacts to historical, cultural and tribal resources. SOHO agrees with the analysis in Table S-1 (page S-8) that impacts on historic and tribal cultural resources would be significant and unavoidable, even after mitigation. This is of particular concern in the Old Town community because the historical and cultural setting is the basis for economic and commercial activity.

Pages 17 and 18 require minor corrections. The Estudillo House was reconstructed by Hazel Wood Waterman on behalf of J. Spreckles c.1910 (not 1969), and later restored by California State Parks in 1969. Currently, it is undergoing restoration once again. Last, page 18 has an incomplete sentence referring to the discontinuation of the cemetery in 1880.

BOARD OF DIRECTORS

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Bruce Coons, Executive Director

Corrections for the CA State Park, Adobe Chapel, and El Campo Santo are recommended as follows. In Figure 3-2, the State Park should be listed as such instead of the “Historic Core,” which actually extends down San Diego Avenue and includes more than the State Park. The Adobe Chapel is City parkland, and not County parkland as referenced in Figures 3-1 and 3-2. Third, El Campo Santo is not a “pocket park” and reference to this sacred burial site as a pocket park disrespects those buried within it. Although SOHO understands the need for an underlying zone that corresponds to this cemetery, SOHO strongly encourages the language referencing this site to be sensitive to the cultural displacement felt by many of the descendants whose family is located here. Perhaps “cemetery” could be called out specifically within the park zone, so this site can be noted in a respectful manor.

SOHO concurs with the findings and analysis related to the historical, cultural and tribal resources within the PEIR and supports the historic survey. However, SOHO strongly urges a multiple property listing (MPL) for auto courts be included and for labels to be corrected regarding the CA State Park, Adobe Chapel, and El Campo Santo.

Thank you for the opportunity to comment,

A handwritten signature in black ink, appearing to read "Bruce Coons", written over a light gray rectangular background.

Bruce Coons
Executive Director
Save Our Heritage Organisation

Stanco, Kelley

Subject: FW: Old Town San Diego Community Plan Update

From: Turner, Nicole@Parks [<mailto:Nicole.Turner@parks.ca.gov>]

Sent: Friday, March 16, 2018 12:14 PM

To: Dennison, Richard@Parks <Richard.Dennison@parks.ca.gov>; Smith, Darren@Parks <Darren.Smith@parks.ca.gov>; Krimmel, Cindy@Parks <Cindy.Krimmel@parks.ca.gov>

Cc: Lew, Amy@Parks <Amy.Lew@parks.ca.gov>

Subject: RE: Old Town San Diego Community Plan Update

Hi Rich,

I just read through the sections on tribal and historical resources and I am impressed by the cultural sensitivity used in preparing this document. The Historians and archaeologists at AECOM really did a fair job. This document also includes a very helpful summary of the geology of the region and other resources in its environmental setting though I cannot attest wholly to its accuracy.

I think we are too late and overall I am okay with the document. I have a couple comments below and could add some boiler plate DPR Cultural concerns. Let me know if you think there is still opportunity and if this is something you would like to pursue.

A couple errors:

The document incorrectly references Old Town San Diego State Historic Park calling it *Old Town State Historic Park* leaving out "San Diego" in its name. The section on page 2-37 (Environmental Setting) describes some of the historic resources as follows: "Five original adobes are part of the complex, which includes shops, restaurants and museums. Other **historic** buildings include a schoolhouse, a blacksmith shop...a cigar shop...a stable..." The majority of these buildings are not historic but rather historic reconstructions.

Recommendations:

San Diego Cultural staff recommend ongoing tribal consultation regarding any potential affects to tribal cultural resources and all tribal interpretive efforts within the CPU footprint.

Thank you,

Nicole Turner
San Diego Coast District Archaeologist
California Department of Parks and Recreation
4477 Pacific HWY
San Diego, CA 92110
619-933-9013
Nicole.Turner@parks.ca.gov

From: Turner, Nicole@Parks

Sent: Thursday, March 15, 2018 5:33 PM

To: Dennison, Richard@Parks <Richard.Dennison@parks.ca.gov>; Smith, Darren@Parks <Darren.Smith@parks.ca.gov>; Krimmel, Cindy@Parks <Cindy.Krimmel@parks.ca.gov>

Cc: Lew, Amy@Parks <Amy.Lew@parks.ca.gov>

Subject: RE: Old Town San Diego Community Plan Update

Public review ended March 1st. I had assumed we missed it. If you are to write a letter it might be prudent to reiterate Alex's comments and I can take a quick look in the morning to capture any potential tribal concerns from the tribal liaison perspective.

Nicole Turner
San Diego Coast District Archaeologist
California Department of Parks and Recreation
4477 Pacific HWY
San Diego, CA 92110
619-933-9013
Nicole.Turner@parks.ca.gov

From: Dennison, Richard@Parks

Sent: Thursday, March 15, 2018 5:18 PM

To: Smith, Darren@Parks <Darren.Smith@parks.ca.gov>; Krimmel, Cindy@Parks <Cindy.Krimmel@parks.ca.gov>

Cc: Turner, Nicole@Parks <Nicole.Turner@parks.ca.gov>; Lew, Amy@Parks <Amy.Lew@parks.ca.gov>

Subject: Re: Old Town San Diego Community Plan Update

, was there any other comments and did we submit anything? I saw a city rep yesterday and I believe the comment period Ends today but I'm sure we can squeeze in something on Friday

~

From: Krimmel, Cindy@Parks

Sent: Thursday, January 18, 2018 3:39:36 PM

To: Dennison, Richard@Parks; Smith, Darren@Parks

Cc: Turner, Nicole@Parks; Lew, Amy@Parks

Subject: Old Town San Diego Community Plan Update

Hello,

The draft PEIR for Old Town San Diego Community Plan Update is posted here:

<https://www.sandiego.gov/planning/programs/ceqa>

Alex Bevil's comments are pages 47-54 of Appendix A. Public review ends March 1, 2018. Please let me know if you would like to submit any comments.

Thanks!

Cindy Krimmel

Environmental Planner (619) 278-3771
San Diego Coast District, California State Parks

From: lcumper@jamulindianvillage.com on behalf of [Lisa Cumper](#)
To: [PLN PlanningCEQA](#); [Herrmann, Myra](#)
Subject: 561630 Old Town San Diego Community Plan Update
Date: Wednesday, January 17, 2018 3:26:24 PM

Dear Susan,

I received your letter regarding project 561630, Old Town San Diego Community Plan Update.

Jamul would like to engage in AB-52 consulting on this project due to the result in significant and unavoidable impacts on Tribal Cultural Resources.

Thank you,
Lisa

Respectfully,



Lisa K. Cumper

Tribal Office Assistant/
Cultural Resource Manager / Tribal Liaison
Jamul Indian Village of California

P.O. Box 612, Jamul CA 91935
desk: 619.669.4855
cell: 619.928.8689
fax: 619.669.4817

email: lcumper@jiv-nsn.gov
web: www.jamulindianvillage.com



San Diego County Archaeological Society, Inc.

Environmental Review Committee

28 February 2018

To: Ms. Susan Morrison
Planning Department
City of San Diego
Suite 1200, East Tower, MS413
1010 Second Avenue
San Diego, California 92101

Subject: Draft Program Environmental Impact Report
Old Town San Diego Community Plan Update
Project No. 561630

Dear Ms. Morrison:

I have reviewed the cultural and historical resources aspects of the subject DPEIR on behalf of this committee of the San Diego County Archaeological Society.

Based on the information contained in the DPEIR and its Appendices D and E, these reports appear well done and we have no comments on them. We reserve any detailed comments for the public review of individual projects' impacts and mitigation. Please ensure that we continue to be included in those reviews.

Thank you for providing the opportunity to participate in the review of this DPEIR.

Sincerely,

A handwritten signature in dark ink, appearing to read "James W. Royle, Jr.", is written over the typed name.

James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: AECOM
SDCAS President
File