

GASLAMP QUARTER PLANNED DISTRICT DESIGN GUIDELINES



*Looking north on Fifth Avenue, ca 1923
Photo courtesy of the San Diego Historical Society*

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Historic photographs of the Gaslamp Quarter featured in this document have been provided by the San Diego Historical Society Photograph Collection, www.sandiegohistory.org.

Drawings and contemporary photographs were provided by Heritage Architecture & Planning.

Table of Contents

Purpose and Intent of the Design Guidelines	5
Historical Overview of the Gaslamp Quarter	5
Period of Significance and Historic Designation	6
Application of the Gaslamp Quarter Planned District Design Guidelines	7
Administration of the Gaslamp Quarter Planned District Design Guidelines	8
Gaslamp Quarter Planned District Boundaries	8
Procedure for Permits	9
General Design Regulations for New Construction	11
Building Height Regulations	11
The “Street Wall” Concept	13
Required Street Wall Characteristics	14
Vertical Characteristics	15
Facade Characteristics	17
Architectural Fabric and Materials	18
Architectural Details	19
Roofs	21
Additional Stories	22
Painting and Repainting Exterior Surfaces	25
General Guidelines for Rehabilitation of Designated Historic Structures	26
Suggested References	27
Building Codes	28
The Secretary of the Interior’s Standards for Rehabilitation: Storefronts	29
Signage	31
Design Requirements	32
Permanent Sign Banners	36
Flags	36
Permanent Menu Boards	37
Multi-media Sign Installation	37
Audible Devices	37

Table of Contents

Awnings and Canopies38

Automatic Teller Machines (ATMs)39

Sidewalk Cafes41

Public Right-of-Way Permitted and Prohibited Uses45

Appendix A - Map and List of Contributing Buildings in the Gaslamp Quarter Planned District47

Appendix B - Glossary of Terms52



Fig. 1 - Gaslamp Quarter Ca 1885 - Fifth Avenue looking North from Island Street.

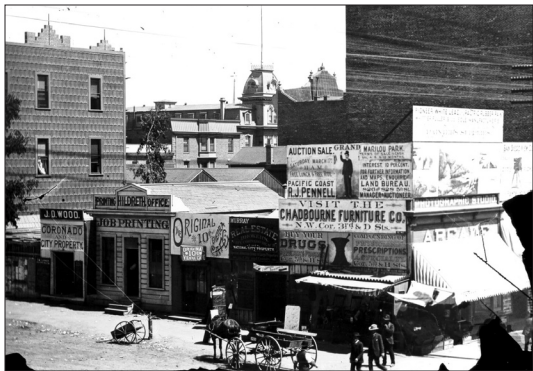


Fig. 2 - Gaslamp Quarter Ca 1890 - southeast corner of Fifth Avenue and E Street

Purpose and Intent of the Gaslamp Quarter Planned District Guidelines

These Guidelines are based on Chapter 15, Article 7 of the San Diego Municipal Code, known as the Gaslamp Quarter Planned District Ordinance (PDO). The PDO covers more items than will be discussed here, such as permitted uses and parking. The intent of these design guidelines is to provide property owners and developers with a set of standards to follow in the design and development of a new or existing property, and to clarify the steps necessary for obtaining a permit. It is the intent for these guidelines to assist the reader with avoiding the pitfalls and frustrations often associated with development in historic districts.

Historical Overview of the Gaslamp Quarter Planned District (Gaslamp Quarter)

Downtown San Diego began in the Gaslamp Quarter. The original New Town was established by William Heath Davis (a.k.a. Kanaka Bill) in 1850. Unfortunately, Davis' settlement never developed into the thriving port town he had envisioned. Development in New Town finally took hold almost two decades later when Alonzo Horton established a wharf at the south end of Fifth Avenue in 1869. From that point on, Fifth Avenue has served as the commercial backbone of the Gaslamp Quarter. In the 1880s, the area of the Gaslamp Quarter south of Broadway, between Fourth Avenue and Sixth Avenue, developed at a rapid pace. During the same era, a strong community of Asian businesses began to grow in the area bound by Market Street, J Street, Third Avenue, and Fifth Avenue. The defining character of the Gaslamp Quarter was established by the Victorian, Italian Renaissance, and Spanish Revival buildings still standing today. As businesses moved further north along Fifth Avenue, the original district south of Market Street became a red-light district commonly referred to as "The Stingaree." Illicit businesses, catering to both miners and sailors, flourished throughout the turn of the century. The Gaslamp Quarter experienced its first renaissance in 1912 when surging citizen morality pressured police into raiding the red-light district. The Gaslamp Quarter continued to grow at a steady pace through the 1920s to around 1930 when the Great Depression slowed development nationwide.

During the 1950s, 60s, and 70s, major commerce continued to abandon the smaller scaled buildings of the Gaslamp Quarter in favor of larger sites in the north end of downtown. Once again, the district became dominated by illicit activities. The Gaslamp Quarter began to experience a second renaissance in the 1970s



Fig. 3 - Gaslamp Quarter Ca 1910, West side of Fifth Avenue, north of G Street.



Fig. 4 - Gaslamp Quarter Ca 1912 - Fifth Avenue looking North from G Street,

when concerned property owners and merchants started to restore the turn of the century architecture. In 1976, the first Gaslamp Quarter Urban Design and Development Manual was adopted by the City Council. The area bound by Fourth and Sixth Avenues, Broadway, and Harbor Drive was listed on the National Register of Historic Places (National Register) in 1980 as a historic district. Property owners and merchants, along with the Redevelopment Agency of the City of San Diego, continue to restore and revitalize the historic buildings of the Gaslamp Quarter Planned District (District). The District features the highest concentration of historically significant commercial buildings in San Diego.

Period of Significance and Historic Designation

An important concept in historical designation is the “period of significance.” The National Register designation lists eighty five buildings that significantly contribute to the defining character of the Gaslamp Quarter. The earliest contributing structure was built in 1873 and the last contributing structure was built in 1930. Therefore, the period of significance for the Gaslamp Quarter is from 1873 to 1930. The National Register nomination has identified many of the buildings within the Gaslamp Quarter as “contributing structures.” These buildings, erected during the period of significance, contribute to the overall character of the District. In addition to those contributing structures built during the period of significance, buildings constructed earlier or later than the period of significance can also be deemed “contributing” according to the criteria established by the National Register.

Criteria for designation to the National Register can relate to significant persons, historical events, or architectural movements. The contributing elements of an historic building may include the entire building or just portions of the building, depending on the specific criteria for historic designation. Anyone using these Guidelines for the renovation of an historic building can also consult with the Centre City Development Corporation (CCDC) for additional assistance. These Guidelines are concerned with the exterior appearance of **all** buildings in the Gaslamp Quarter. Particular attention is directed to the “Street Wall.” The street wall is the wall formed by a continuous line of building facades. This feature is critical to the scale, density, and visual interest that make the Gaslamp Quarter such an appealing place to be.

In addition, the City of San Diego Land Development Code (LDC), set forth in the San Diego Municipal Code, requires a review of buildings 45 years of age or older to determine if they are historic. This requirement is consistent with the California

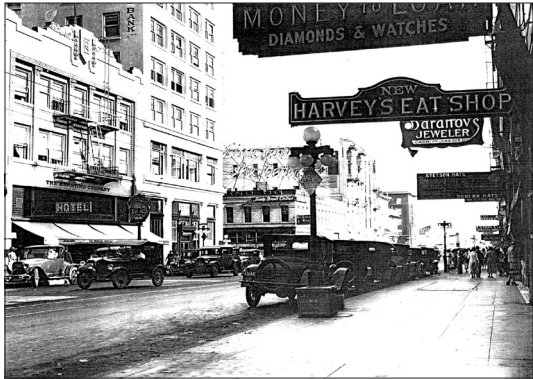


Fig. 5 - Gaslamp Quarter Ca 1920, Fifth Avenue looking south, north of E Street.



Fig. 6 - Gaslamp Quarter Ca 1930, Corner of Sixth Avenue and E Street.

Environmental Quality Act (CEQA). Therefore, any changes proposed to a building within the District boundaries built 45 years ago or more will be carefully evaluated to prevent the loss of potential historic structures.

Application of the Guidelines

When a building is designated as contributing, it must comply with the section “General Guidelines for the Rehabilitation of Designated Historic Structures.” Additions to contributing buildings, any work on non-contributing buildings, and any new construction must comply with the section “General Design Guidelines for New Construction.” These guidelines focus on six architectural elements that affect the overall structural form and design continuity of the Gaslamp Quarter. These elements are: scale and proportion, fenestration, materials, color, texture, and decorative details.

Scale and Proportion

Lot sizes, street widths, building sizes, and size of building features are examples of elements contributing to scale and proportion. The Gaslamp Quarter is a rich pedestrian environment, and it is best experienced at a leisurely pace, on foot rather than from the window of an automobile. The height of the buildings (mostly 2-3 stories) creates an urban environment without dwarfing the pedestrian. The ratio of building height to street width allows ample sunlight onto the streets. The narrow lots reflect a time when people shopped at a variety of small establishments, rather than large supermarkets and “megastores.”

Fenestration

The type, size, and arrangement of the windows and doors compose the building fenestration. The distinction between upper story windows and ground level (storefront) windows is important. Windows give us clues to the use and character of interior spaces, as well as the building’s construction and underlying structural system.

Building materials, colors, textures, and decorative details, as observed throughout the Gaslamp Quarter reflect the quality of craftsmanship, available building techniques, and popular tastes during the period of significance. These elements are addressed later in this section (pages 16-19).



Fig. 7 - Gaslamp Quarter Boundary Map

While these Guidelines are prescriptive, it is important to keep in mind that **they in no way suggest that new construction should imitate historic styles.** *The Secretary of the Interior's Guidelines for the Treatment of Historic Properties*, which sets the national standards for historic preservation, caution against creating the appearance of a false history. New construction, unless it is a reconstruction of a historic building, should not try to appear historic, nor should it mimic historic elements in a literal fashion. For this reason, anyone developing a property within the Gaslamp Quarter is encouraged to consult with CCDC early in the design process to avoid delays in the permit process.

Administration of the Gaslamp Quarter Design Guidelines

The CCDC President administers the regulations and procedures outlined by these standards and the provisions of the PDO.

Also applicable are Chapters 11 through 15 of the San Diego Municipal Code, called the Land Development Code. The Land Development Code applies to all of San Diego and has general requirements for zoning, parking, grading, setbacks, etc., whereas the Gaslamp Quarter PDO covers requirements specific to the Gaslamp Quarter. Where there is a conflict between the Gaslamp Quarter PDO and the Land Development Code, the Gaslamp Quarter PDO takes precedence.

Gaslamp Quarter Planned District Boundaries

The Gaslamp Quarter extends from the south side of Broadway to Harbor Drive, and from the east side of Fourth Avenue to the west side of Sixth Avenue. Also included is the west side of Fourth Avenue (to the mid-block property line) between Market Street and Island Avenue. Appendix A provides a map of contributing buildings. *Fig. 7*

Asian Pacific Thematic Historic District Overlay

Several blocks of the Gaslamp Quarter fall within the boundary of the Asian Pacific Thematic Historic District, established in 1987. The Asian Pacific Thematic Master Plan establishes design guidelines for the Asian Pacific Thematic Historic District. Property owners, tenants and project applicants should familiarize themselves with the Master Plan document. The list of the

Gaslamp Quarter's contributing buildings in Appendix A references which buildings are also contributors to the Asian Pacific Thematic Historic District. All new construction and/or modifications to contributing structures within the Asian Pacific Thematic Historic District shall utilize the District Master Plan in conjunction with these Gaslamp Quarter Design Guidelines in the review of projects.

Procedure for Permits

Since August 14, 1976, a Permit has been required prior to application for any City permit within the Gaslamp Quarter Planned District. Work requiring a Permit includes:

- New construction
- Relocation of buildings into or out of the District
- Remodeling, alteration, addition, or demolition of any existing building (contributing, noncontributing, or relocated)
- Remodeling, alteration, addition, or demolition of any existing grading or landscaping
- Any material or visible changes, such as repainting or signage, to the exterior appearance of an existing structure or to the public rights-of-way

An application for a Permit will be accepted upon payment of a fee and completion of required application documents. The application package should include a description of the intended use of the proposed building, structure, or improvement.

In addition to a Permit, all applicable building code requirements must be met and any other necessary permits obtained for any construction, alteration, addition, or repair of:

- A structure
- The public right-of-way
- Awnings
- Sidewalk Cafés
- Signage

In addition to the CCDC President's approval, all applicable building permits must be obtained from the City of San Diego Development Services Department.

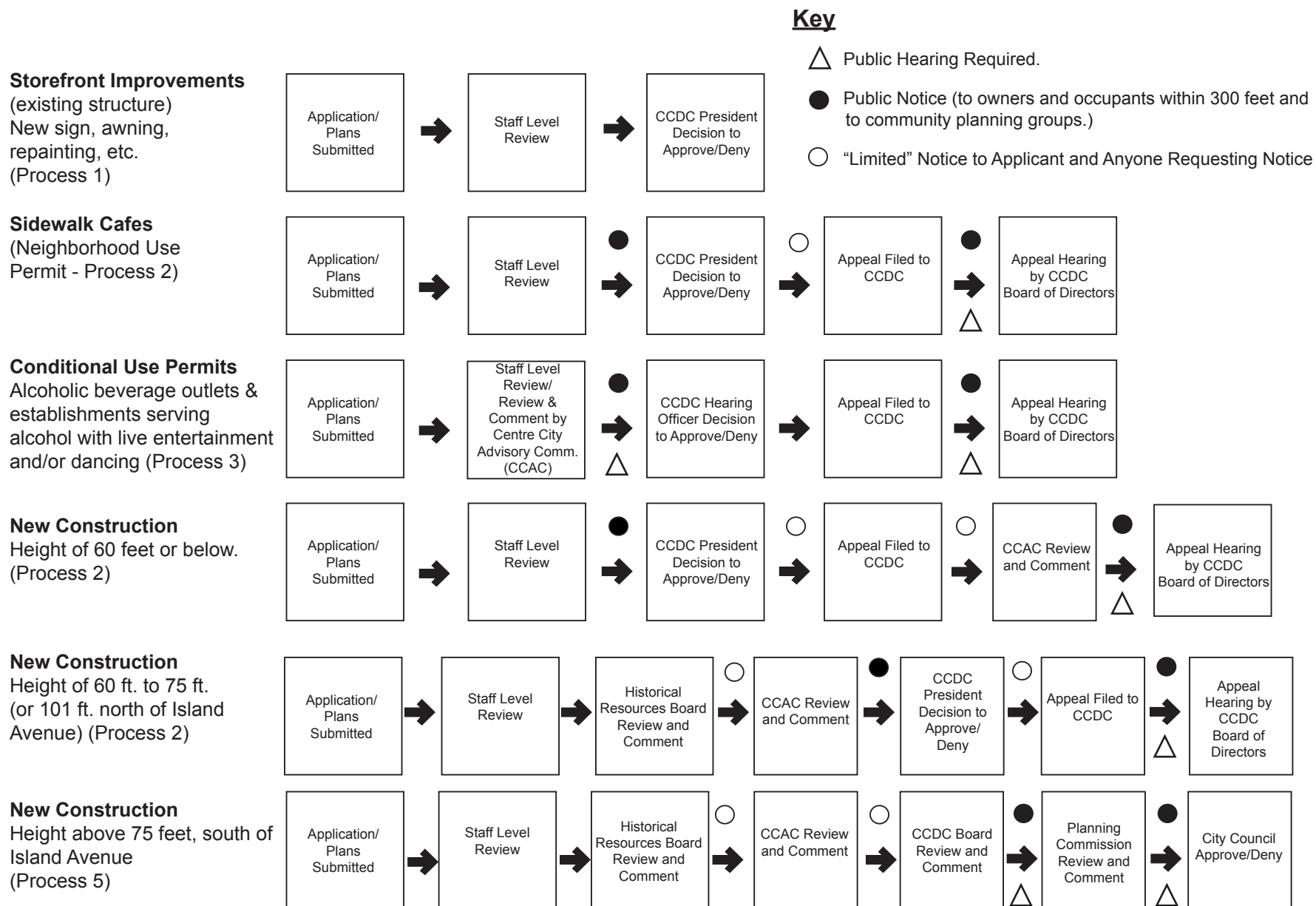


Fig. 8 -- Examples of typical processes of approval.

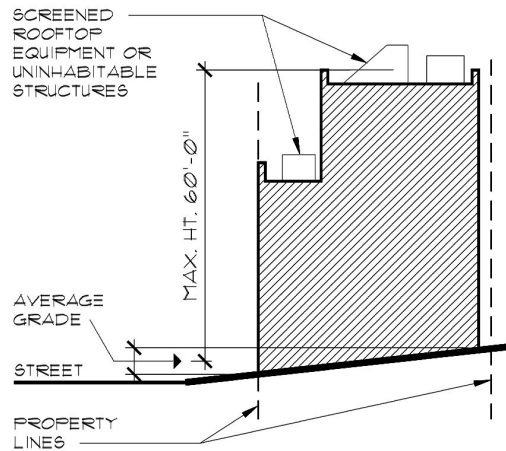


Fig. 9 - How to measure building height.

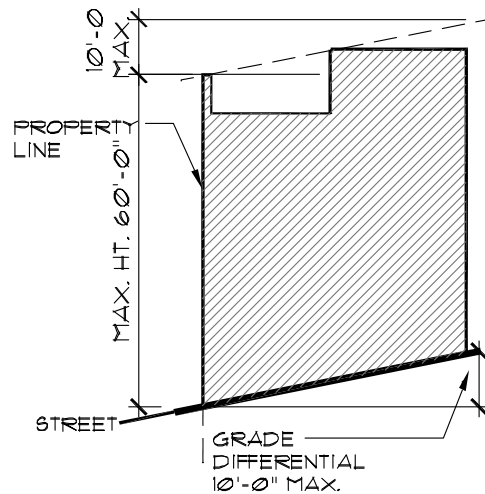


Fig. 10 - How to determine reference for height measurement.

General Design Regulations for New Construction

The following guidelines apply to all new construction, whether it be full block development or an infill project. In addition, these regulations apply to renovations or additions to existing buildings, regardless of whether or not the building contributes to the historical character of the District.

Renovations or additions to contributing buildings have additional requirements. Refer to the section of this document called **General Guidelines for Rehabilitation of Designated Historic Structures**.

Building Height Regulations

The overall height of a building is measured from the average grade of the adjoining public sidewalk grades, to the top of the parapet of the highest habitable floor. For the majority of buildings in the Gaslamp Quarter, the building facades are usually at the property line and the highest point of the structure is usually the roof parapet of the highest habitable floor. For stepped or terraced buildings, the height is considered to be the maximum height of all segments. *Fig. 9* Uninhabitable roof structures that conceal mechanical equipment and elevator and stair overruns shall not be included in the measurement of building height provided that these structures are set back from the front property line by at least 15 feet, are not visible from the public right-of-way, and do not project above a 45-degree plane inclined inward from the top of the parapet(s) of the nearest building wall(s) up to a maximum height of 30'. (See *Roofs section, page 21*)

Grade is defined as the elevation of the ground surface. Very few lots in the Gaslamp Quarter are perfectly flat, so it is important to determine the grade elevation at all corners of the building. According to Section 113.0270(a)(2)(B) of the Land Development Code "...the overall structure height shall not exceed the maximum permitted structure height...plus an amount equal to either the maximum grade differential within the structure's footprint or 10 feet, whichever is less." *Fig. 10*

Also refer to page 22 for information regarding Additional Stories.

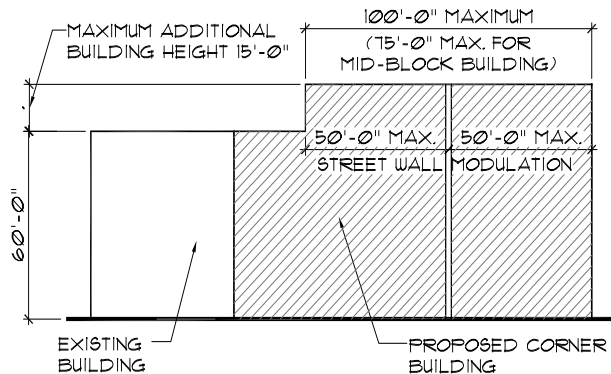


Fig. 11 - Maximum horizontal distance for buildings over 60 feet high along Fourth, Fifth, and Sixth Avenues.

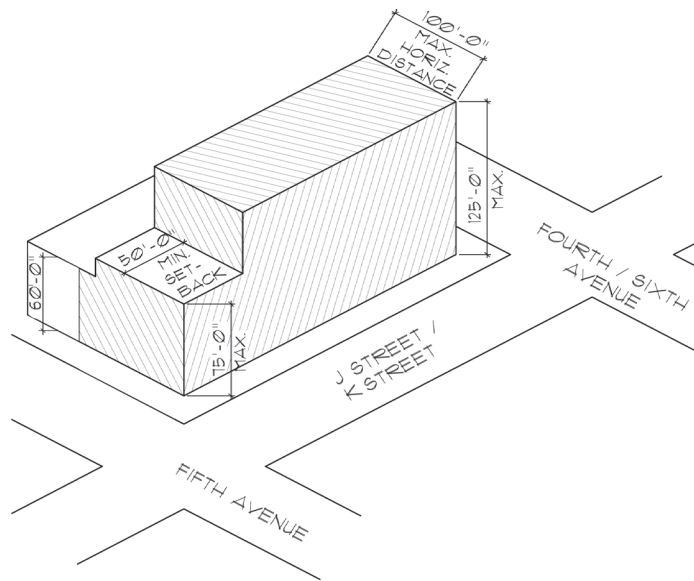


Fig. 12 - Setbacks for corner buildings over 75 feet high.

Gaslamp Quarter design regulations for building height are as follows:

- (a) The maximum height for buildings is 60 feet.
- (b) The minimum height for buildings at the property line is 30 feet. The purpose of this requirement is to maintain the street wall (which will be discussed in a later section).
- (c) The CCDC President may approve, conditionally approve, or deny new construction above 60 feet and up to 75 feet (or up to 101 feet subject to Section 157.0302(a)(3) of the PDO). If a building is allowed the discretionary 75 foot maximum, then the following conditions apply:
 1. Building elements above 60 feet shall not visually intrude into the district nor adversely affect views, nor in any other way compromise the scale and character of adjacent block faces.
 2. The maximum horizontal roof dimensions for buildings greater than 60 feet in height shall be no more than 75 feet at mid-block street frontages along Fourth, Fifth and Sixth Avenues. The maximum horizontal roof dimension for corner lot buildings along Fourth, Fifth, and Sixth Avenues is 100 feet. *Fig. 11*
- (d) The City Council may approve, conditionally approve, or deny construction of buildings up to 125 feet or more located south of Island Avenue. This exception is granted only if the proposed project is evaluated as offering significant architectural, aesthetic, and commercial benefits to the community. The following provisions apply to the conditional height exception:
 1. Building elements above 75 feet shall be set back 50 feet from Fifth Avenue, shall make every effort to minimize visual intrusion into the District and shall in no way compromise the scale and character of adjacent block faces. *Fig. 12*



Fig. 13 - Fenestration of the Backesto Block.

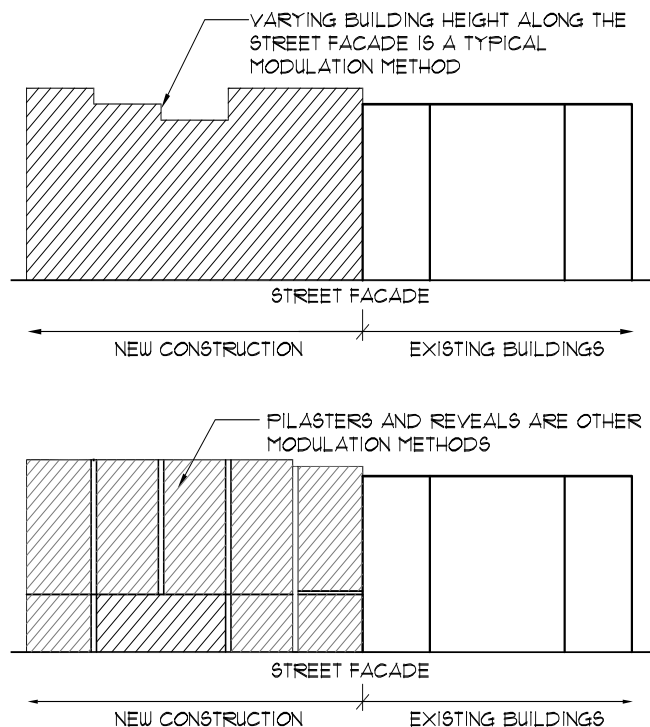


Fig. 14 - Modulate building frontages with respect to historic lot pattern.

2. As with the 75 foot height exception, the maximum horizontal roof dimensions for buildings or *portions* of buildings greater than 60 feet in height shall be no more than 75 feet for mid-block street frontages along Fourth, Fifth and Sixth Avenues and 100 feet for corner buildings.

Fig. 11

The “Street Wall” Concept

Historically, buildings in the Gaslamp were built to the property line facing each street. Modern setbacks for plazas and landscaped buffers were not part of the architectural vocabulary popular in the period of significance or considered appropriate for retail development at the turn of the century. The streets and sidewalks provided social and commercial vitality to the area.

The Gaslamp Quarter is characterized by a nearly continuous line of building facades, side-by-side in the same plane along the sidewalk. This continuity of facades causes the sidewalk and street between the opposing facades to feel like a large outdoor room. These continuous facades are referred to as the “street wall.” Scale, detail, and signage of the buildings work together to balance consistency in urban character and individuality in architectural design. The street wall effect is weakened when a building is demolished or a new building steps back from the dominant street wall line.

Many of the buildings in the Gaslamp Quarter are articulated based on the original 25’ lot width module. However, there are examples of contributing buildings, such as the Backesto Block, that are not designed on the 25’ module. The articulation of a building facade, in terms of fenestration and detailing, is ultimately the key to a successful and contextual building. Fig.

13

- (a) Building mass, placement, and entry relationship should be functionally and aesthetically compatible with adjacent buildings.

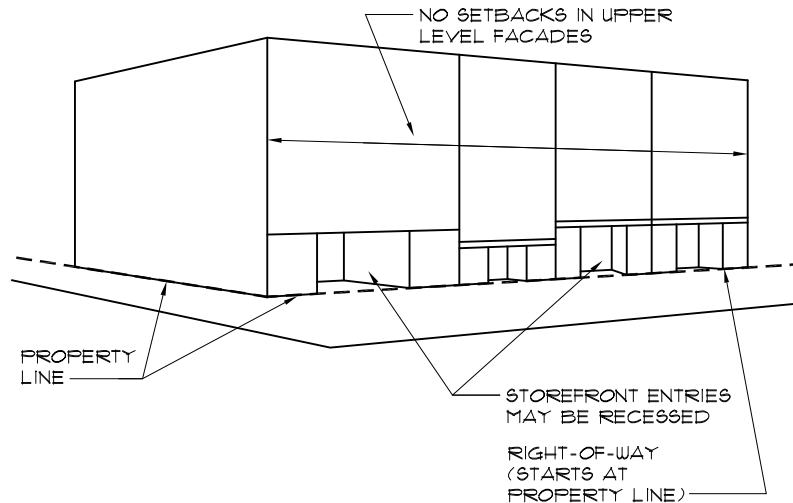


Fig. 15 - Continuous street wall at upper levels.



Fig. 16 - Louis Bank of Commerce, 1888. Bay windows project beyond the property line.

- (b) New projects should modulate building frontages for variation and articulation of the building. The historic module of 25' and 50' widths is the primary tool for breaking down the scale of large building mass. Changes in height, materials, fenestration, offsets, and/or reveals between building portions are appropriate modulation methods. Variations from the 25' or 50' Gaslamp Quarter standard for volume modulation are acceptable if the building massing and facades are well articulated. *Fig. 14*
- (c) Site design and building entry elements should contribute to the continuity of pedestrian scale, storefront character, and street activity.
- (d) Facades along the numbered avenues (Fourth, Fifth and Sixth) shall incorporate at least one primary entrance on that facade. A minimum of 60 percent street level on the numbered avenues shall be storefront with direct access from the street. Access from lettered streets is less important.
- (e) Street level building setbacks to create plazas, dining areas, parks, or other open space will not be permitted.

Required Street Wall Characteristics

New infill buildings shall provide a continuous street wall plane and strong street edge definition at the property line. Street wall glazing should be deeply recessed, with detailed window frames permitted to protrude beyond the front face of the building. All windows, except for those on the ground floor, shall have a longer vertical dimension than horizontal dimension.

- (a) The street wall of all buildings shall be continuous at the property line. Some modulation is allowed at first floor entries. Doors may not swing into the right-of-way more than 12". *Fig. 15*



Fig. 17 - Window-to-wall ratio.



Fig. 18 - The Yuma Building, 1882. Typical vertical division of a building facade.

- (b) Cornices, bay windows, oriel windows, and other ornamentation may project beyond the property line at upper levels to a distance no greater than 4 feet. *Fig. 16*
- (c) Ground floor treatment should be pedestrian in scale, storefront character, and design detail.
- (d) The window-to-wall ratio of the upper floors should be no greater than 60% window to 40% wall. *Fig. 17*

Vertical Characteristics

A strong, vertical division of major building elements can be seen in the Gaslamp Quarter. Most of the historic buildings are characterized by a delineation of a building base, middle, and top. *Fig. 18*

The *top* of the building refers to the cornice and any roofing elements that terminate above the cornice. Typically the tops of historic Gaslamp Quarter buildings are highly articulated and ornamental - often the most expressive portion of the building. However, any roof forms or articulation at the top of new construction shall be understated and always subordinate to the architectural elements, features, and forms of adjacent historical structures.

The *middle* portion of the building consists of horizontal floor bands, or belt courses, below a cornice. The floor bands are defined by vertically oriented, rhythmically spaced bays and windows, with consistent floor-to-floor heights. The upper stories are generally not as tall as the ground story.

Street level storefronts (restaurants and other pedestrian oriented shops) establish the building *base*. The building base includes those elements relating to the sidewalk pedestrian environment such as entries, show windows, and business signage. The base is separated from the upper part of the building by the storefront band.



Fig. 19 - Criteria for building facades.



Fig. 20 - A contemporary interpretation of the traditional cornice. Note the year of construction.

- (a) The building base shall be defined by a projecting band and/or articulated recess in a continuous horizontal direction across the building facade called the storefront band. This line shall be established no lower than 12 feet and no higher than 20 feet. *Fig. 19*
- (b) A kickplate or bulkhead shall be included, which shall be a minimum of 12 inches and a maximum of 30 inches. *Fig. 19*
- (c) The building base and entry should be designed to integrate storefronts, signage, and window display spaces into the overall fabric of the building form.
- (d) Belt courses denoting floor levels and moldings below the cornice are encouraged, but not required. *Fig. 19*
- (e) In new construction, the traditional ornamental cornice is not required. The same or similar effect can be achieved with contemporary materials and design. *Fig. 20*
- (f) Additional building floors are permitted above the cornice, provided the facades of these floors continue the proportion and detail of the main building and are set back.
- (g) Elevator penthouses and other allowable unoccupied roof elements shall be set back from the street facade and every effort shall be made to minimize visibility of those elements from one block away, in each direction. (See "Roofs" Section, pg. 21)
- (h) Building elements exceeding 60 feet in height shall be in accordance with criteria for maximum building height.



Borders Bookstore

Fig. 21 - The facades of these contemporary buildings maintain 25 and 50 foot lot sizes through changes in materials, vertical orientation of windows, and variation of roof lines.



Bridgeworks

- (i) Exterior facades of new construction and infill buildings must respect the floor to floor heights typical of adjoining structures. A lesser floor height may be permitted to allow for mezzanines and design expression for other contemporary uses.
- (j) Where above grade parking is proposed, all perimeter floors must be level with ramping systems internal to the project. This is to ensure proper horizontal proportions and detail on the exterior facades.

Facade Characteristics

The historic development of the Gaslamp Quarter generally occurred on blocks subdivided into 25 foot x 100 foot lots. Individual buildings, typically developed on small parcels, assembled from these lots. Thus, a majority of the existing buildings in the District are either 25 or 50 feet wide. The result is a predominance of buildings incorporating narrow windows and vertical building proportions.

Accordingly, historic buildings in the district reflect the primary verticality of elements in the window openings, building bays, and details such as pilasters and columns. Their vertical emphasis creates a rhythm across the facade that breaks down the horizontal bulk of buildings.

- (a) All windows above the street level shall have a dominant vertical proportion. Window openings shall be stacked and symmetrically arranged on the facade. Building bays and details shall respect the existing tall, narrow profile and symmetrical arrangement of those in historical buildings of the District. *Fig. 21*
- (b) Storefronts at the street level may vary from the vertical proportion provided they are coordinated with the upper level fenestration.



Fig. 22 - McGurck Block Building, 1887. This corner building has two primary facades.



Fig. 23 - Material changes and setbacks in the upper levels of the facade are appropriate ways to distinguish the portion of corner buildings within 50 feet of a corner.

- (c) Columns, pilasters, reveals, and other details may be used in a contemporary manner to enhance verticality and continuity. *Fig. 21*
- (d) Corner buildings shall develop fully articulated facades on both street frontages. These primary facades must include strong vertical demarcation of the corner building form. *Fig. 22*
- (e) The portion of corner buildings within 50 feet of the corner shall be distinguished by changes in height, materials, fenestration, offsets, and reveals. *Fig. 23*

Architectural Fabric and Materials

Historic structures in the District are generally constructed of substantial, highly finished materials, such as masonry, stone, cast iron, and wood. Paint colors on historic buildings are typical of those found in the Victorian and Art Deco styles popular during the Gaslamp Quarter's period of significance. (See "Painting and Repainting Exterior Surfaces," page 25)

New buildings should maintain this same quality of materials. Color and lighting should complement natural materials and highlight architectural forms and details. Buildings should use storefront spotlights to highlight the building and contribute to a secure environment. Paint colors should remain consistent with the styles in the period of significance.

- (a) Brick masonry, stone, granite, or highly finished and detailed plaster are suggested facing materials. Ceramic tile may be used for limited areas. *Fig. 24*
The use of plaster shall be limited to 20 percent of the base or 60 percent of the overall building facade.
- (b) Detailing may be wood, appropriately finished ornamental sheet metal, carved or cast-stone, tile, brick, or terra-cotta.



Fig. 24 - Brick, terra-cotta, stucco, tile, and cast-iron are typical materials seen in the Gaslamp Quarter.



Fig. 25 - Paneled wood bulkhead.

- (c) Storefront framing elements, such as bulkheads, may be painted wood, cast-iron, tile, or other appropriately finished materials. Chrome, exposed galvanized metal, and exposed aluminum finishes are not permitted. *Fig. 25*
- (d) Window and storefront frames should be painted wood. Metal frames may be used as long as they simulate wood profiles and have high quality finishes. Reflective silver aluminum storefront and window systems are not permitted.
- (e) Frameless storefront systems are not permitted.
- (f) No grates, grills, or bars, either permanent, retractable or temporary shall be permitted on windows, doors, or alcoves.
- (g) Color selection should be appropriate to the style and setting of the building, with trim colors defining the facade trim and storefront. All color schemes are subject to review and approval by the CCDC president. The applicant must supply accurate color samples (See "Painting and Repainting of Exterior Surfaces," page 25).

Architectural Details

A dominant design characteristic found in the contributing buildings of the District is the rich architectural detail and ornamentation. All aspects of new buildings should harmonize with, but not mimic, the historic buildings.

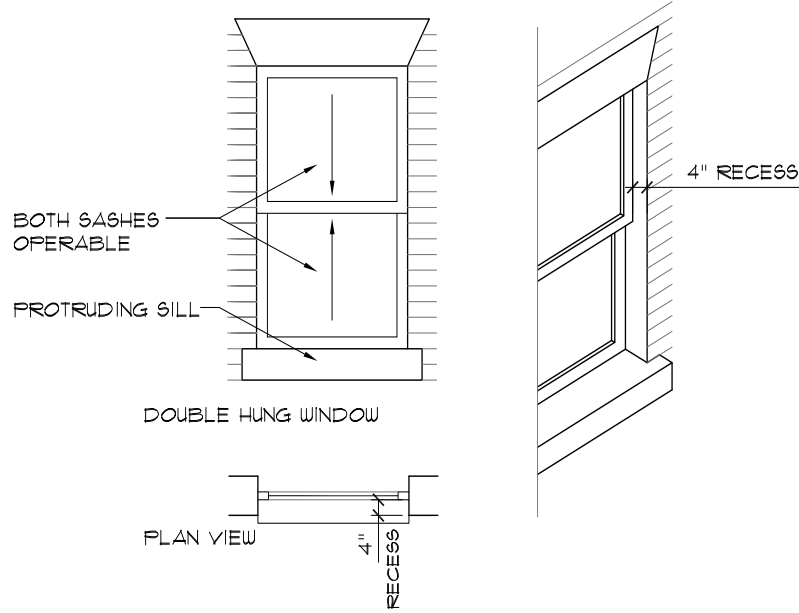


Fig. 26 - Window set back from the wall plane.

- (a) Window openings above the ground floor should be punched into the wall plane and windows set back a minimum of 4 inches from the outside wall plane. *Fig. 26*
- (b) Storefronts must maintain glazing where glazing traditionally occurred. If transparency is not possible due to interior uses, the inside face of the glazing may be painted black to provide an unobtrusive opaque finish. Solid panels in place of glazing are not permitted. No reflective glass is permitted. Every effort should be made to keep street-facing windows transparent.
- (c) Operable sash windows are encouraged.
- (d) Articulated window head and sill details are strongly encouraged. Articulation should not mimic or parody historical detail. *Fig. 27*
- (e) Storefronts shall consist of large fixed-glass panels with bulkheads below. Operable windows are permitted at the ground floor.

Fig. 27 - Windows of the Keating Building, 1890; the Granger Building, 1904; and the St. James Hotel, 1912.



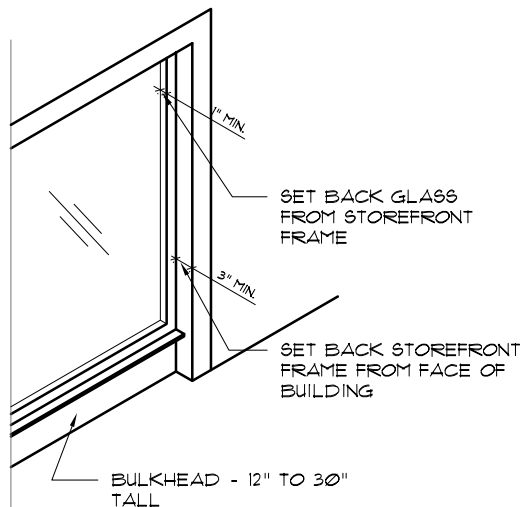


Fig. 28 - Storefront detailing



Fig. 29 - Decorative Details of the Nesmith-Greeley Building, 1888.



Fig. 30 - Pioneer Warehouse, 1918--Masonry patterns and profiles provide relief to the flat wall plane.

(f) Storefronts should be articulated to create a sense of depth to the building facade. At a minimum, storefront frames shall be set back from the building surface by 3 inches. Glass panels shall be set back from the storefront frame a minimum of 1 inch. A variety of storefront depths and configurations are evident on contributing buildings within the Gaslamp Quarter. Historic storefronts are set back as little as 3 inches and as great as 1 foot. The existing historic examples should be used as a guide for designing new storefronts. *Fig. 28*

(g) Masonry can provide interesting colors, patterns, profiles, textures and shapes. Various coursing patterns, custom shapes, colors and details such as quoins and belt courses are encouraged. *Fig. 29*

(h) Additional detail materials such as ornamental metal, cast masonry, concrete, and tile are permitted, provided that appropriate design integrity is maintained. *Fig. 30*

Roofs

Penthouses intended to house mechanical equipment are permitted atop buildings, though every effort should be made to minimize visibility of mechanical penthouses and other rooftop elements

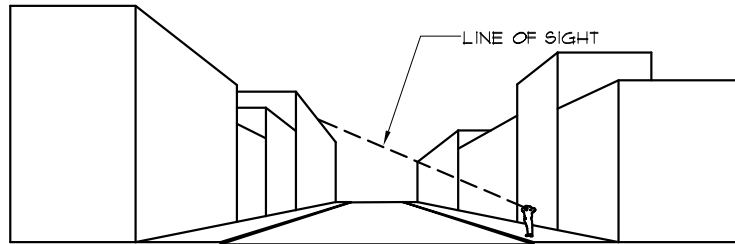


Fig. 31 - Rooftop elements such as mechanical penthouses, exposed mechanical equipment, and satellite dishes should not be visible from the public right-of-way.

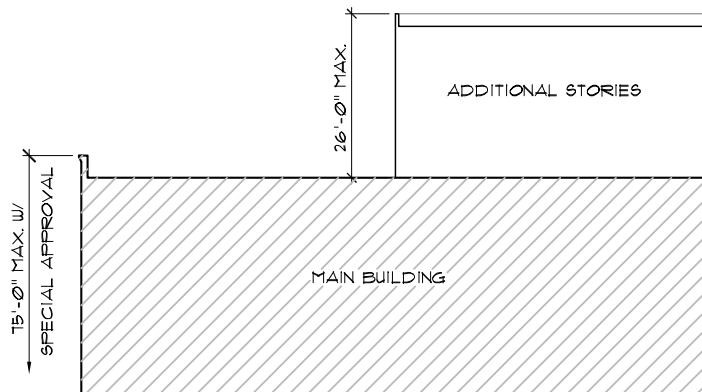


Fig. 32 - Additional Stories height is measured from the top of the adjacent building roof to the top of the highest additional stories parapet.

from the public right-of-way. *Fig. 31* The public right-of-way, as defined in this document, is the area from the building facade to a point 300 feet away, in each direction.

Traditional urban buildings have parapet walls at the street and party walls, with a shed roof that slopes towards the rear of the property or with a gable roof that drains to the street or alley. Parapet walls play an important role in preventing the spread of fire from one building to the next.

Additional Stories on New Buildings

Newly constructed buildings on sites that are north of Island Street may feature a maximum of two additional stories above the 75 foot maximum allowable building height. Additional stories are only permitted on sites 20,000 square feet or greater containing no contributing historic structures. The additional stories are limited to a flat roofed volume of maximum 26 feet. Height will be measured from the top of the adjacent building roof to the top of the highest additional stories parapet. If the additional stories contains multiple floor levels, all levels must be contained in one flat-walled building volume. *Fig. 32* Stepped or terraced stories are prohibited.

It is important that any additional stories' volume be visibly limited from any point within the Gaslamp Quarter to maintain the character of the Historic District. In order to minimize visibility, the additional stories must be set back from the outside face of all street-facing building parapets. The minimum setback at street-facing facades is a ratio of 1:1.15. At the maximum additional stories height of 26 feet, the volume will be set back 30 feet from the main building facade.

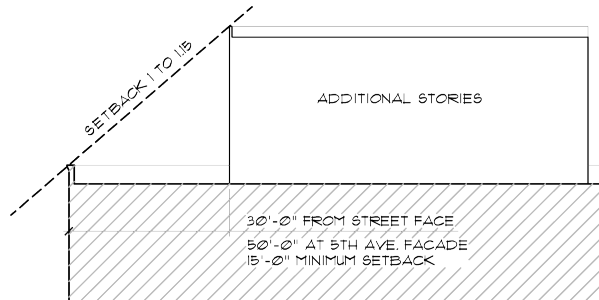


Fig. 33 - To minimize visibility, the additional stories volume must be set back from street facing facades.

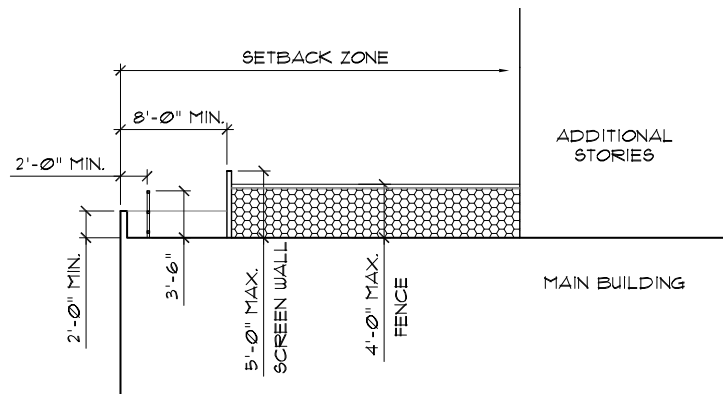


Fig. 34 - Fences and screen walls are permitted in the setback zone provided no portion of the fence or screen wall is within 8 feet of a street facade.

The minimum setback regardless of additional stories height is 15 feet. For building facades on Fifth Avenue, a mandatory setback of 50 feet is required, regardless of additional stories height. *Fig. 33*

The parapet of all street facing building facades must be solid and a minimum 24 inches tall. Optional 42 inch guardrails near the main building facade must be set back a minimum of 24 inches from the parapet edge and must be the maximum openness allowed per the applicable building code. Open grill fences and/or solid screen walls are allowed in the setback zone provided the following conditions are met: Open grill fences are 60% open minimum and a maximum of 5 feet tall, solid screen walls are a maximum 4 feet tall. No fences or screen walls are permitted within the first 8 feet from any street-facing building facade. *Fig. 34*

A maximum of one horizontal line of trellis or roof overhangs may project a maximum of 3 feet from the wall of the additional stories volume. No communication antennae or other similar equipment may be attached to any portion of the additional stories. *Fig. 35*

The additional stories volume may include mechanical equipment and equipment enclosures. Any stair enclosures, mechanical equipment, or other equipment located on the roof of the additional stories must be set back a minimum of 25 feet from any street-facing additional stories parapet. The mechanical equipment and enclosures must not occupy more than 30% of the additional stories roof area. The maximum height for any mechanical equipment or enclosures atop the additional stories is 15 feet. All mechanical equipment shall be fully screened from horizontal views with solid walls or louvered walls with a maximum 50% open louver area. Any equipment located on the roof of the main building block, outside of the additional stories footprint, shall be 5 feet maximum height, screened from adjacent windows, and painted out to match the predominant roof color. *Fig. 36*

Traditionally, the style, materials, and architectural details of penthouse volumes have been kept simple so that the main building retained aesthetic dominance. The penthouse was supposed to blend with the main building and be secondary in aesthetic stature. This design

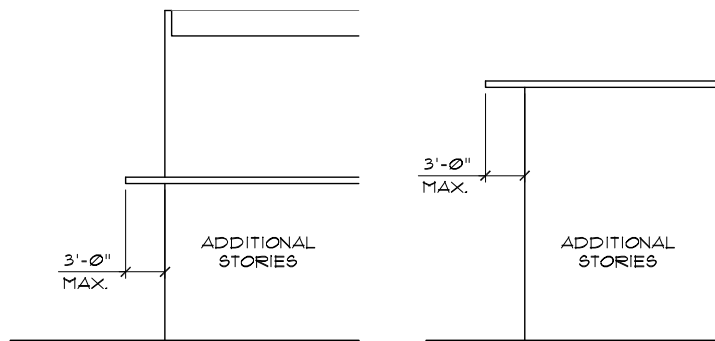


Fig. 35 - Trellises and overhang shall be limited to one horizontal line. That line may occur at any height on the additional stories volume.

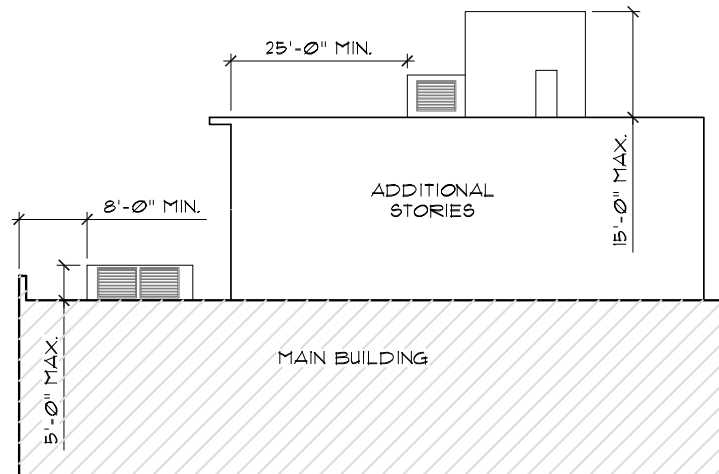


Fig. 36 - To minimize visibility, mechanical penthouses must be set back from street facing facades.

relationship between building and penthouse should be the guide for design of the additional stories. The style and materials of the additional stories volume should be similar enough to the main building to create a cohesive composition. However, the architectural detailing of the additional stories volume should remain a simpler composition than the main building. At facades not facing a street, such as mid-block property lines, where the wall of the main building is flush with the additional stories wall, a contrasting horizontal band of minimum 2 feet height is required to accentuate the 75 foot parapet line. In addition, the contrasting band may be recessed or of a differing material. *Fig. 37*

The applicant shall submit dimensioned plans, sections and elevations illustrating the minimum required setbacks, heights, elevation treatments, and materials. In addition, the drawings must accurately depict all intended accessories such as railings, fences, screen walls, trellises, roof overhangs, and exterior light fixtures.

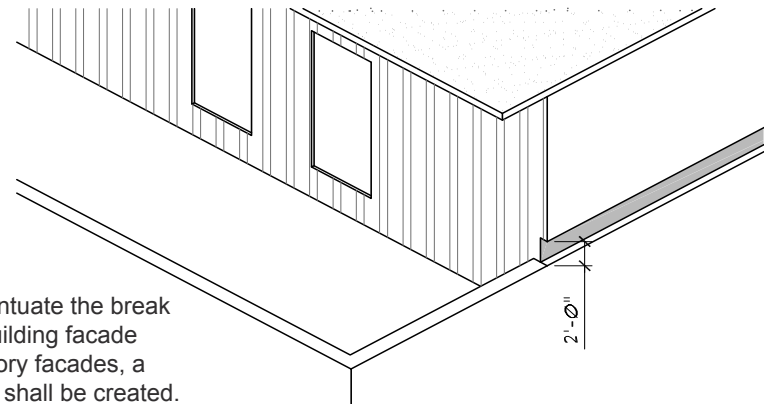


Fig. 37 - To accentuate the break between main building facade and additional story facades, a contrasting band shall be created.



Fig. 38 - Historic paint colors enhance the authenticity of the building.

Painting and Repainting Exterior Surfaces

Existing buildings in the Gaslamp Quarter exhibit a broad range of materials and colors. Many of the historic buildings in the District feature exposed natural materials such as brick or stone. Historically exposed natural materials shall not be over-painted.

Painting over materials originally intended to be exposed can dramatically modify the character of the building and negatively impact the surrounding context. For previously painted portions of historic buildings, paint scraping and paint chemical analyses can be performed to determine the original paint colors. Exploration of an existing building's original paint colors should be the first step in choosing "repaint" colors. Under no circumstances shall abrasive cleaning and paint removal techniques be used, such as sandblasting. Chemical strippers and low-pressure water blasting may be used as long as a test area demonstrates that they will not damage the underlying material.

As discussed in the Architectural Fabric and Materials section (page 18-19), the color palette selected for a newly constructed building in the Gaslamp Quarter should be contextually sensitive to the surrounding area. New construction should include brick, stone, granite, and other materials evident on historic structures in the District. Where portions of the exterior are to be painted, the historic buildings surrounding the new building can be a reference.

For painting new structures or repainting historic structures in the Gaslamp Quarter, the *Sherwin Williams Preservation Palettes* should be used as a guide to choosing colors appropriate to the period of significance. *The Victorian* and *Arts and Crafts* palettes focus on the prevailing colors used from the turn of the century through the 1920s. While there are many colors outside the *Sherwin Williams Preservation Palettes* that may be appropriate for accent and trim pieces, the *Preservation Palettes* should be the main reference for the predominant colors on a building facade.

The building owner is not obligated to use Sherwin Williams products and the City of San Diego does not endorse the use of Sherwin Williams products. However, the building owner should choose colors similar to those featured in the *Preservation Palettes*. A sampling of 3-color schemes from the *Preservation Palettes* can be viewed online at www.sherwin-williams.com/diy/



Fig. 39 - The Keating Building, built in 1890, is one of the finest historic buildings in the Gaslamp Quarter. It exhibits many of the features that could be used in the design of new buildings in the District. The use of stone and brick, tripartite horizontal divisions, cast stone detailing, and wood arched windows are some of the building's distinguishing characteristics.

color/palettes/. Keep in mind that the colors as seen on the website are not exact matches of the paint colors. Paint chips for color selection and matching can be obtained from the manufacturer. All proposed paint schemes and colors must be reviewed and approved by the CCDC president prior to painting.

General Guidelines for Rehabilitation of Designated Historic Structures

Modifications to contributing buildings in the Gaslamp Quarter shall follow the *Secretary of the Interior's Standard for the Treatment of Historic Properties (The Standards)* and National Park Service's *Preservation Briefs 14 - New Exterior Additions to Historic Buildings: Preservation Concerns*. Appendix A provides a complete listing of contributing structures within the Gaslamp Quarter. Typical modifications range from repainting the exterior to construction of additions.

Prior to commencing any work on an historic structure, *The Standards* should be reviewed and any proposed modifications should be evaluated for compliance therewith. The following guidelines are a summary of *The Standards* applicable to improvements and modifications in the Gaslamp Quarter.

- (1) Rehabilitate the property in a manner which will require the minimum alteration of character-defining elements on the structure.
- (2) Exterior rehabilitation work should give priority to retaining all distinguishing historic materials and architectural features. The removal or alteration of any significant historical material or architectural features should be avoided.
- (3) Deteriorated exterior architectural features should be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in design, color, texture, and other visual qualities. Repair or replacement of architectural features should be based on accurate duplications of original features, substantiated by

Suggested References

The following list of references should be consulted to determine the proper approach for modifications to Land Development Code (LDC) contributing buildings in the Gaslamp Quarter.

San Diego Municipal Code, Chapter 15, Article 7, Divisions 1-4: Gaslamp Quarter Planned District Ordinance (Gaslamp PDO)

The Gaslamp PDO regulates development in the Gaslamp Quarter. The Design Guidelines are a companion to the Gaslamp PDO.

San Diego Municipal Code LDC, Chapter 14, Article 3, Division 2: Historical Resources Regulations

This portion of the Land Development Code focuses on proposed work to existing designated resources and buildings that may be 45 years of age or older.

Secretary of the Interior's Standards for the Treatment of Historic Properties (The Standards) and The Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Secretary's Guidelines).

This information can be found online at www2.cr.nps.gov/tps/secstan1.htm OR www2.cr.nps.gov/tps/standards/

OR www2.cr.nps.gov/tps/tax/rhnb/)

The Standards are the primary guidelines used to evaluate and approve projects within the Gaslamp Quarter Planned District.

National Parks Service Preservation Briefs. The Preservation Briefs provide technical information in dealing with historic materials and other preservation related issues. *Preservation Briefs 14: New Exterior Additions to Historic Buildings* is particularly relevant to work in the Gaslamp Quarter. The National Parks Service continues to issue new publications. The most up-to-date catalog of the *Preservation Briefs* can be found online at www2.cr.nps.gov/tps/briefs/presbhom.htm

physical or pictorial evidence. Changes that create a false sense of historical development, such as conjectural features or elements from other historic properties, shall not be undertaken. The San Diego Historical Society has a substantial collection of vintage photographs of the District. This, or other sources, should be researched to obtain accurate information on the specific building.

- (4) Distinctive exterior stylistic features, materials, finishes, or examples of skilled craftsmanship which characterize older structures, should be retained and treated with sensitivity.
- (5) Many exterior changes to building and environments have been made over the years and are evidence of the history of the building and the District. These changes may have developed significance in their own right, and this significance should be recognized and respected.
- (6) All buildings should be recognized as products of their own time. Alterations that have no historical basis and which seek to create inappropriate earlier exterior appearances or architectural styles are discouraged.
- (7) New additions, exterior alterations, or related new construction shall not destroy the significant historical, architectural materials that characterize the property. The new work shall be differentiated from the old work and shall be compatible with the massing, size, scales, and architectural features to protect the historic integrity of the property and its environment.
- (8) Wherever possible, new additions or alterations to historic buildings should be done in such a manner that if they were to be removed in the future, the essential form and integrity of the original building would be unimpaired.

Buildings Codes and Historic Buildings

Regulations for the construction of buildings change frequently. Although not the focus of these Design Guidelines, be aware that there are a number of issues related to the Building Code, state laws, and federal laws that you can expect to encounter in a historic project:

- *Structural repair/seismic upgrade - As knowledge about the dynamics of earthquakes improves, seismic requirements change. Many of the older buildings in the Gaslamp Quarter were built using unreinforced masonry.*
- *Life/safety issues - Requirements for exiting in the event of an emergency have become more strict over the years. Doors, stairways, and passageways in older buildings are often narrower than required by current building codes.*
- *Health issues - Hazardous materials such as asbestos and lead paint are frequently found in older buildings.*
- *Accessibility - With the passage of the Americans with Disabilities Act, public facilities (including stores and restaurants) must remove barriers for the physically challenged.*

The California Historical Building Code (CHBC), as an appendix to the Uniform Building Code (UBC), regulates the preservation, rehabilitation, relocation, or reconstruction of qualified historic buildings. For certain code issues, the CHBC provides alternative solutions for historic buildings that maintain access for disabled persons, as well as a reasonable and cost effective approach to the health and safety of the building occupants, while preserving the historic features of the building. The San Diego Municipal Code Land Development Code (LDC) impacts work on historic buildings by regulating land use in the Gaslamp Quarter Planned District (Chapter 15, Article 7, Divisions 1-4) and proposed work on existing buildings 45 years or older (Chapter 14, Article 3, Division 2).

- (9) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if necessary, shall be undertaken using the gentlest means possible.

The Standards defines four distinct approaches to the treatment of historic properties: preservation, rehabilitation, restoration, and reconstruction. The amount of historic fabric remaining determines which treatment approach will be most appropriate. Preservation is the maintenance of the greatest amount of historic fabric with special attention to the form, features, and details of the historic building. Rehabilitation and restoration are approaches that recognize some changes must be made to facilitate new or continued use to a historic building through preservation of some significant elements and removal of non-original, non-contributing elements in order to restore the building to a period of significance. Reconstruction involves recreation of a non-surviving, significant building constructed in primarily new materials, based on physical or documentary evidence. Any given project could involve a combination of these approaches.

The Secretary of the Interior's Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (The Secretary's Guidelines) is the companion guide to *The Standards*. Regardless of the chosen approach, *The Secretary's Guidelines* outline several integral steps to treatment. These steps are as follows (in order): identify, retain and preserve; protect and maintain; repair; replace; and design for missing features. In addition to review of *The Standards*, *The Secretary's Guidelines* shall serve as the primary reference document when working with contributing buildings in the Gaslamp Quarter.

The Secretary's Guidelines address nearly every component of an historic building and outline a procedure for treatment in terms of "Recommended" and "Not Recommended" items. As stated previously, any proposed work on contributing buildings in the Gaslamp Quarter shall follow the *The Standards* and *The Secretary's Guidelines*. Below is an excerpt from *The Secretary's Guidelines* in regards to rehabilitating historic **storefronts**.

Recommended:

Identify, retain and preserve

Identifying, retaining, and preserving storefronts--and their functional and decorative features--that are important defining the overall historic character of the building such as display windows, signs, doors, transoms, kick plates, corner posts, and entablatures.

The removal of inappropriate, nonhistoric cladding, false mansard roofs, and other later alterations can help reveal the historic character of a storefront.

Protect and maintain

Protecting and maintaining masonry, wood, and architectural metals which comprise storefronts through appropriate treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.

Protecting storefronts against arson and vandalism before work begins by boarding up windows and installing alarm systems that are keyed into local protection agencies.

Evaluating the overall condition of storefront materials to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.

Not Recommended:

Identify, retain, and preserve

Removing or radically changing storefronts--and their features--which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Changing the storefront so that it appears residential rather than commercial in character.

Removing historic material from the storefront to create a recessed arcade.

Introducing coach lanterns, mansard designs, wood shakes, nonoperable shutters, and small-paned windows if they cannot be documented historically.

Changing the location of a storefront's main entrance.

Protect and maintain

Failing to provide adequate protection of materials on a cyclical basis so that deterioration of storefront features results.

Permitting entry into the building through unsecured or broken windows and doors so that interior features and finishes are damaged through exposure to weather or through vandalism.

Stripping storefronts of historic material such as wood, cast iron, terra cotta, carrara glass, and brick.

Failing to undertake adequate measures to assure the preservation of the historic storefront.

Recommended:

Repair

Repairing storefronts by reinforcing the historic materials. Repairs will also generally include the limited replacement in kind--or with compatible substitute materials--of those extensively deteriorated or missing parts of storefronts where there are surviving prototypes such as transoms, kick plates, pilasters, or signs.

Replace

Replacing in kind an entire storefront that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence as a model. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.

Not Recommended:

Repair

Replacing an entire storefront when repair of materials and limited replacement of its parts are appropriate.

Using substitute material for the replacement parts that does not convey the same visual appearance as the surviving parts of the storefront or that is physically or chemically incompatible.

Replace

Removing a storefront that is unrepairable and not replacing it; or replacing it with a new storefront that does not convey the same visual appearance.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Design for Missing Historic Features (Recommended)

Designing and constructing a new storefront when the historic storefront is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Design for Missing Historic Features (Not Recommended)

Creating a false historical appearance because the replaced storefront is based on insufficient historical, pictorial, and physical documentation.

Introducing a new design that is incompatible in size, scale, material, and color.

Using inappropriately scaled signs and logos or other types of signs that obscure, damage, or destroy remaining character-defining features of the historic building.



Fig. 40 - The Gaslamp Quarter in 1912 shows an array of signage examples.



Fig. 41 - Contemporary examples of conforming signs in the Gaslamp Quarter, (The San Diego Hardware sign and awning were reconstructed based on a 1926 photo of the historic facade.)

SIGNAGE

All signage must be approved according to the process outlined in Section 157.0402 of the PDO and Land Development Code, Chapter 12, Article 9, Division 8. The latter reference also lists types of signs that do not require a permit.

When applying for a sign permit, include the following:

1. Street front elevational drawing or photo-simulation at 1/4" or 1/8" = 1'-0" scale, showing the sign in its context, and showing all dimensions.
2. For projecting signs, include dimensioned side views at the same scale.
3. Detail drawings of the sign to adequately describe its construction and method of attachment to the building.
4. Color and material information--either shown on the drawings or on a color board keyed to the drawings.
5. Color photomontage "Mock-Up" (minimum 8-1/2" x 11" sheet) showing proposed sign in context with the building.
6. In some cases, a full scale paper, cardboard, or plywood mock-up of the proposed sign may be required in order for review agencies to evaluate and approve a proposed sign.



Fig. 42 - Area of signage allowed is based on building frontage.



Fig. 43 - Contemporary examples of **non-conforming** signs in the Gaslamp Quarter. These non-conforming examples include backlit plastic signs, oversized signs, and signs with contemporary fonts.

Design Requirements

- (a) Signs shall be pedestrian oriented in size and shape. Lettering and symbols should be appropriate to the style of the building or structure. In no event should a letter exceed 18 inches high.
- (b) The area of all signs on a building shall not exceed an area of 2 square feet for each foot of street frontage occupied by the building, and shall in no event exceed a total of 100 square feet on each street frontage. *Fig. 42*
- (c) No roof sign shall be permitted.
- (d) Projecting signs for each street-level establishment shall be limited to one 18 square foot, double-faced sign on each street frontage occupied by the establishment tenant. Faces of double-sided signs shall be parallel. A sign may not project more than 5 feet beyond the property line (measured perpendicularly). The amount of projection is based on the height of the sign above the finished sidewalk. A sign that is located at the minimum height of 8 feet above the finished sidewalk can only project 3 feet beyond the property line, whereas a sign located at the height of 10 feet can project 4 feet beyond the property line. The maximum projection of 5 feet beyond the property line is only permitted for signs located at least 12 feet above the finished sidewalk. The distance between the bottom of the sign and the finished sidewalk surface shall be a minimum of 8 feet. *Fig. 44*

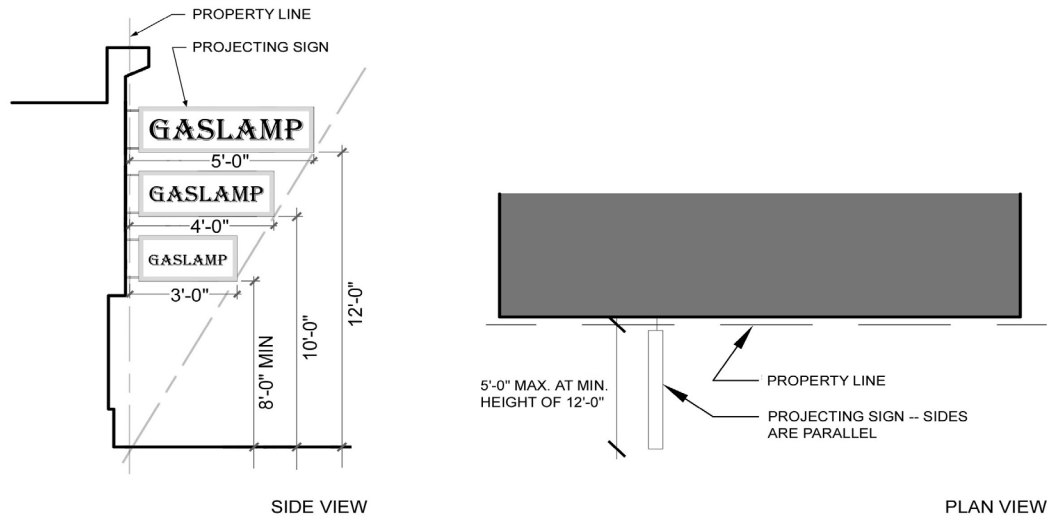


Fig. 44 - Projecting signs



Fig. 45 - Sign placement

- (e) The tops of signs shall be placed entirely below the top of the lowest cornice or strong horizontal element located above the ground story of the building, but in no event shall the sign be higher than 3 feet above the top of the ceiling level of the ground story. Exceptions are simple black or gold letters which may be applied to window glazing above the first floor, lettering on the valance of upper story awnings (*Fig. 52*), and traditional wall-painted lettering applied directly to upper exposed portions of building walls similar to historic examples. (*Fig. 40*) Lettering for all signs should be contemporary to the period in which the building or structure was built and must not contain product advertising or advertising for businesses not housed in the building featuring the sign.
- (f) Signs should be mounted in locations that respect the design of the building, including the arrangement of bays and openings. Signs should not obscure windows, grillework, pilasters, or ornamental features. Wall-mounted signs on friezes, lintels, spandrels, and fascias over storefront windows should be sized to fit within these surfaces and not extend above, below, or beyond them. Typically, wall-mounted signs should be centered on horizontal surfaces (e.g., over a storefront opening). *Fig. 45*
- (g) Cabinet (box construction) signs must have opaque, non-glossy finishes. Opaque is defined as impenetrable to light. The box depth should be the minimum necessary to house equipment. Letters may be internally

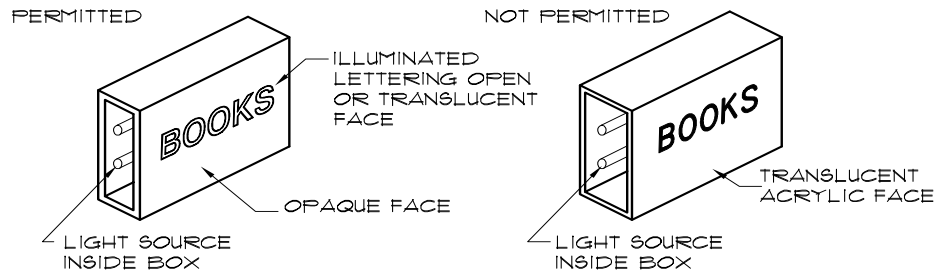


Fig. 46 - Cabinet box sign

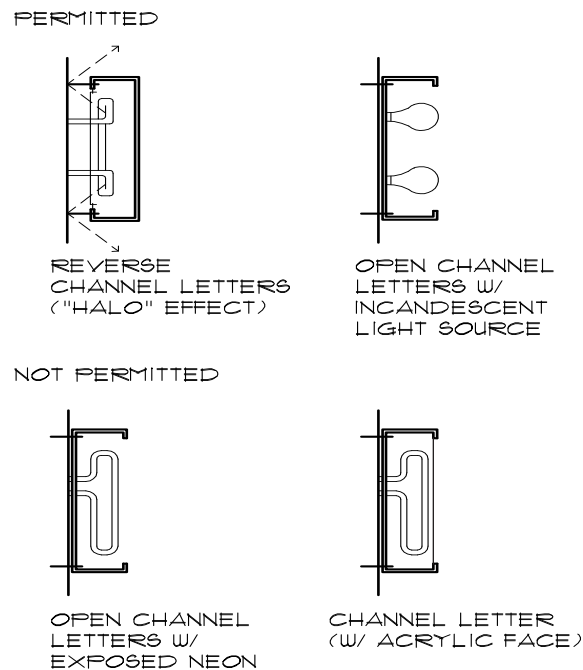


Fig. 47 - Mounted letters

illuminated or not. Logos and graphics may not be internally illuminated. Letters may be routed and open, routed with a translucent covering or “pop-out” letters. Letters should also have a non-glossy finish. *Fig. 46*

- (h) To minimize the visual mass and projection of the sign, all electrical transformer boxes and raceways should be concealed from public view. If a raceway cannot be mounted internally (behind the finished exterior wall) the exposed surfaces of the raceway should be integrated into the overall design of the sign.
- (i) All electrical conduit shall be concealed from public view.
- (j) No exposed neon signs are allowed on the exterior of a building, except as allowed for historical signs.
- (k) Pin-mounted letters must be opaque and of non-reflective material. Reverse channel letters (with hidden light source) and open channel letters (with an exposed incandescent light source) are permissible. *Fig. 47*
- (l) Projecting lighting fixtures used for externally illuminated signs should be simple and unobtrusive in appearance. They should not obscure the graphics of the sign.
- (m) To minimize irreversible damage to masonry, all mounting and supports drilled into masonry (including terra cotta) should be into mortar joints and not into the face of the masonry.
- (n) All exposed light sources shall be incandescent bulbs in keeping with the lighting of the period. Other types of light sources must be concealed.
- (o) All signs within the Gaslamp Quarter Planned District shall conform to all City of San Diego codes and obtain all applicable permits from the City of San Diego Development Services Department.



Fig. 48 -Total sign coverage

Fig. 49 - William Penn Hotel, 1912. This is an example of a "previously conforming" sign that was not removed because of its historical significance.



- (p) Total coverage of signs on the exterior or interior of windows (any sign within one foot of the interior surface of windows) at the ground level should not exceed 20 percent of the total window and door area visible from the exterior of the building. Window signs shall not contain any product advertising, particularly alcoholic beverage products. *Fig. 47*
- (q) Neon signs will only be permitted on Art Deco style historical buildings in the Gaslamp Quarter. The following four buildings are the only historic examples of Art Deco style in the Gaslamp Quarter: the Dalton Building, the Howard Building, the Dream Theater, and the Sun Building. Refer to Appendix A for locations of these buildings. In addition to these buildings, neon signs will be permitted if it is determined historically accurate for the particular historic building. New, non-historic neon signs are not permitted within 5 feet of the window face.
- (r) Neon signs, both exterior (where allowed) and interior (within 5 feet of the exterior window), must only be used to provide the name of the store and type of business. Any other purpose, such as product advertisement for alcoholic beverages, shall not be permitted.
- (s) Flashing, moving, or animated signs shall not be permitted unless they are part of a documented historical sign.
- (t) Historical signs that do not conform to the requirements listed above must be accompanied by documentary evidence that signs of such size and advertising such a business were in use in the area prior to 1930 or are appropriate to the era of the building. Signs must conform in size, shape, design, material, coloring, lighting and location to the appropriate time period. Documentary evidence must be approved by the City of San Diego Historical Resources Board.



Fig. 50 - Contemporary examples of conforming banners in the Gaslamp Quarter.



Fig. 51 - Contemporary examples of non-conforming awnings in the Gaslamp Quarter. Awnings and flags shall be proportional to the scale of the building.

- (u) Where existing historic signs occur they shall be retained, even if the business type or tenant name changes. The new business name can be added as a complimentary secondary sign (*Fig. 53*). Historic signs will not be counted as part of the allowable sign area. Preservation of historic commercial signs and graphics painted on the sides of buildings, even if barely visible, shall be preserved. New painted wall signs are allowed, but are subject to new sign criteria.
- (v) Murals and graphics that are in the historic character of the Gaslamp Quarter Planned District may be permitted on building walls that abut interior lot lines. All murals and graphics on building walls shall be subject to review and approval by the CCDC President in accordance with Section 142.1210 (a)(3) of the Land Development Code.
- (w) Signs in existence on the effective date of this PDO which do not conform to these regulations but do conform under the previous regulations are deemed “previously conforming.” Unless a “previously conforming” sign has specific historical significance to the building (*Fig. 49*), it must be removed no later than five years from the date it becomes previously conforming. If a sign should become previously conforming by future amendments to the Gaslamp PDO that sign must be removed no later than five years from the date it becomes previously conforming.
- (x) Signage approvals are not transferable. Signs must be removed or resubmitted for approval when the operation or building use changes.



Fig. 52 - A contemporary example of a conforming menu board.



Fig. 53 - An example of a retained historic sign (San Diego Hardware Company) with a smaller new tenant sign on an awning.

Permanent Sign Banners

Permanent sign banners are permitted to project from the facade of a building provided the banner does not block the windows of the facade. (Fig. 50) Banners will be limited to one 18 square foot, double-faced banner per building facade. Banners shall follow the same guidelines as all other signs in the District outlined in the previous section. The banner's structure must be sufficiently sized to minimize the wind effects on the banner. To maintain tautness, support rods shall be located at both the top and bottom of the banner. Faded or torn banners must be removed or replaced. Banner area will count towards the total allowable signage area calculation.

Flags

For the purpose of this document, permitted flags are defined as fabrics displaying the symbol of a nation or state. Flags displaying graphics for businesses or products are not permitted in the Gaslamp Quarter. Flags shall be limited to two flags per building facade. The size and scale of a flag shall be compatible with the size and scale of the building. Fig. 51

Permanent Menu Boards

Permanent menu boards may be mounted to the railing of a sidewalk café space, provided that no portion of the sign protrudes outside of the permitted encroachment area. Menu boards may also be mounted directly to the face of the building, provided damage to the historic facade is minimized. The menu board and framing should be no more than 200 square inches total. Lighting fixtures shall be the minimum size needed to provide proper illumination to the menu. Fig. 52

Menu boards will count towards the total allowable signage area calculation.

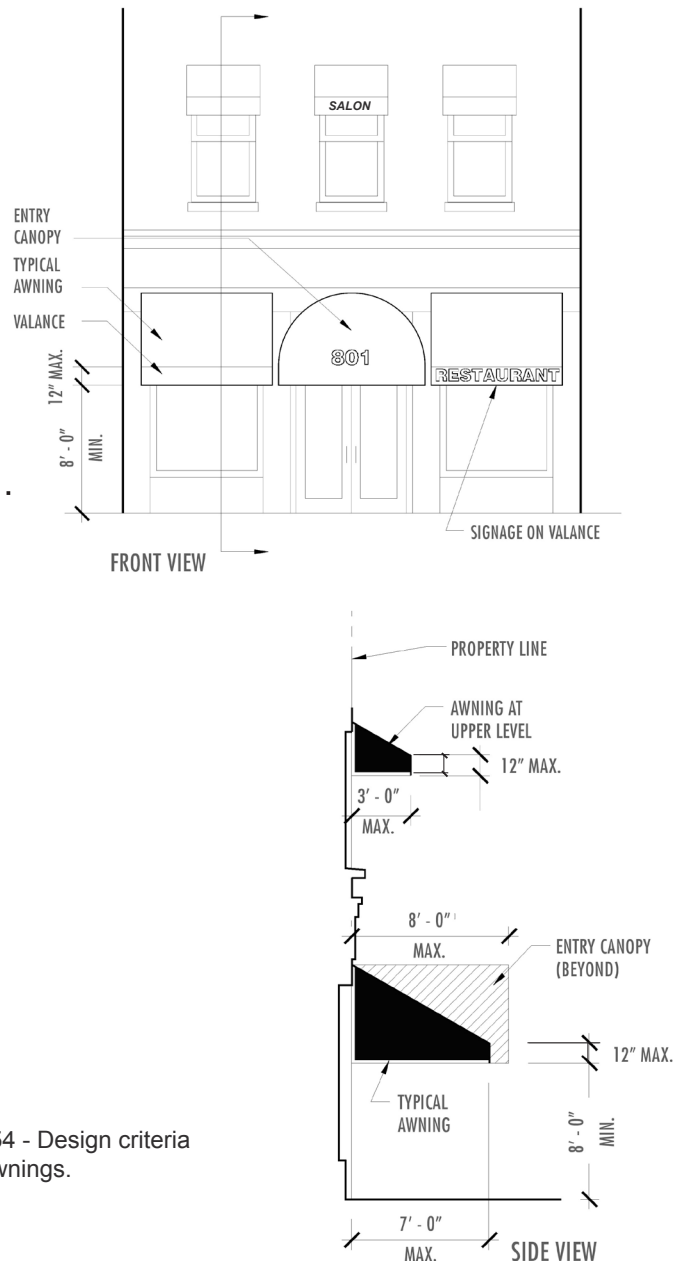


Fig. 54 - Design criteria for awnings.

Multi-Media Signage

Multi-media installations such as video/computer monitors or overhead projectors that feature either animated or static electronic displays shall not be permitted in the Gaslamp Quarter. No audio of any kind (either live or pre-recorded) shall be heard from the public right-of-way. Multi-media installations shall only be permitted inside a business if they are directed at people within the building. The multi-media cannot be used for advertising or be directed at passers-by.

Existing non-conforming electronic displays, and new electronic displays installed after the adoption of this PDO, must be removed immediately.

Speakers and Sound Systems

Speakers or other amplification devices intended to project sounds into the public right-of-way shall not be permitted.

Awnings and Canopies

Guidelines:

- The awning must be integral to the design of the building or storefront. Distinctive architectural features should not be covered, and installation of the awning or canopy must not damage the historic fabric. Awnings on corner buildings should not wrap around the corner.
- The awning shall be made of a canvas-type fabric. Shiny, high-gloss materials are not permitted.
- Awnings shall be designed in a traditional triangular profile unless this conflicts with the architecture of the building or the design of the windows. Retractable awnings are strongly encouraged.



Fig. 55 - Contemporary examples of conforming awnings and canopies in the Gaslamp Quarter.

- (d) The fascia (valance) on an awning may not be more than 12 inches tall. *Fig. 54*
- (e) Standard awnings at street level may project up to 7 feet from the property line. At no point shall the underside of the awning structure be less than 8 feet from the ground. *Fig. 53, 54*
- (f) Awnings above street level may project up to 3 feet beyond the property line. *Fig. 54*
- (g) One entry canopy per building may project up to 8 feet beyond the property line in order to establish the main entry.
- (h) Signage on the awning may be located on the valance, but not on the angled portion of the awning. Lettering must be no higher than 10 inches. (*figs. 53, 54 & 55*) Signage on awnings counts toward the total allowable area of the signage (see "Signage" section). Signage colors shall be compatible with the general color requirements of these guidelines.
- (i) Heaters or lighting must be self-supporting and may not be hung from the awning structure. All exterior heaters must be permitted by the City of San Diego.
- (j) The awning structure must be supported by the building. Structural supports, such as posts, are not permitted in the public right-of-way.
- (k) Awnings cannot be backlit.
- (l) Faded or torn awnings must be removed or replaced.
- (m) To minimize obstruction of the building facade, no items will be permitted to hang from the awning valance. This includes lighting, plants, and windscreens.
- (n) Historically, awning colors were natural earth tones to mimic the building materials used on roofs. The most typical awning had thin stripes of alternating colors. Intermittent stripes of white worked with stripes of dark green, medium green, dark red,



Fig. 56 - Contemporary examples of conforming Automatic Teller Machines (ATMs). The ATM in the image on the left is inside a building on Fifth Avenue. The image on the right is of an ATM on an east-west street.



Fig. 57 - Contemporary examples of non-conforming Automatic Teller Machines (ATMs) along Fifth Avenue.

or terra cotta red. Where awnings were one solid color, the same color palette was used. Historic awnings often featured a scalloped trim detail at the bottom of the valance. Incorporating historic colors, patterns, and trim details is strongly recommended for new awning designs. (Fig. 55)

- (o) Individual awnings above multiple windows are only permitted on the first floor and cannot exceed 20-feet in length.

Automated Teller Machines (ATMs)

In general, ATMs (or other similar electronic ticketing or video displays) are not compatible with the Historic District. However, as a desirable convenience in today's society, ATMs shall be permitted provided the machines are carefully located to minimize visual impact. Priority should be given to locating such devices inside a building lobby or recessed enclosed entry, so as not to be directly visible from the exterior. Fig. 56

ATMs will not be allowed in the following conditions:

1. No machine may be installed on the exterior of a contributing building.
2. Machines are not permitted on any building facade on Fifth Avenue.

ATMs may be installed on the exterior of a building in the following conditions:

1. Machines will be allowed on non-contributing buildings facing Fourth or Sixth Avenues or on streets running in the east/west direction. ATM installations will only be permitted if the following conditions are satisfied:
 - a) Machines installed on non-contributing buildings shall be recessed into the building facade adjacent to the public sidewalk. The total face area of an ATM and any attached signage or trim is 10 square feet maximum.



Fig. 58 - This contemporary example of a sidewalk café features a creative yet conforming railing design.



Fig. 59 - Contemporary example of a non-conforming café enclosure. The rail and windscreen in the foreground extends well beyond the 3'-6" maximum height. The railing sits on a non-conforming brick base and features non-conforming plant boxes hanging into the public right-of-way. The hanging "icicle" lights are also non-conforming.

b) No more than one machine per building may be installed on the exterior.

c) Freestanding machines are not allowed on the exterior.

An ATM sign, adhering to the sign guidelines, may be displayed on the exterior of the building. ATM signs will count as part of the total allowable signage per building (see "Signage" section).

Existing non-conforming ATMs must be removed no later than five years from _____. New, non-conforming ATMs installed after adoption of this ordinance must be removed immediately. *Fig. 57*

Sidewalk Cafés

Outdoor dining areas along the sidewalks can improve the business environment and enhance the quality of life, as long as these areas do not interfere with pedestrian traffic or interfere with the rights of adjoining property owners. Sidewalk cafés are a special privilege, not a matter of right.

Sidewalk cafés must abide by the San Diego Land Development Code Section 141.0621. A summary of these regulations is provided below with important modifications specific to the Gaslamp Quarter.

1. The decision to allow a sidewalk café is discretionary and based on the width of the sidewalk, the relationship of the proposed café to other existing or planned uses in the area, the amount of pedestrian use, the impact of the café's location on pedestrian activity, and the ability of the café to enhance street character and activity.

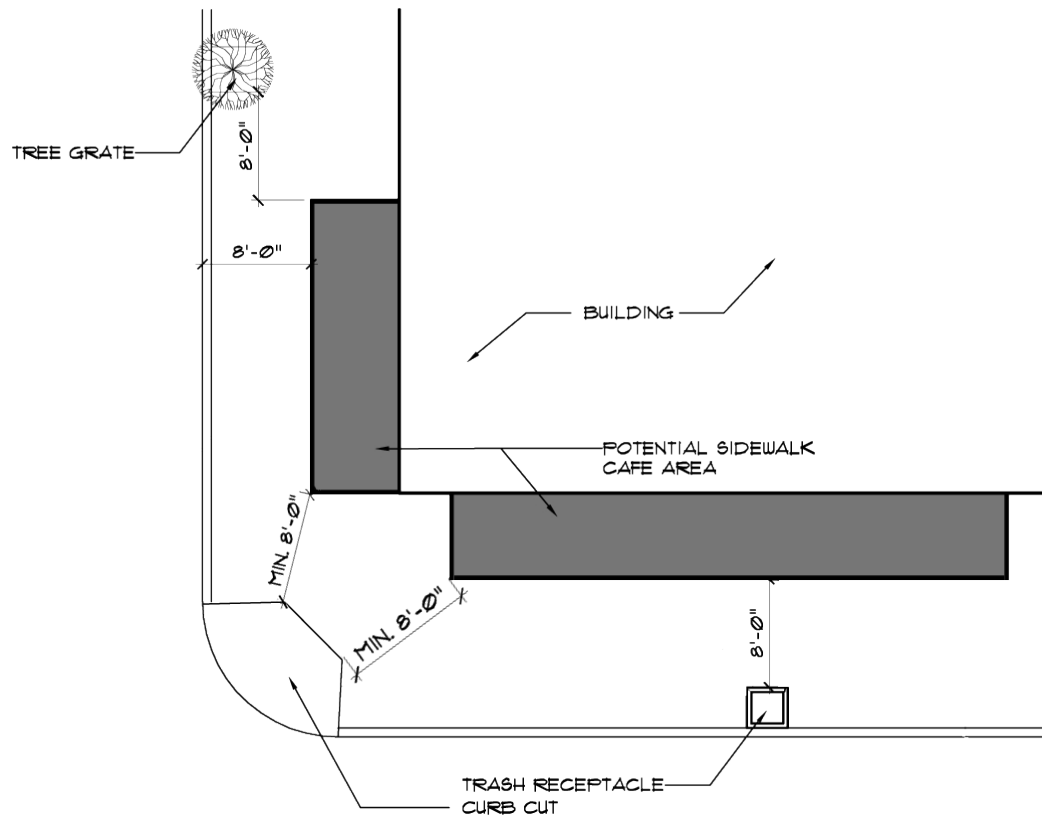


Fig. 60 - Clearance regulation for design of sidewalk cafés.

2. A sidewalk café may exist only in conjunction with and adjacent to a street-level eating or drinking establishment. *Fig. 58*
3. The sidewalk café shall be used only for dining, drinking, and circulation.
4. A railing 3'-6" in height or less must delineate the sidewalk café area; fences and solid walls are not permitted. The railing may be either permanently installed or moveable; if it is moveable, it shall be affixed to the sidewalk while the café is open for business. Clear, transparent, safety glass (not plexiglass) may be applied to the top of the railing to minimize windy or cold conditions. The height of the railing, including the clear enclosure, shall not exceed 5 feet. *Fig. 59*
5. There must be a clear path in the public right-of-way at all times. Obstructions include traffic signals or signs, light standards, parking meters, phone booths, bus stops, trash receptacles, benches, trees, and similar objects. The clear path shall be measured from the outermost part of the café to the curb or the nearest obstruction. Recesses in the building facade may not be used to satisfy the clear path requirement. The Land Development Code requires that the minimum clear path be 8 feet, with exceptions granted in some cases. However, in no case will sidewalk cafés be allowed to extend into the public right-of-way for more than half the sidewalk width (distance from the building property line to the curb). *Fig. 60, 61*
6. Swinging gates, cantilevered objects or any other obstructions that create an unsafe environment for the blind or physically disabled are not allowed.



Fig. 61 - Café enclosures must be set back from trees, lamp posts, and sidewalk furniture to maintain the required 8-foot clearance.



Fig. 62 - Contemporary examples of conforming sidewalk café railings.

7. Furnishings are limited to moveable chairs, tables and umbrellas. Plant material may be placed in moveable planting boxes or planted in the ground inside of the café area adjacent to the barrier. Moderately- sized lighting fixtures may be permanently affixed to the front of the main building.
8. Drink rails and shelves are not permitted at sidewalk cafes.

In addition to the Land Development Code regulations, the following guidelines apply in the Gaslamp Quarter:

- (a) The size and scale of the dining area shall be compact to suggest intimacy and should promote a visual relationship to the Gaslamp Quarter streetscape.
- (b) Sidewalk café areas are meant for dining and drinking only and should feature the minimum amount of furnishings necessary for that function. Food preparation stations, such as espresso carts, hot dog stands, or outdoor grills are not permitted in a sidewalk café. Food preparation stations must be contained within the private property of the building or an adjacent privately-owned lot. In addition, moveable or fixed outdoor decorative displays that consume space in the sidewalk café, such as fountains, shall not be permitted. *Fig. 63*
- (c) Sidewalk cafés shall be delineated by barriers that are simple in design, especially those adjacent to historic structures. All barriers shall be reviewed and approved in order to ensure they are in keeping with the aesthetic and architectural character of the area.
- (d) Railings shall be constructed of wrought or cast iron. Size, shape, and spacing of the support posts and



Fig. 63 - Sidewalk cafés are to be used exclusively for seated dining. Food preparation stands, such as espresso carts, and decorative displays, such as fountains, are not permitted.



Fig. 64 - Contemporary example of a conforming planter box.

pickets, can vary to achieve a tasteful and creative design. Pickets shall be no more than 3/4 of an inch in width, and spaced at least 3 inches apart. *Fig. 62*

- (e) The railings should be painted black.
- (f) Railing designs shall not contain any company branding or product logos.
- (g) The railing cap can be a maximum of 4 inches wide and be made out of unpainted stone, painted wrought iron, or wood (with a natural finish or stain).
- (h) All railings should be constructed where the top rail is level and all vertical posts are plumb.
- (i) Clear, shatterproof glass is permitted on the café side of a railing. The height of the railing and clear enclosure shall not exceed a total of 5 feet. Above the railing, the clear enclosure must be supported on three sides. Enclosures used to span the height between the wind screen and the awning, including roll-up plastic sheeting or folding shutters, are not permitted. The area between the wind screen and the awning must remain open to the sidewalk at all times.
- (j) Large precast concrete or clay planters may be placed perpendicular to the building face, in lieu of a railing, to separate café spaces from neighboring establishments. Neither the plantings nor the planter are permitted to rise above the prescribed railing height.
- (k) The design materials and colors used for chairs, tables, lighting and other fixtures, including umbrellas and awnings, shall be submitted with the sidewalk café application for approval. Sidewalk café furnishings shall generally be consistent with the



Fig. 65 - City issued site elements such as light posts and tree planters leave very little room for privately owned street furniture such as benches and menu boards. The sidewalk must be reserved for pedestrian movement.



Fig. 66 - The addition of superfluous sidewalk elements can impede pedestrian access and pedestrian traffic flow.

architectural style and colors used on the building facade and the quality of the Gaslamp Quarter streetscape improvements.

- (l) All requirements for awnings and canopies, listed in the previous section, apply.
- (m) Any plant material for a sidewalk café shall be properly maintained. Dying vegetation must be promptly replaced. The use of artificial plants is discouraged. No planting boxes shall hang over the outside edge of the railing or sit on top of the horizontal rail. *Fig. 64*
- (n) Painting, staining, or otherwise modifying the existing brick paving in the public right-of-way is prohibited.
- (o) Table umbrellas are permitted in the café area, provided the umbrellas do not encroach into the public right-of-way and have a minimum of 7'-0" height clearance. Umbrellas are not permitted in cafés covered by awnings or canopies. Product or business advertising on umbrellas is prohibited.
- (p) The area of a sidewalk café remains City of San Diego property. The café exists to enliven the street and provide a transitional space for a restaurant. It should not be viewed as an extra room for the restaurant and its existence should not hinder the view of the building facade from the sidewalk. The floor surface inside the café area shall not be modified or elevated. The finish and height of the sidewalk inside the café area shall remain consistent with the sidewalk outside of the café.



Fig. 67 - Conforming planters in front of the building can enhance the Gaslamp Quarter.



Fig. 68 - Non-conforming plants can obscure the building face and detract from the historic character of the building.

Public Right-of-Way Permitted and Prohibited Uses

(a) Sidewalk Uses

- (1) The sidewalk area is bounded by the building facades at the property line, and the street curb. The permitted uses of the sidewalk area by a business tenant or building owner are planters, flower stalls, newsstands, shoeshine stands, and sidewalk cafés.
- (2) Outside of café encroachment boundaries, the sidewalk is reserved for pedestrian travel and City of San Diego issued items such as meters, trash receptacles, light posts, and tree planters.
- (3) Signs (including A-frame signs), furniture, equipment, or other items furnished by businesses or building owners are not permitted in the sidewalk area. *Fig. 65,66*
- (4) Businesses that do not have sidewalk cafés are permitted to place potted plants within 2 feet of the building face. Pots shall be made of durable, weather-resistant materials. The style, size, and color of the pots shall be compatible with the character of the building. The maximum height of the potted plant shall be 4 feet from the sidewalk so as not to obscure views of the building. *Fig. 67,68*

(b) Pushcarts

- (1) Pushcarts are permitted on private property as a limited use. Allowable pushcarts must abide by the City of San Diego Land Development Code Section 141.0619.
- (2) Pushcarts are not permitted in the public right-of-way, including easements and encroachments.

APPENDIX A

MAP OF CONTRIBUTING BUILDINGS IN THE GASLAMP QUARTER PLANNED DISTRICT

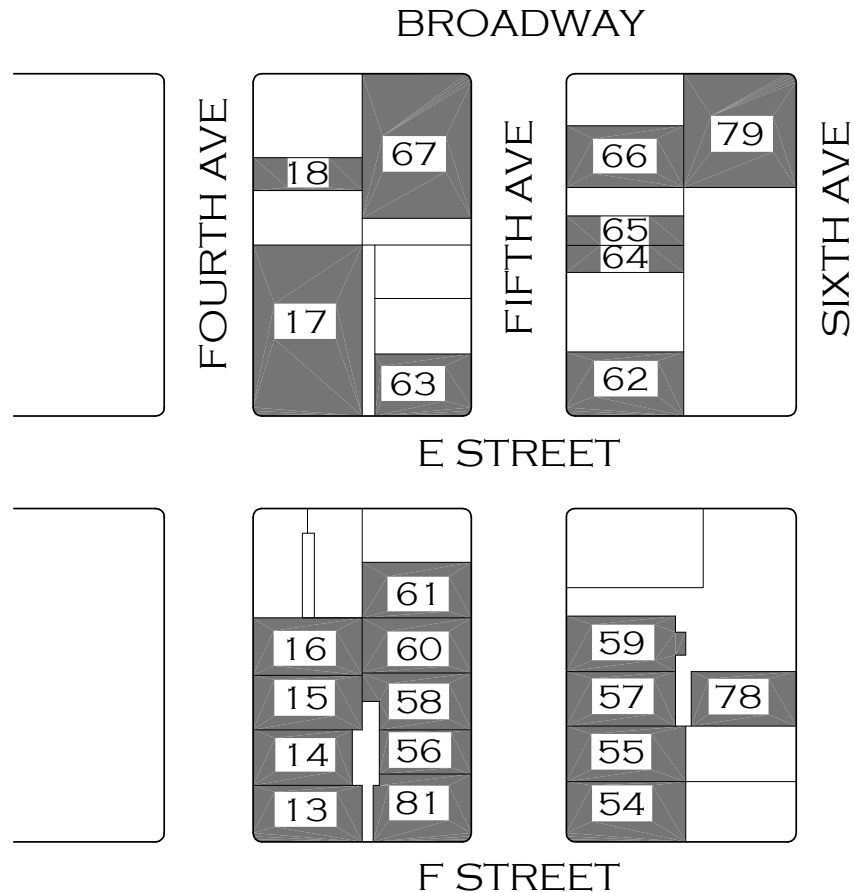
The Gaslamp Quarter Planned District, also known as the Gaslamp Quarter Historic District, was added to the National Register of Historic Places (NRHP) in 1980. As part of the NRHP nomination, eighty five buildings within the District were termed as having “unquestionable architectural and/or historical significance.” It is believed that these buildings contribute to the character of the Historic District.

Within the National Register program, a process exists whereby buildings can be formally determined by the Office of Historic Preservation (OHP) and the National Park Service (NPS), to be contributors to the Gaslamp Quarter National Register Historic District. Such a determination is a necessary prerequisite for receipt of the federal tax benefits available to historic properties. More than 40% of the buildings included within the NHRP nomination have been formally determined to be contributors. All California buildings listed individually on the National Register or formally determined to be contributors to a National Register Historic District are also listed in the California Register of Historical Resources.

The District was also designated as a San Diego Historic Landmark by the City's Historical Resources Board (HRB) in 1983. As HRB #127, ninety buildings within the District boundaries were listed as contributing to the historic character of the District. Those ninety buildings are featured in the following list and identified in the map illustrated on the following pages. Thirteen of the buildings listed under HRB #127 have also been individually designated on the HRB register. Two historic buildings located within the Gaslamp Quarter, the Davis-Horton House (also known as the William Heath Davis House) and the National City & Otay Depot, were not listed as part of HRB #127. The Davis-Horton House was moved to its current location. However, the house is individually listed on the local register as HRB #9. The National City & Otay Depot was not included in the original designation because its significance had not been established at the time of the District nomination. The National City & Otay Depot has been added to the HRB register as HRB #700.

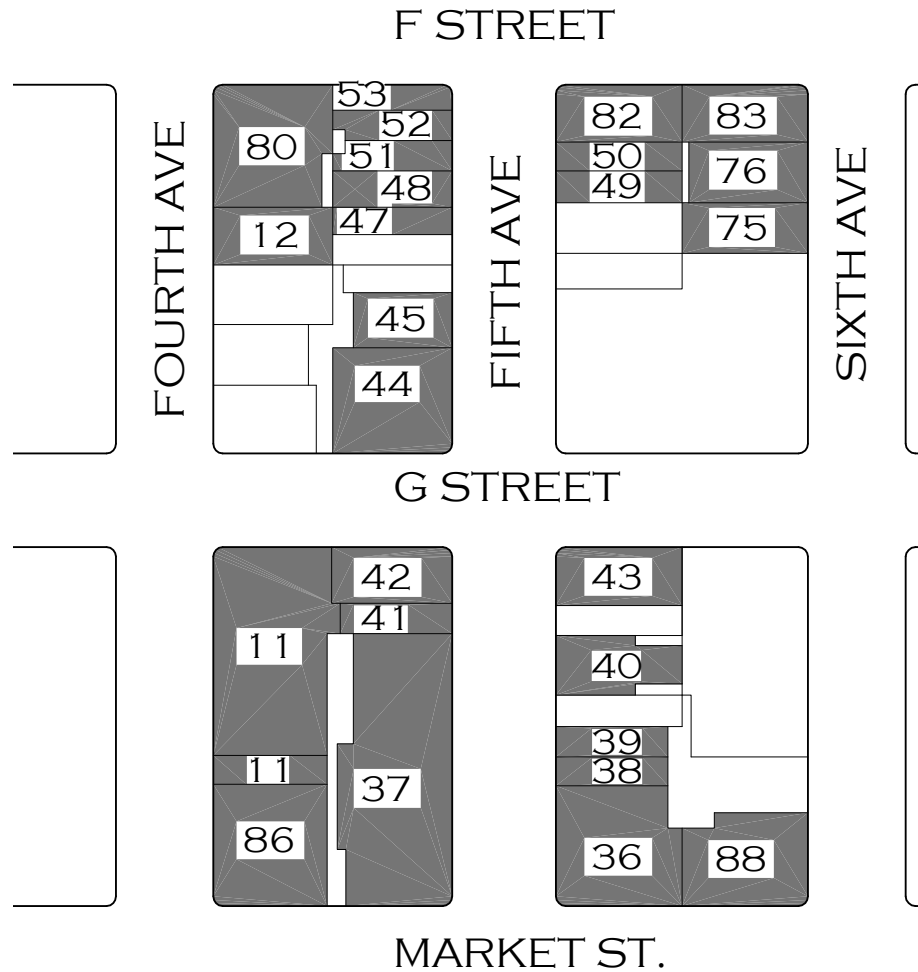
The following buildings have been designated as contributing resources to the historic character of the City of San Diego Historic Gaslamp Quarter landmark district, HRB #127.

* Indicates that the building is also a contributor to the Asian Pacific Thematic Historic District.

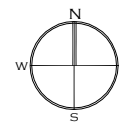


CONTRIBUTING BUILDINGS

1. Pioneer Warehouse, Built 1918, 301 4th Avenue
2. Whitney Building, 1914, 343 4th Avenue
3. Quin Building*, 1888/1930, 500 4th Avenue
4. Sewing Factory*, 1930, 520 4th Avenue
5. Floral Exchange, 521 4th Avenue *DEMOLISHED*
(not shown on map)
6. Chinese Laundry*, 1923, 527 4th Avenue
7. Cotheret Building, 1903, 536 4th Avenue
8. Tai Sing Building*, 1923, 539 4th Avenue
9. Pacifica Hotel, 1913, 547 4th Avenue
10. Royal Pie Bakery, 1911, 554-560 4th Avenue
11. Carriage Works, 1889-1890, 627-655 4th Avenue
12. Labor Temple Building, 1907, 739 4th Avenue
13. Ingle Building, 1906, 801 4th Avenue
14. Exchange Club Building, 1905, 815 4th Avenue
15. Panama Café, 1907, 827 4th Avenue
16. Windsor Hotel, 1887, 843 4th Avenue
17. Lawyer's Block Building, 1889, 901 4th Avenue
18. Schmitt Bldg, 1888, 949-951 4th Avenue
19. TM Cobb Building & Sign Shop, 1874, 270 5th Avenue
DEMOLISHED (not shown on map)
20. Buel-Town Company Building, 1898, 275 5th Avenue
21. Pioneer Warehouse Addition, 1925, 310 5th Avenue
22. Heartland Meat Company, 322 5th Avenue, *DEMOLISHED*
23. Grand Pacific Hotel, 1887, 366 5th Avenue
24. Brunswig Drug, 1888, 363 5th Avenue
25. Nanking Café*, 1912, 465 5th Avenue
26. Callan Hotel*, 1878, 502 5th Avenue
27. Manila Café*, 1930, 515 5th Avenue
28. Yamada Building, 1981, 516 5th Avenue



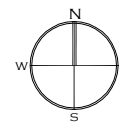
CONTRIBUTING BUILDINGS



29. Higgins Building*, 1887, 527 5th Avenue
30. Lincoln Hotel*, 1913, 536 5th Avenue
31. Stingaree Building*, 1885, 538 5th Avenue
32. Loewenstein Building*, 1885, 544 5th Avenue
33. Marin Hotel, 1888, 552 5th Avenue
34. Montijo Building*, 1887-1892, 554 5th Avenue
35. Timkin Building, 1894, 562 5th Avenue
36. McGurck Block, 1887, 611 5th Avenue
37. Backesto Block Building, 1884, 600-658 5th Avenue
38. Combination Store, 1880, 621 5th Avenue
39. Yuma Building, 1882, 631 5th Avenue
40. Casino Theatre, 1912, 643 5th Avenue
41. Bijou Theatre, 1875, 658 5th Avenue
42. Old City Hall, 1874, 664 5th Avenue
43. Bancroft Building/Aztec Theatre, 1886, 665 5th Avenue
44. Cole Block Building, 1890, 702 5th Avenue
45. Llewelyn Building, 1886, 722 5th Avenue
46. Effron Building, 739 5th Avenue, *DESIGNATION RESCINDED BY HRB & NRHP* (not shown on map)
47. Pat's Little Theatre, 1906, 748 5th Avenue
48. Dunham Building, 1888, 750 5th Avenue
49. Pierce-Field Building, 1888, 753 5th Avenue
50. Dream Theatre, 1885/1931, 755 5th Avenue
51. Fritz Building, 1909, 760 5th Avenue
52. Loring Building, 1873, 764 5th Avenue
53. Spencer-Ogden Building, 1874, 770 5th Avenue
54. Marston Building, 1881, 809 5th Avenue
55. Hubbell Building, 1887, 813 5th Avenue
56. Mercantile Building, 1894, 822 5th Avenue
57. Nesmith-Greely Building, 1888, 825 5th Avenue



CONTRIBUTING BUILDINGS



58. Ingersoll-Tutton, 1894, 832 5th Avenue
59. Louis-Bank of Commerce, 1888, 835 5th Avenue
60. San Diego Hardware, 1910, 840 5th Avenue
61. Onyx Building, 1910, 852 5th Avenue
62. Robinson Building, 1913, 903 5th Avenue
63. 1st National Bank Building, 1884, 904 5th Avenue
64. Howard Building, 1887, 933 5th Avenue
65. Dalton Building, 1911/1930, 939 5th Avenue
66. Woolworth Building, 1922, 945 5th Avenue
67. Granger Building, 1904, 964 5th Avenue
68. Frost Building, 1926, 170 6th Avenue
69. Brunswig Drug Acid Yard, 348 6th Avenue,
DEMOLISHED (not shown on map)
70. Produce Market, 1918, 454 6th Avenue
71. New York Hotel, 1887, 520 6th Avenue
72. Sterling Hardware, 1924, 530 6th Avenue
73. Simmons Building, 1906, 540 6th Avenue
74. Alan John, 1908, 568 6th Avenue
75. Gaslamp Galleria Building, 1921-1926, 744 6th Avenue
76. Snyder Building, 1923, 748 6th Avenue
77. Sheldon Block, 1886, 822 6th Avenue
78. St. James Hotel, 1912, 844 6th Avenue
79. Samuel I. Fox Building, 1929, 531 Broadway
80. Rambo Building, 1910, 409 F Street
81. Keating Building, 1890, 432 F Street
82. William Penn Hotel, 1912, 509 F Street
83. Hill Building, 1897, 527 F Street
84. Frey Block Building, 1911, 345 Market
85. Lester Hotel, 1906, 401 Market
86. Brokers Building, 1889, 422 Market



CONTRIBUTING BUILDINGS

- 87. Sun Cafe/Young Building*, 1873, 421 Market
- 88. I.O.O.F. Building, 1882, 526 Market
- 89. Greenbaum Market Building, 1915, 528 J Street
- 90. Engebretson Building, 541 J Street *DEMOLISHED*
(not shown on map)

The following buildings are listed individually on the NRHP as well as being formally determined contributors to the District:

- 62. Robinson Building, 1913, 903 5th Avenue
- 88. I.O.O.F. Building, 1882, 526 Market

The following building are individually listed in the San Diego HRB register as well as part of HRB #127:

- 10. Royal Pie Bakery, 1911, 554-560 4th Avenue
- 33. Marin Hotel, 1888, 552 5th Avenue
- 36. McGurck Block, 1887, 611 5th Avenue
- 37. Backesto Block Building, 1873, 600-658 5th Avenue
- 39. Yuma Building, 1882, 631 5th Avenue
- 45. Llewelyn Building, 1887, 722 5th Avenue
- 53. Spencer-Ogden Building, 1874, 770 5th Avenue
- 54. Marston Building, 1881, 809 5th Avenue
- 55. Hubbell Building, 1887, 813 5th Avenue
- 57. Nesmith-Greely Building, 1887, 825 5th Avenue
- 59. Louis-Bank of Commerce, 1888, 835 5th Avenue
- 81. Keating Building, 1890, 432 F Street
- 88. I.O.O.F. Building, 1882, 526 Market

The following historic buildings located within the Gaslamp Quarter boundary are individually listed with the San Diego HRB register but were not included as part of the original NRHP designation or HRB #127:

- 91. Davis-Horton House, 1850, 410 Island
- 92. National City & Otay Depot, 1896, 206 6th Avenue
RECONSTRUCTED

APPENDIX B

GLOSSARY OF TERMS



fig. A - Bay window, Grand Pacific Hotel, built 1887



fig. B - Belt course, San Diego Hardware, built 1910

adaptive use	Adaptation of an existing building for a new use. (e.g. transformation of a warehouse into artists' lofts).
Art Deco	A style of architecture popular in the 1920s and 30s, associated with linear, hard-edge, or angular geometric composition with austere or eclectic stylized decoration.
awning	A protective overhang for windows and doors, usually made out of canvas and usually separate from the structure of the building.
bay window	A window that is part of the projecting section of a building. In a bay window, the entire wall projects, whereas oriels and turrets project out from the wall. <i>fig. A</i>
belt course	A horizontal, projecting band of stone or masonry. <i>fig. B</i>
brackets	Support elements that project horizontally from a building's facade to support another element, such as a roof overhang.
bulkhead	Non-structural wall below storefront glazing.
California Historical Building Code	A series of comprehensive performance regulations (California Title 24, Part 8) that control and allow alternatives to prevailing codes when dealing with qualified historic buildings or sites.
canopy	Protective covering over an entryway--usually integral to the building's structure.
capital	The top of a column.
cast-iron	Iron with a high carbon content that is formed in molds. Brittle in nature, it acts well in compression, but poorly in tension. It cannot be welded. Cast-iron is commonly used for architectural ornamentation.
character-defining	Essential to the perception or understanding; a character-defining element is a feature that contributes to the special quality of a building or site, without which the uniqueness is lost.



fig. C - Cast-iron column, Nanking Building, built 1912



fig. D - Cornice, Llewelyn Building, built 1887

column	A vertical structural element. In Classical architecture, it takes on a cylindrical shape. <i>fig. C</i>
contributing	An item (i.e. building, site, structure) that adds to the historic architectural qualities, historic associations, or archeological values for which a property is significant, because it was present during the period of significance and possesses historic integrity or is capable of yielding important information about the period.
cornice	The decorative horizontal cap of a building. In Classical architecture, the upper most part of the entablature. (See entablature) <i>fig. D</i>
double-hung	A type of window with two panels (sashes) that move vertically past each other.
eave	The underside of a roof overhang.
entablature	Traditionally, the horizontal portion of a classical temple, consisting of architrave, frieze, and cornice.
fabric	The elements and materials of which a building is made.
facade	The vertical face of a building. In architectural drawings, facades are referred to as elevations.
fascia	A decorative board used to mask structural members - often at the edge of a roof. Also used to refer to the vertical edge of an awning or canopy, same as valence.
fenestration	The arrangement of openings in a facade, such as windows and doors.
gable	A roof with two opposing slopes that meet at a single ridge. Also refers to the end of a gable roof.
glazing	Glass in an opening (used as a noun or verb).
grade	Ground level.



fig. E - Italianate details, Old City Hall, built 1874



fig. F - Moulding, Backesto Building, built 1873

historic character	The sum of all visual aspects, features, materials, and spaces associated with a property's history.
historic context	Patterns, themes, or trends in history by which a specific occurrence, property, or site is understood and its meaning within prehistory or history is made clear.
historic district	An ensemble of buildings and their surroundings given a designation due to their significance as a whole.
Italianate	A style of architecture which draws loosely from the villas of Northern Italy for inspiration. <i>fig. E</i>
lintel	Horizontal support above a door, window or other opening.
massing	Arrangement of geometric volumes into a building's shape.
mortar joint	A masonry joint between two masonry units (brick, stone, terra cotta, etc.) filled with mortar to transfer the load, provide a bond between the units, and keep the weather out.
moulding	Generic term for ornamentation that is carved or cast (also molding). <i>fig. F</i>
mullion	Vertical element that separates adjoining windows and/or doors.
muntin	Vertical or horizontal element that separates panes of glass within a window.
National Register of Historic Places	List maintained and revised by The Secretary of the Interior of properties (building, sites, districts, and objects) designated as landmarks due to local, state, or national significance.
non-contributing	A feature (building, site, structure, or object) that does not add to the historic architectural qualities, historic associations, or archeological values for which a property is significant. The non-contributing feature can be altered or replaced.
oriel	A projecting window.



fig. G - Example of the Queen Anne style, Grand Pacific Hotel, built 1887



fig. H - Example of the Romanesque style, Keating Building, built 1890

parapet

A partial height wall that projects above the roof line. The front parapet often incorporates decorative elements, such as the cornice. Parapets are also important in protecting against the spread of roof fires.

period of significance

A defined period of time during which a property established its historical association, cultural meaning, or value.

pilaster

A pier, either structural or decorative that is integral to the wall.

plaster

Lime, cement, and/or gypsum based material that is mixed with sand and water to form a paste. It can be applied to lath to create a wall surface, or molded into an ornamental shape. Plaster can have many additives, such as hair, eggs, milk, linseed oil, and tallow. Additives are often distinctive to the time and place of construction.

preservation

Defined by The Secretary of the Interior as “retention of the greatest amount of historic fabric, along with the building’s historic form, features, and detailing as they have evolved over time.”

pushcarts

Moveable, wheeled, non-motorized vehicles used by vendors for the sale of food or beverage products, fresh-cut flowers, or live plants in pots.

Queen Anne

A style of Victorian architecture characterized by asymmetry and varied massing and extensive ornamentation. Most often associated with residential buildings. Popular from the 1870s through the turn of the century. *fig. G*

reconstruction

Defined by The Secretary of the Interior as “a limited framework for re-creating a vanished or non-surviving building with new materials, primarily for interpretive purposes.”

rehabilitation

Defined by The Secretary of the Interior as acknowledging “the need to alter or add to a historic building to meet continuing or new uses while retaining the building’s historic character.”



fig. I - Example of the Victorian style, Louis Bank of Commerce, built 1888



fig. J - New, contemporary wrought-iron gate and ornament that complements the historic Keating Building, built in 1890

restoration

Defined by The Secretary of the Interior as “the depiction of a building at a particular time in its history by preserving materials from the period of significance and removing materials from other periods.”

Romanesque

A revival style of the Victorian period that incorporated heavy masonry forms. Popular in the late 19th century. *fig. H*

sash

A sliding panel in double or single hung window.

scale

The relationship of parts, their relative size and proportions, to one another and to the human figure.

significance

The meaning or value ascribed to a structure, landscape, or object; historic significance normally stems from integrity and historic associations and is based on National Register criteria for evaluation.

storefront

Traditionally, the street level of a commercial building consisting of show windows with bulkheads below. Contemporary use refers to a non-structural system consisting of framing with fixed glass panels.

stucco

Exterior cement plaster.

terra-cotta

Fired clay used in structural or decorative applications; often glazed.

Victorian

General term for a number of architectural styles during the reign of Queen Victoria (19th century). Victorian buildings are characterized by multi-textured or multi-colored walls, strongly asymmetrical facades, and steeply pitched roofs. *fig. I* Also see Queen Anne.

wrought-iron

Malleable iron used for hardware, fences, chains, etc., that has good tensile strength and can be joined by welding. *fig. J*