

A. Architectural Criteria

The **architecture** of a place and period tells the story of the inhabitants. **It tells** of their needs, their aspirations, **their** heritage, skills and ingenuity. It tells of the adaptations that result from use of the materials, native craftsmen and labor indigenous to the region, in executing buildings of another culture or **civilization**. And it accurately depicts the fusing of immigrant cultures with that of the natives even as it depicts the merging of the **populations**.

So it was in Old San Diego. The Indian residents, using available ways and means, had devised tools, utensils, fabrics, shelters. When the Spanish came, they brought with them a more highly developed knowledge of building and government but found it necessary to rely to some extent upon local materials, native labor and skills -- for example the soil, making and placing of adobe bricks and the lashing together with raw-hide strips the beams, rafters and other parts of the roof structure.

In the early days development and changes came slowly, and the visual results for the most part were plain, even meager at times. The unique character **stems** from the **builders'** inherent tendency to build as their predecessors had built, coupled with the advantages and **limitations** of the natural environment.

In the period **following** the influx of Americans after 1846, the rate of change and variety of building styles and methods quickened, as shown in the examples that **remain** today.

The unique distinctive character and atmosphere of the Old San Diego area require that property situated therein be preserved as an historical site and monument having statewide, national and **international significance**.

The buildings of historical or aesthetic interest or value primarily include houses dating up to 1871 located within the boundaries of the area designated in Ordinance No. **9511** as the **Architectural** Control District for the Old San Diego area.

If we are to retain a **significant feeling** of the character and appearance of Old San Diego up to 1871, then we must recognize certain controlling elements upon present day development.

To promote and control orderly development of the Old San Diego area it is therefore necessary to impose reasonable restrictions upon the erection of new buildings and structures and the **alteration** of relocation of existing buildings and structures.

Voluntary cooperation in retaining and handsomely expanding the **environment** will restore and perpetuate the **basic** character of California's first city.

The Planned **District** Review Board is concerned with old, new or **moved-in** buildings **within** the Planned **District** of Old San Diego. **The** following suggestions are offered for the purpose of **illustrating the unique** distinctive **architectural character** of the Old San Diego Area.

Periods included are **the Spanish**, Mexican and American to 1871. The **diagrams**, photographs and written descriptions are intended to present some typical material with adaptations from the basic periods. There are volumes of additional reference material on file in the **Research** Library of the Junipero Serra Museum.

These criteria **were** initially adopted September 12, **1967** by the San Diego City Council, Resolution No. **191556**, Document No. **715752**.

In addition these criteria were incorporated in the Planned District Ordinance **adopted** June 30, 1971 by Ordinance No. 10608.

Criteria for Evaluation

Applications are to be evaluated on the following bases:

- Forms (height, number of stories, etc.)
- Materials
- Textures
- Colors

All of the above shall be in **generall** accord with the appearance of structures **built** in Old San Diego prior to 1871. To this end they shall be in general accord with the designs prevailing during the principal recognized historical periods of Old San Diego commonly known as the Spanish Period, Mexican **Period**, and American Period,

NOTE: The Spanish and **Mexican** Periods are covered together, due to underlying similarities and extensive overlapping of details which make it virtually impossible in most cases to adopt an "either - or" approach.

Height Limitations

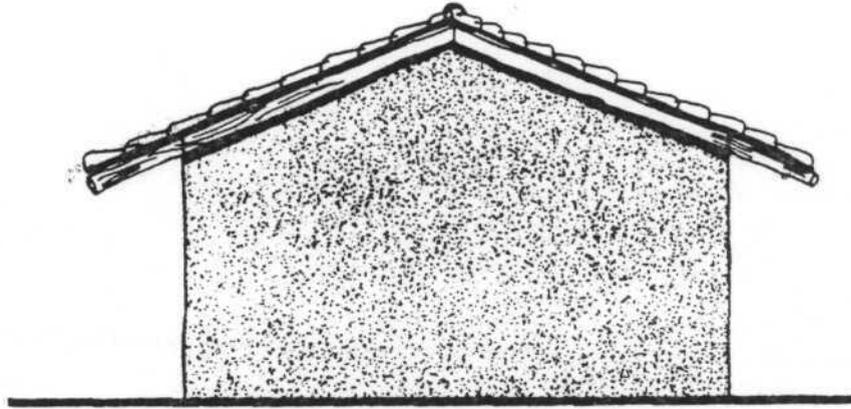
All buildings in the Planned District shall be limited to three **stories**, but not to exceed thirty feet unless otherwise approved by the Board.

The height of the building or structure as used herein is the vertical distance from the grade to the highest point of the coping of a **flat** roof or to the average height of the highest gable of a pitch or hip roof or to the highest point of any structure. Grade is the **arithmetical** mean of the finished ground level elevations adjacent to the exterior walls of a building or structure. Finished ground level at any point along the wall shall be taken as the lowest elevation of the surface of the ground within a distance of five (5) feet from the wall or the lowest elevation of the **surface** of the ground between the wall and the property **line** if it is less than five (5) feet distance from the wall.

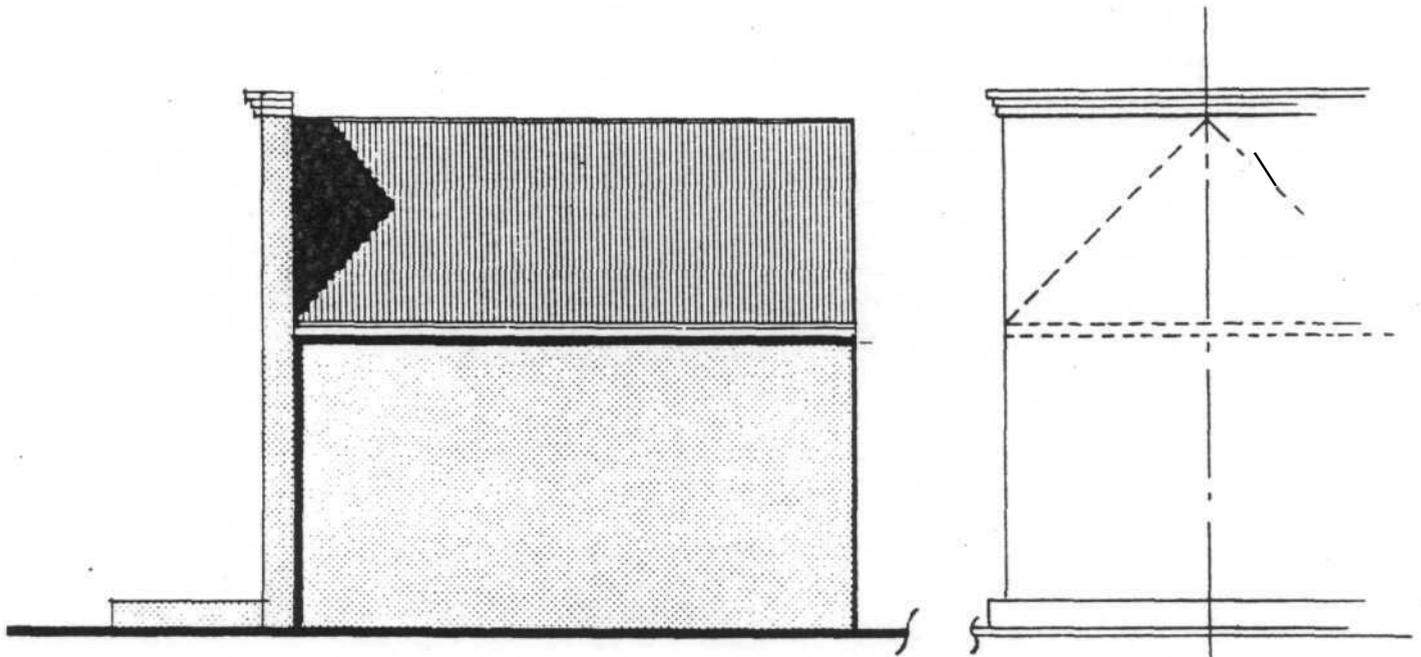
Exterior building colors shall be based on historical **usage** and be consistent with the pre-1871 period.

Roof styles and roofing materials shall also be consistent with those in use during the pre-1871 period.

Suggested Roof Types



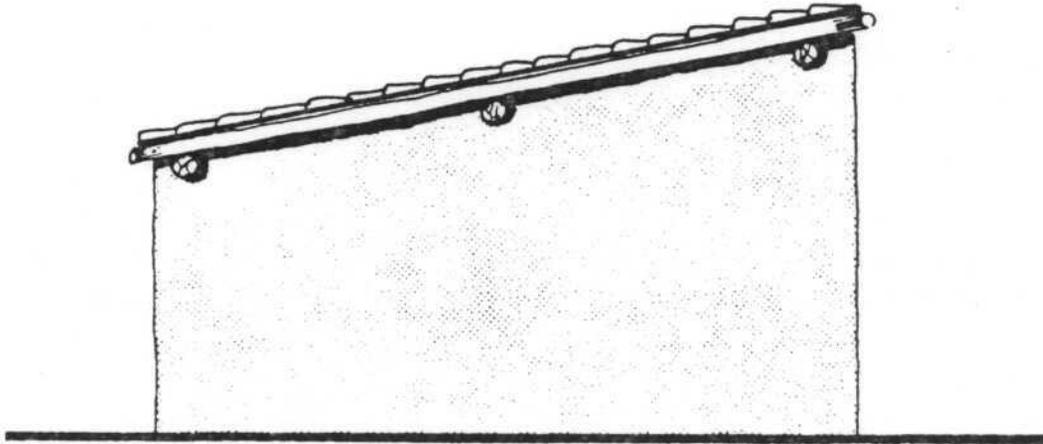
GABLE ROOF



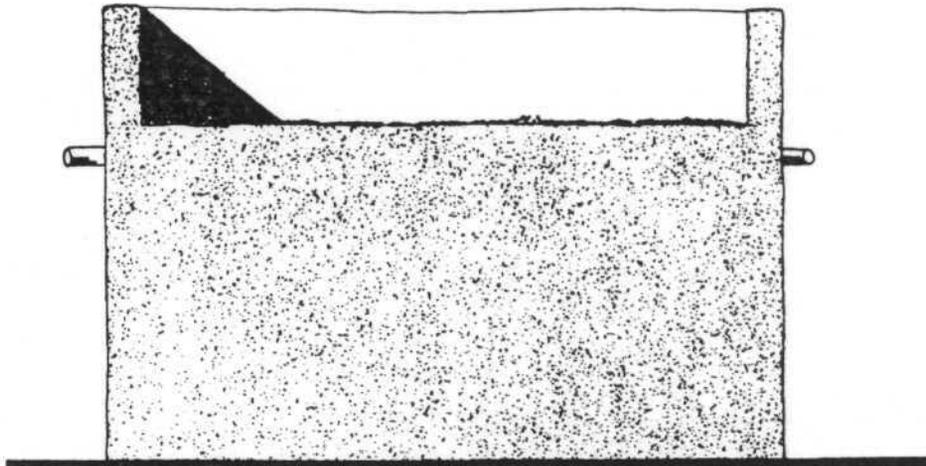
GABLE ROOF WITH FALSE FRONT

OLD SAN DIEGO

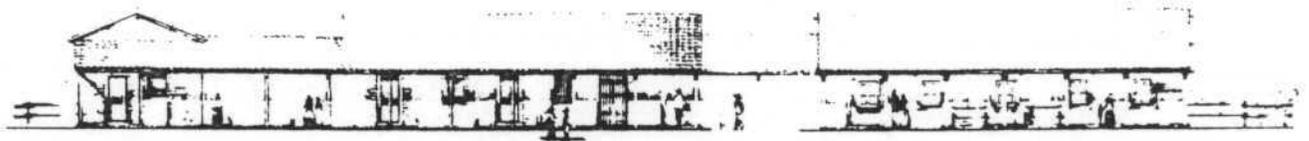
During the Spanish-Mexican period, sloped roofs were most always covered with clay-tile. A minimum slope of $4\frac{1}{2}$ " and 12" was used to prevent leakage. It is recommended that this minimum roof slope be adhered to in order to be consistent with pre-1871 conditions.



SHED ROOF



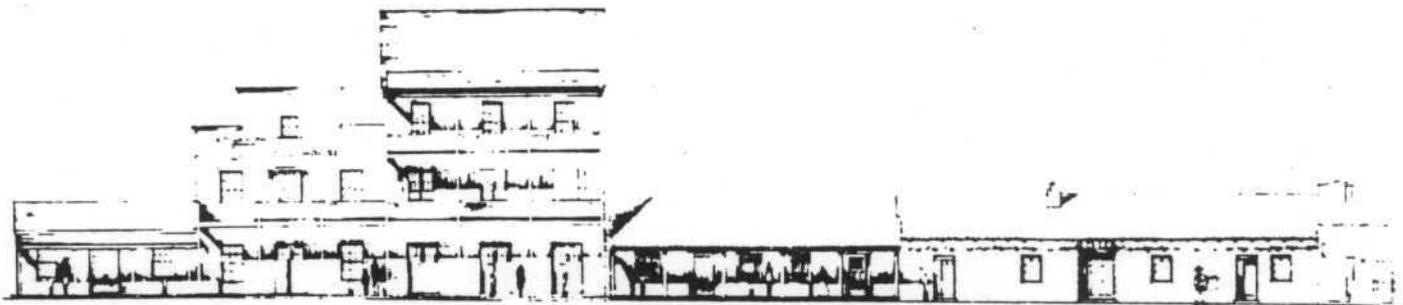
FLAT ROOF WITH PARAPET



CASA DE DON MICHAEL

CASA DE ALVARO

CALHOON STREET ELEVATIONS



JOSHUA BEAN
OFFICE

COLORADO HOUSE

FRANKLIN HOTEL

CASA DE RODRIGUEZ

CASA DE MACHADO SILVAS

SAN DIEGO AVENUE
ELEVATIONS



O'NEILL BUILDING

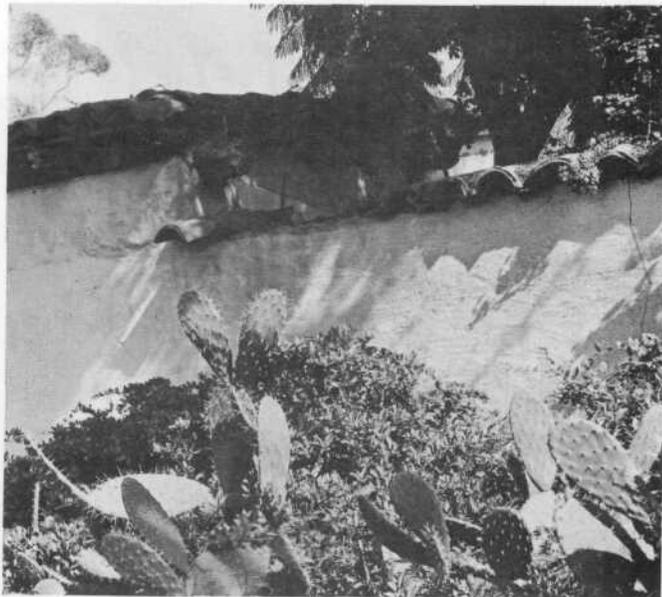
AMERICAN HOTEL

CASA DE WRIGHTINGTON

Proposed Building Restorations for the OLD TOWN SAN DIEGO STATE HISTORIC PARK
by the Resources Agency of California, Department of Parks and Recreation.

Spanish - Mexican Period

Junction of tile-capped garden wall showing tile-covered shed roof. Both walls are of adobe bricks plastered over.

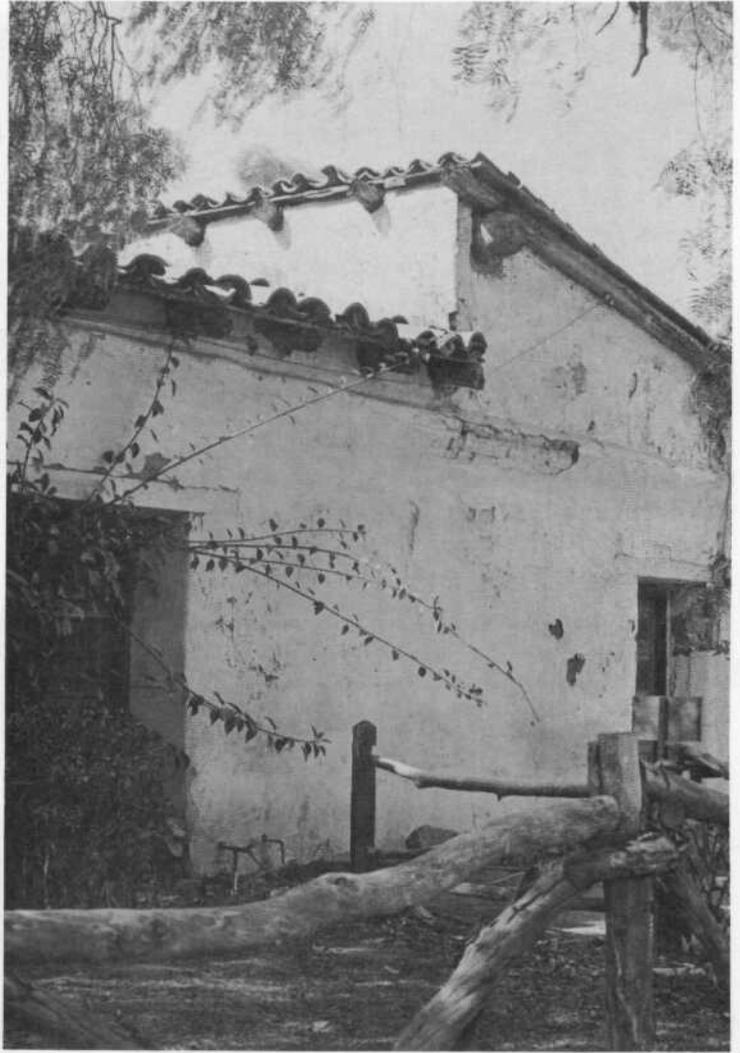


Typical double-hung wood window with wood head, jamb, and sill in plastered adobe wall. Note deep reveal of window, wood shutters, and plain chimney showing above the tile roof and pole rafters.

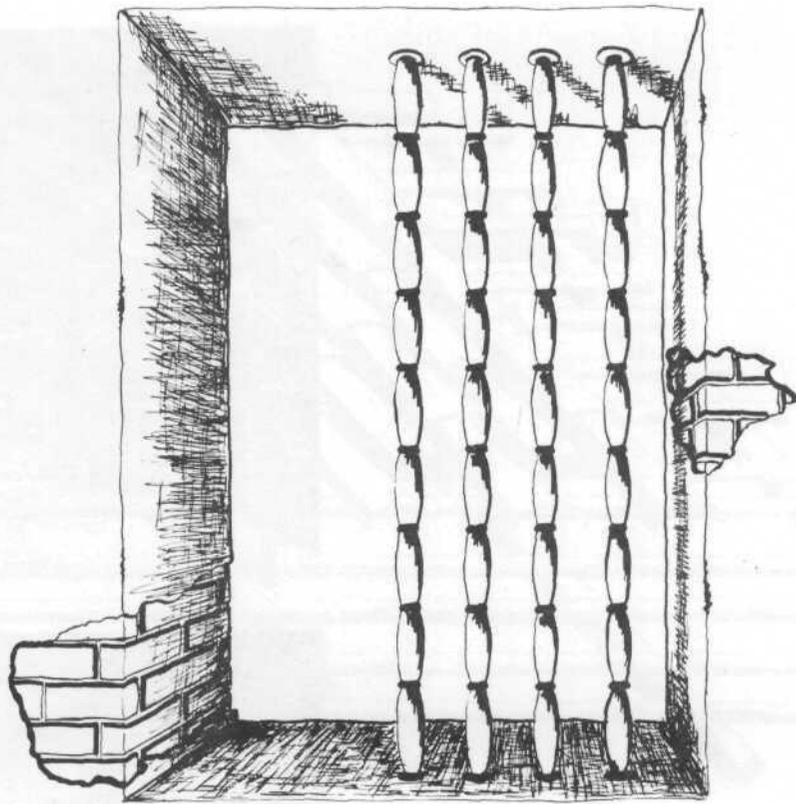


Typical window showing open and closed shutters.



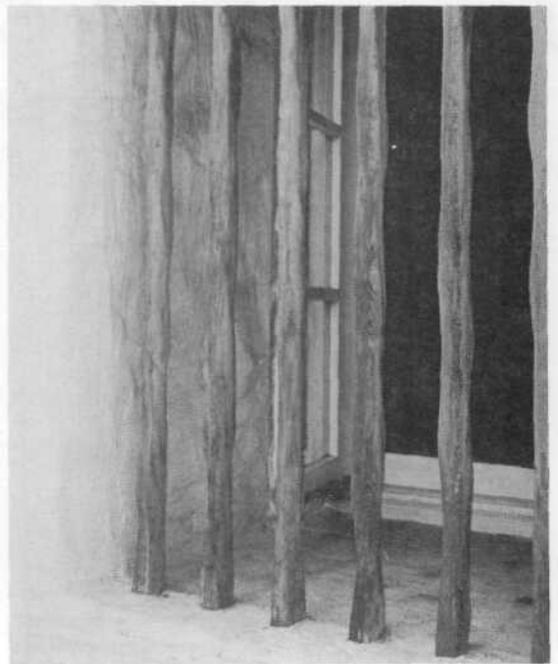
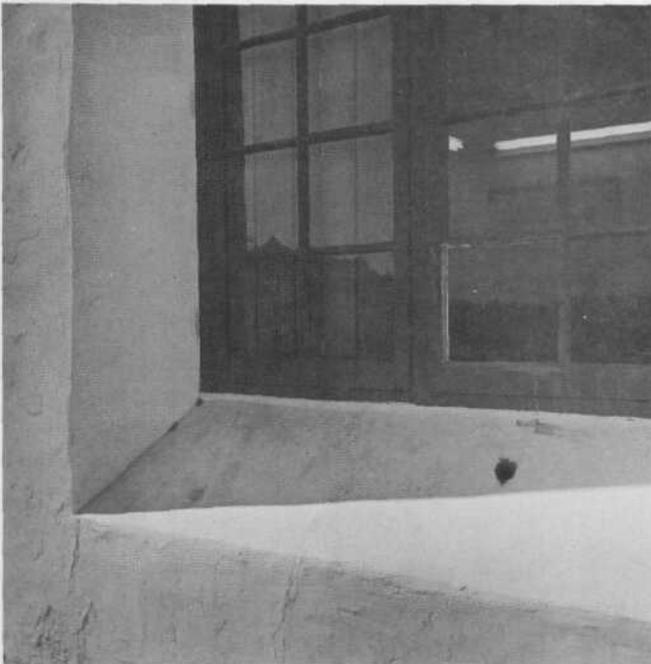


The "altito" effect, where roofs of different levels adjoin. Note also, deep reveal in doorway and wood lintel at head.



Window Casing Inset

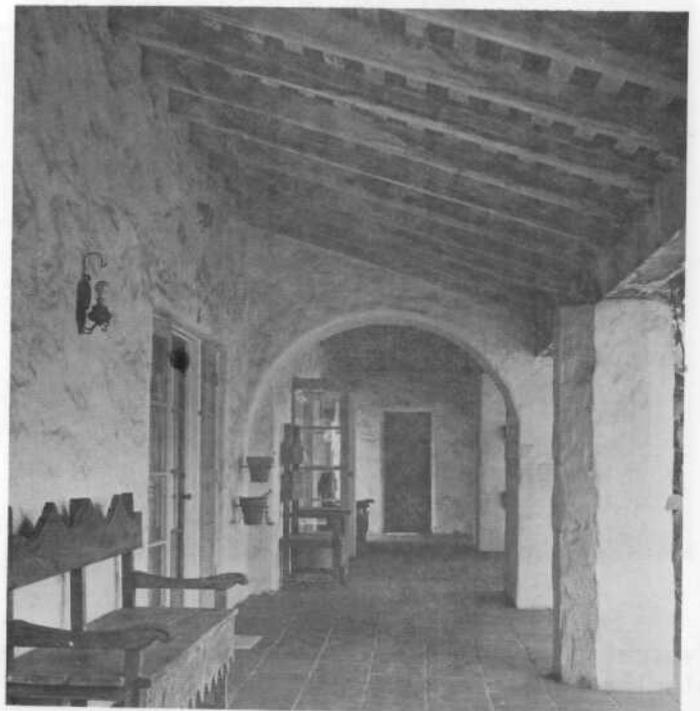
Showing construction of building of adobe bricks plaster coating outside over the adobe. Inset of windows widening outward through thickness of walls - sloping flange. Windows protected by turned bars of wood as shown. Thickness of outer walls - 3'-3" or one meter.



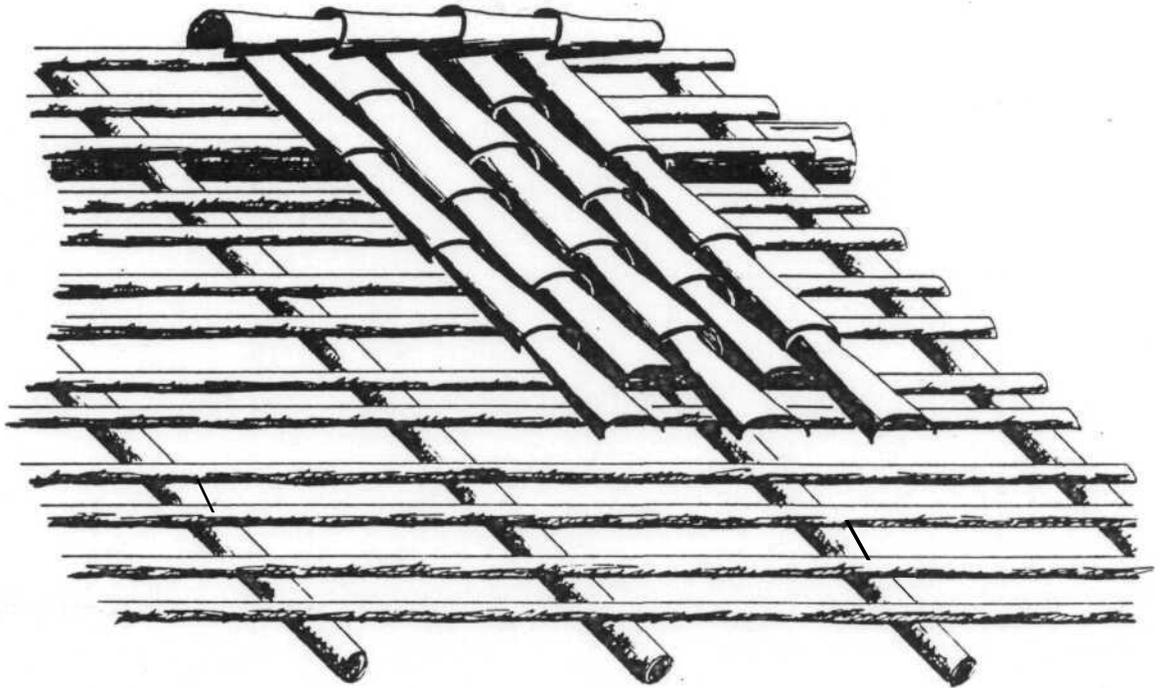
Typical splayed window reveal in thick plastered adobe wall (or frame stucco simulating plastered adobe).



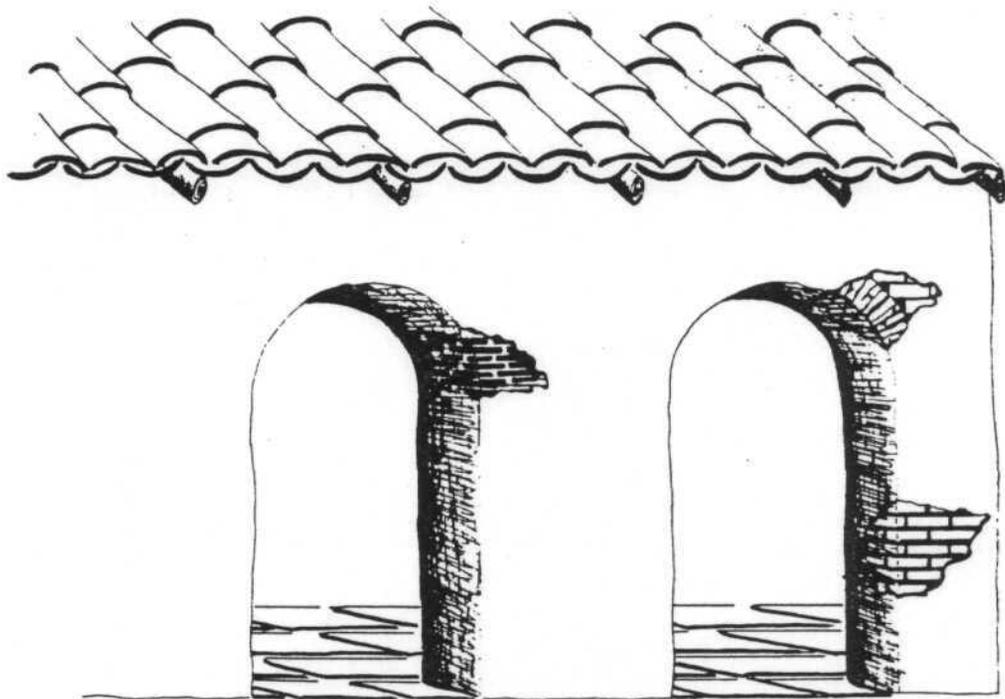
Two portico views showing the simple, heavy structure with wood or masonry posts, each with a type of paving tile rectangular or square, and each with a distinctive type of roof treatment. In the first case, round poles for rafters support the willow-like reeds lying across them, which in turn support the tile roof.



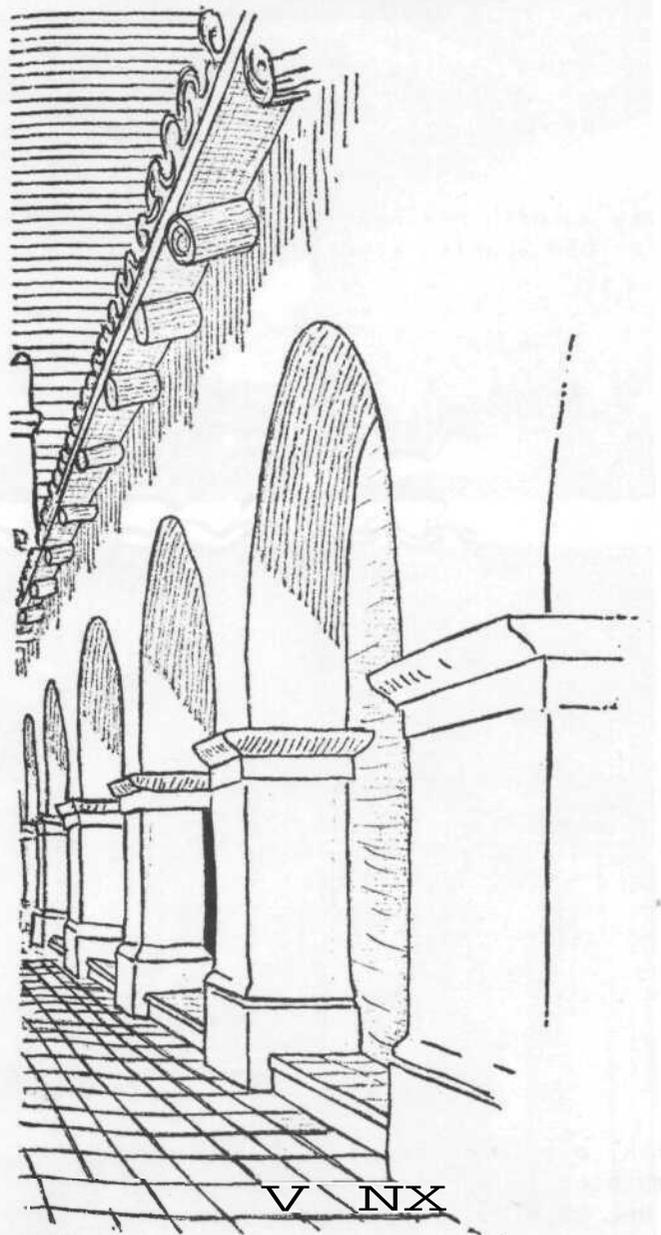
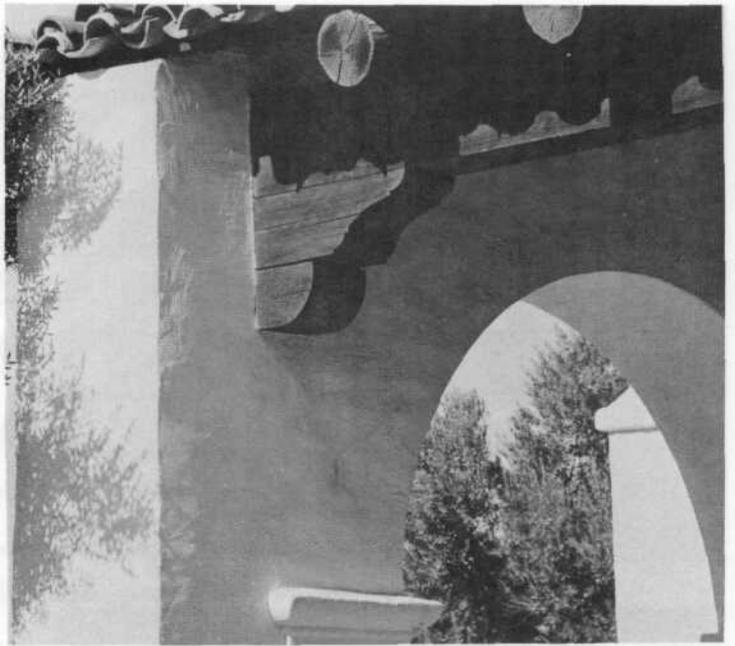
The other example shows a later treatment using handworked (perhaps with an adz) beams, rafters and tile supporting sheathing strips.



Early Spanish-Mexican methods of construction are clearly indicated in this diagram of an old Spanish structure.

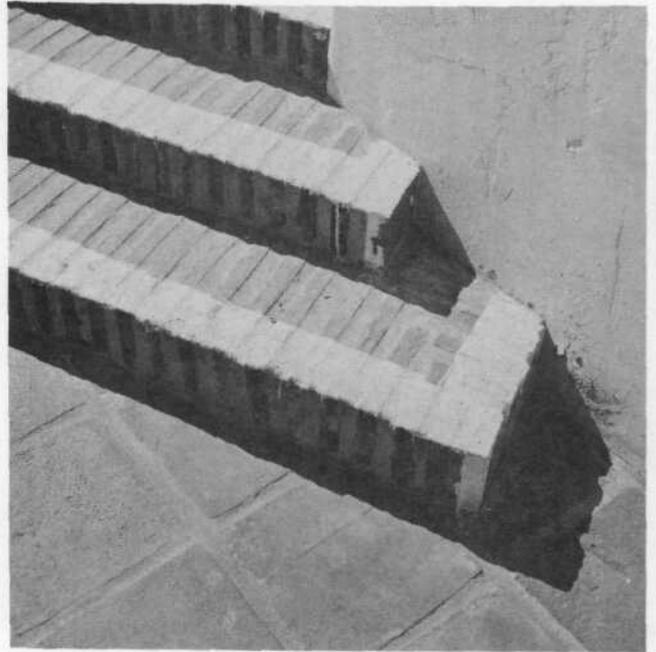


Thick, plastered adobe wall with splayed simple arches and massive piers. This is simulated in present day frame stucco construction with the massive effect achieved by use of a hollow furred treatment.

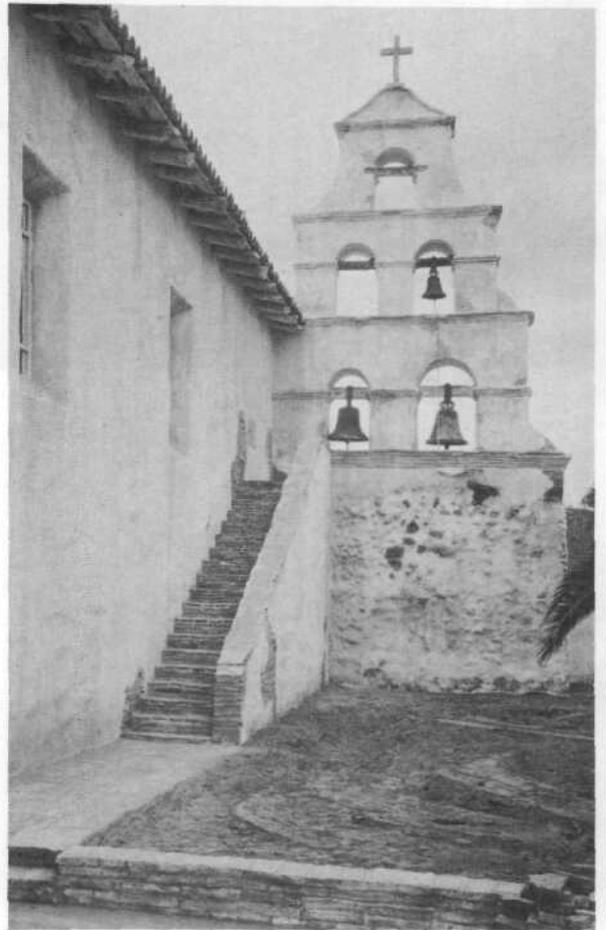


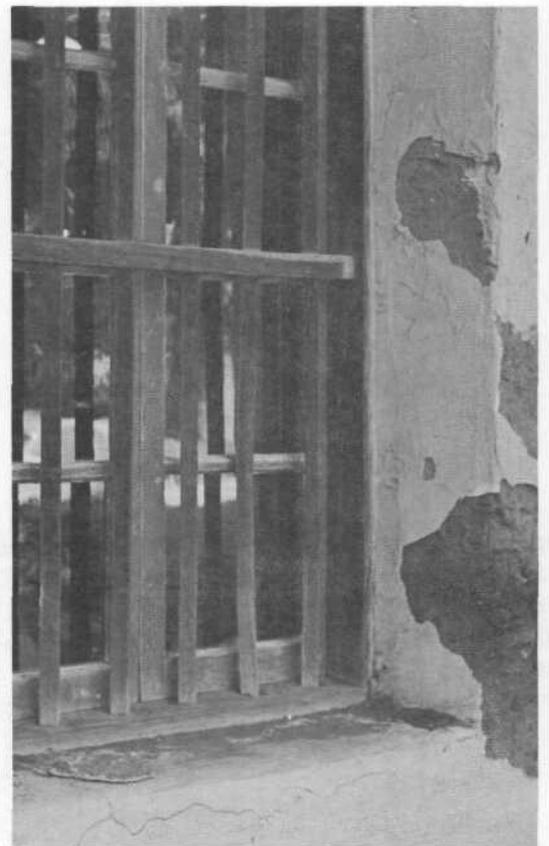
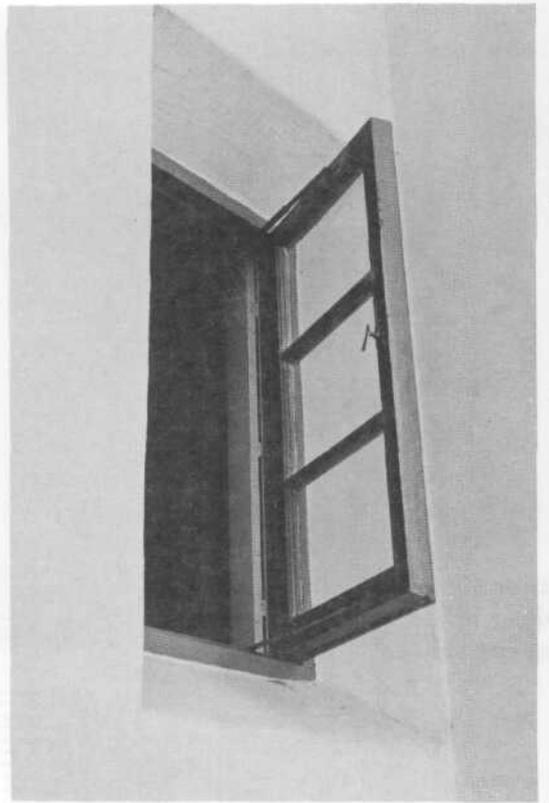
Note the more elaborate arch treatment in which their support is provided by rectangular columns of sturdy proportion, the uppermost molding of which serves as impost mold from which the arches spring.

Steps using 6" x 12" paving tiles on edge; also showing typical 12" x 12" paving tiles.



Typical adobe and stone wall construction with tiled steps to bell tower whose ornamental treatment includes arches, moldings and curving shapes, all plastered. Note deep reveal, splayed window in thick adobe wall with tile roof overhang carried on pole rafters and rough sheathing.





Some present day details reminiscent of earlier types showing door, window, balcony and roof treatment.

Spanish restoration in the Monterey mode. Of particular note is the harmonious blending of architectural and landscaping details.



View into courtyard shows good use of planting indigenous to area.





COSMOPOLITAN HOTEL
(BANDINI HOUSE)

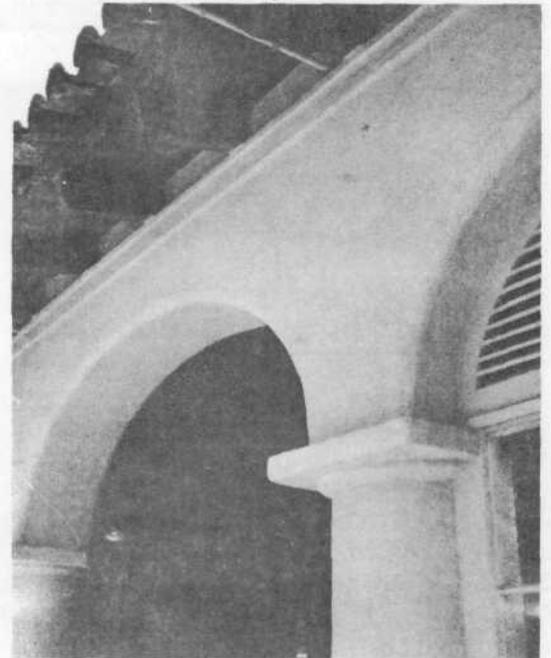
Proposed Building Restorations for the OLD TOWN SAN DIEGO STATE HISTORIC PARK
by the Resources Agency of California, Department of Parks and Recreation.

Shops and Offices

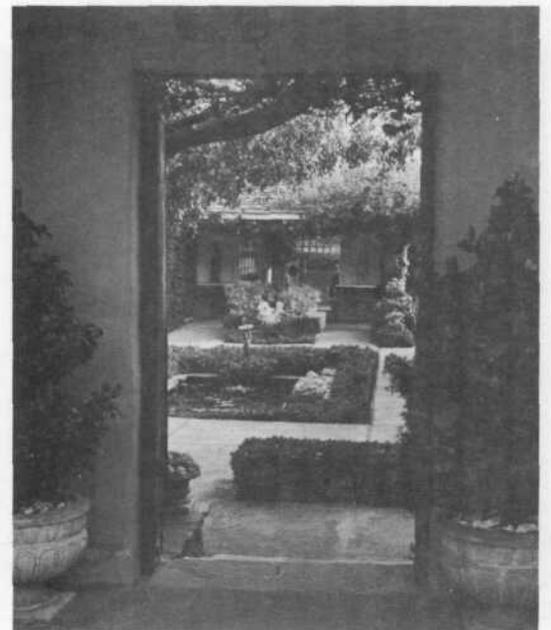
Texture of the plastering has a hand-worked effect. Simple arch molding surrounding window. Decorative use of tile contributes interesting shadow effect in direct sunlight.



Arched entryway. Tile roof overhang carried on simple arch and column supports. Note molding beneath rafters. This is a characteristic treatment.



View through entry into inner courtyard shows diversified possibilities for shops and stores in an off-the-street location.



Street scene showing effect of a combined effort to maintain style and flavor of a period throughout a commercial area.

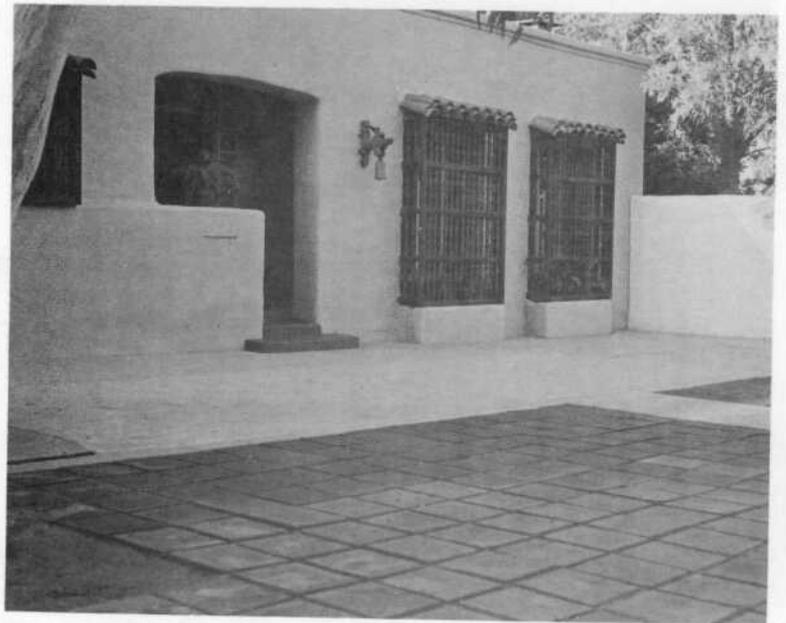
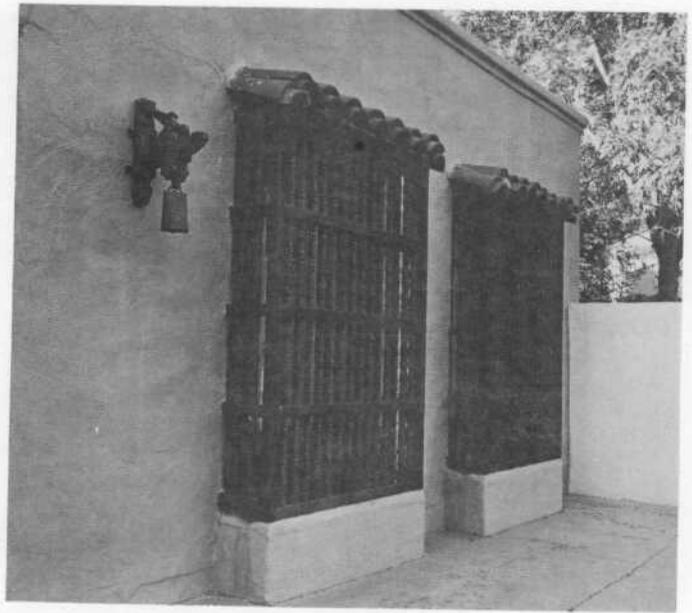


View from interior parking area looking toward entrance from street (center right). Good example of off-street parking treatment as well as dual entrance into stores and shops.

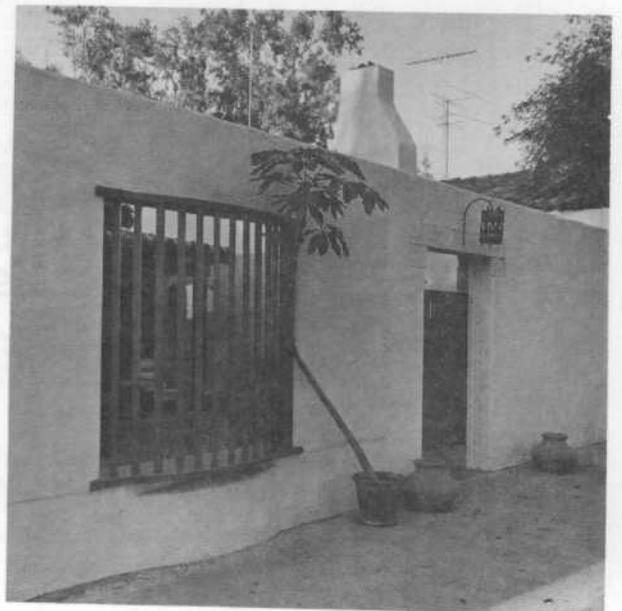


A pronounced and highly successful effort to bring a commercial building into harmony with a community of style characteristics.

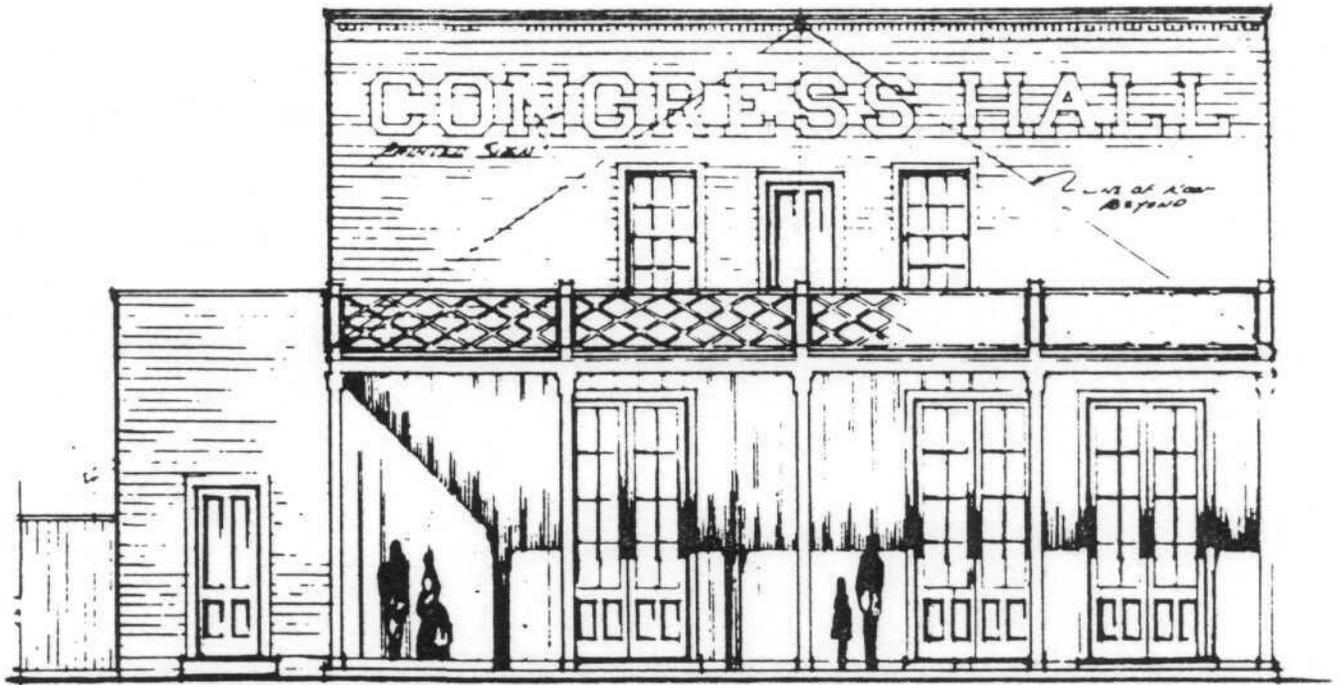




Varied street treatment. Characteristic coping treatment without tile roof decoration or overhang, yet is very effective. Tile treatment above window. Spool design wood grille over window is typical of Spanish influence. Note pleasing effect of shadows over 12" paving tiles of type used during Spanish-Mexican period.



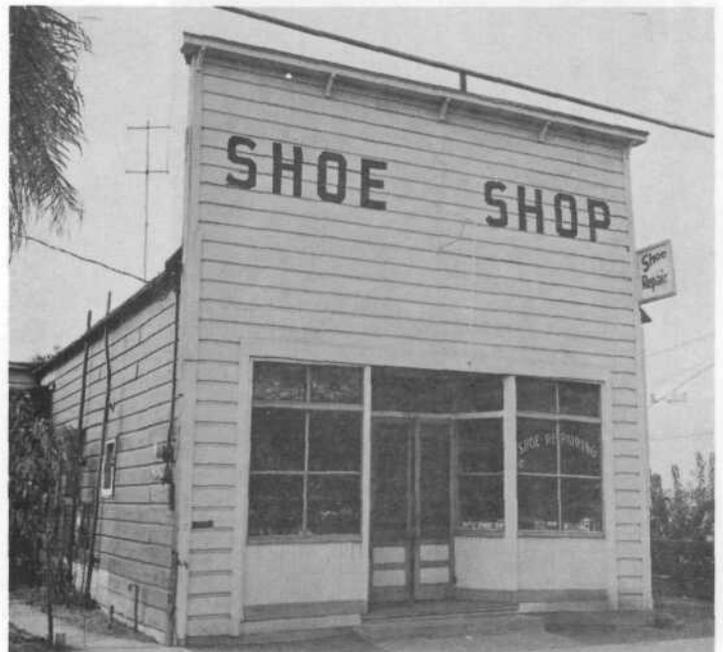
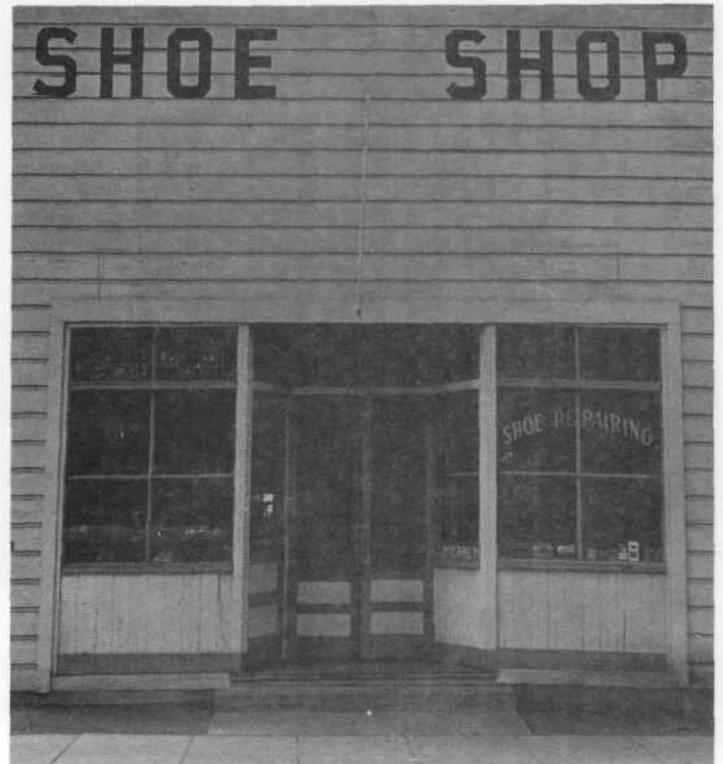
Wood grille looking into forecourt. Wood lintel over gate.



CONGRESS HALL

Proposed Building Restorations for the OLD TOWN SAN DIEGO STATE HISTORIC PARK
by the Resources Agency of California, Department of Parks and Recreation.

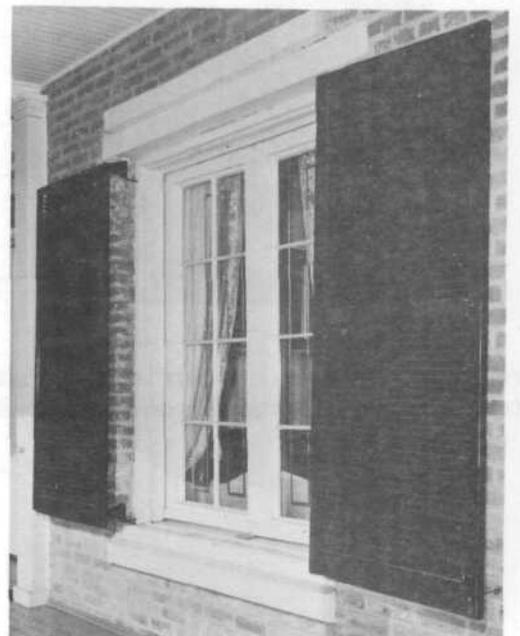
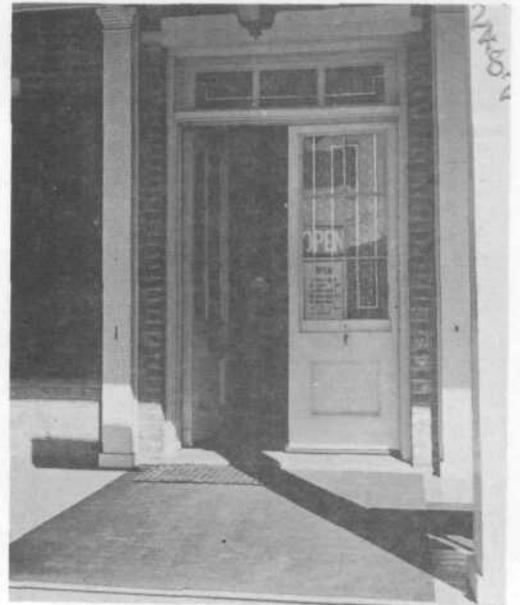
American Period



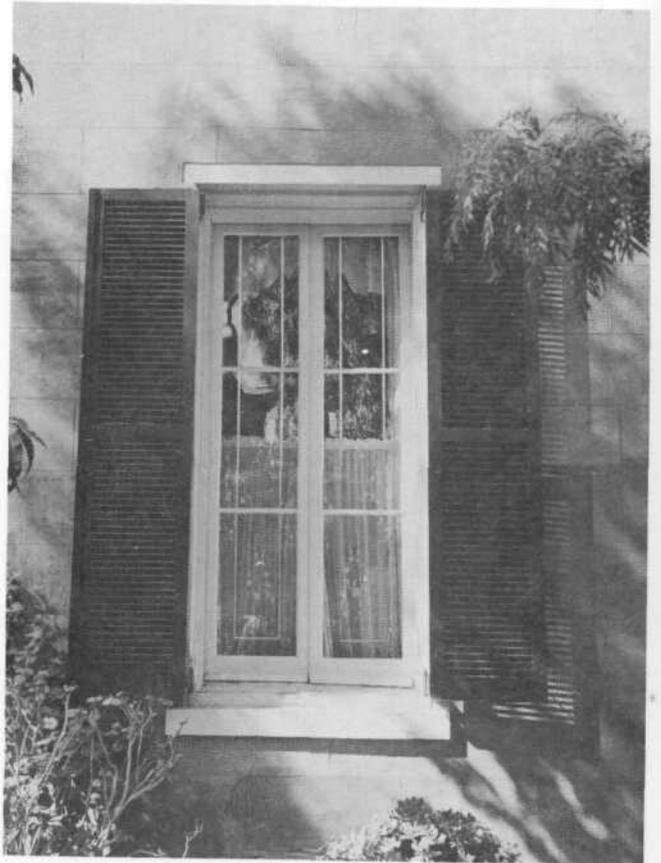
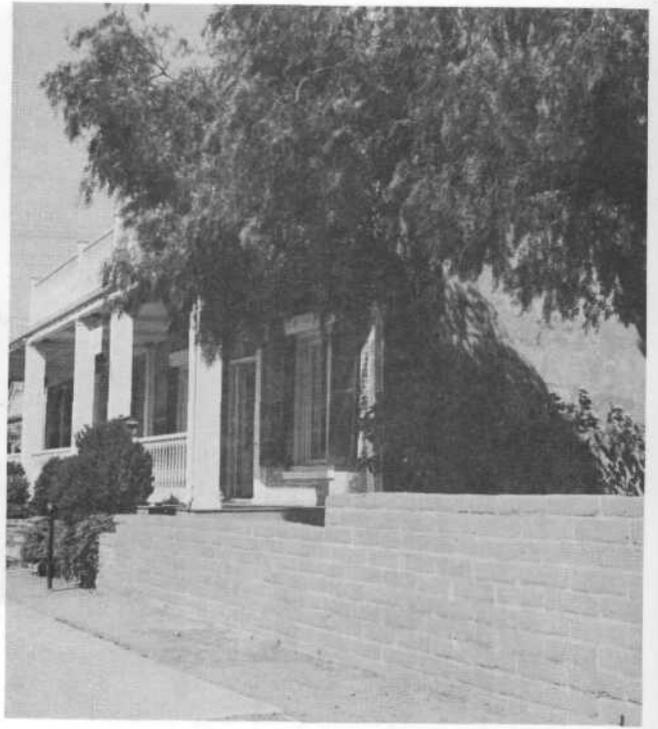
Typical small pitched-roof building with false front, used as office and residence (dwelling in rear portion). American influence is evident throughout, as indicated on following page.



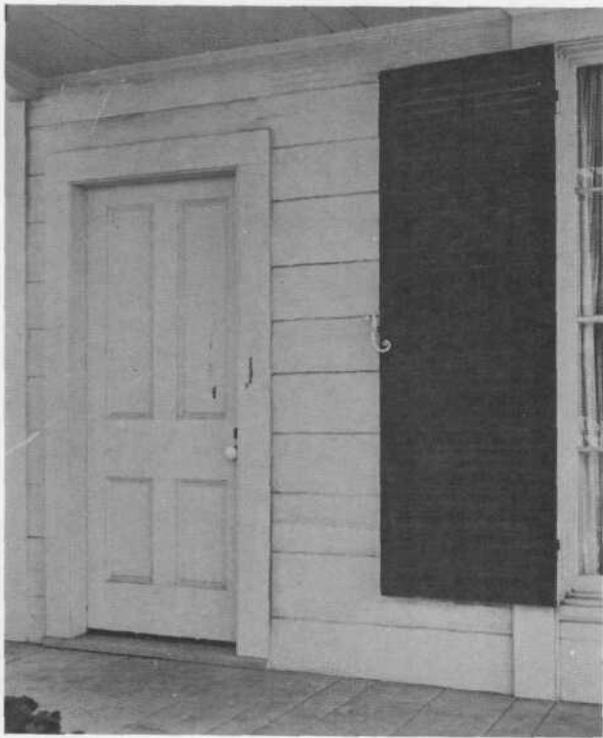
Note wood siding, door and windows and trim, and small cornice effect carried on brackets.



Details of an elegant building for its day (American period). Note particularly the door, window, and column details and balusters, and roof parapet treatment.



Markings on plaster exterior walls are intended to simulate masonry. The effect is quite good.



"Imported" Colonial details; both materials and ideas reflect New England influence.



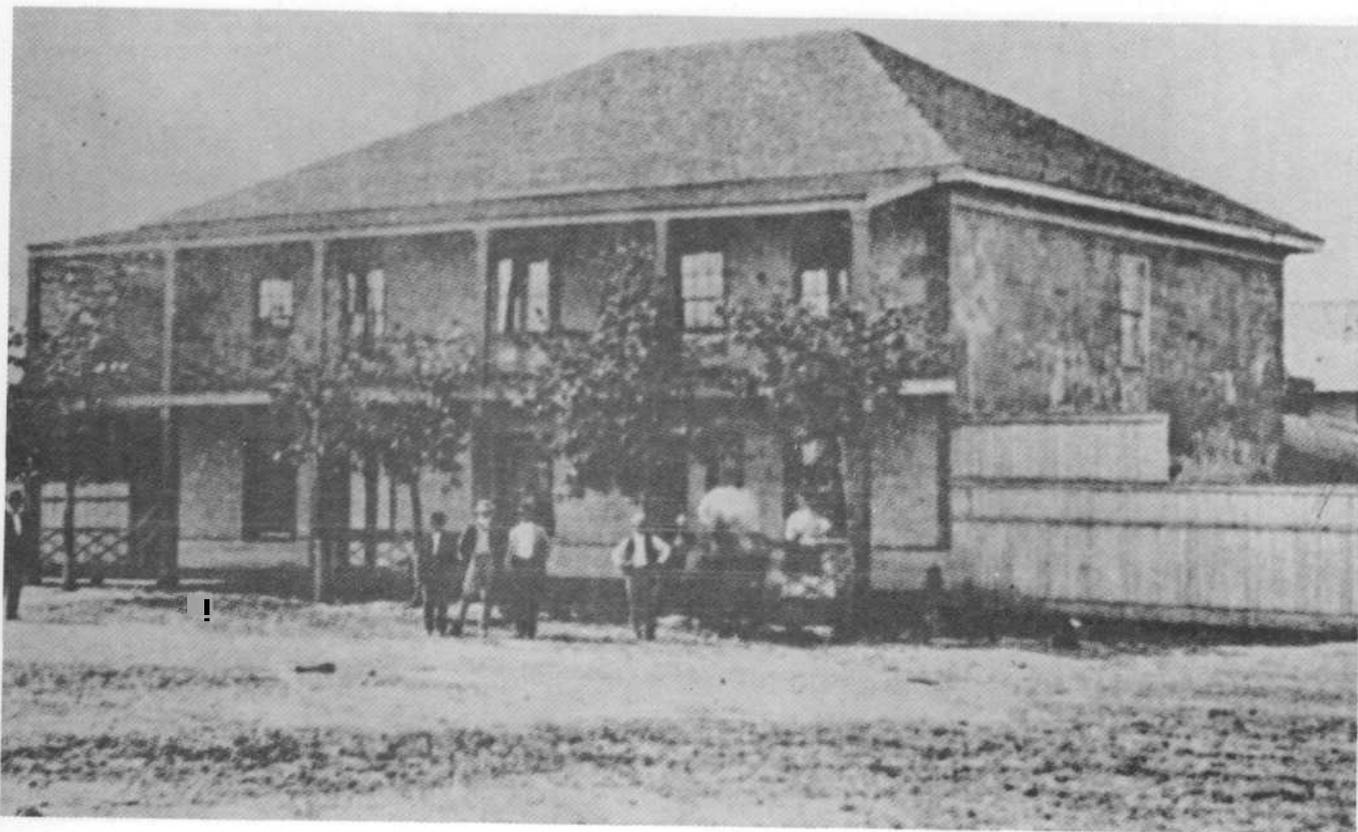
One of the characteristic small buildings with covered entrance (center) and false front which usually indicated a business establishment. Note double-hung wood sash, wood siding, pitched roof (usually shingled).



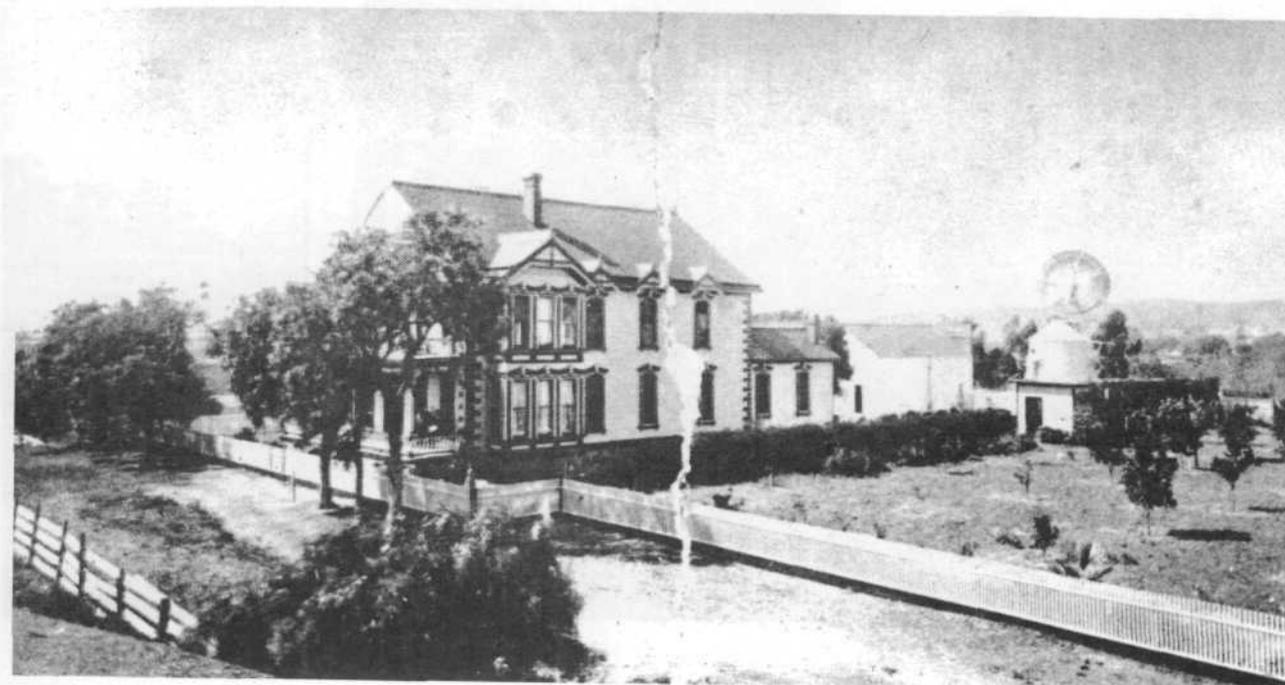
Close-up view of 1yp double-hung window, door and wall siding.



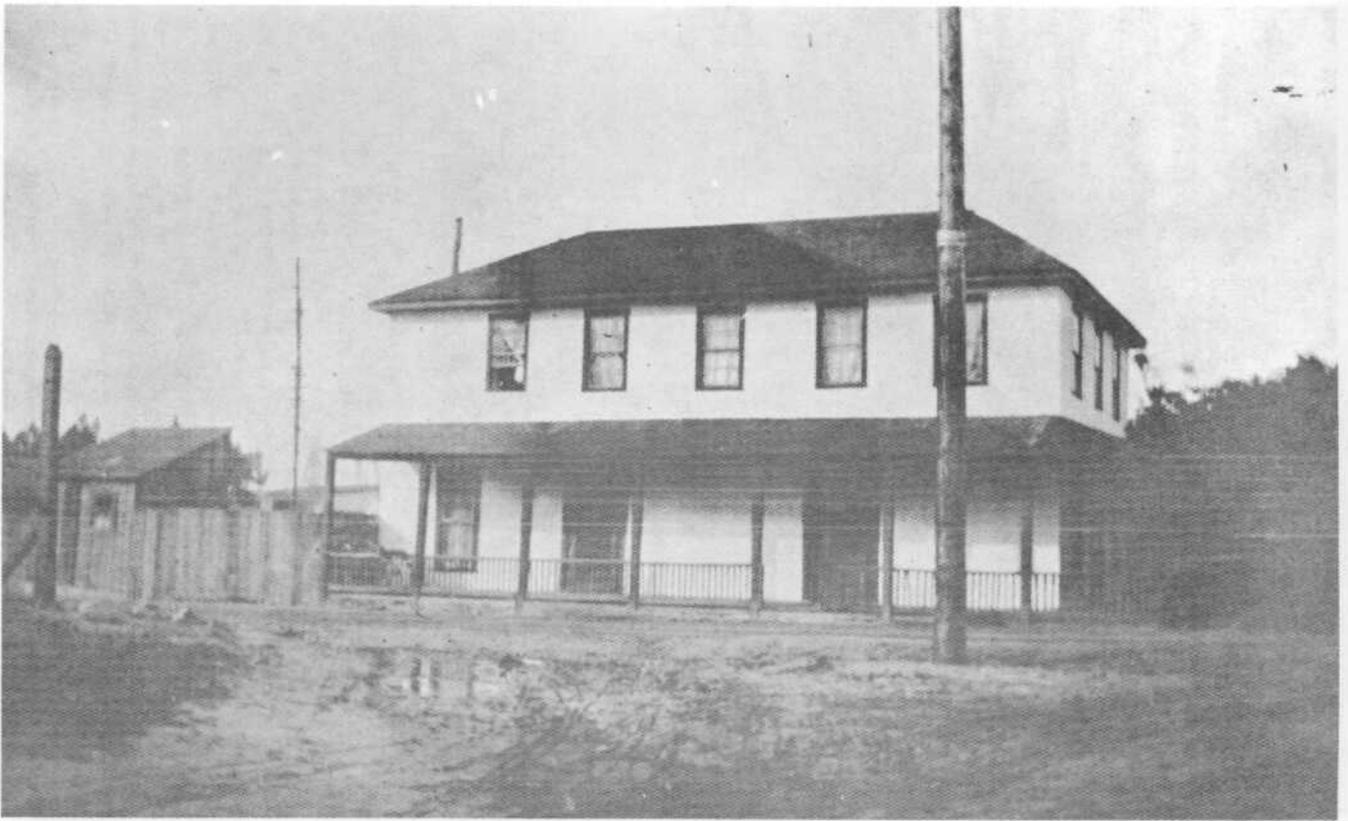
Two views showing details typical of American period -- particularly siding, doors, windows, eave, and rake of the shingle roof.



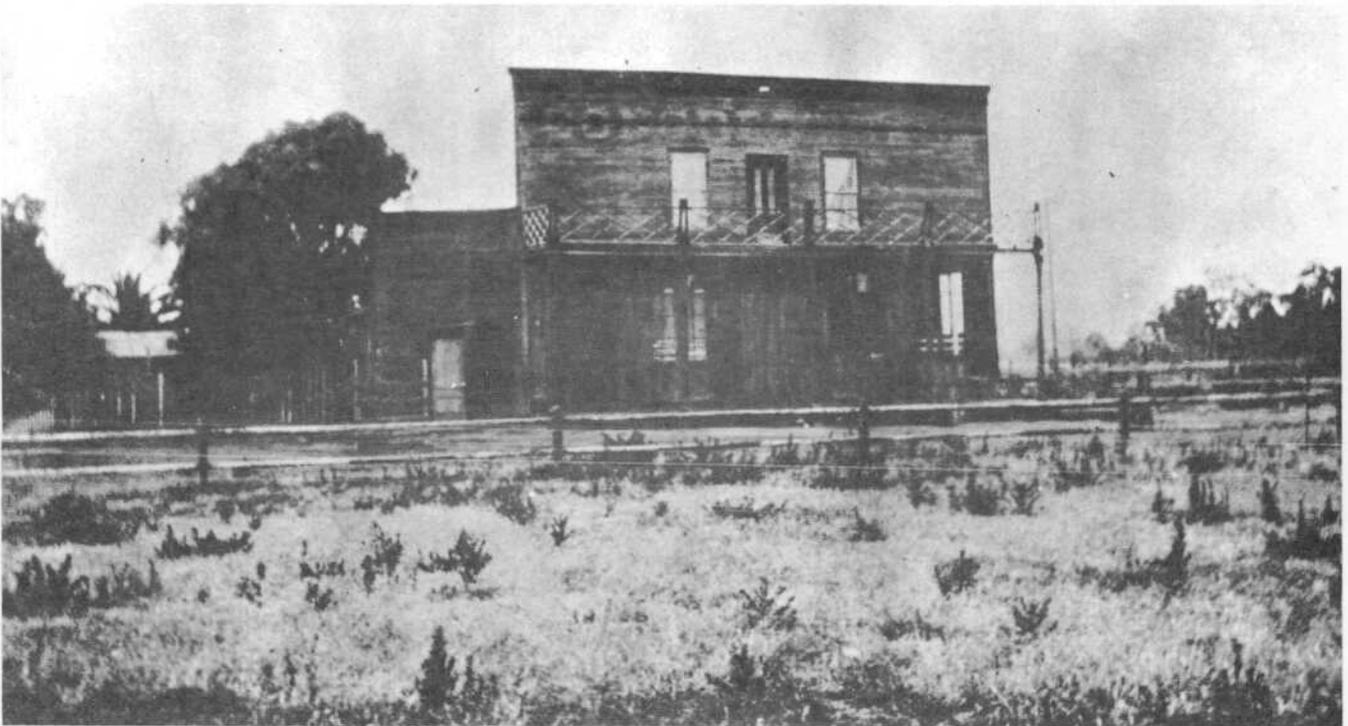
ROSE ROBINSON HOUSE



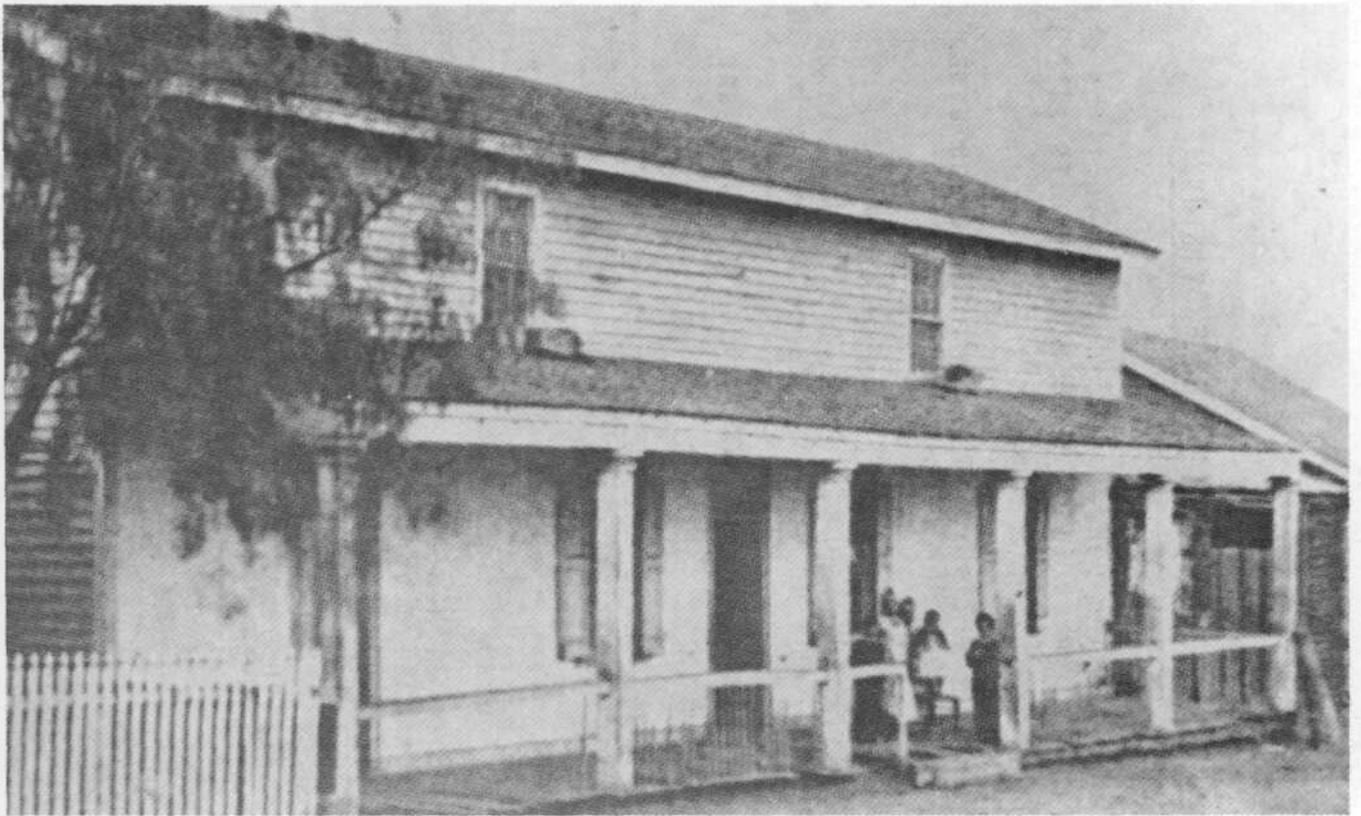
McCOY HOME
Taylor Street Old Town, about 1868



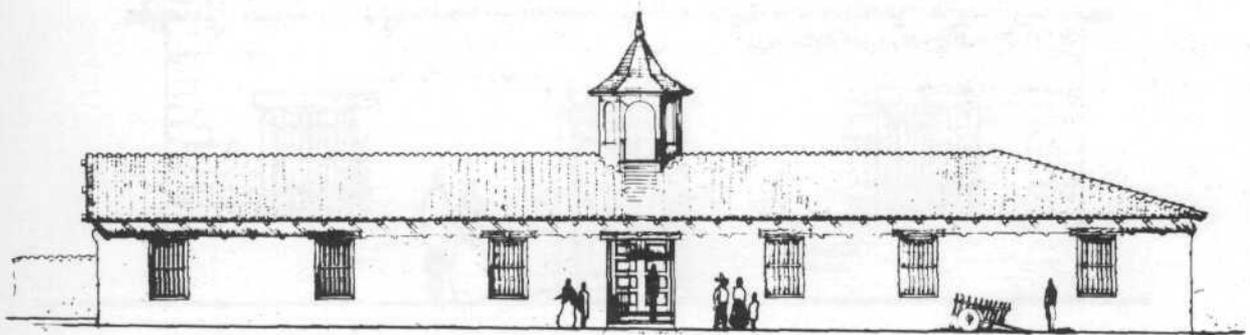
CASA DE LORENZO SOTO
Front S.W. View



CONGRESS HALL - 1867-68
Built by Geo. DeWitt Clinton Robertson
Saloon-Billiard Parlor and Gambling House
North Side of Plaza

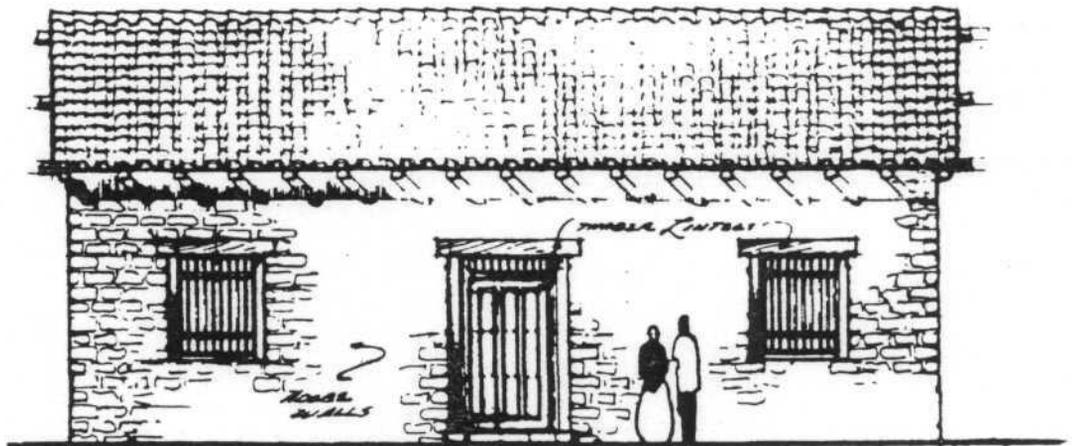


SERRANO HOUSE



CASA DE ESTUDILLO

Proposed Building Restorations for the OLD TOWN SAN DIEGO STATE HISTORIC PARK
by the Resources Agency of California, Department of Parks and Recreation.



JAIL

Proposed Building Restorations for the OLD TOWN SAN DIEGO STATE HISTORIC PARK
by the Resources Agency of California, Department of Parks and Recreation.