

## 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

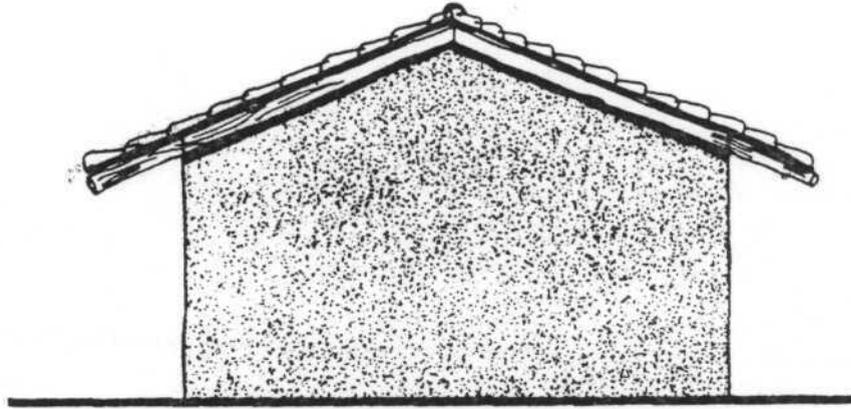
All buildings in the Planned District shall be limited to three **stories**, but not to exceed thirty feet unless otherwise approved by the Board.

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.

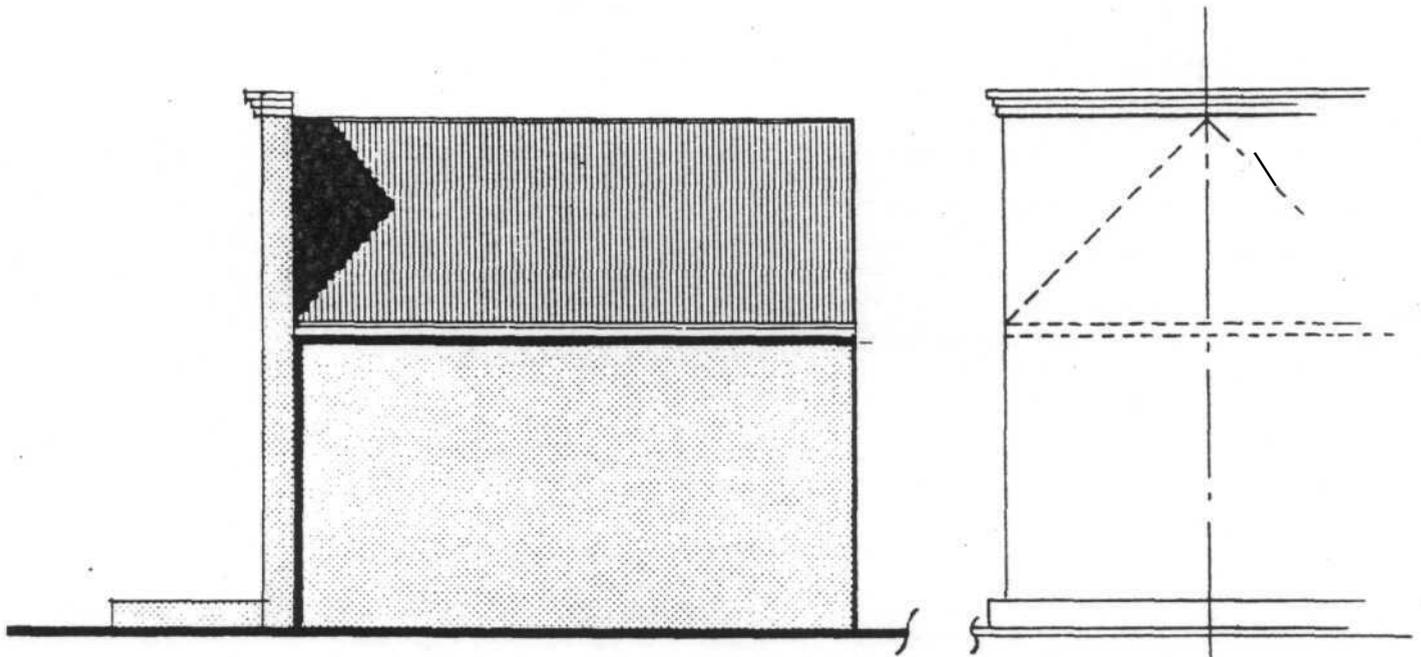
Exterior building colors shall be based on historical **usage** and be consistent with the pre-1871 period.

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

## Suggested Roof Types



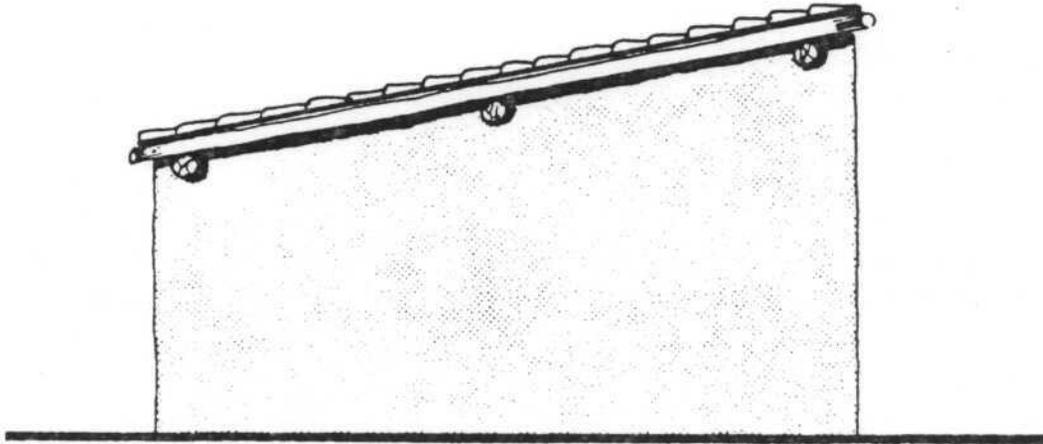
GABLE ROOF



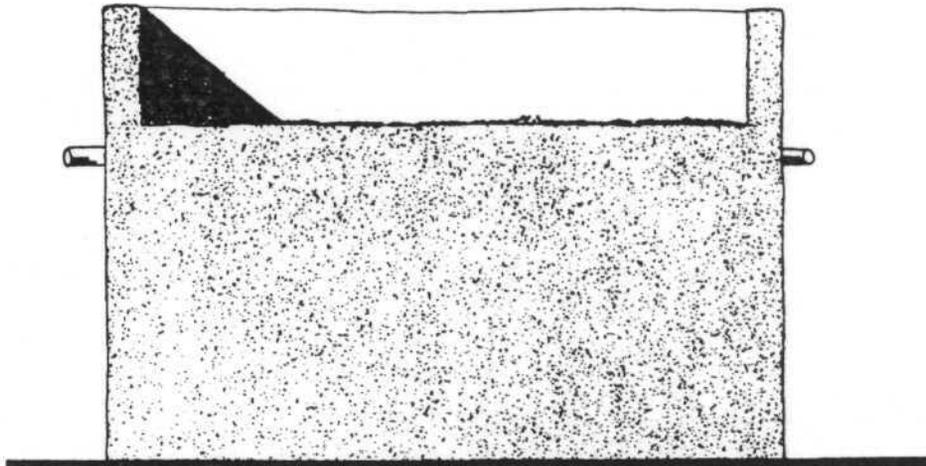
GABLE ROOF WITH FALSE FRONT

OLD SAN DIEGO

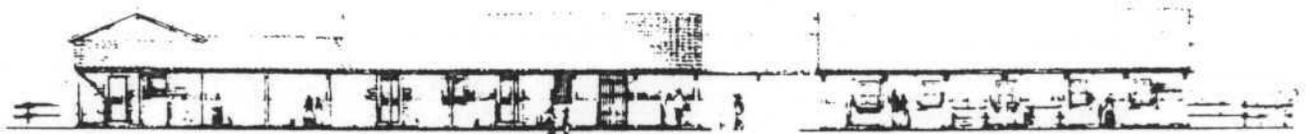
During the Spanish-Mexican period, sloped roofs were most always covered with clay-tile. A minimum slope of  $4\frac{1}{2}$ " and 12" was used to prevent leakage. It is recommended that this minimum roof slope be adhered to in order to be consistent with pre-1871 conditions.



SHED ROOF



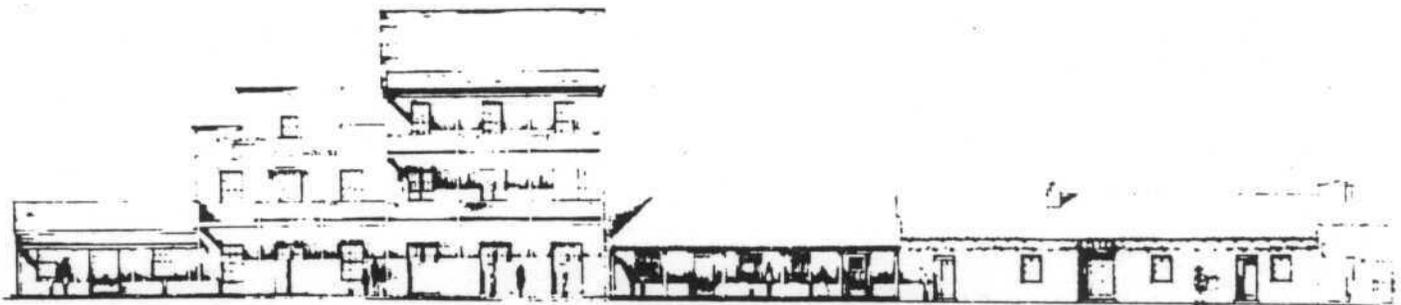
FLAT ROOF WITH PARAPET



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.

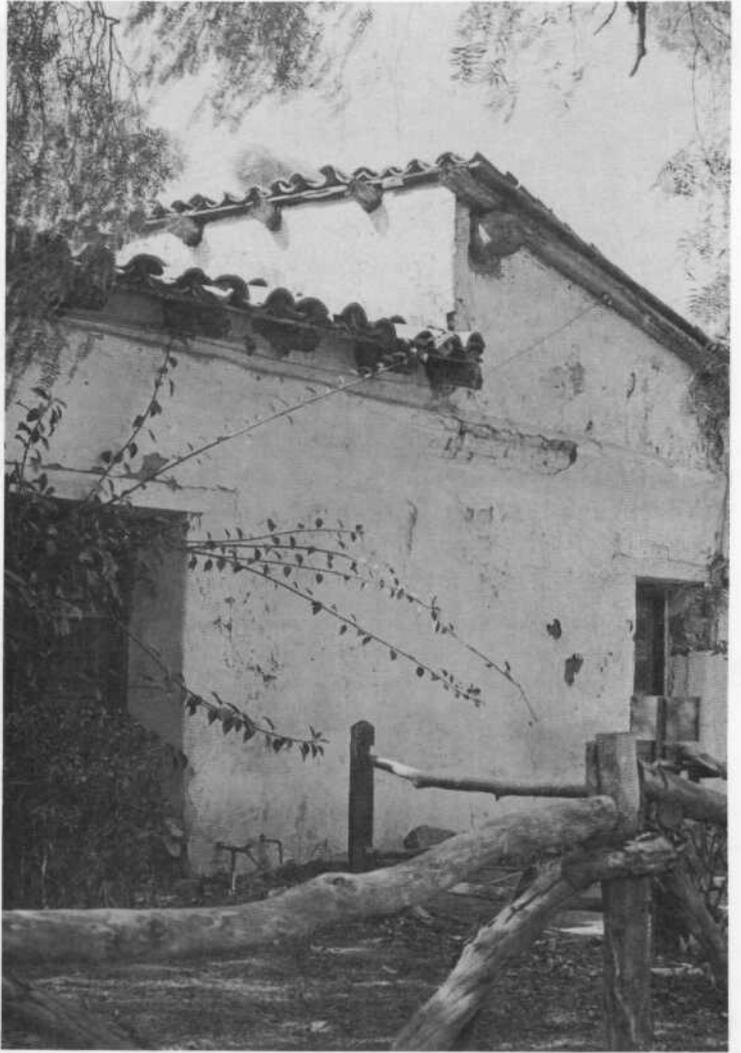


Typical double-hung wood window with wood head, jamb, and sill in plastered adobe wall. Note deep reveal of window, wood shutters, and plain chimney showing above the tile roof and pole rafters.

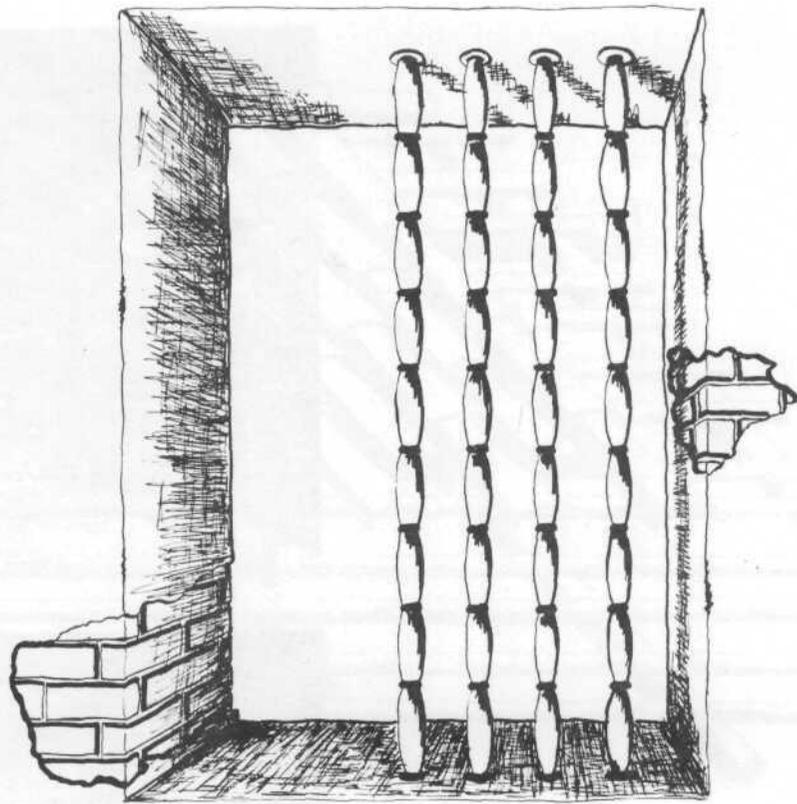


Typical window showing open and closed shutters.



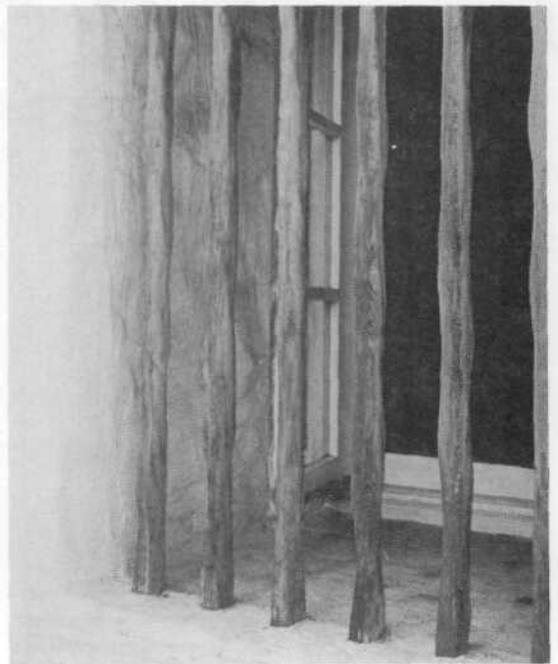
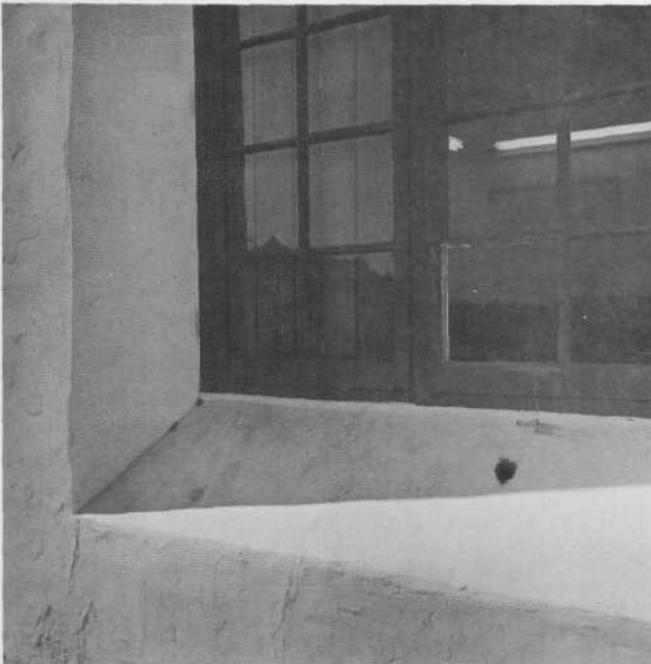


The "altito" effect, where roofs of different levels adjoin. Note also, deep reveal in doorway and wood lintel at head.



Window Casing Inset

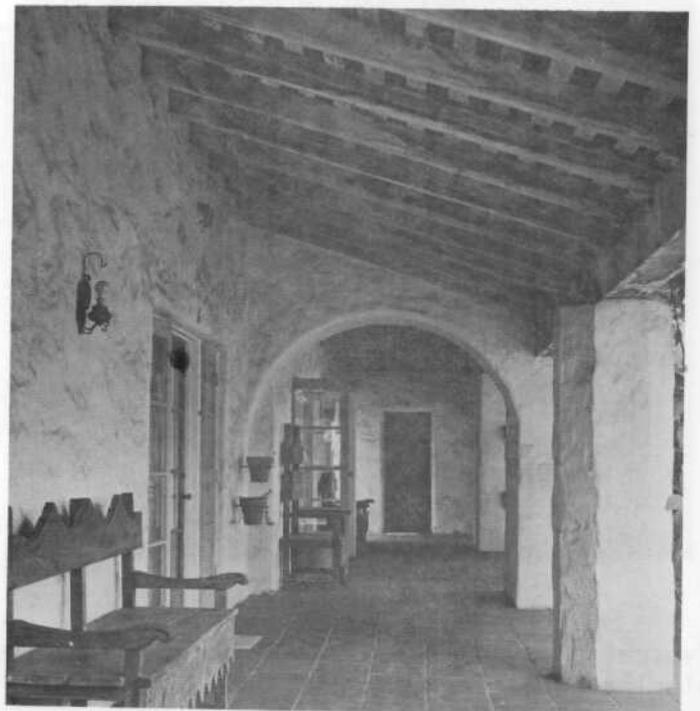
Showing construction of building of adobe bricks plaster coating outside over the adobe. Inset of windows widening outward through thickness of walls - sloping flange. Windows protected by turned bars of wood as shown. Thickness of outer walls - 3'-3" or one meter.



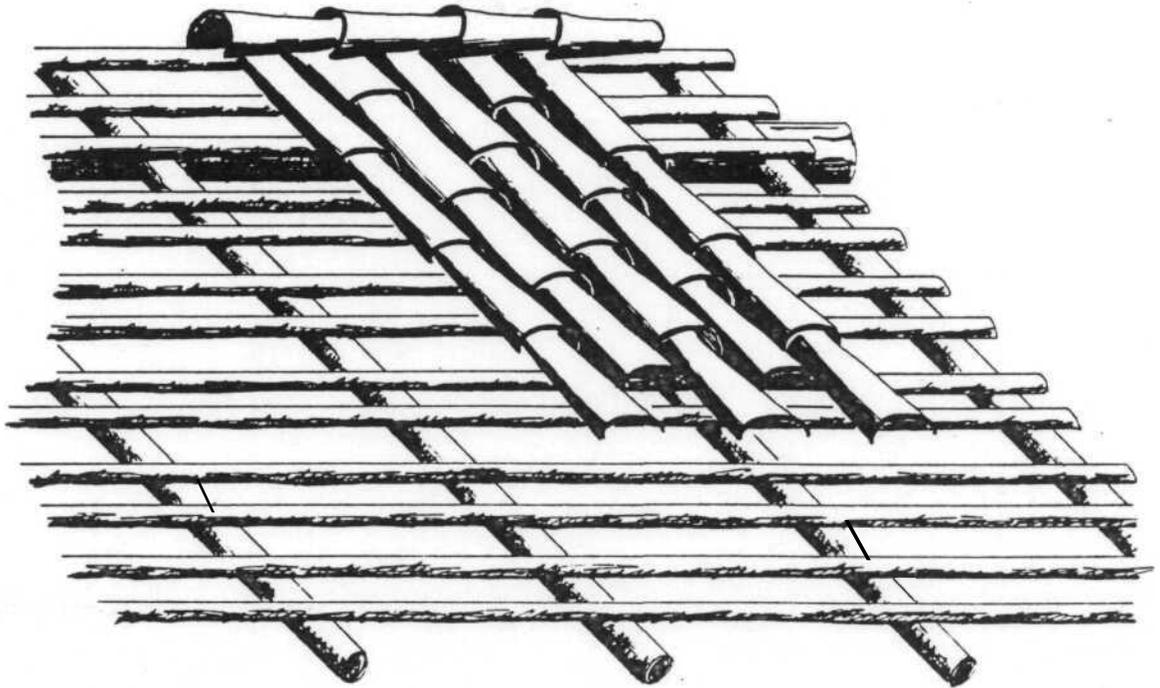
Typical splayed window reveal in thick plastered adobe wall (or frame stucco simulating plastered adobe).



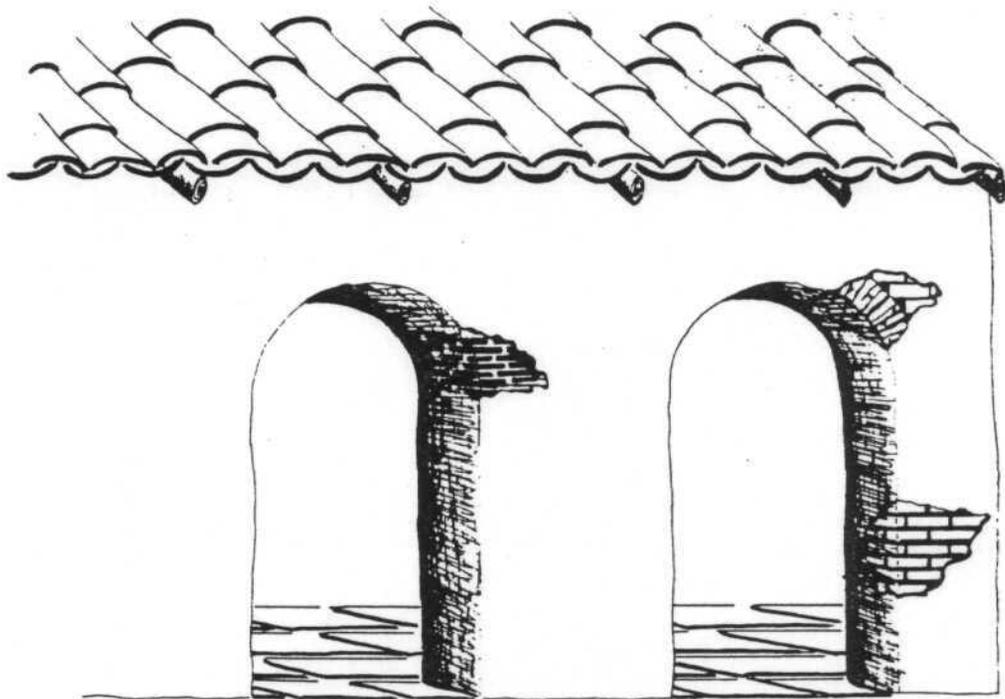
Two portico views showing the simple, heavy structure with wood or masonry posts, each with a type of paving tile rectangular or square, and each with a distinctive type of roof treatment. In the first case, round poles for rafters support the willow-like reeds lying across them, which in turn support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



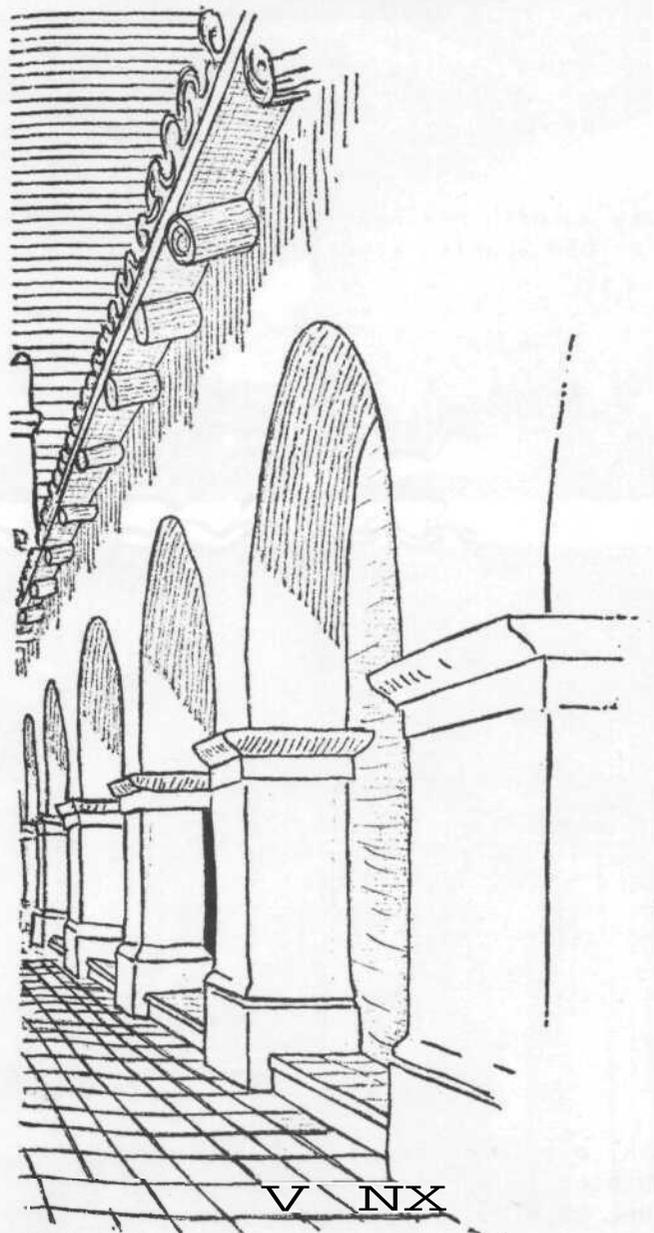
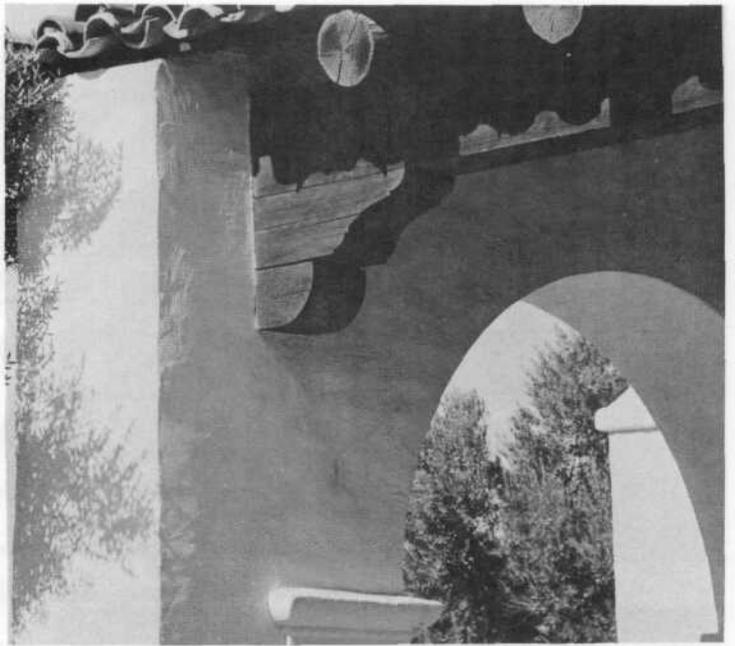
The other example shows a later treatment using handworked (perhaps with an adz) beams, rafters and tile supporting sheathing strips.



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

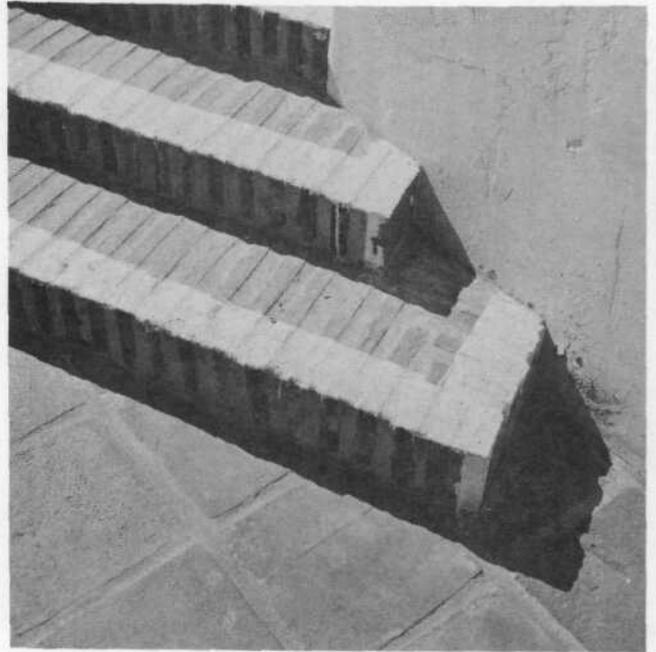


Thick, plastered adobe wall with splayed simple arches and massive piers. This is simulated in present day frame stucco construction with the massive effect achieved by use of a hollow furred treatment.

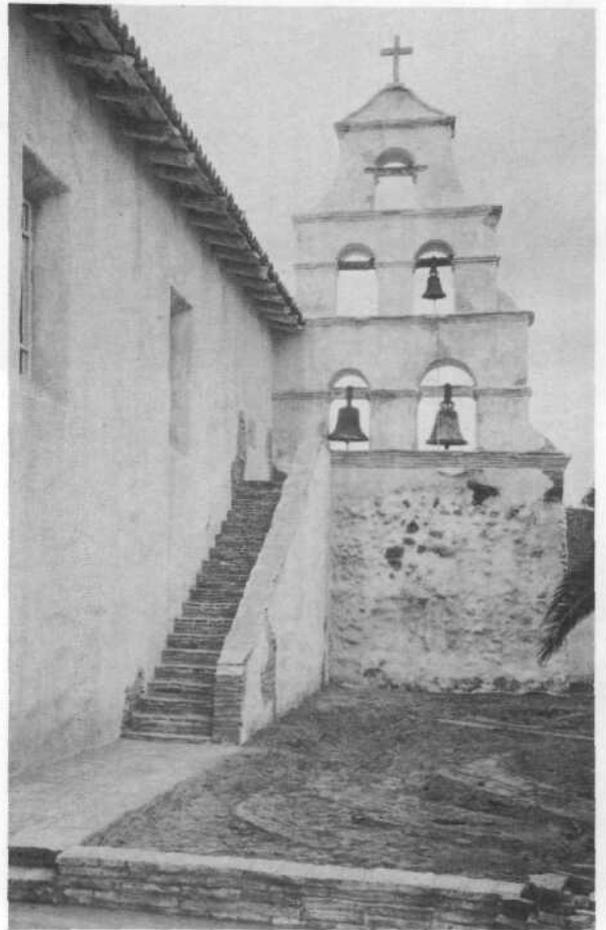


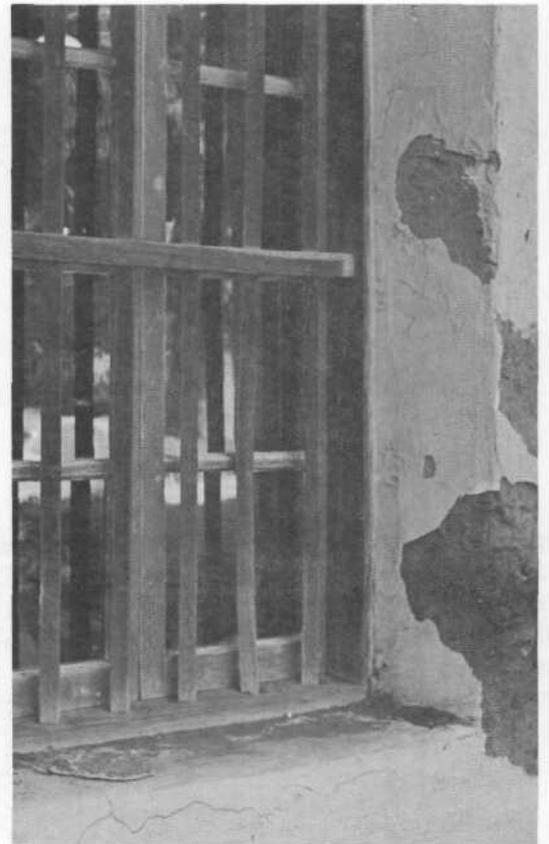
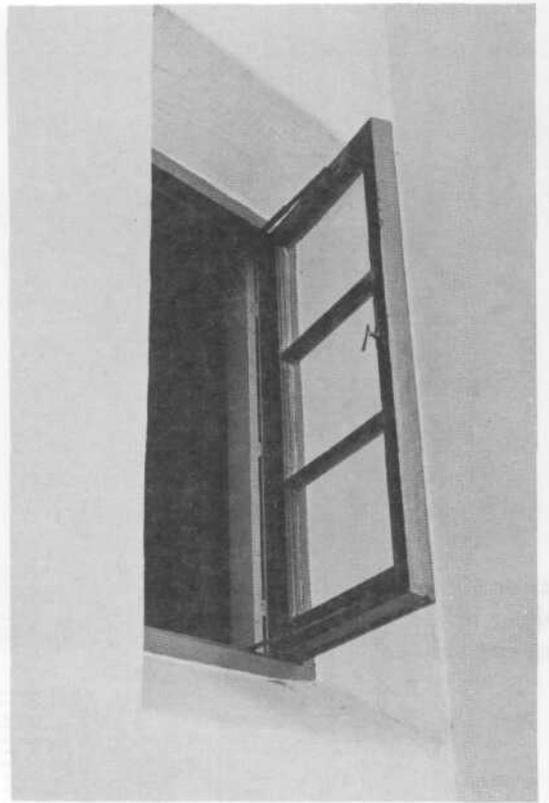
Note the more elaborate arch treatment in which their support is provided by rectangular columns of sturdy proportion, the uppermost molding of which serves as impost mold from which the arches spring.

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)**

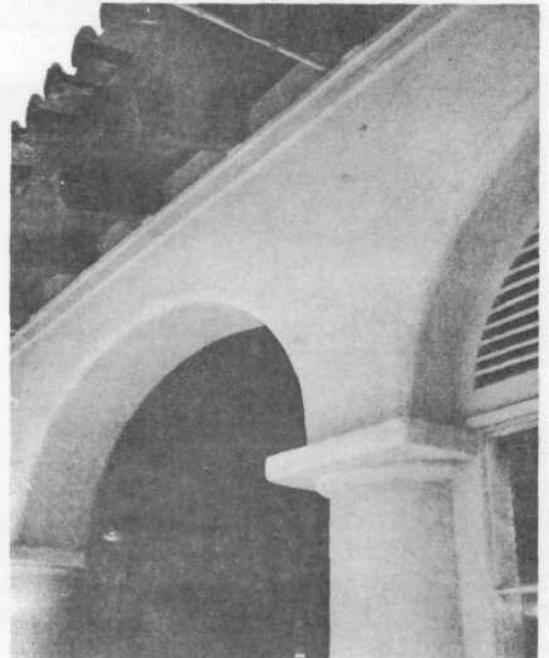
Proposed Building Restorations for the OLD TOWN SAN DIEGO STATE HISTORIC PARK  
by the Resources Agency of California, Department of Parks and Recreation.

## Shops and Offices

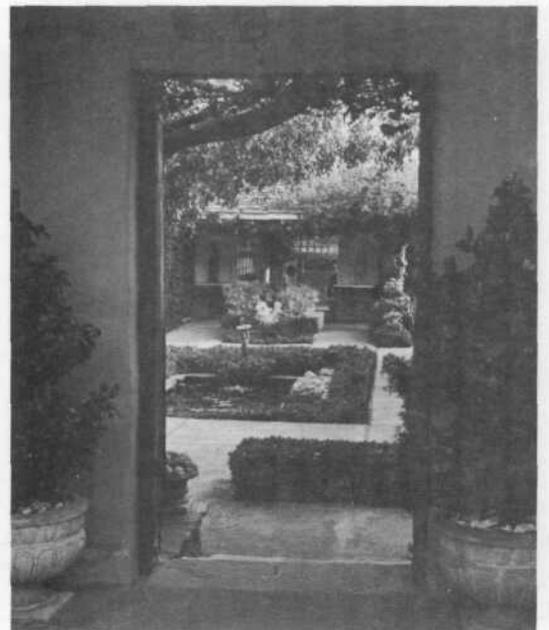
Texture of the plastering has a hand-worked effect. Simple arch molding surrounding window. Decorative use of tile contributes interesting shadow effect in direct sunlight.



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.





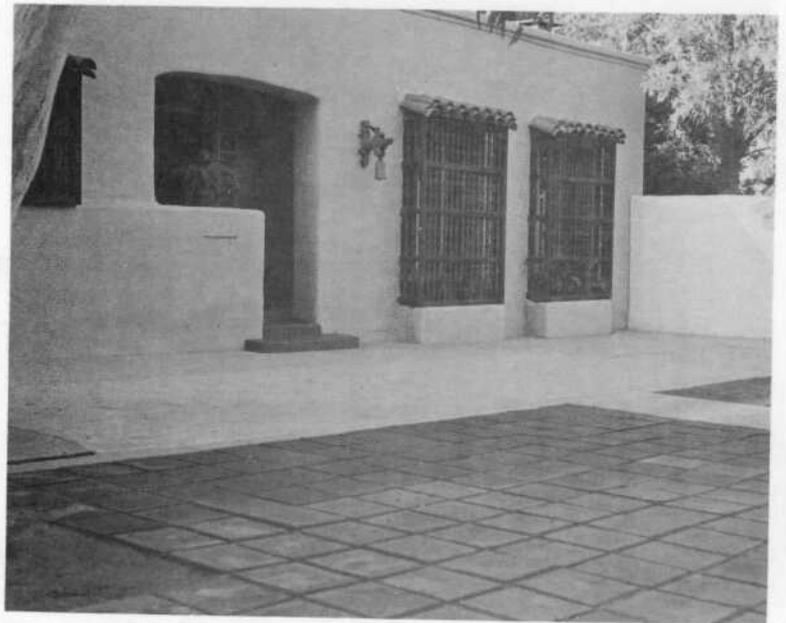
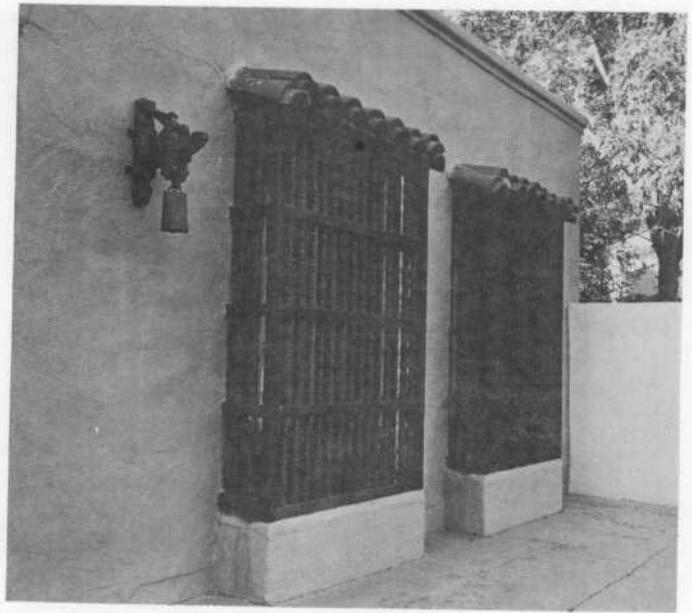
Street scene showing effect of a combined effort to maintain style and flavor of a period throughout a commercial area.



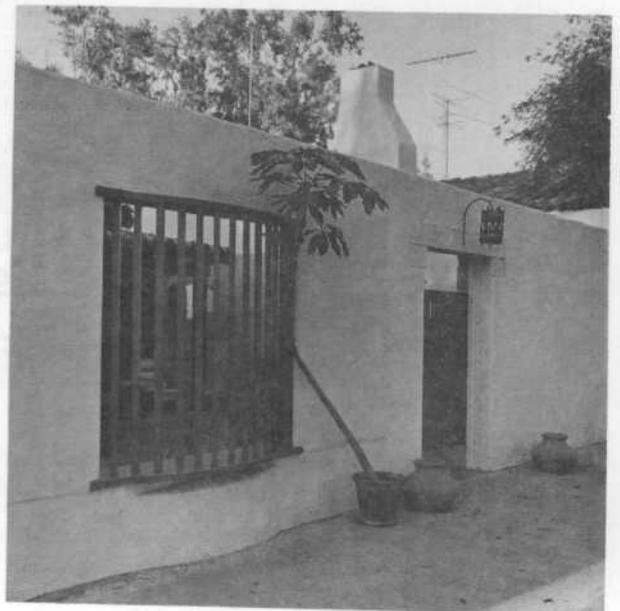
View from interior parking area looking toward entrance from street (center right). Good example of off-street parking treatment as well as dual entrance into stores and shops.



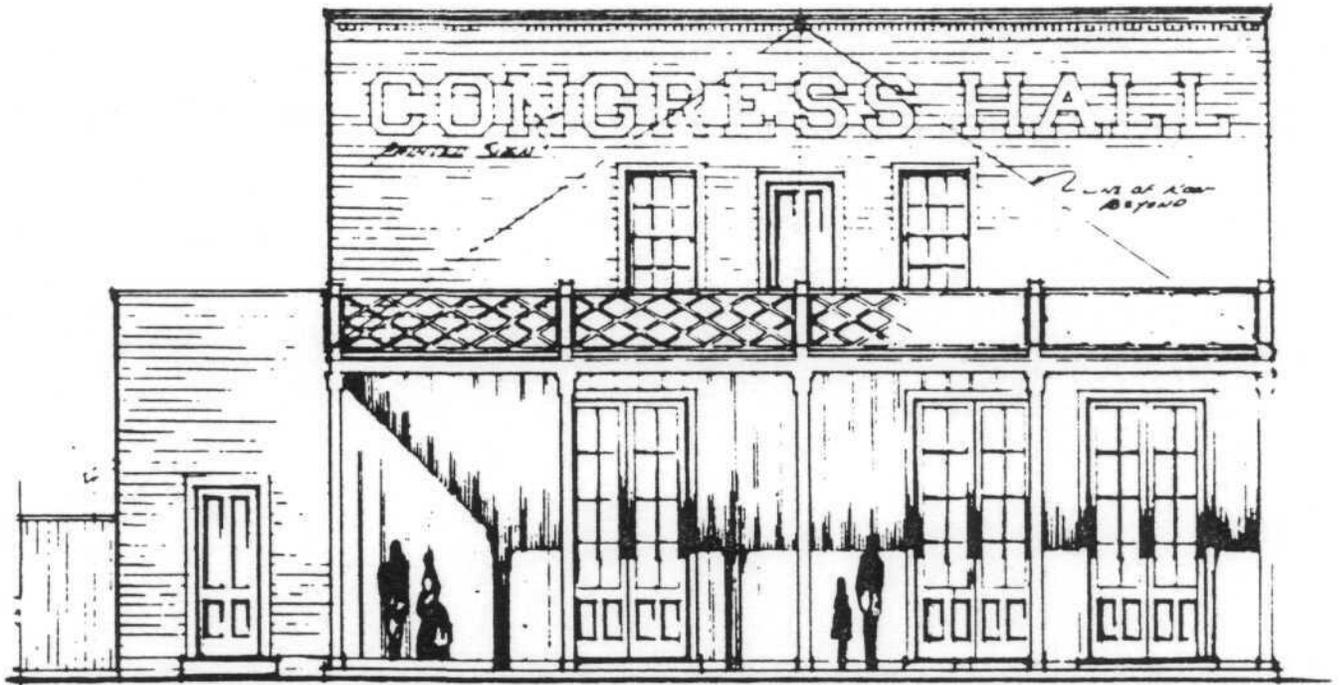
A pronounced and highly successful effort to bring a commercial building into harmony with a community of style characteristics.



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.



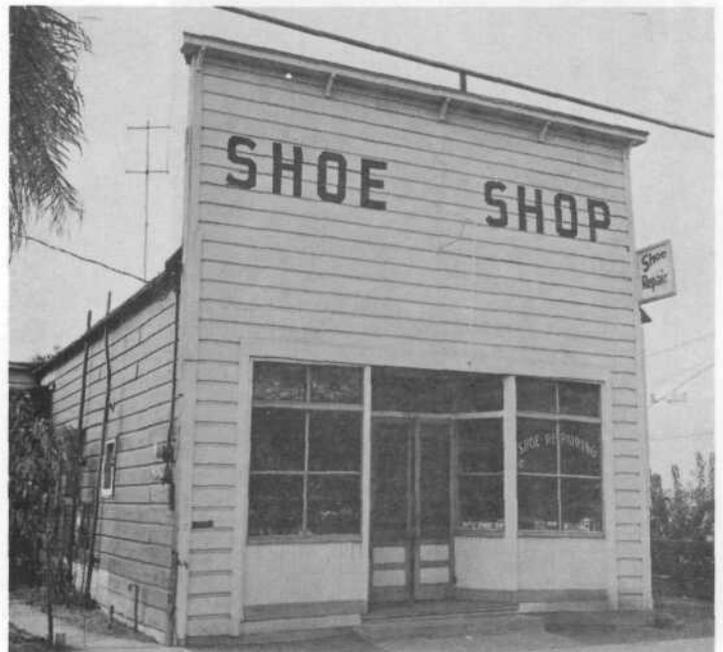
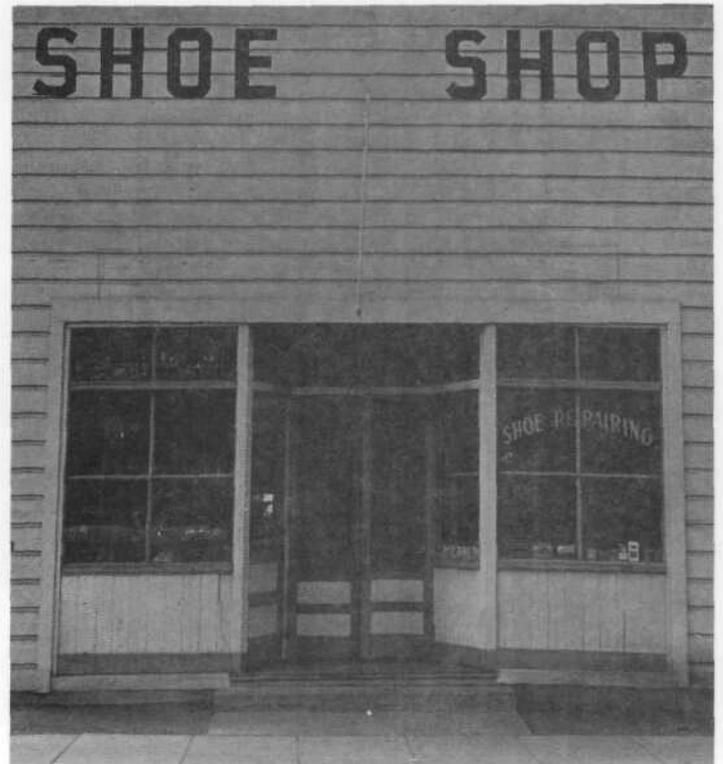
Wood grille looking into forecourt. Wood lintel over gate.



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.

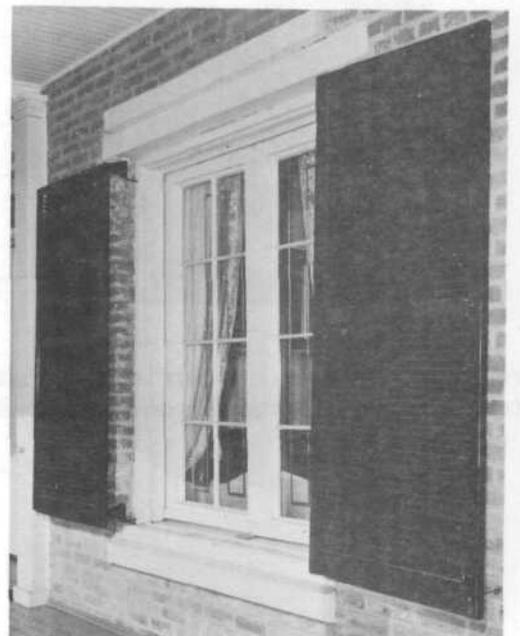
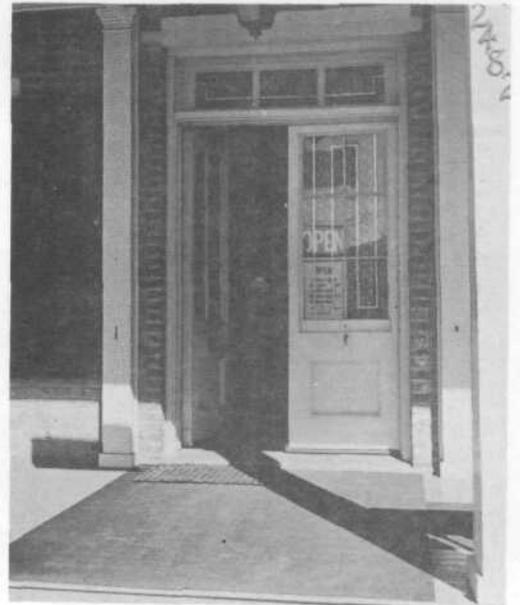
American Period



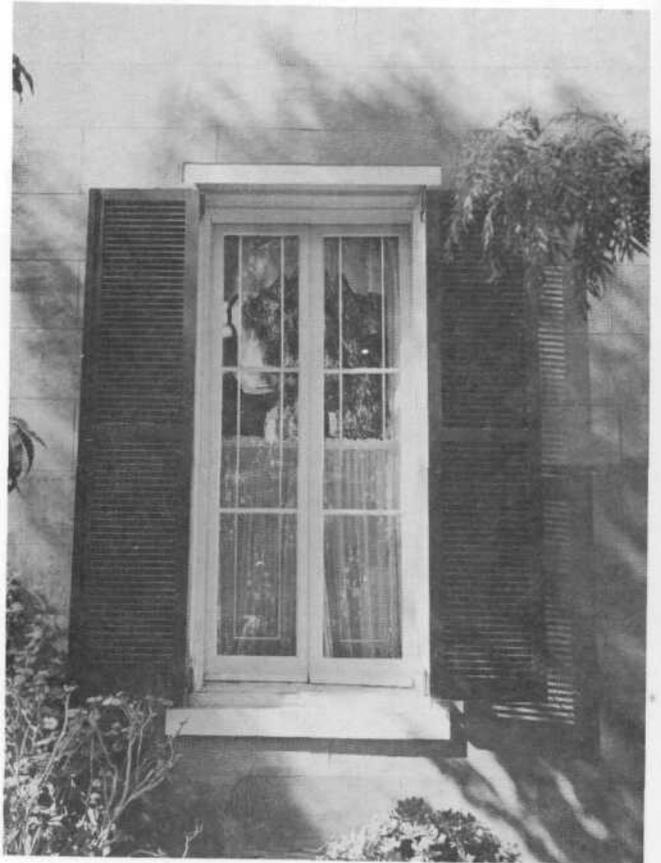
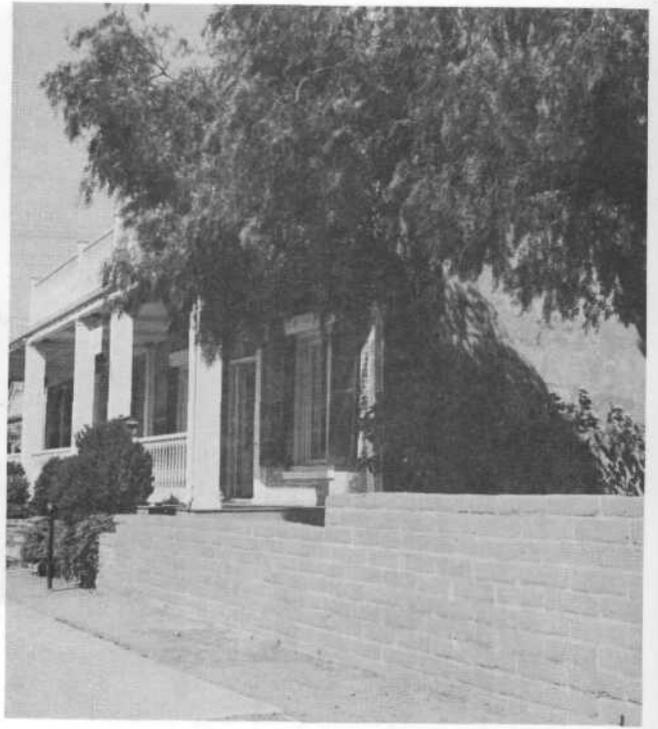
Typical small pitched-roof building with false front, used as office and residence (dwelling in rear portion). American influence is evident throughout, as indicated on following page.



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.



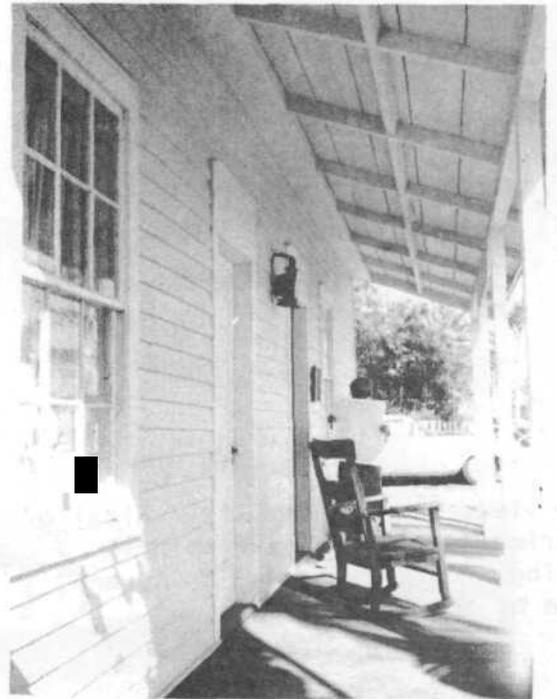
Markings on plaster exterior walls are intended to simulate masonry. The effect is quite good.



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



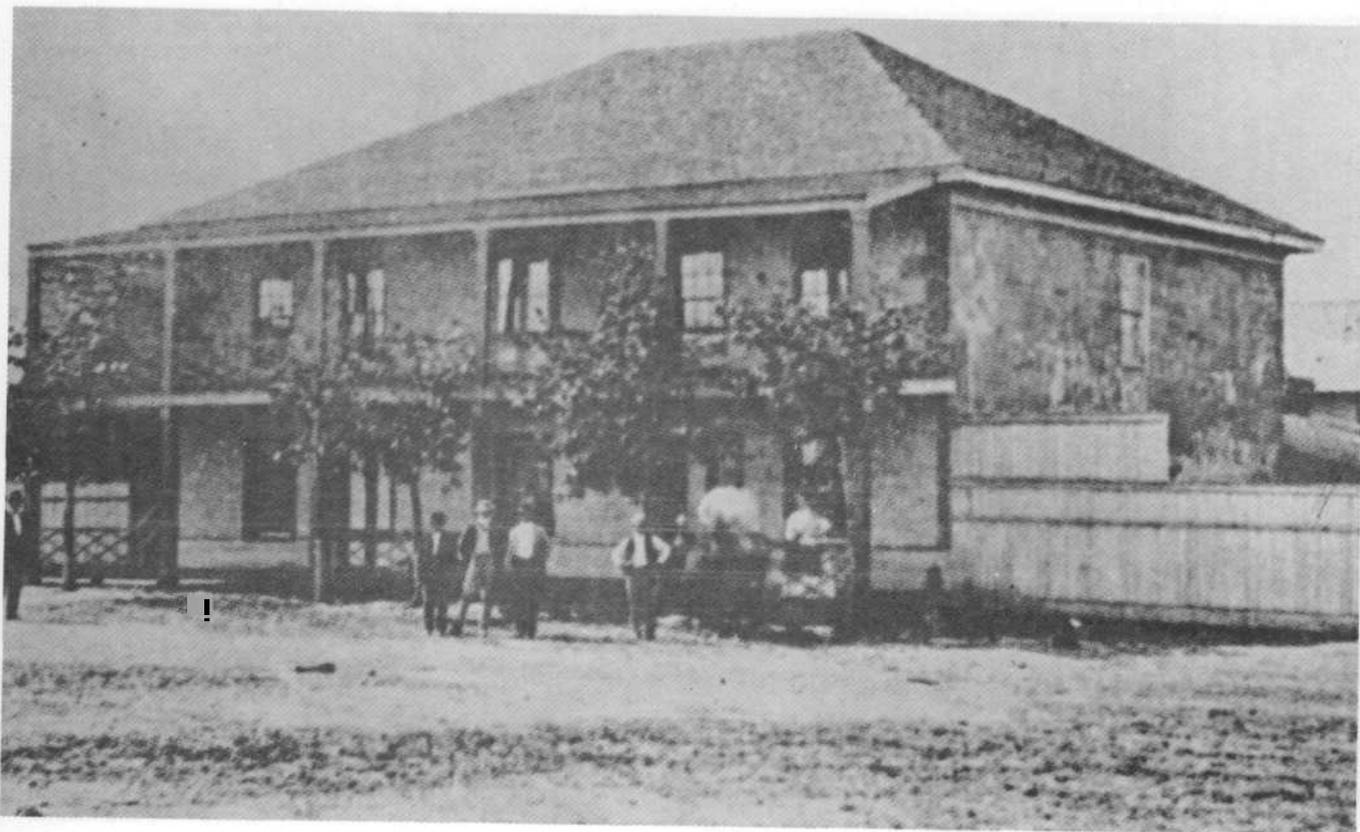
One of the characteristic small buildings with covered entrance (center) and false front which usually indicated a business establishment. Note double-hung wood sash, wood siding, pitched roof (usually shingled).



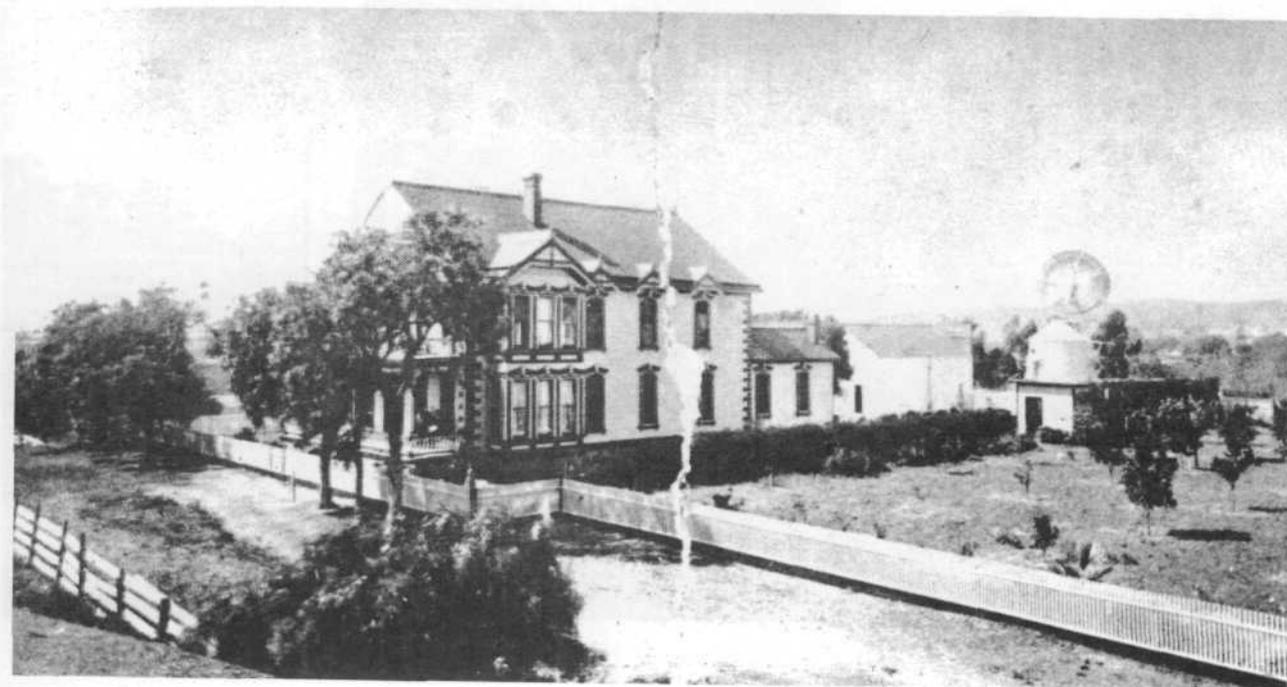
Close-up view of 1yp double-hung window, door and wall siding.



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



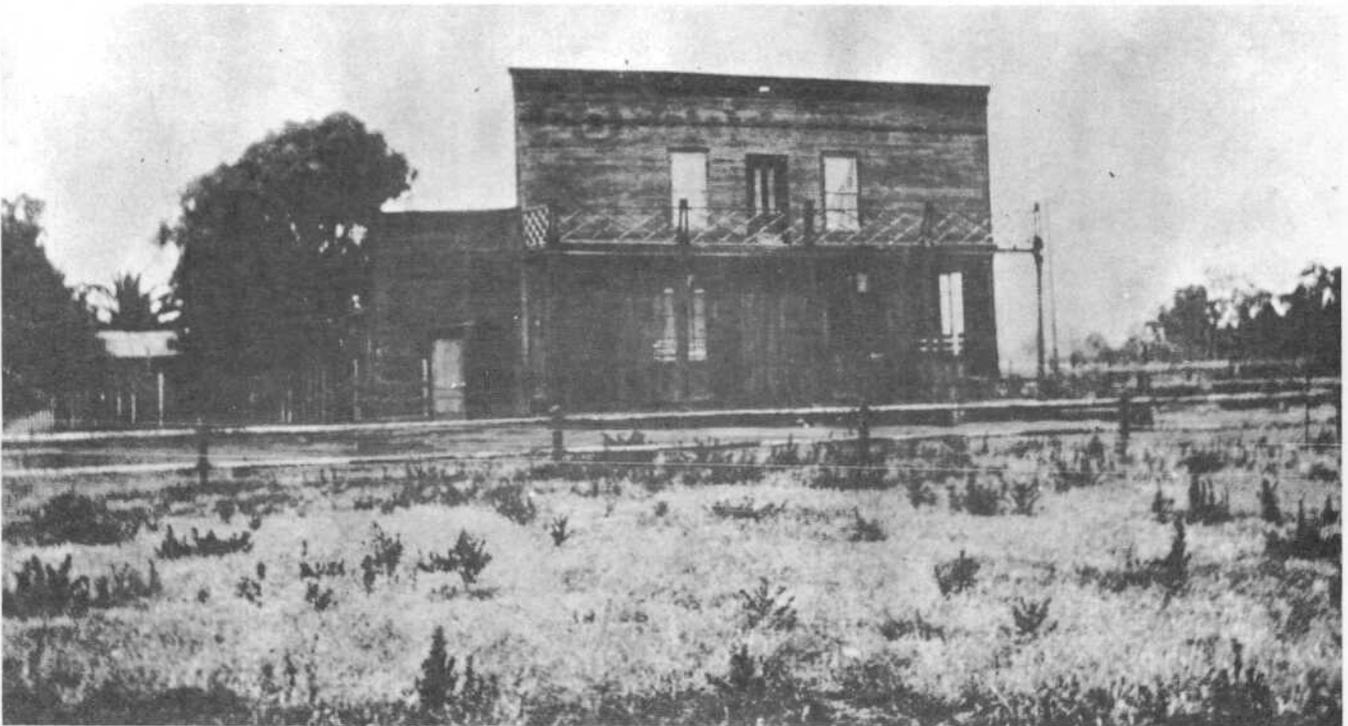
ROSE ROBINSON HOUSE



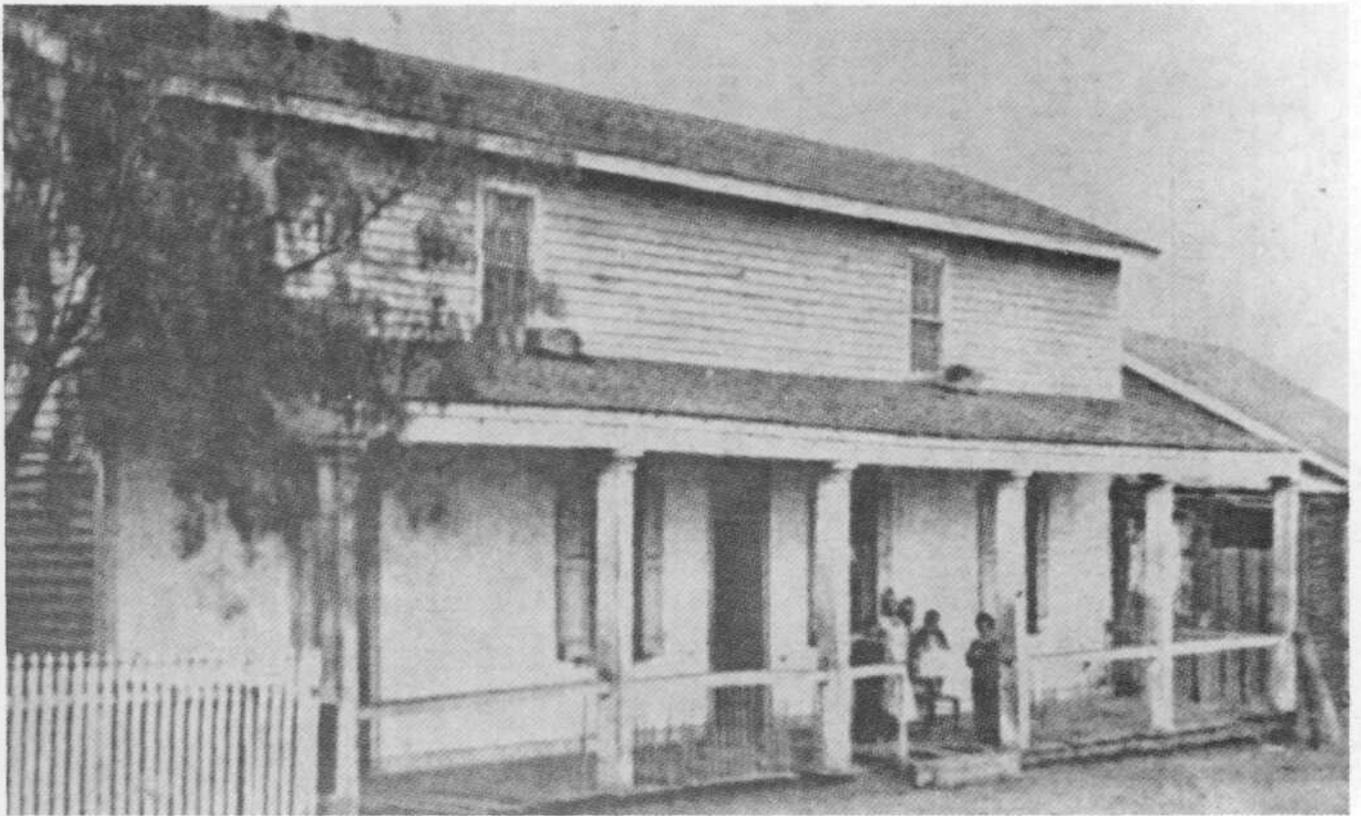
McCOY HOME  
Taylor Street Old Town, about 1868



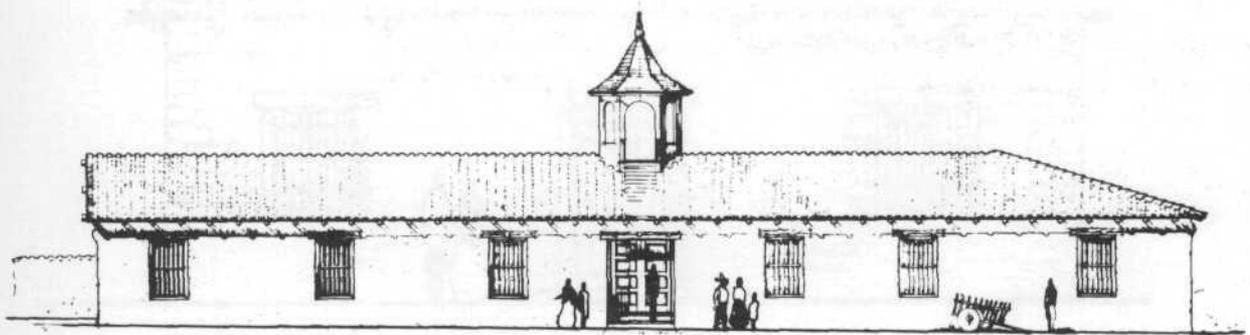
CASA DE LORENZO SOTO  
Front S.W. View



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

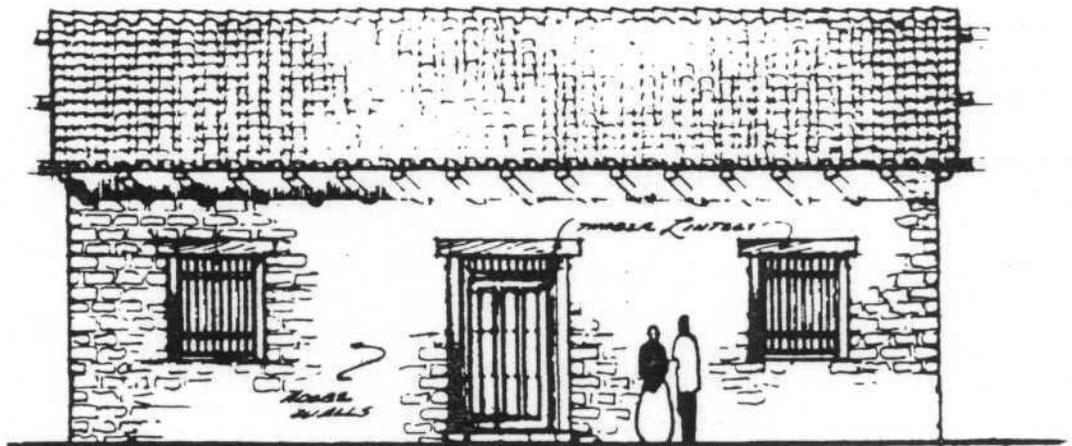


SERRANO HOUSE



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.

B. Signs



Identification Sign  
Rancho Santa Fe, California



Directional Signs  
Old Town San Diego State  
Historic Park



Historic Signs  
Columbia California

## B. Signs

Signs in Old San Diego should advertise a place of business or provide directions and information and shall be **archi-** tecturally attractive and contribute to the retention or restoration of the historical character of the area. Some consistency or similarity of **signs** is important to obtain the desired appreciation that all areas and uses are a part of an early California village.

Unless signs are controlled they will tend to compete with each other and with the historical character of the area. Without reasonably **applied** design criteria signs will distract and dominate the setting via height, shape, **size**, number, lighting and movement.

Sign standards assure the merchant that all other establishments are similarly **restricted**. He is protected against overpowering advertising structures **from** competitors and/or **adjacent** properties in the district.

The rules and regulations pertaining to sign control in the Old San Diego Planned District are as follows:

### 1. Definitions

- a.) **Advertising Sign** (hereinafter referred to as **identification signs**) is any sign that designates the name of the owner or occupant of the premises upon which such signs **are** placed, or identifies such premises; or **describes** or defines goods offered, manufactured or produced, or services rendered on the premises.
- b.) **Directional Sign** is any sign that is designed primarily to point the way or **identify** any particular feature or facility including private as **well** as public signs.
- c.) **Historic Sign** is any sign being used to recreate a replica or restore a historic structure that **existed** prior to 1871. Documentary evidence of the existence of such a sign must be available.

### 2. General Regulations

- a.) The approval of a sign or signs in the Old San Diego District **shall** be granted by the Planned District Review Board only when such signs conform to the distinctive character of the Old San Diego District and do not injuriously affect the same.
- b.) No signs or portions of signs shall project over the public right-of-way except as noted herein.

- c.) All sign permit applications in the Old San Diego Planned District shall be submitted to the Board for approval.
- d.) Application for a permit to display signs in the Old San Diego District shall be accompanied by sketches and drawings to scale and dimensioned showing details of construction as required by the City of San Diego building code, and shall delineate the size, shape, design, material, coloring, lighting and position in relation to the building from Or upon which it shall be displayed. Scaled sketches of existing signs on the premises, including signs for which valid permits exist, whether or not such signs are in existence, shall accompany the application.
- e.) Application must also comply with all other relevant provisions of the City of San Diego Municipal Code.
- f.) Applications for temporary signs shall be forwarded to the Board for their consideration. The Building Inspection Department may issue permits for installation of temporary signs if the need for such signs appears urgent. These sign permits shall expire 72 hours following the next Board meeting unless extended by the Board.
- g.) Placement Prohibitions  
No sign shall be placed upon a balcony or gallery, or placed in any manner whatsoever so as to disfigure or conceal any architectural feature or details of any building or historical site.
- h.) Colors shall be consistent with the pre-1871 period.
- i.) The typeface used on all signs in the Old San Diego shall be consistent with the pre-1871 period. Acceptable type faces include the following examples:

PLAYBILL  
 WAGON TRAIN  
 BOOKMAN BOLD ITALIC W/SWASH  
 CIVIL WAR SERIES  
 ALTERNATE GOTHIC  
 GOUDY MEDIEVAL  
 GARAMOND

- j.) Lighting. No sign that flashes or blinks effects change in hues or intensity of illumination is permitted. In addition, no visible bulbs, neon tubing, exposed wiring, luminous paints or plastics shall be permitted as any part of any sign. Illumination for the sign shall be hidden from view.

**ABCDEFGHIJKLMNOPQRSTUVWXYZ**  
**abcdefghijklmnopqrstuvwxyz**  
**1234567890**

PLAYBILL

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

WAGON TRAIN

*A B C C D E E F G G H I J K K*  
*K L L M M N N O P P Q R R R R S*  
*S S T T U U V V W W X X Y Y Y Z*  
*a b c d e f g h i j k l m n o p q r s t u v w x y z*  
*1234567890*

BOHMA BOLD ITALIC  
WISWIS

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

PEC. E. A.

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

GARFANT

**ABCDEFGHIJKLMNOPQRSTUVWXYZ**  
**XYZ**  
**abcdefghijklmnopqrstuvwxyz**  
**1234567890**

ALTERNATE LETTERS

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

... 51-104

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

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

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

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

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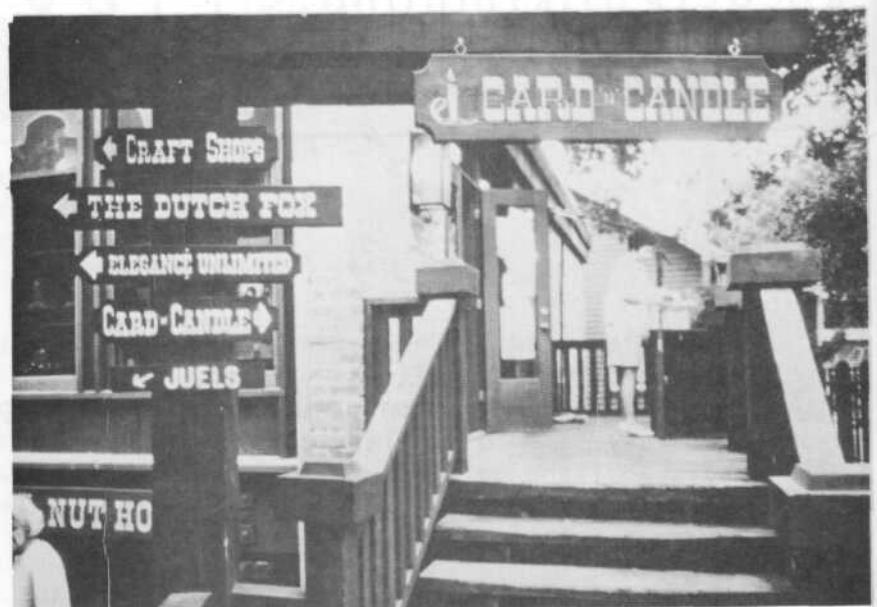
SIGN LETTERING STYLES - OLD SAN DIEGO



Projecting Sign



Freestanding Sign  
Rancho Santa Fe, California



Signs  
Los Gatos, California

k.) **Materials.** The effort of **design** in the district is to keep a moderate and attractive and compatible styling so as not to cause erratic or disturbing distractions from the **architectural** character of Old San Diego. Materials and details of appearance **shall** be in accord with those **characteristic** of the pre-1871 period. The choice of materials are left to the discretion of the **applicant**, subject to the approval of the Planned District Review Board; however, the following materials are acceptable and **desirable**:

1. Sign face, supports and standards made of resawn or rough sawn wood and/or wrought **iron** with painted backgrounds and lettering.
2. Sign face, supports and standards made of smooth wood trimmed with Georgian Colonial mouldings with painted backgrounds and lettering.
3. Sign painted directly on the face of the building.
4. Use of wood cutouts or wrought **iron silhouettes** further identifying the business on any of the **above**.

The following materials and **details** are not acceptable:

1. Contemporary **finish** materials such as plastics, porcelain enamel, aluminum and stainless **steel**.
2. Sheet metal.
3. Imitation wood or imitation marble.
4. Bright **gloss** enamel, fluorescent paint or **reflecting** surfaces.
5. Exposed metal supports in extruded, **rolled** or tubular sections.

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

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

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

m.) Area of **Sign Defined.** The area of a **sign** shall be the area of the **smallest parallelogram** that can be drawn around the sign.

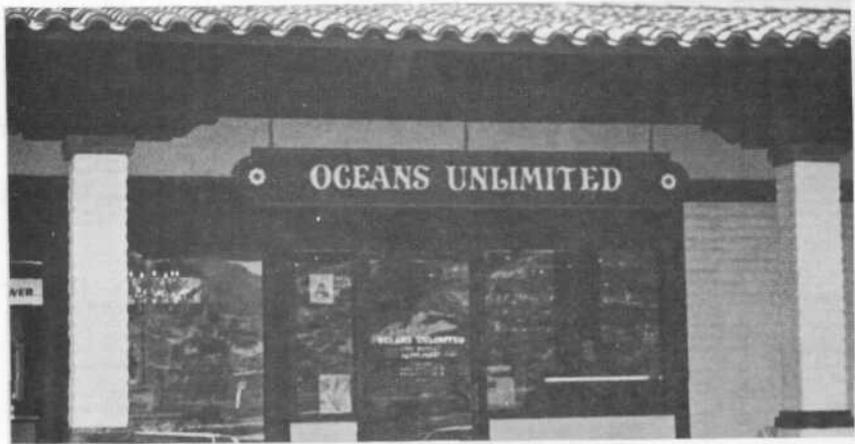
Rancho Santa Fe



Rancho California



Solana Beach



Rancho Bernardo



Identification Signs

- n.) Temporary **Signs** and Posters made of cardboard or **similar** temporary material advertising coming events of importance to the community will be permitted in Areas **A, B,** and C of the Old San Diego Planned District. It is encouraged that the appearance of such signs conform to that defined in these regulations. If the **size** does not exceed four **(4)** square **feet**, submission to the Planned District Review Board will not be required. Temporary Signs and Posters should not be placed more than three weeks prior to the event and shall be removed no later than one week after the advertised event.
- o.) Exception clause: A sign not conforming fully to these regulations may be approved by the Planned District Review Board providing that there is reasonable justification for the exception and that the sign particularly contributes to the distinctive character of the Old San Diego Planned District.

### 3. Identification Signs

- a.) Signs are permitted on the faces of each business **establishment** provided that no such sign shall project above the nearest parapet or eave of the building and signs parallel to the face of a building shall not project more than twelve (12) inches from the building to which the **signs** are attached.
- b.) Signs (one permitted) on the front or primary face of a business **establishment shall** not exceed one square foot for each linear foot of frontage or (16) sixteen square feet, whichever is smaller, provided that the sign of any one premises need not be less than ten (10) square feet in area.
- c.) Signs on the side or rear wall of an **establishment** shall not exceed twelve and one-half ( $12\frac{1}{2}$ ) square feet or one-half ( $\frac{1}{2}$ ) square foot for each **linear** foot of street or dedicated walkway frontage along **those walls**.
- d.) One (1) perpendicular ( $30^\circ$  or greater) projecting **hanging sign** not to exceed **six (6) square feet will** be permitted on the front or primary face of each **establishment** provided however that the sign face is designed as a graphic **representation** of the goods or services provided at the particular **establishment**, e.g. a boot to **advertise** a shoe repair shop.
- e.) No free standing or roof top **identification** signs shall be permitted with the following exceptions: **Establishments** located within arcade, court, office building Or similar structure not on the public

right-of-way may **collectively** place a single free standing sign at the entrance to said court or arcade to identify the **establishments** within. Maximum height of such signs shall not **exceed four (4)** feet above average adjacent grade and **maximum size** for **identification** of each individual **establishment shall** not exceed 1.5 square feet.

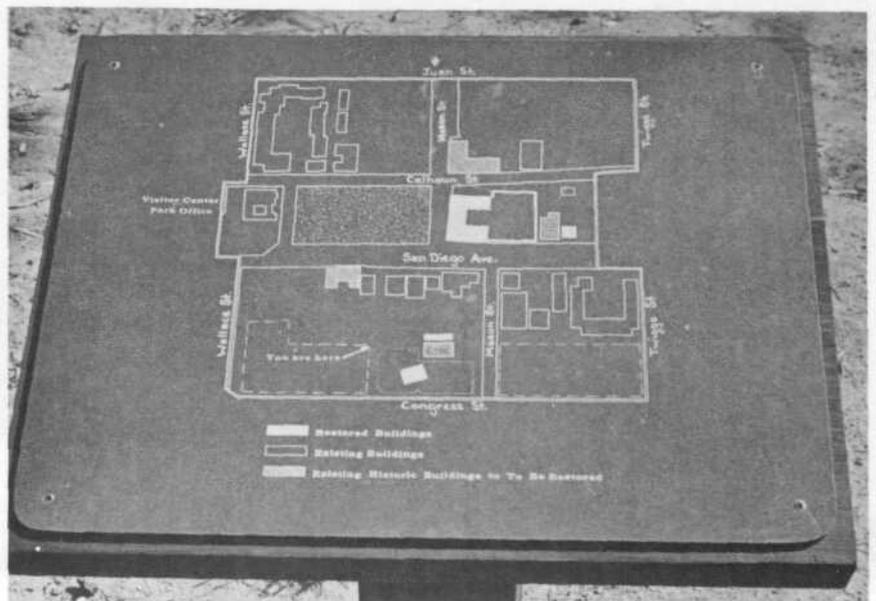
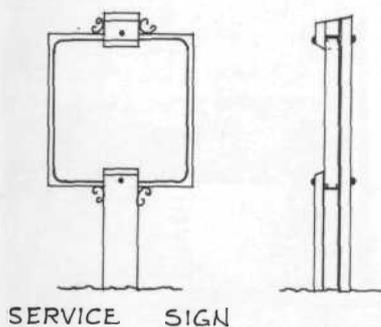
- f.) All signs which are determined by the Building Inspector to be unsafe, corroded, dilapidated, or in some other similar condition shall be removed or repaired. **All** abandoned signs **shall** be removed.
- g.) Animated signs, including, but not limited to, those signs which rotate, move, flash, reflect, blink or effect changes in hue or intensity of illumination are **prohibited**.

Flags, pennants, banners and streamers are permitted as defined below provided, however, that they are not utilized for purposes of **identification**, except where they identify events of importance to the **community**.

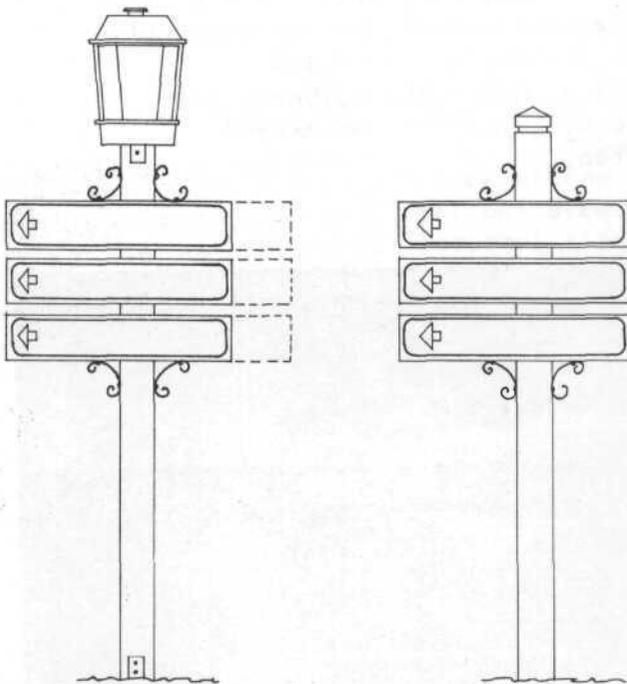
- a. Officially adopted and **recognized national**, state and local flags, flags of **international organizations**, official military flags and historically significant flags.
- b. Flags of groups, **organizations**, societies and **corporations** provided there are not more than two (2) per premises.
- c. Personal flags provided there is not more than one (1) per premises.
- h.) Signs that identify goods or services not available on the premises upon which the sign is placed **shall** not be permitted.
- i.) Signs placed within a building against an exterior window intended to be viewed from the outside of **the building shall** not be **allowed**.
- j.) Standard copyrighted **signs** offering **information** on incidental services or **recommendations**, e.g. AAA, **BankAmericard**, Carte Blanche, etc. shall not be visible from the **public right of way**.

#### 4. Directional Signs

- a.) Directional signs are permitted on the faces of buildings or structures provided that such signs shall not be placed higher than eight (8) feet above the immediately adjacent ground level or above the eave line whichever is the lesser.
- b.) Directional signs are permitted to locate on a separate freestanding ground structure provided that the structure and/or sign affixed to same does not exceed six (6) feet in height.
- c.) Maximum size shall be that which is necessary to convey the necessary information, not to exceed a maximum of four (4) square feet.
- d.) Total number of signs to be used for this purpose shall not exceed four (4) per establishment.
- e.) Residence and establishment name signs, occupants' name plates and address numbers are those signs which, by their nature and wording, of lettering identify and locate either the house, establishment, or its occupant, or both. Such signs may include pictorial and decorative designs as well as words and numbers, and may be in any shape or form, but shall not exceed one (1) square foot in area.



Location Markers  
Old Town San Diego State Park



Directional Signs  
Old Town San Diego State Park

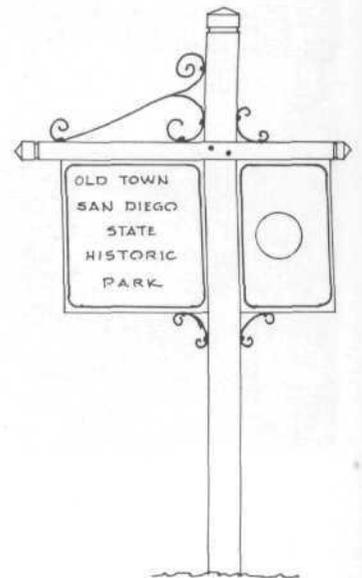
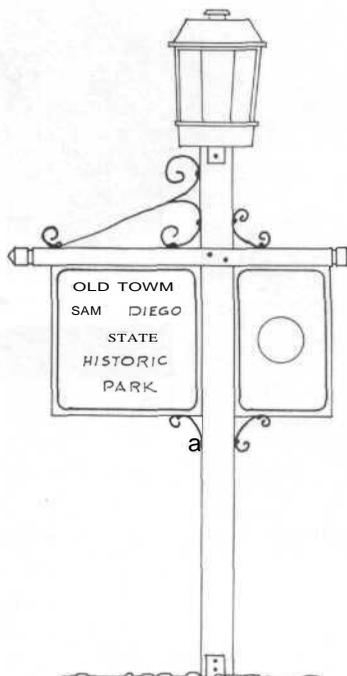
Street Sign  
Rancho California

These can be adapted for use as street signs in the Old San Diego Community

Entrance Marker  
Plaza de las Cuatro Banderas  
Solana Beach, California



Private Directional Signs  
Rancho Santa Fe, California



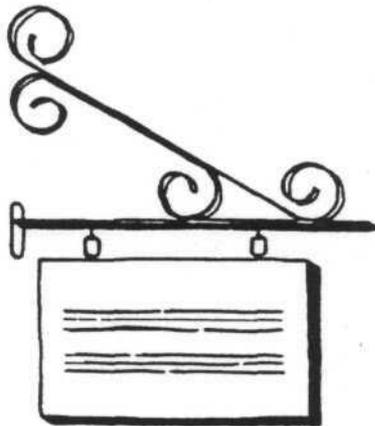
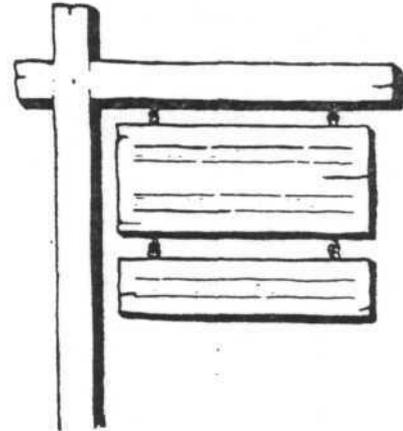
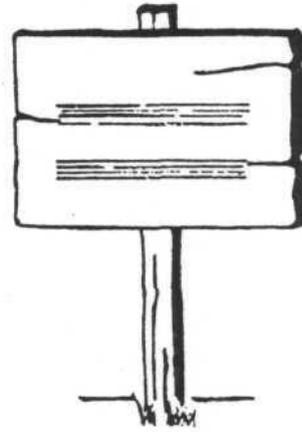
ADAPT SIGN TO EXISTING POST

Entrance Markers  
Old Town San Diego State Park

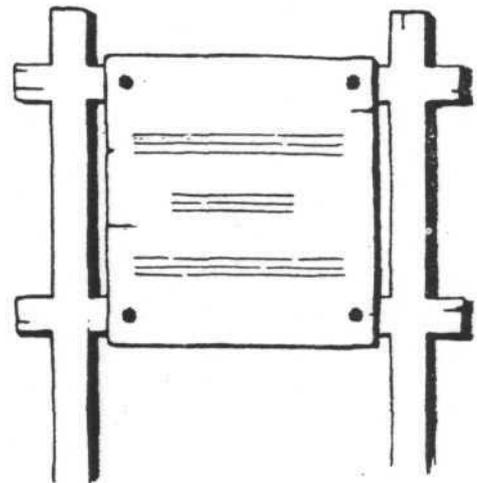
This design can be adapted to mark entrances to the Old San Diego Community



wall plaque



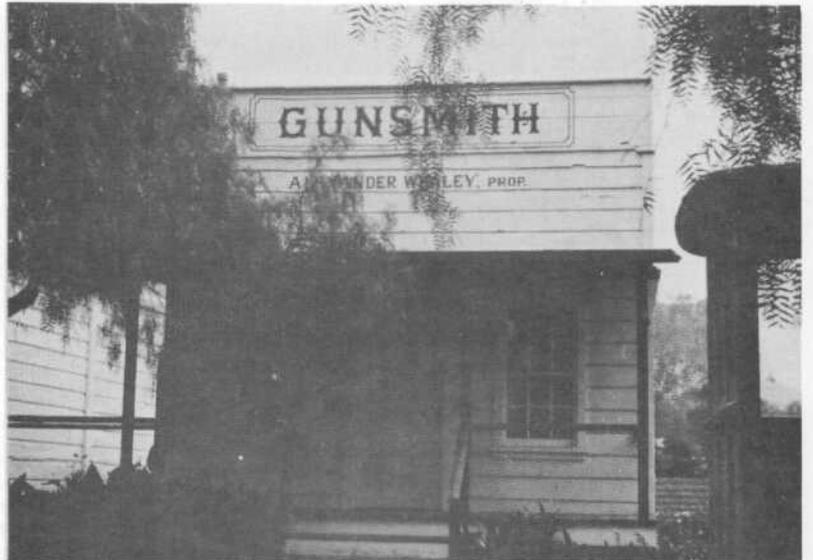
projecting sign



ground signs

5. Historical Signs

For businesses of the type existing prior to 1871, the maximum size of sign shall not exceed the size which was in use, for this type of business, in California and the Southwest United States prior to 1871. All requests for signs in excess of sixteen (16) square feet shall be accompanied by documentary evidence that signs of such size and advertising such a business were in use in the area prior to 1871. Signs must conform in size, shape, design, material, coloring, lighting and location to the pre-1871 period. Documentary evidence must be approved by the City of San Diego Historical Site Board.



Whaley Gunsmith Shop  
Old San Diego



Temecula, California

Cosmopolitan Hotel  
Old San Diego



Wells Fargo Company  
Columbia, California



Temecula, California



ROSE ROBINSON BUILDING

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

## C. Lighting

Pacific Garden Mall  
Santa Cruz, California



Society Hill Historic Preservation  
Philadelphia, Pennsylvania



Balboa Park  
San Diego, California



## C. Lighting

"Light is the medium through which most of us perceive and experience the world around us."\* Light can create a climax: to show up a monument as we come from a narrow street onto a great plaza; to make it worth our while to stroll to the far end of a garden; to call our attention to a significant feature of the landscape; to create interesting reflections.

The street light by its very number is one of the most ubiquitous pieces of street hardware, but the practice of street lighting evokes much controversy. There is a conflict between lighting engineers on the one hand, who feel that the intensity of light is the only important factor in doing the job. And on the other hand the environmental design professionals who question the environment that the high intensity light produces and the choice of fixtures which are usually unattractive and out of scale.

Light quality must be geared to the specific use of the area. A district such as "Old Town" requires a warm, simple lighting geared to its distinctive character. The lighting must be more human in scale, closer spaced and lower than is usually found in other areas. Each light must also be attractive to look at during the day when the pole, base, and light add another dimension to the urban scene.

The current rules and regulations with respect to illumination are as follows:

1. The public sidewalks, places and alleys, exteriors, roofs, outer walls and fences of buildings and other constructions and signs visible from any public street, place or position in the Old San Diego District shall not be illuminated by privately controlled lights or any other illumination except as permitted herein.
2. Building or roof outline tube lighting shall not be acceptable. Use of luminescent or reflective wall surfaces shall not be acceptable. Building or wall lighting shall be indirect. A limited number of lights may be used to create shadow, relief or outline effects when such lighting is concealed or indirect.
3. It is encouraged that interior building lighting shall be left on at night to enhance pedestrian activity on the street.

In order to expand the current Rules and Regulations in lighting, it is suggested that the following goals and standards be considered.

1. Develop a lighting system that shall express the unique character of the area. Do not use neon, mercury vapor, exposed fluorescent, or exposed high intensity lights.

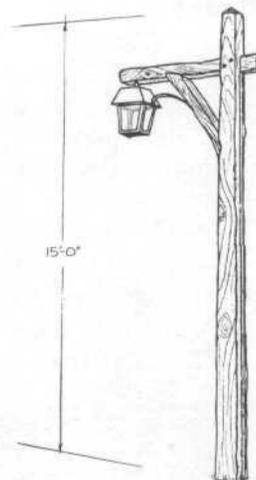
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CITIES, Lawrence Halprin, Reinhold, New York 1963.

Old Town San Diego  
along Congress and Juan Streets



Parking Lot Lights, Old Town  
San Diego State Park



Old Town State Park Lighting  
proposed by Department of Parks  
and Recreation

2. Define the organization of streets and circulation. Lighting of **intersections**, pedestrian **walks**, plazas, and in special cases **buildings** should be well **lighted** with numerous **small** fixtures. If flood **lighting** is used their sources should be well hidden. Light sources should be low and closely spaced to maintain pedestrian scale. The maximum height, with the exception of safety lights at intersections, should be approximately 12 feet. **Intersections** might have increased wattage for definition and to alleviate **automobile/pedestrian conflicts**. The effect would be one of **varying-size** pools of light. Either gas or **electric lights** would be suitable.
3. Parking areas should be well lighted but with numerous small fixtures or **lights** from hidden sources.
4. Large developments should use the same fixtures throughout.
5. The lighting system should contribute to the overall **orientation** of the **public** in order to enable people to find their way around Old San Diego, Traffic **lights** and signs should be integrated with safety lighting of **auto/pedestrian interfaces**.

## Decorative Aspects of Lighting

### Building Exterior Lighting

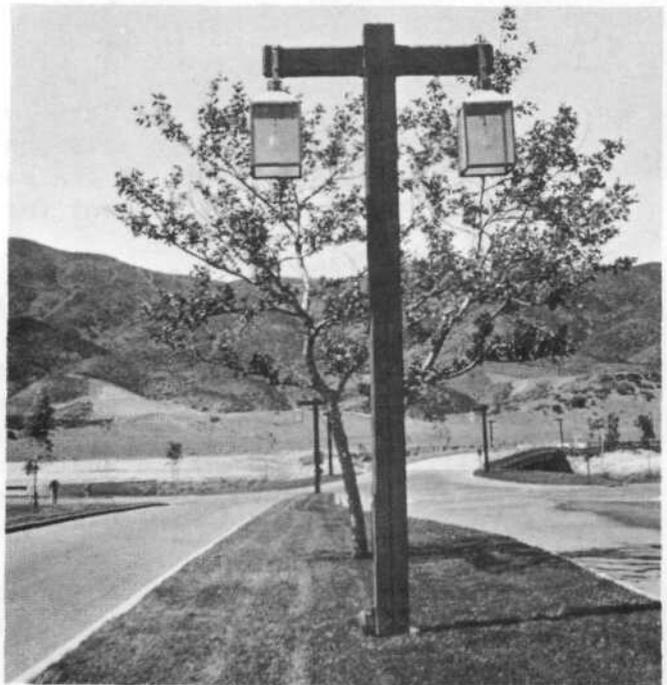
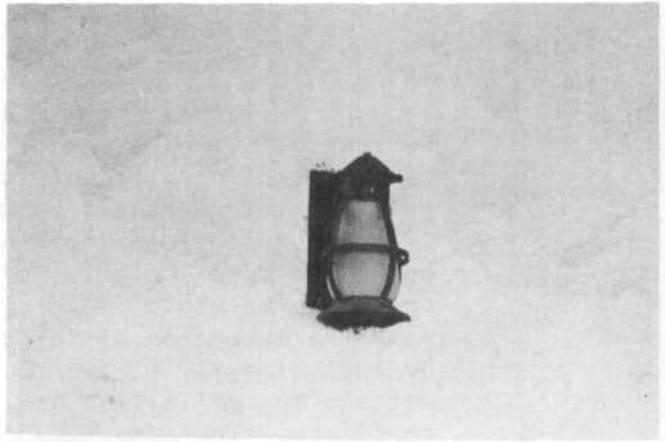
The exterior lighting of public use buildings is intended to give full time **visual** appreciation and to attract attention to these buildings during the night hours as **well** as during **daylight** hours. The **lighting** must always create a favorable impression with passersby. In this sense, the lighting of these buildings is often a subtle and **dignified**, yet highly effective, form of advertising.

Public buildings, churches, and monuments are generally lighted as an expression of civic pride, although here, too, the **advertising** aspect is present if the end result is to create an attractive evening environment for the community.

Decorative lighting is essentially an art rather than a science. While calculations of luminance (**photometric** brightness) will generally be necessary, successful **lighting** depends to a large extent on the **designer's** ability to manipulate brightness relationships, textures, to enhance the color of buildings. Thus, lighting is part of the **architectural** vocabulary and as such can be **utilized** to help create and dramatize a **nighttime** image of a structure, sculpture, or garden thereby extending the hours of their **usefulness**.

Exterior lights should be located and shielded so that units do not **light** adjacent units thereby **revealing** their presence.

Wall-Fixture  
Mission San Diego de Alcala  
San Diego, California



Light Standards  
Rancho California  
Temecula, California

### Illumination Level

To serve as a design and calculation **guide, acceptable illumination** levels for building exterior lighting are given in the table below. These should be considered as acceptable **levels**. Because **of** the decorative and advertising nature of **building lighting**, variation from these levels is to be expected depending on the type of **building**, its location, and the ultimate purpose for **floodlighting**.

#### Illumination Levels for Building Exterior Lighting

| Surface Material  | Reflectance<br>(percent) | Bright<br>Acceptable Level<br>(footcandles) | Dark<br>Level |
|---|--------------------------|---|---------------|
| Light marble, white or<br>cream terra cotta,<br>white plaster                   | 70-85                    | 15  | 5             |
| Concrete, tinted stucco,<br>light gray and buff lime-<br>stone, buff face brick | 45-70                    | 20  | 10            |
| Medium gray limestone,<br>common tan brick, sandstone                           | 20-45                    | 30  | 15            |
| Common red brick, brownstone,<br>stained wood shingles, dark<br>gray brick      | 10-20                    | 50  | 20            |

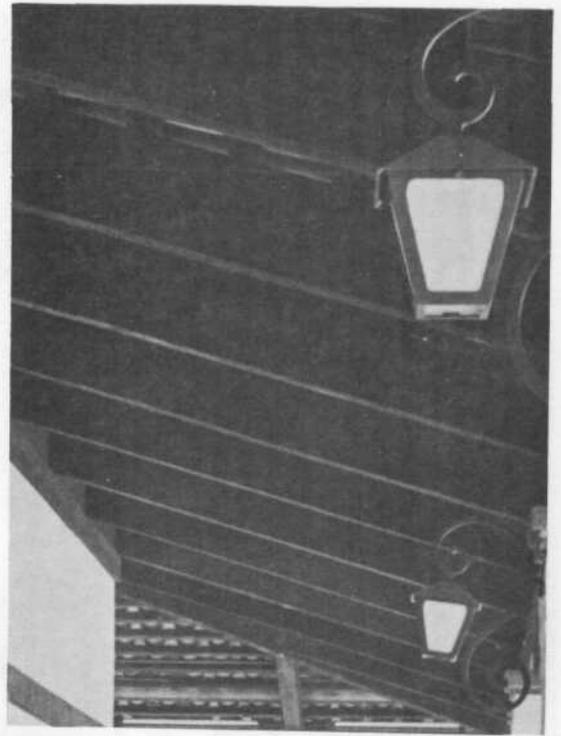
Probably the most important single rule that should be followed in decorative as well as functional type lighting installations is to **conceal the light source**.

(Discussion and Table taken from Section 17 of the Illuminating Engineering Society Handbook)



Jackson Square  
San Francisco, California

Plaza de las Cuatro Banderas  
Solana Beach, California

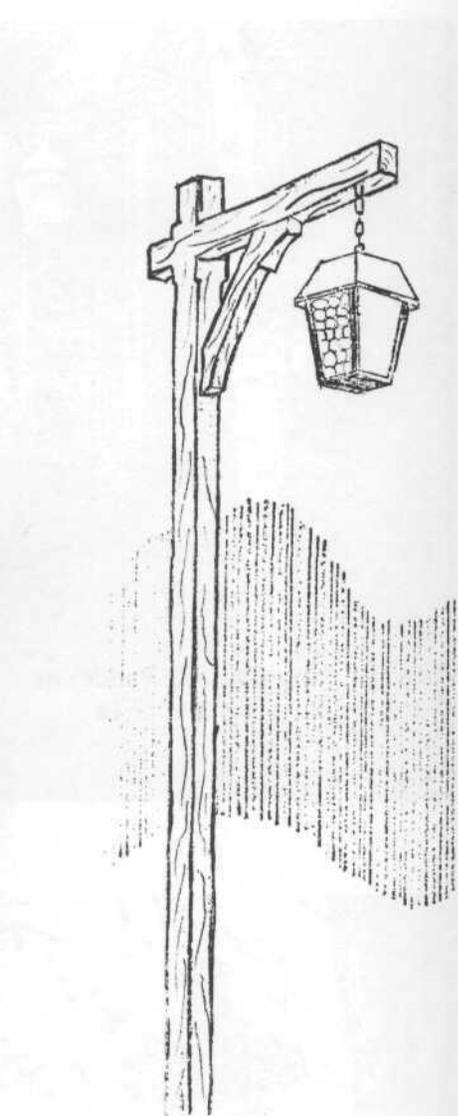
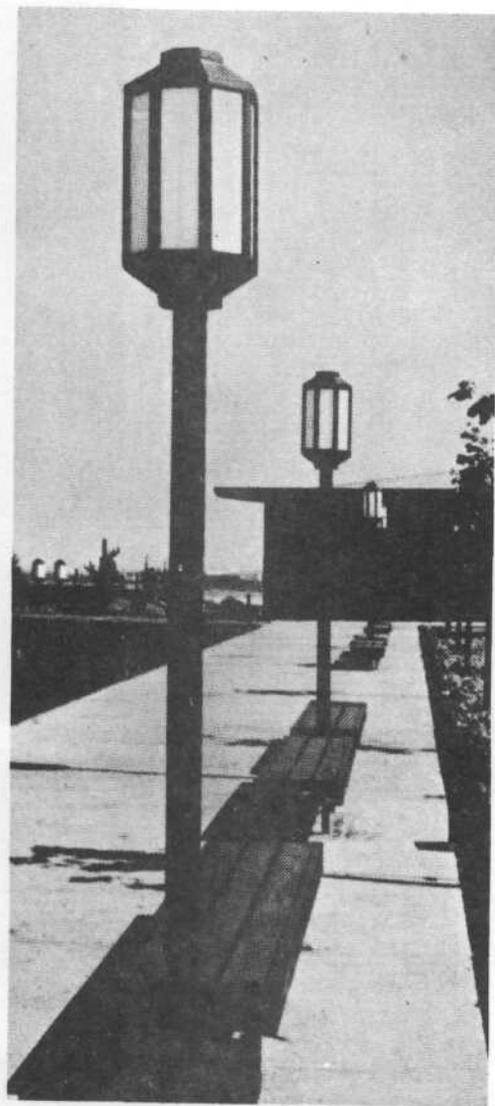
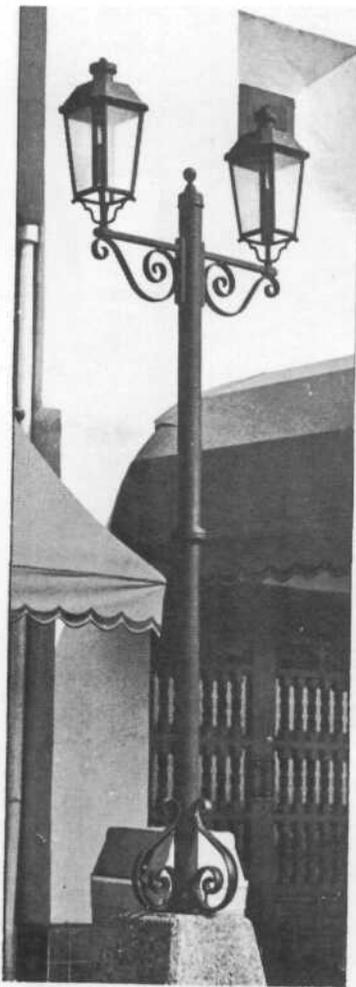


Wall mounted fixture



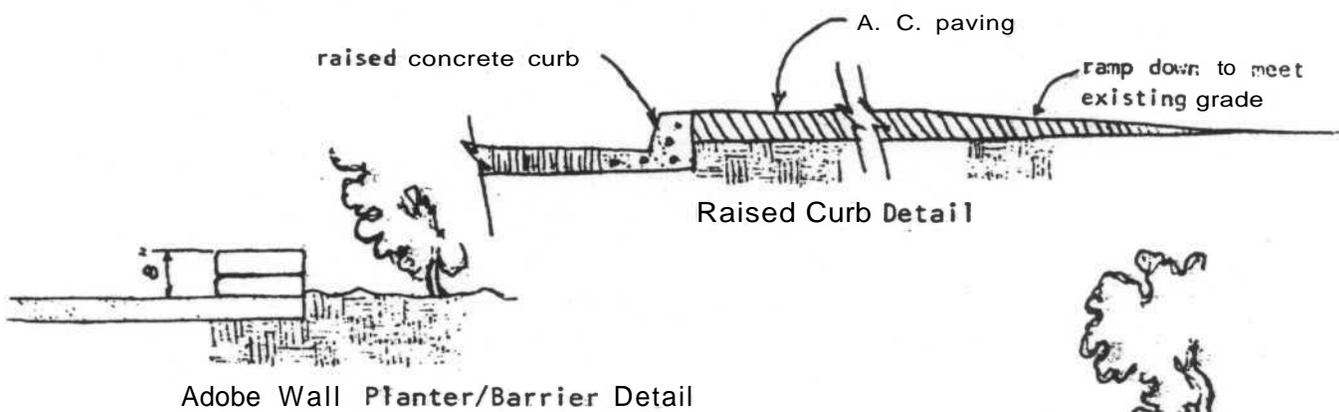
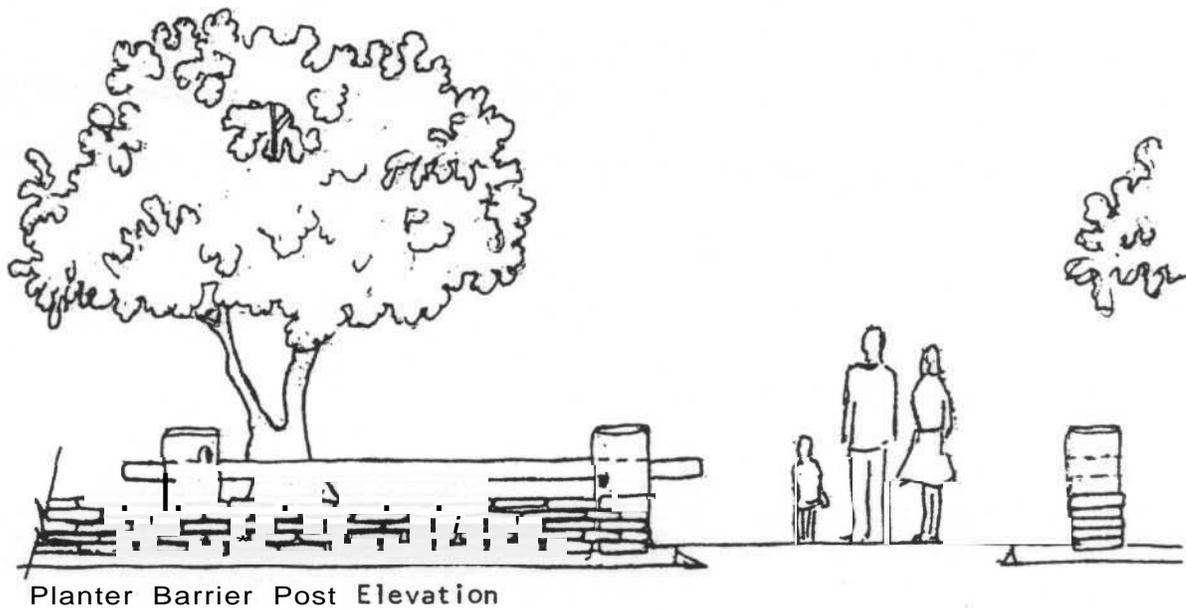
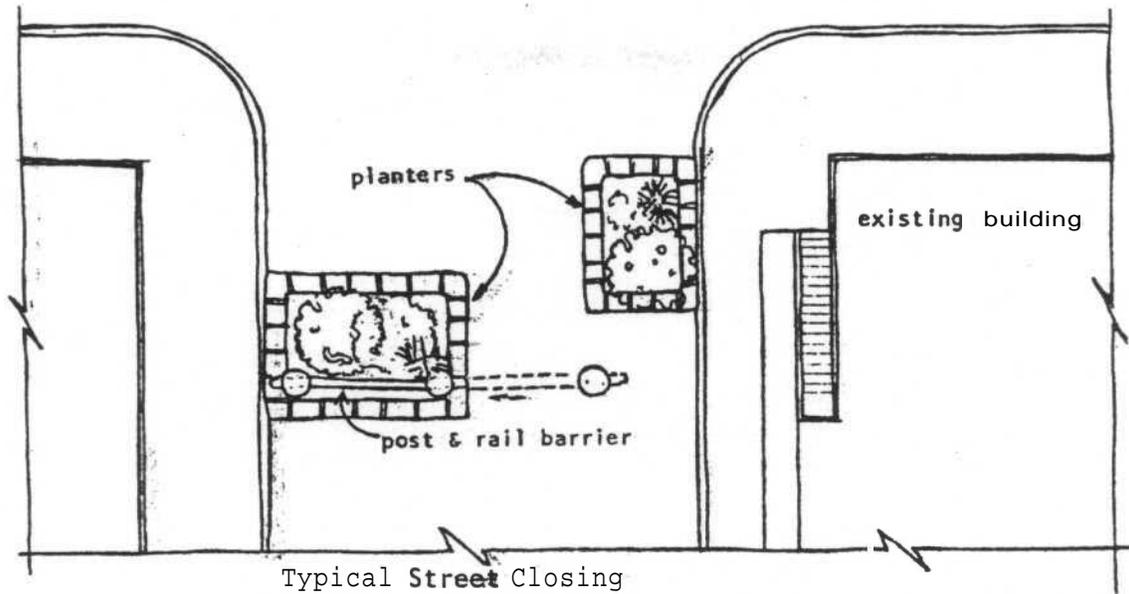
Mercado at Rancho Bernardo  
San Diego, California





Commercially Available  
Lighting Fixtures

## D. Street Design



STREET CLOSING DESIGN STUDIES  
 Prepared for Old Town San Diego  
 State Park by State of California  
 Department of Parks and Recreation

## D. Street Design

"Urban spaces that have beautiful pavings make **walking** an aesthetic experience. The floor underfoot is a very immediate and personal **kind** of experience for pedestrians.

It can be patterned, **textured**, colored, and thrown like a rich rug underfoot. In addition, the materials of floors strongly **influences useability** and **comfort**, as well as aesthetic qualities. The textures of **pavings** can guide the activities and movements of pedestrians, can even channel their direction, or prevent **their** encroaching on specific areas, or slow them down. Smooth materials encourage walking, rough surfaces inhibit **walking.**"\*

### Street Closings

All streets closed to **vehicular** traffic within Old San Diego should have **PERMANENT** barricades which still allow passage of service and emergency vehicles. Design and location of street closing barricades **will** be **given SPECIAL consideration** with the objective of **inviting** pedestrian traffic to proceed into the area.

### Streets and Walks

#### 1.) Paving **materials**

Many modern paving materials can be poured in place permitting large areas to be covered quickly at relatively low cost. Suitable materials include concrete, **asphalts**, terrazzos and **stabilized** earths. Primary objectives in the selection of a paving material and the technique used for **its** surface furnishing include:

**Asphalt** with special gravel aggregate surface: "PARK PAVING"

Use of **stabilized** earth (decomposed granite and portland cement mix) wherever possible

**Minimize** or refurbish existing "sidewalks": extend outdoor shop porticos, cover with **stabilized** earth, textured asphalt, or Mexican paving tile, bricks, etc.

Consider the addition of plank walks

Limit the number of paving materials or patterns used in any one place

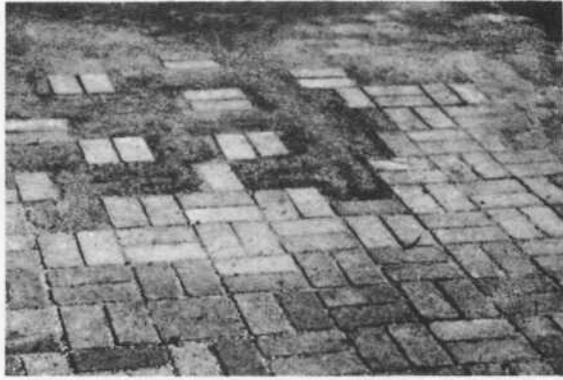
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\***CITIES**, Lawrence Halprin, Reinhold, New York 1963.

## PAVING MATERIALS

### COBBLES

Belgian **blocks** called cobbles paved most of the streets of Europe, 12" x 8" x 4" dimensions. They were the usual road surfacing material in early years of the new world.



### PRECAST PAVERS

Precast concrete paving units allow a much closer and uniform control of surface textures than **concrete** poured in place. Their cost is **halfway** between stone and poured concretes, and they are particularly useful in areas where settlement of the base is a concern.



### BRICK

There are innumerable patterns which can be used as well as wide gradations in the color and texture of brick surfaces.

### CONCRETE

It is inexpensive and **easily** poured and can be imprinted in a wide variety of textures, colors, and patterns at a very economical cost.

Brick in Asphalt  
Lawrence Halprin and Associates

Brick Pavers  
Monterey, California

Stone Curb Detail  
Presidio Park, San Diego



Changes in patterns or materials may be used to indicate a change in direction.

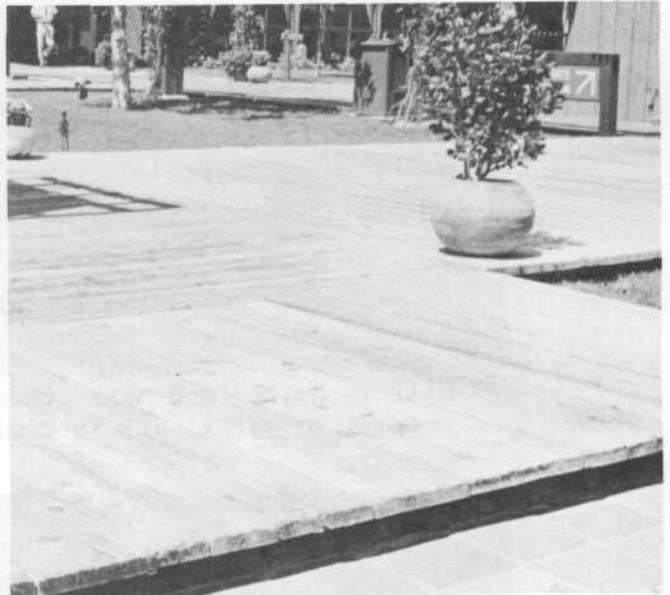
2.) Street Curbs

Remove where possible and **replace** with rolled curb or **swale**

Fill in gutter and make gradual transition from existing streets to **walks, all in similar paving materials.**



Rancho Santa Fe, California



Rancho California



Monterey State Historic Park



Los Gatos, California

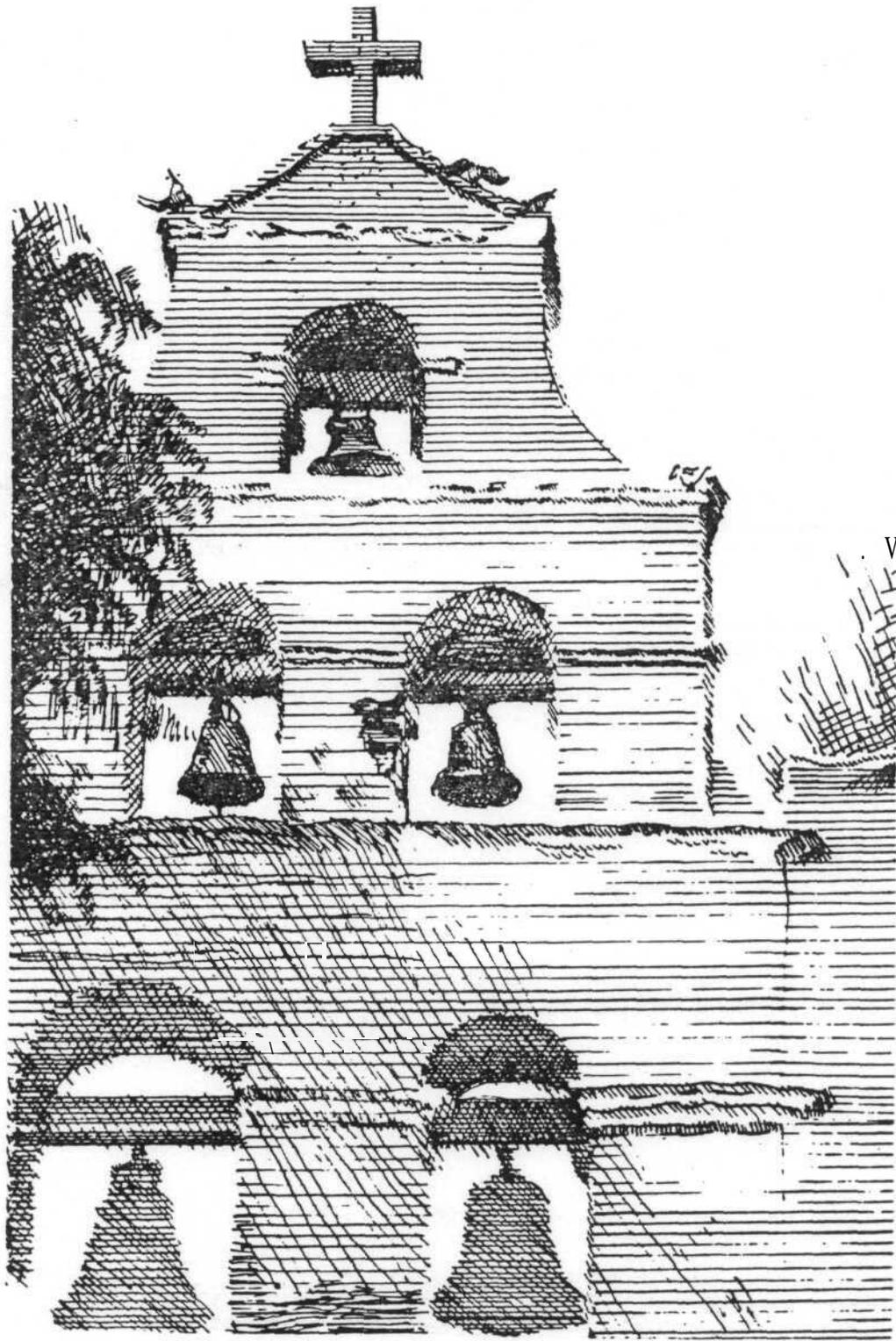


Los Gatos, California



Imprinted concrete

E. Street Furniture



## E. Street Furniture

"In the urban spaces between buildings is the **paraphernalia** of urban **living--the** furniture which makes these spaces inhabitable. They are the small scaled elements which we constantly use and see; they set the dominant quality of streets and **plazas**, and by their ubiquity, they become the **street.**"\*

Street furniture in most U.S. cities, **including** San Diego suffers from an absence of design and a **failure** to coordinate the location of the different items. All **items** of street furniture must be carefully studied and selected or designed to maintain the general character of Old Town. This section will attempt to provide design criteria and establish standards for street furniture in Old Town, however, further design study is encouraged and **desired.**

Some of the items of street furniture to be **considered** for Old Town are:

- a. Benches
- b. Kiosks
- c. Phone Booths
- d. Trash Cans
- e. Drinking Fountains
- f. Fountains & Sculpture
- g. Hitching **Rails**
- h. Watering Troughs
- i. Fire hydrants and fire alarm boxes
- j. Fence & **walls**
- k. Bollards
- l. Pots & planters

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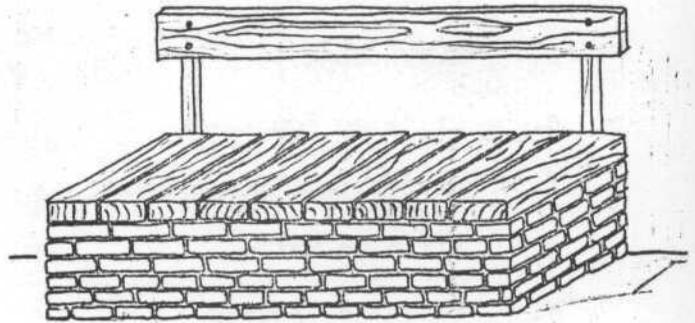
\*CITIES, Lawrence Halprin, Reinhold Publishing Corp., 1963.

## a. Benches

Benches are for people watching. Benches in an area are a focus of activity. They can be many things to many people, for the elderly it can be a place to pass the time of day sitting in the sun, for students a place to study, for lovers to embrace, for mothers to watch their children at play, for shoppers to rest their feet. The design and availability of benches may be an indication of a city's concern for its citizens comfort.

A bench should support the body properly by distributing body weight evenly over the surface of the seating area. An optimum seat-to-foot distance must be present so that the feet can rest easily on the ground and the back of the sitter is supported comfortably.

The location of benches and their relationship to one another is of prime importance. Normal park seating parallel to walks are a barrier to social contact. Benches should be arranged in groups to promote contact and form interesting spaces from which to watch the world go by.



### Double Bench, Florence

(Photo-Donald Ray Carter in CITIES, Lawrence Halprin)

### Adobe Bench - Early California Missions

### Wrought Iron Bench, Mexico

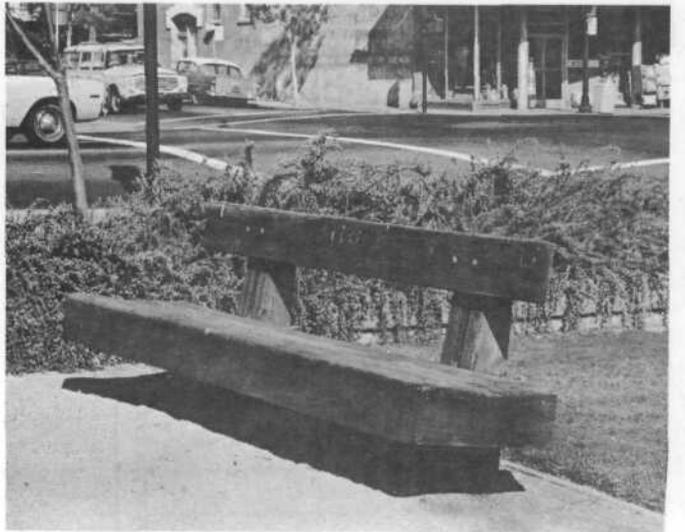
(Photo - John Evans in CITIES, Lawrence Halprin)



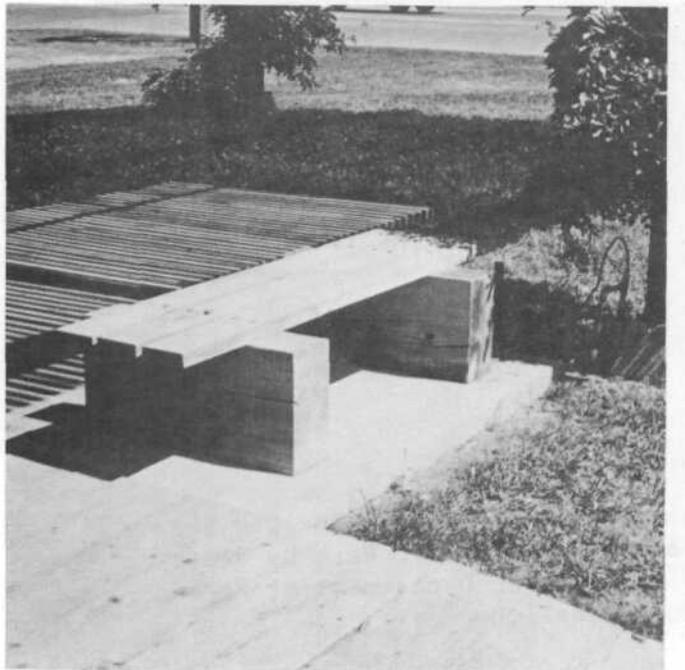
Los Gatos, California

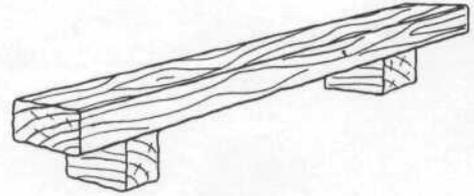


Los Gatos, California



Rancho California





Bench - type 1



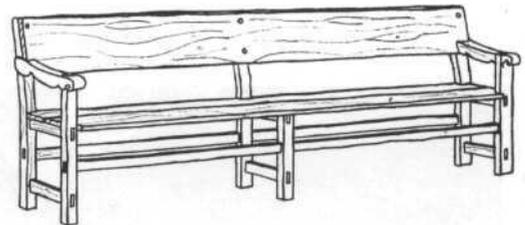
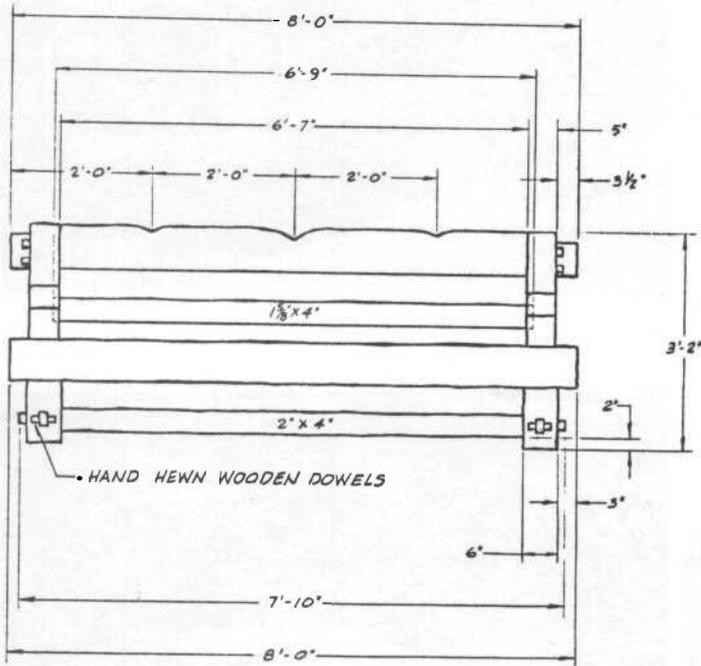
Bench - type 2



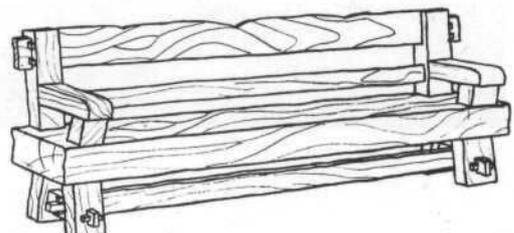
Bench - type 3



Bench - type 4



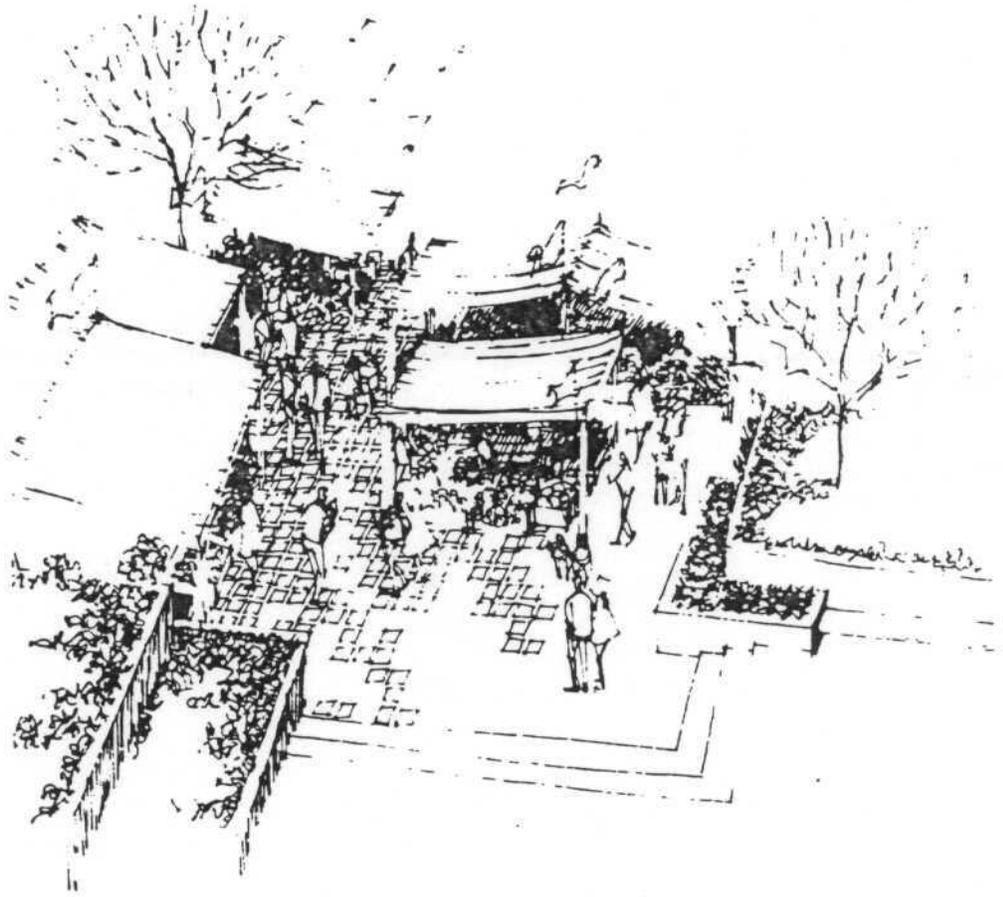
Bench - type 5



Bench - type 6

Bench designs prepared for Old San Diego State Historic Park by State of California, Department of Parks and Recreation

b. Kiosks

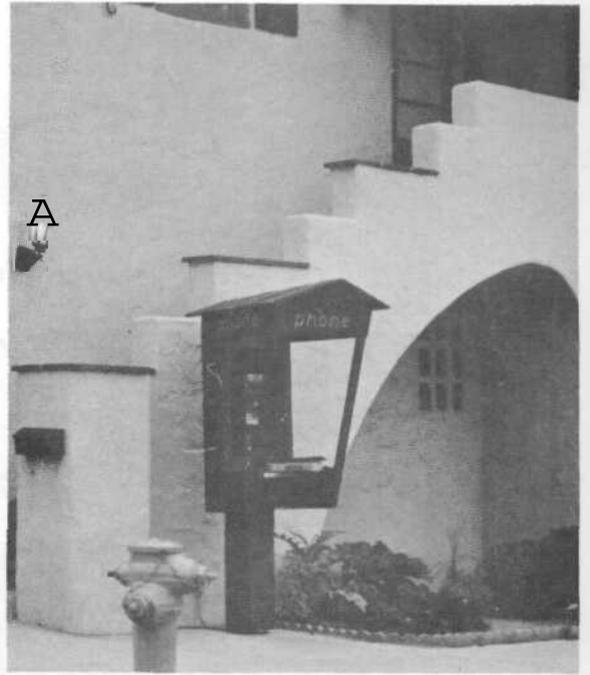


Kiosk comes from the old Turkish word "Kiusck" which means pavilion. In addition to the structures used for advertising and public notices commonly associated with Paris there are other kiosks a city should **have** to allow it to function and produce an interesting environment. Telephone booths, news-stands, candy vending areas, flower **stands**, bus shelters, ticket and information booths, etc. Each performs a special function on the urban scene. These small structures can add interest to or clutter and create visual chaos on our streets. Kiosks **can** also reduce to pedestrian scale a street that has been closed to automobile traffic.

### c. Phone Booths

Telephone units can and should be integrated with the other street furniture and with the architectural character of Old Town. Study should be given to placing the majority of telephones in public places off the sidewalk.

Phone Booth. Old Town State Park,  
San Diego



Mail Box - Rancho California



Newstand. Santa Barbara,  
California



#### d. Trash Cans

Public trash receptacles must be seen to be used. Design should be based on performance **criteria** and be modest and **utilitarian**. They must fit with the **architectural** criteria for Old Town. The performance standards should be derived from public refuse needs and the City procedures for trash collection and disposal.

Containers must conform to national standards. The acceptable methods of removing trash from a receptacle are by; **disposable** interlining, the self dumping unit with hinged bottom or side, and the inner **liner** which is removed, dumped and replaced. The size of the container should be determined by the frequency and means of **litter removal**, installation technique, degree of weather protection and odor containment **desired** and choice of material and industrial process.

Enough trash containers should be provided to be immediately available. Receptacles should be available near major path **intersections** and placed near benches and areas of rest and recreation.



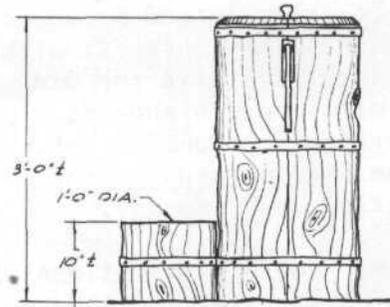
Trash Barrel  
Old San Diego, State Historic Park

## e. Drinking Fountains

In ancient cities, the well was a center of social life and gossip; today the drinking fountain is not only a generous civic gesture but can be an esthetic experience as well.

### Drinking Fountain

designed by State of California,  
Dept. of Parks and Recreation



Drinking Fountain - Washington  
Square, Old Town San Diego

## f. Fountains and Sculpture

"Sculpture has always peopled our cities' squares with universal images of man's heroic idealized qualities. Sculpture should be seen outside; there it becomes an architectonic element more than decoration. It can symbolize all of man's aspirations; in fact, it can become so identified with a city that its image is the city."\*

For centuries, men have brought water into their cities for aesthetic displays as well as for drinking and bathing. The earliest water courses in the cities of the East were channels for irrigation, running down from the mountains along the curb lines of the streets into cool, green gardens enclosed by walls. On their way, they watered the palms and citrus groves, and cooled the air by their sound as much as their evaporative sprays. Each culture since then has had a strongly expressed attitude about water and the way it has been used.\*

Fountain - The Mercado at  
Rancho Bernardo  
San Diego, California



Fountain Cuernavaca, Morelos,  
Mexico



(Photo - THE MEXICAN HOUSE OLD AND  
NEW, Shipway, 1960)

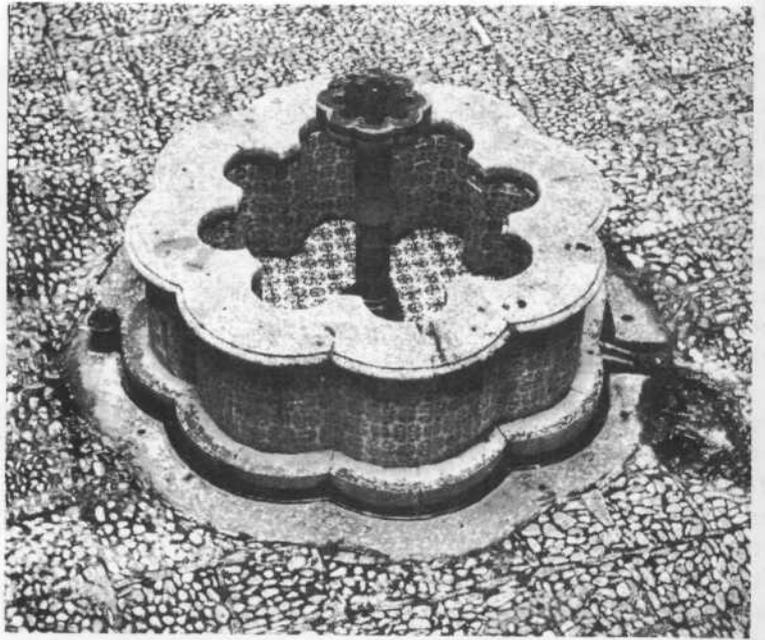
Fountain - Plaza de los Cuatro  
Banderas  
4 Flags Shopping Center  
Solana Beach, California

\*CITIES, Lawrence Halprin, Reinhold,  
1963

Fountain, San Miguel de Allende,  
Guanajuato, Mexico

Patio fountain of an old colonial  
town house. Glazed tiles were  
frequently used for both exterior  
surfacing and interior linings.

(Photo - THE MEXICAN HOUSE OLD AND  
NEW, Shipway, 1960)



Balboa Park  
San Diego, California



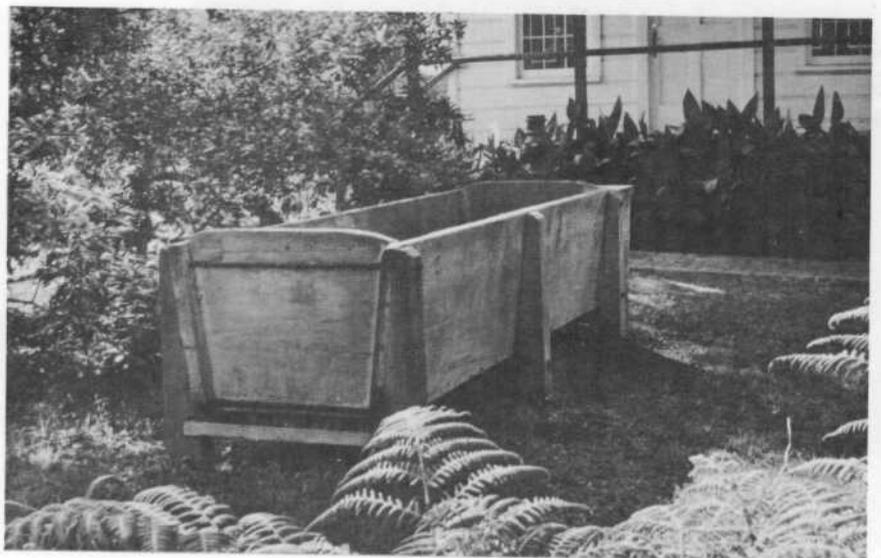
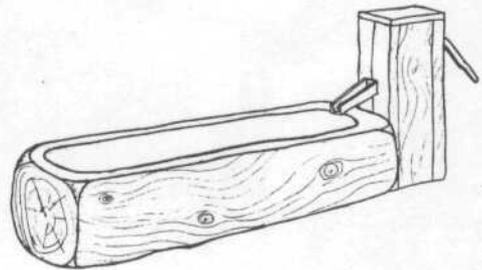
g. Hitching Rails



Hitching Rail - Estudillo House  
Old Town San Diego

h. Watering Troughs

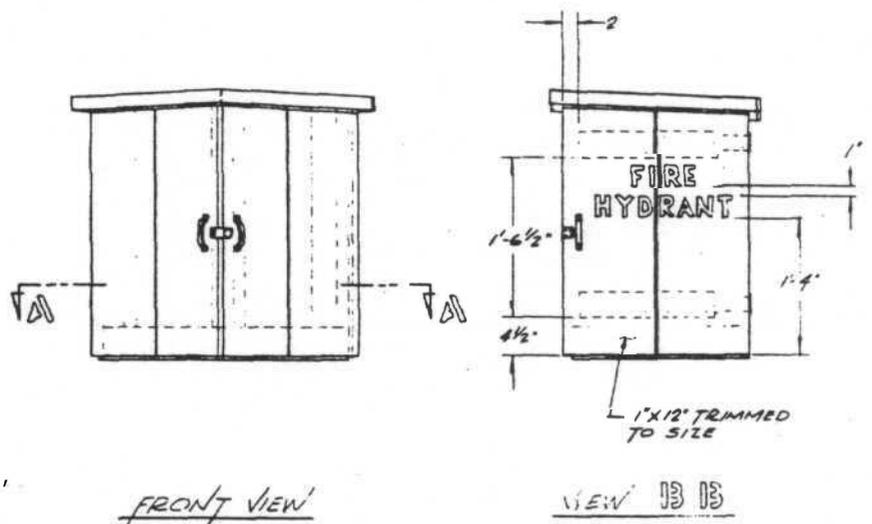
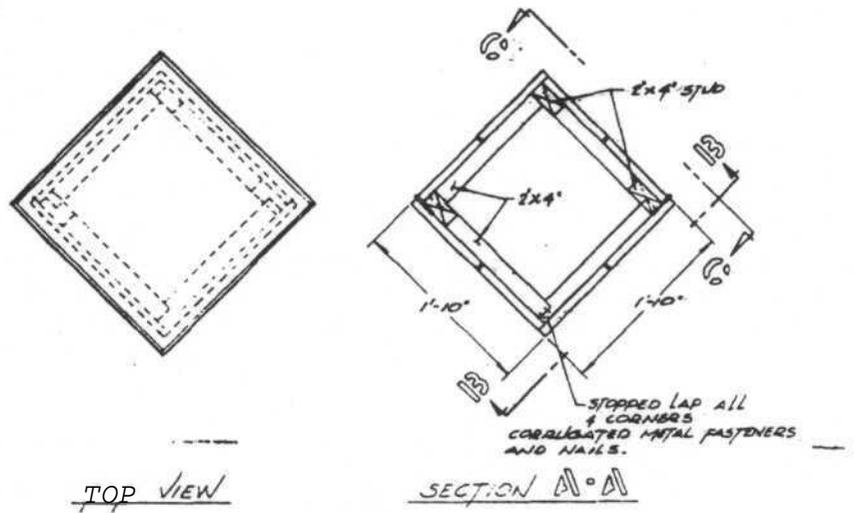
Water Trough and Hand Pump  
designed by State of California,  
Dept. of Parks and Recreation



Whaley House  
Old San Diego

i. Fire Hydrants

These are to be given special consideration and disguised insofar as compatible with Fire Department requirements.



Wood Fire Hydrant House  
 designed by State of California,  
 Dept. of Parks and Recreation

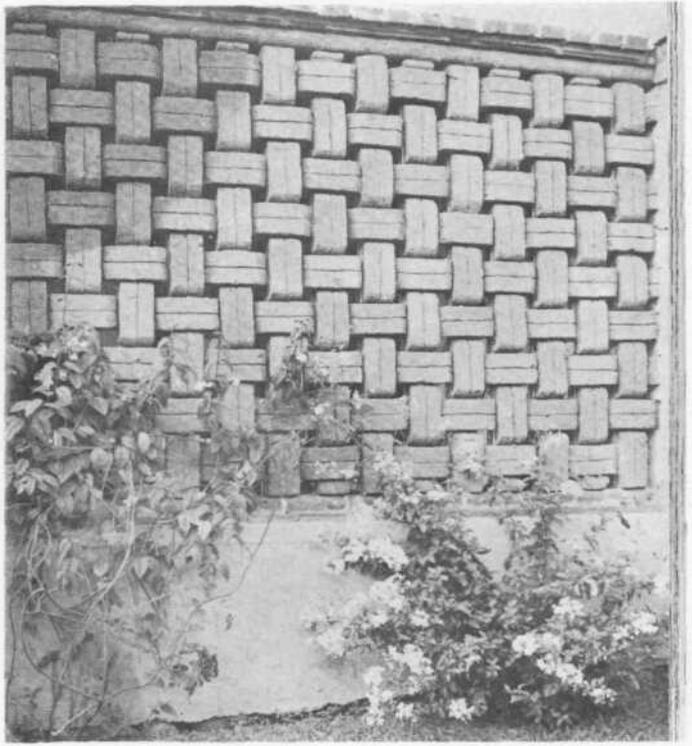
## j. Fences and Walls

Transparent fences allow the passerby to look through and enjoy the view without permitting intrusion.

Walls - barriers must sometimes be more **solid** than fences. A wall screens off areas from noise and view and separates it from more **public** spaces, heavily trafficked by **pedestrians**.

1. remove chain **link** and other type fences
2. use fences only where **contribu-**  
ting to general character

Home of Hans-Joachim von Block  
Cuernavaca Morales Mexico  
(Photo - MEXICAN HOMES OF TODAY, The  
Shipways)

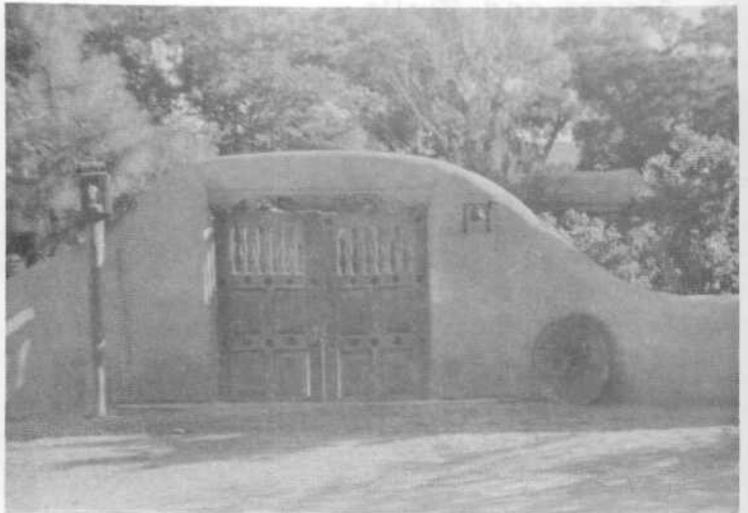


Rancho Santa Fe



Old Town State Park, San Diego

Santa Fe, New Mexico

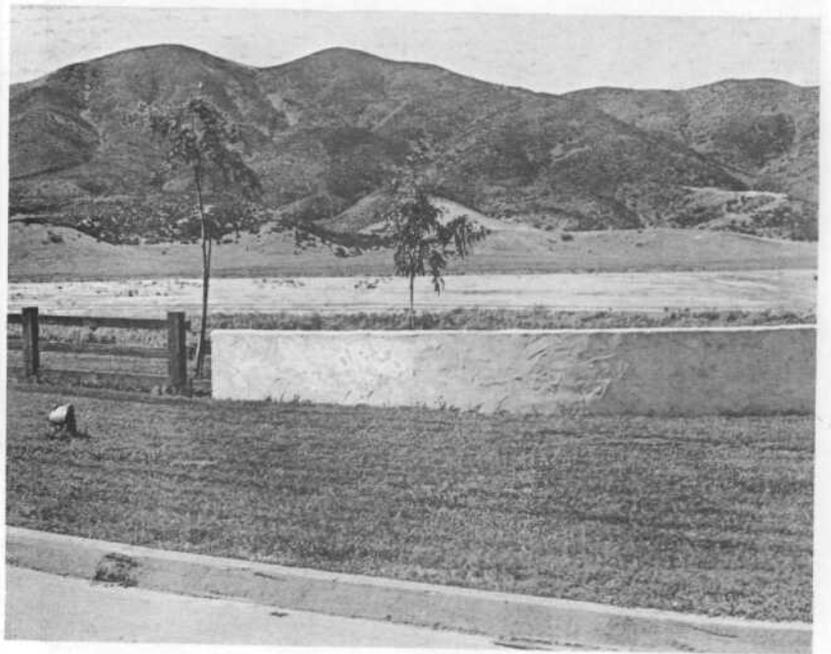
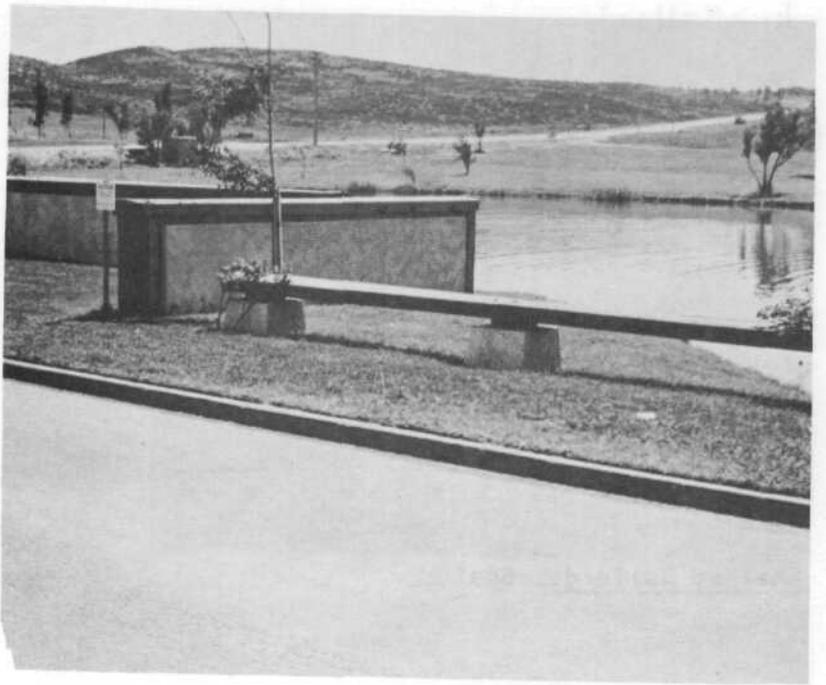


Casa de Estudillo  
Old San Diego



El Campo Santo  
(Old Spanish Cemetery)  
Old San Diego





Rancho California

## k. Bollards

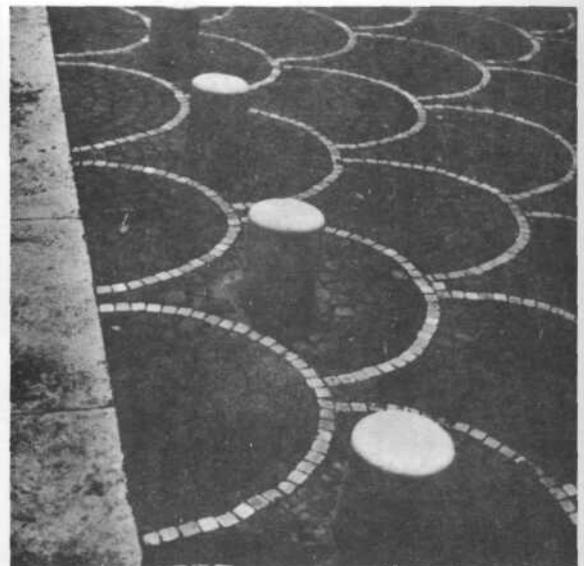
Small scaled sculptures called bollasters or, more commonly, bollares are used to channel movement on ramps and streets and to exclude wheeled vehicles in a polite way. They do not say "stay out"; they say, "come in on your feet."\*

Bollards may be in some cases used interchangeably with plantings, both may be used as "punctuation marks" as well as barriers depending on their location and number.

### Chained Bollards, Spain



### Bollards, Pisa



### Bollards, E.U.R., Rome

\*(Photos - CITIES, Lawrence Halprin, Reinhold Publishers, 1963)

## 1. Pots and Planters

Flowers and shrubs planted in pots and **containers** can do much to add liveliness and color to the urban scene.

There are many materials that can be used for planters including: cast stone, glazed or unglazed **clay**, wood, metal cement asbestos mixtures and **fiberglass**.

The size of the pot or container should be geared to the plants to be placed in them. In most cases containers are **inappropriate** for trees unless they are large enough to support them adequately. It is usually best to plant them directly into the ground.



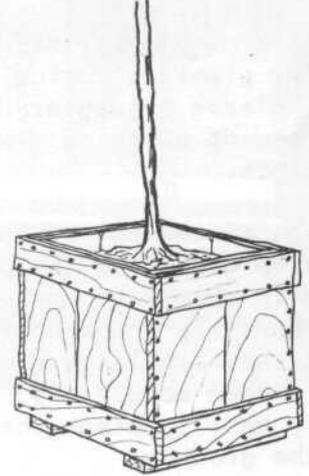
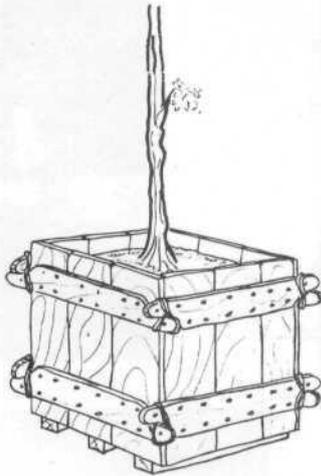
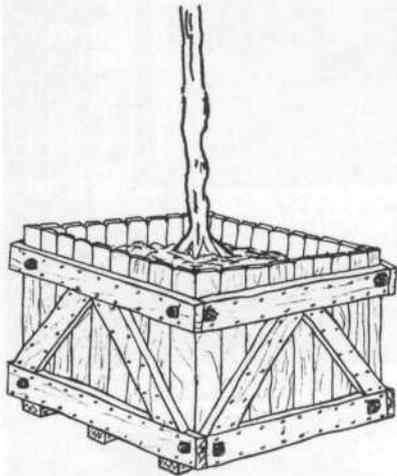
Los Gatos, California



Tree Planters  
Santa Cruz, California



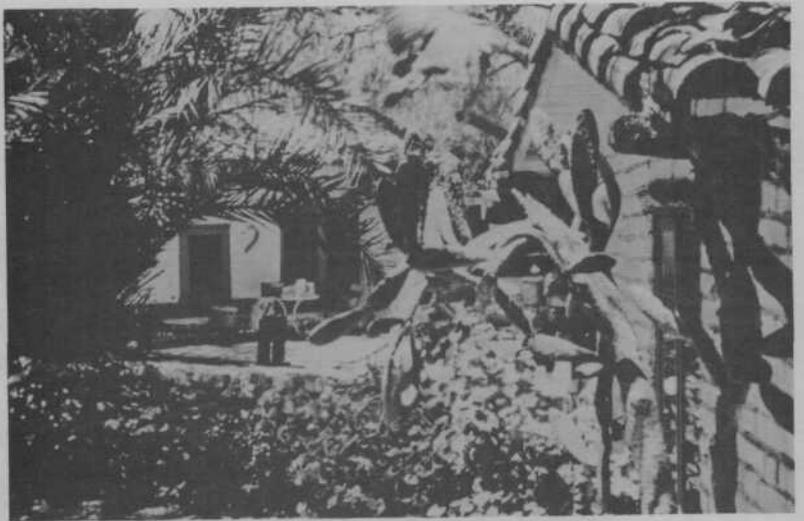
Hanging Pots



Tree Planter Boxes for Old Town San Diego State Historic Park by State of California, Department of Parks and Recreation



F. Landscaping



## F. Landscaping

Emphasis should be placed on **historical** and Mexican and early California landscapes and gardens. Californian and Mexican native plantings, courtyards, courtyard **gardens**, vines, and the use of **fountains**, statuary, and wooden containers typical of the **Spanish** or Mexican **periods** will be encouraged.

It is the intent of these standards to offer the prospective developer as much latitude as possible within the limits and intents of these criteria when designing his required **landscaping**. The design should take into **consideration** and be compatible with the shape and **topography** of the area, the **architecture** of the project, the **architectural characteristics** of adjacent structures and the character of existing adjacent landscaping and topography.

The policy regarding plantings for Old San Diego is that only plants of a variety which evidence records as existing or were planted in San Diego prior to 1871, be accepted for planting unless otherwise **approved**. A listing of **all** type plants used prior to 1871 is given in the resource data researched to date (see **bibliography**).

In **addition** to providing **environmental** enhancement, the functional aspects of **landscaping** are:

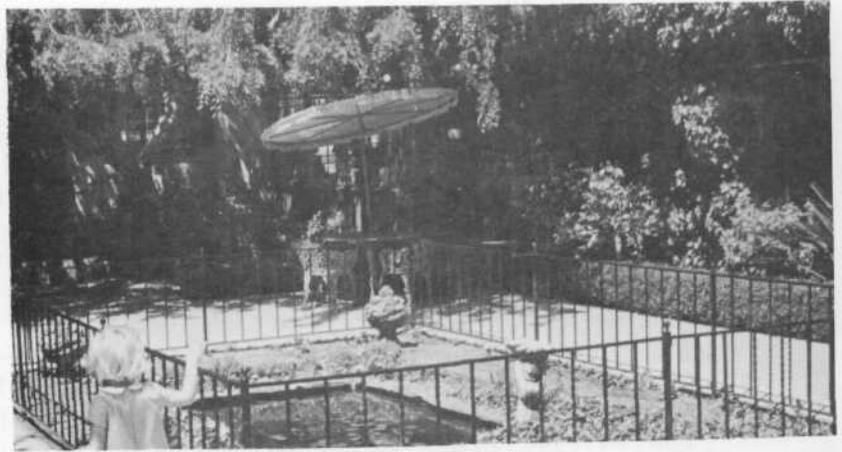
1. Screening for storage, parking and other utility or unattractive areas and of those land use elements which do not contribute to the enhancement of the surrounding **area**;
2. Erosion prevention;
3. Wind barriers;
4. **Traffic** control ;
5. Providing shade;
6. Dust **abatement**;
7. Sound absorption.

This chapter contains the standards as they apply to various aspects of landscape development and a planting **list** of materials recommended for use in the Old San Diego Planned District.

The landscaping standards are presented in two categories - (1) development and (2) maintenance.

### Development Standards

The development standards are set forth to promote proper design of landscaped areas by designating placement, types and **relationship** of plant **materials** to surrounding features and to each other.



Rancho Santa Fe, California



Washington Square,  
Old Town San Diego State  
Historic Park



Estudillo House,  
Old Town San Diego State  
Historic Park



Whaley House  
Old Town San Diego

## General Standards

The soil in **all areas** requiring landscaping shall be soil properly amended and tilled to provide a medium suitable for the healthy vigorous growth of ornamental plants. **Specifications** shall be submitted with landscaping plans showing that adequate soil and the preparation of the soil will be undertaken prior to planting.

All trees, shrubs and plants shall be in accordance with the California State Department of **Agriculture's** regulations for **nursery** inspections, rules and grading. All **plants** shall have a habit of growth normal to that species and shall be sound, healthy, vigorous, and free of insect **infestations**, plant diseases and **objectionable disfigurements**. All plants shall have **normally well-developed** branch systems and vigorous and fibrous root systems which are not root or pot bound. The size of the plants will correspond with that normally expected for species and varieties of **commercially** available nursery stock. All **plants** shall be adaptable to the climatic conditions of the **area** in which they are to be planted.

### Earthwork

1. Following extensive earthwork, recontour the terrain in a natural way with no slopes greater than 2:1. (two horizontal to one vertical)
2. Insure that the entire **site** will surface drain and correct any existing drainage problems.
3. Consider lowering grade where excessive fill has been placed.
4. Stockpile acceptable topsoil where excavations **were made**.
5. Condition and fertilize soil to provide suitable planting medium. Make soil tests for soil chemistry and texture and correct deficiencies accordingly.

### Planting

1. Save existing trees **where** possible (some may be moved **and transplanted**, i.e. palms, pines etc.). Approval must be obtained for removal of **all** trees over 50 feet **tall** and/or over 50 years old.
2. Provide shade trees in large paved and parking areas.
3. Use specimen trees (boxed trees) for immediate effect and accent.
4. Consider **reconstruction** of a small orchard with fruit trees typical of the **era** or with ornamental flowering

trees for a spectacular landmark.

5. Give consideration to rapidly growing trees.
6. Maximize shrub use to screen parking and storage **areas**, undesirable buildings, and utility features.
7. Emphasize use of varieties which require low maintenance in public and commercial areas and in large landscape **areas**.
8. Use boxed and tubbed plants in clay or wood containers, **especially** for enhancement of sidewalk shops.
9. Give preference to ground covers which require little maintenance. "Authentic" flower and vegetable gardens may be developed to add to the character of Old San Diego or in conjunction with a restored house.

Irrigation. Provide complete sprinkler irrigation system for **all** commercial projects and for **all** large planting areas. Hose bibb systems may be used for smaller areas and planters.

Maintenance. Keep **all** plantings healthy and growing with **all** planting areas free of weeds and debris.

Area Boundaries. The required landscaping is stated within each **applicable** area as set forth as a condition of Chapter X, Article 3, Division 1, Section 103.02, Old San Diego Planned District.

Required Planting. **All** areas requiring landscaping shall be planted with a compatible combination of shrubs, trees, vines and ground covers.

Architectural Features. Landscaped areas may include such **architectural** features as rock groupings, sculptures, decorative paving and gravel or decomposed granite areas. However, gravel or decomposed granite areas shall in no case exceed 25 percent of the required landscaped area unless otherwise approved in order to prevent too large an area from **being** devoted to inert ground cover. Additional features, such as raised planters, curbs, wheelstops, bollards and headers and other devices should be utilized to protect the planted areas from damage by pedestrian and/or automobile traffic where necessary.

Landscaped Area Ratio. A minimum of one **tree** (25 feet in height or more at maturity) for every 200 square feet of landscaping, a approved equal, and one shrub or vine for every 20 square feet of landscaping or approved **equal**, are considered necessary in order to **give** the desired planting effect emphasis to the planted area; to soften and screen the hard surface of adjacent structures and pavement; and to reduce adverse effects of noise, light and glare from adjacent property.

Trees, shrubs and vines. All required trees shall be 15-gallon size having a minimum height of five feet at time of planting and all required shrubs shall be 1-gallon size at time of planting in order to produce within a reasonable period of time the effect for which landscaping is provided. The tree shall be adequate in trunk diameter to support the top. Trees, shrubs and vines shall have body and fullness that is typical of the species.

Ground Cover. The ground cover shall be healthy, densely foliated, and well-rooted cuttings, or one-gallon-container plants. Herbaceous and flat plant ground covers shall be planted no more than 18 inches on center and woody shrubs ground cover shall be planted no more than four feet on center. Hydro-seeding of hillside areas shall be permitted. However, the evaluation of such proposals shall be subject to special review based on plans submitted by landscape architects or competent technicians in the field.

Watering Basin. All trees and shrubs in areas not under irrigation shall be surrounded with an irrigation basin a minimum of two feet in diameter and a minimum of six inches deep.

Adequate Support. Trees and large shrubs shall be adequately supported using wood or metal stakes or wire guys. Such supports should be so designed that they will protect trees and shrubs from injury. Trees and shrubs shall be fastened to the supports with an acceptable commercial tree tie of plastic or hose covered wire. Vines shall be adequately supported or tied to walls, fences or trellis.

Spacing. The spacing of trees and shrubs shall be appropriate to the species used. The plant materials shall also be spaced so that they do not interfere with the adequate lighting of the premises or restrict access to emergency apparatus such as fire hydrants or fire alarm boxes. Proper spacing shall also insure unobstructed access for vehicles and pedestrians in addition to providing clear vision of the intersections from approaching vehicles.

(Plant material spacing shall conform to the following standards:)

1. A minimum of 25 feet from the property corner at street intersection to the center of the first tree or large shrub.
2. A minimum of 10 feet between center of trees and large shrubs to light standards.
3. A minimum of 15 feet between center of trees or large shrubs and fire hydrants.
4. A minimum of 5 feet between center of trees or large shrubs and edge of driveway.

**Planting Lists.** The following pages contain a **planting list** which shall be **utilized** in selecting plant materials for the **required landscaped areas**. When it is impossible to secure species **listed**, other species of the same genus **may** be **used** subject **to** the approval of the Planned District Review Board.

**Watering System.** Except as noted below, a permanent underground sprinkler system shall be **installed** in **all** required landscaped areas which **shall** be **capable** of providing the proper amount of **precipitation** for the particular type of plant materials used.

In cases **where** trees, shrubs and plants are provided in raised **planters** or containers (tubs or urns for example) and these cannot be adequately watered by an underground sprinkler system, hose bibs shall be **installed** and so located as to permit watering of **containers** by a 50 foot **hose**.

#### Maintenance Standards

The maintenance standards shall be **followed** in the upkeep of the **landscaped** areas after they have been developed and planted.

**Growth Control.** All plant growth in required landscaped areas shall be **controlled** by pruning, trimming or otherwise, so that the plant material will not:

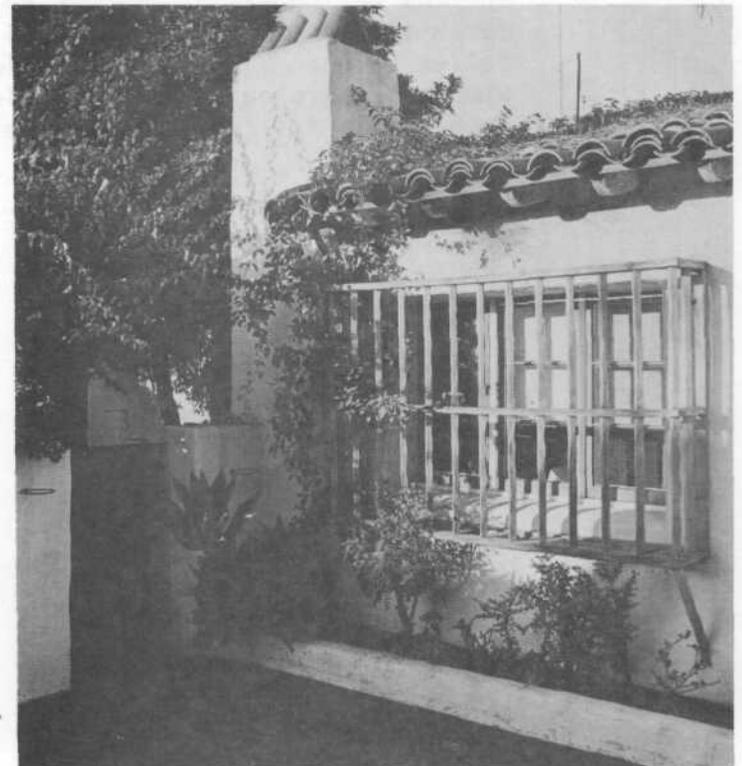
1. Interfere with the **installation**, maintenance and **repair** of any **public utilities**;
2. Restrict pedestrian or vehicular access;
3. Constitute a traffic hazard.

**Cultivation and Watering.** All planted areas **shall** be watered sufficiently to promote **vigorous** growth of **all** trees, shrubs, vines and ground cover plants. Planted areas **shall** be maintained in a relatively weed-free condition. All plantings shall be periodically pruned, trimmed, edged and fertilized in accordance **with** generally accepted **horticultural** practices.

**Replanting.** All required trees, shrubs and plants which have **been** planted and **which**, **due** to accident, **damage**, disease or other cause, fail to **show** a healthy growth, **shall** be replaced. Replacement plants shall conform to all standards that govern the original planting **installation**.

## SUBTROPICAL REGIONS

SPANISH PATIO PLANTS--for use in connection with Mediterranean types of architecture...largely a reconstruction. They will be representative of the species known to have been used about the early habitations, together with more recent material of like character. They may help in reproducing that special atmosphere of repose and simplicity, that unhurried pace so characteristic of the time. This, however, takes more than plants to attain. In the main, these are subtropical in flavor, playing to warm walls with color and cool greenery. Sun-odors prevail. Water adds a sparkling touch. The floor may be left to dirt or imported decomposed granite. It is usually paved, and there is no grass in the strictly Spanish patio. Planting beds will be depressed, rather than raised, to catch the surface water, while pots of flowering plants will be everywhere to arrange, move about and rearrange to suit any vagrant fancy that the place should produce. Yellow through orange-red predominates and species with a Mediterranean background of dryness ...could be prelude and unpleasant taste of a future California garden.



PLANT MATERIAL

Abies concolor  
Acer **negundo**  
**Alnus rhombifolia**  
Arctostaphylos **species**  
**Bursera microphylla**  
**Cercidium floridum**  
**Chilopsis** Penearis  
**Dalea** spinosa  
**Fraxinus velutina** coriacea  
Heteromeles **arbutifolia**  
**Juniperus California**  
**Libocedrus decurrens**  
**Olneya tesota**  
Photinia **arbutifolia**  
**Pinus coulteri**  
**Pinus jeffreyi**  
**Pinus monophylla**  
**Pinus quadrifolia**  
**Pinus torreyana**  
**Platanus racemosa**  
**Populus fremontii**  
**Populus trichocarpa**  
**Prosopis juliflora**  
**Prosopis pubescens**  
**Prunus ilicifolia**  
Pseudotsuga **macrocarpa**  
**Quercus agrifolia**  
**Quercus chrysolepis**  
**Quercus Engelmannii**  
**Quercus Kelloggii**  
**Salix species**  
**Sallyx Exigua**  
**Sambucus coerulea**  
Washintonia filifera

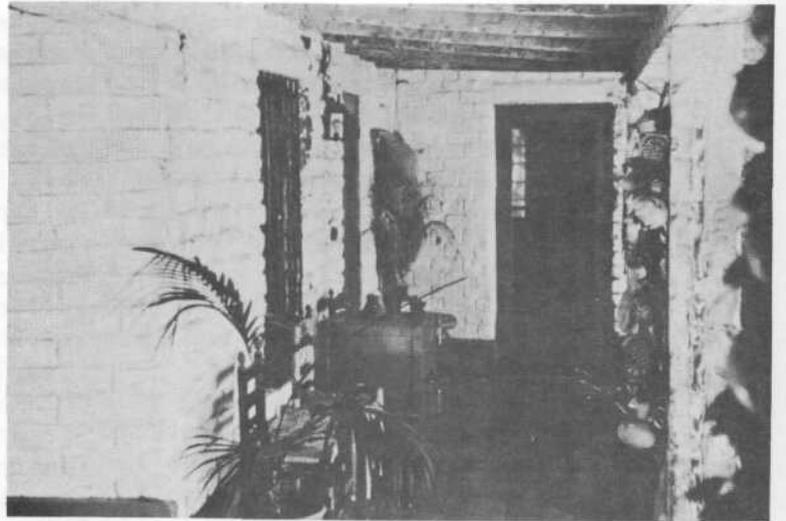
White **Fir**  
Box Elder  
White Alder  
**Manzanita**  
**Elephant Tree**  
Palo Verde  
Desert **Willow**  
Smoke Tree  
**Arizona Ash**

**California Juniper**  
Incense Cedar  
Desert **Ironwood**  
**Toyon: Christmas Berry**  
**Coulter Pine**  
Jeffrey Pine  
**Single-leaf Pine: One-leaf Pinon**  
**Parry Pinon: Mexican Pinon**  
**Torrey Pine**  
Western Sycamore  
Fremont **Cottonwood**  
Black Cottonwood  
Honey Mesquite  
**Screwbean**  
**Hollyleaf Cherry: Islay**  
**Big Cone Spruce**

**Gold Cup Oak: Canyon Oak**  
**Engelmann Oak: Mesa Oak**  
**Kellogg Oak: Black Oak**  
**Willows**  
**Slender Willow: Coyote Willow**  
Blueberry Elder  
California Fan Palm

HERBACEOUS PLANTS

Acanthus **mollis**  
Agapanthus species  
Althaea rosea  
Alyssum **maritimum**  
Anyelonia grandiflora  
**Argemone mexicana**  
Arum **italicum**  
**Asphedelus albus**  
Beaucarnia recurvata  
Begonia **sutherlandi**  
**Beuardia humboldti**  
Bravea **geminiflora**  
**Brunsvigia rosea**  
Canarina **campanulata**  
Capsicum frutescens  
Cedronelia canariensis  
**Cheiranthus mutabilis**  
**Cherizante staticoides**  
Cladanthus **arabicus**  
**Clivia species**  
Cortaderia **seliosna**  
**Cryptanthus beuckeri**  
Cyclamen **indicum**  
Davallia canariensis  
**Delphinium ajacis**  
**Dianthus caryophyllus**  
**Echium fastuosum**  
**Epidendrum obrienianum**  
Frankenia capitata laevis  
**Gaillardia aristata**  
**Gazania species**  
Gypura **aurantiaca**  
**Helleborus lividus**  
Heuchera sanguinea  
**Iris unguicularis**  
**Iris xiphium**  
**Kalanchoe flammula**  
Kniphofia **uvaria**  
**Lathyrus splendens**  
Lavatera **olbia**  
Lavater **trimestris**  
**Lilium candidum**  
Limonium (species)  
Liriope species  
Lotus **formosissimum**  
**Malvastrum coccineum**  
**Mathiola incana**  
**Mentha spicata**  
**Mesembryanth aurantiacum**  
**Mesembryanth speciosum**  
**Milla biflora**  
**Mirabilis jalapa**  
**Morisia monantha**  
Narcissus pseudo-narcissus  
Nepetamussini  
Nicotiana **alata**  
**Oliveranthus elegans**  
**Oxypetaium caeruleum**  
Pancratium (species)  
Papaver **rheas**  
Papaver **rupifragum**  
Pelargonium (species)  
**Pellaea (species)**  
Petasitis fragrans  
**Polianthes tuberosa**  
Portulaca grandiflora  
**Rochea coccinea**  
Scilia hispanicum  
**Sisyrinchium bellum**  
**Sisyrinchium bermudianum**  
Solanum **pseudo-capsicum**  
**Streptanthera cuprea**  
Tagetes erecta  
**Thymus (species)**  
**Tithonia rotundifolia**  
**Tritonia crocosmaeflora**  
Trochaeolum majus  
**Tulipa clusiana**  
**Venidium fastuosum**  
Vinca species  
**Viola cornuta**  
**Woodwardia (species)**  
**Zantedeschia aethiopica**  
Zingiber **officinale**



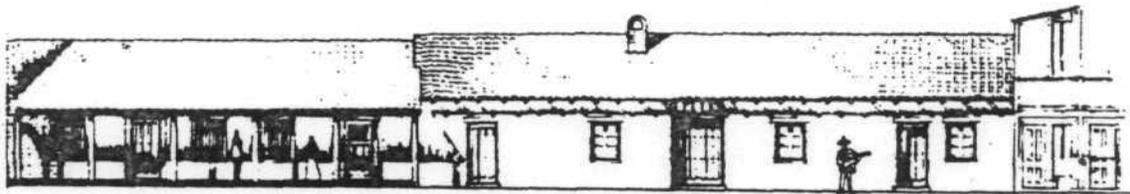
TREES

Acacia **farnesiana**  
Acalypha California  
**Allamanda hendersoni**  
Anisacanthus **wright**  
**Antingonon leptopus**  
Arbutus unedo  
**Batura suaveoiens**  
Bauhinia gaipini  
**Belonix regia**  
Boubentonia (**species**)  
**Bougainvillea** (varieties)  
**Boussingaultia baselloides**  
**Brachychiton acerifolium**  
Buxus **microphylla**  
**Calocephalis brown**  
**Cestrum nocturnum**  
**Chorizema cordatum**  
Cissus species  
**Citrus** (check species)  
Clematis balearica  
Convolvulus **cneorum**  
Cuphea **reazli**  
Cupressus **sempervirens**  
Cystiscanariensis  
Danae racemosa  
Diospyros kaki  
Erica **melanthera**  
**Eriogonum giganteum**  
**Erythina crista-gaili**  
Erythrina **humeana**  
Ficus carica  
**Fortunella japonica**  
Fouquieria splendens  
**Fremontia mexicana**  
Fuchsia triphylla  
Genista **monosperma**  
**Grevillea robusta**  
**Hedera species**  
**Heteromeles arbutifolia**  
**Holmskioldia sanguinea**  
Hylocereus **triangularis**  
Hyrzine atricana  
Ilex perado  
**Jasminum grandiflorum**  
**Juniperus excelsar**  
**Kennedyia rubicunda**  
**Laurus nobilis**  
**Lavandula** (species)  
Lavatera **assurgentiflora**  
**Leonotis leonurus**  
Lippia citriodora  
**Littonia modestra**  
**Mahonia nevini**  
**Mamordica charantia**  
**Manettia bicolor**  
**Melia axederech**  
**Mimulus puniceus**  
**Mimusopa elengi**  
**Mirabilis californica**  
**Hitriostigma axillare**  
**Musa sapientum**  
**Nerium oleander**  
Parkinsonia aculeata  
Persea americana  
Phaseolus coccineus  
**Philadelphus mexicans**  
**Phlomis fruticosa**  
Phoenix **dactylifera**  
**Phygellus capensis**  
**Phytolaccadioica**  
**Pinus pinea**  
Poinciana **gilliesi**  
Prunus **ilicifolia**  
Punica **granatum**  
**Quamoclit lobata**  
**Quercus agrifolia**  
**Quercus ilex**  
**Quercus suber**  
**Quercus Virginiana**  
Rini  
**Romneya couiteri**  
Rosa **gallica**  
Rosa laevigata  
Rosmarinus **officinalis**  
Salvia **sessei**  
Senecio confusus  
Senecio **petasitis**  
**Schinus molle**  
Solanandra guttata  
**Solanum rantonneti**  
**Spartium junceum**  
**Strelitzia nicholai**  
**Streptosolen jamesoni**  
**Tamarix africana**  
**Teucrium fruticans**  
Tipuana tipu  
**Ungnadia speciosa**  
Viburnum tinus  
Vi **rgilia capensis**  
**Visnea mocanera**  
Vitex agnus-castus  
Vitis (check species)  
Yucca (check species)

## Landscape **Bibliography**

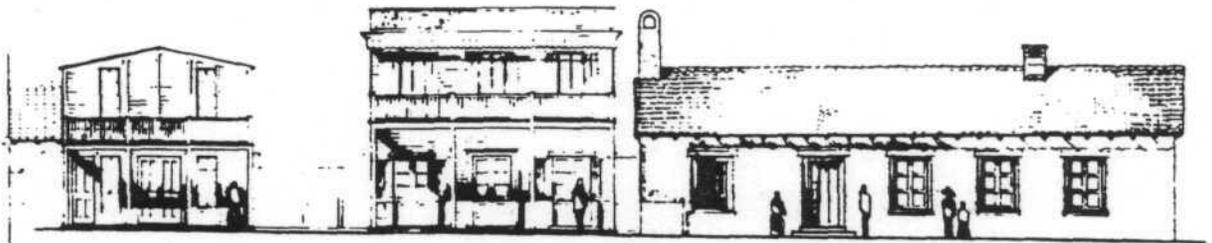
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- b. Trees of San Diego by Patricia Waldron — "The Natives" page 5-7.
- c. Interview with Mr. Russell A. Ruiz, artist, illustrator of Old Spanish Santa Barbara by Walter A. Tompkins, "with painstaking research into the history of his forebears is the reason why Ruiz drawings are scrupulously accurate in such details as period costumes, architectural motifs and geography."
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- p. "Introduced Plants" mentioned by E. **D. Rowe** in correspondence, **radio address**, and various reports.
- q. "Original List of Plants", La **Purisima** Mission Garden, **Lompoc, California**. Includes all those plants introduced by Mr. E. D. Rowe during the original planting operation after 1933.
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- u. **Plant list** from Pioneer American Gardening by Elvenia Slosson.



CASA DE RODRIGUEZ

CASA DE MACHADO SILVAS



O'NELL BUILDING

AMERICAN HOTEL

CASA OE WRIGHTINGTON

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

G. Parking Lots



JOSHUA BEAN  
**OFFICE**

COLORADO HOUSE

FRANKLIN HOUSE

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

# G. Parking Lots

## LOCATIONAL CRITERIA, DEVELOPMENTAL STANDARDS AND OPERATIONAL STANDARDS

### OFFSTREET PARKING LOTS

(Revised in accordance with Old San Diego Planned District Regulations)

#### **Purpose and Intent**

This chapter, which is in accordance with Section 103.0205, Division 1, Article 3, Chapter X of the San Diego Municipal Code, is intended to provide to the developers of offstreet parking lots in Old San Diego information **and guidance** regarding the requirements for the dimensioning and landscaping of parking lots which **are** permitted or required in the subareas.

It **will** also be used by the Planned District Review Board in considering plans for proposed offstreet parking lots which are submitted to the Board as required by the **Division 1** referred to **above**.

#### **Locational Criteria**

The locational criteria set forth below are not mandatory under Section 103.0205, but should prove helpful to the developer of offstreet parking **facilities** in locating and planning the parking lot.

1. **Accessibility.** Parking lots should, when possible, be located so as to have direct access from two streets or from a street and an **alley**. Such a location will make possible lot layouts which tend to evenly distribute the traffic load and reduce circulation conflicts by creating fewer instances where one vehicle must cross the path of another. Lots should not have access from predominantly residential streets except when the lot is serving a residential use. Lots should be **designed to avoid** or minimize the backing of vehicles into public streets.
2. **Minimum Lot Exposure.** Parking lots should be located and screened so that parked vehicles present the least possible exposure to **public** view. This can be done by providing landscaped screening; by placing the lot at the rear of buildings or behind **architectural** features; or by taking advantage of natural topography or planned grading to create parking spaces which are below or above adjacent street and property grades.

The Old San Diego **Planned District Ordinance** states; **All** parking areas (excluding ingress and egress but including **areas** between **driveways**) shall be screened from **public** rights of way and **acjoining** properties by fences, walls, buildings, planting or a combination thereof. Said fences, walls, buildings or planting shall have a height of not less **than** six feet except that higher than six-foot fences, **walls**, buildings or planting may be required to provide adequate **screening** if the **adjoining** property is substantially higher than the parking area.

#### Developmental Standards

1. Aisle and Driveway Dimensions. Aisles and driveways in parking lots developed under Section 103.0205 of the Municipal Code shall be dimensioned in substantial **conformance** with the dimensions shown in Figure 1 included in this chapter. Deviations from these dimensions can be approved by the **Planned District Review Board** if such deviations appear necessary, reasonable and desirable and do not result in a **non-functional** lot.
2. Pedestrian Walkways. If **pedestrian walkways** are provided in parking lots they should have a minimum width of four feet; be **approximately** eight inches above the parking **lot surface** and be properly identified by directional **signs**. In those cases where raised walkways are not **feasible**, walkways should be **appropriately** marked so as to assist in the separation of **pedestrian** and vehicular traffic.
3. Signs. Signs in parking lots developed under Section 103.0205 must be sized and located in **conformance** with the **sign** regulations of the Old San **Diego Planned District**. It should be noted, however, that parking lot **signs** are intended to identify the parking facility and direct traffic rather than to advertise the facility which the lot serves. Accordingly, signs in parking lots should be only as large as **is** required to **make** the **public** aware of the lot location and to direct traffic to appropriate entrances and **exists**. (see sign criteria)
4. Marking of Spaces. Section 103.0205 **requires** that each parking space **shall** be clearly marked where five or **more** required spaces are provided on the lot. It will be necessary for the developer to seek a **variance** in accordance with Division 5, Article 1, Chapter X of the Municipal Code, in those cases where space marking may appear unnecessary because full or part time attendant parking is **proposed**.
5. Landscaping. Landscaping in the interior of the parking lot as required by Section 103.0205 may be developed in conformance with the suggested layouts **shown** on Figures **II**, and **III**, attached. **Trees**, shrubs, ground covers and

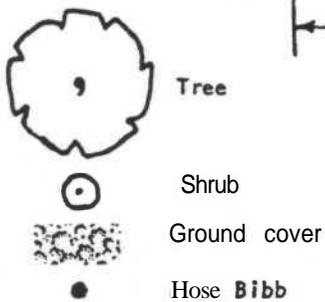
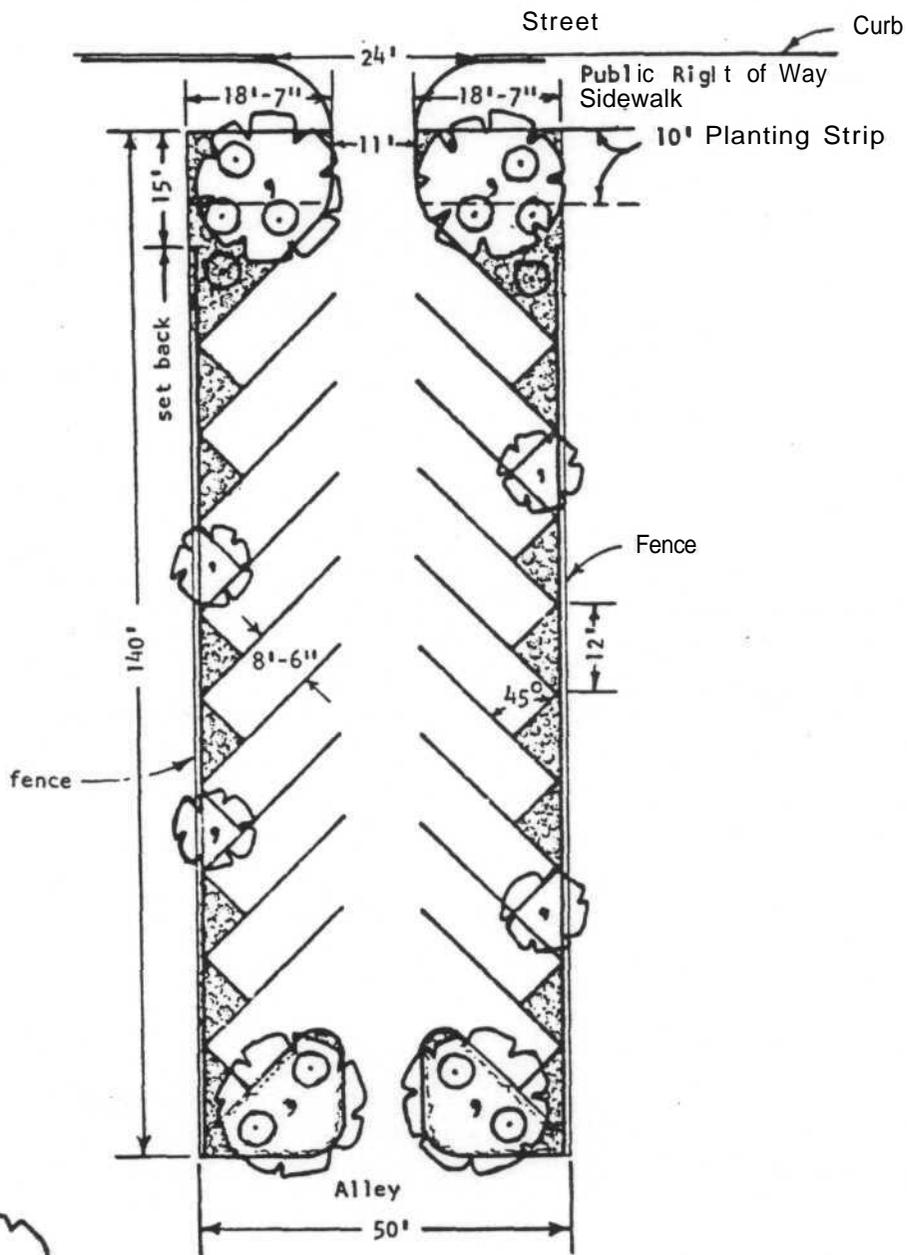
grasses installed in such required planted areas shall be selected from the planting list in Section E. A minimum area of two percent of the interior parking lots containing more than 20 parking spaces shall be landscaped and provided with an adequate permanent underground watering system. The Planned District Review Board may approve substitute materials not included in the planting list if they conform to the intent of the Old San Diego Landscaping regulations.

6. Watering System. The permanent underground watering system shall consist of underground piping and sprinkler heads except when planting is located in isolated raised planters or in relatively small plots. In such cases, hose bibs should be installed in locations so as to permit watering by a 50 foot garden hose.

#### Operational Standards

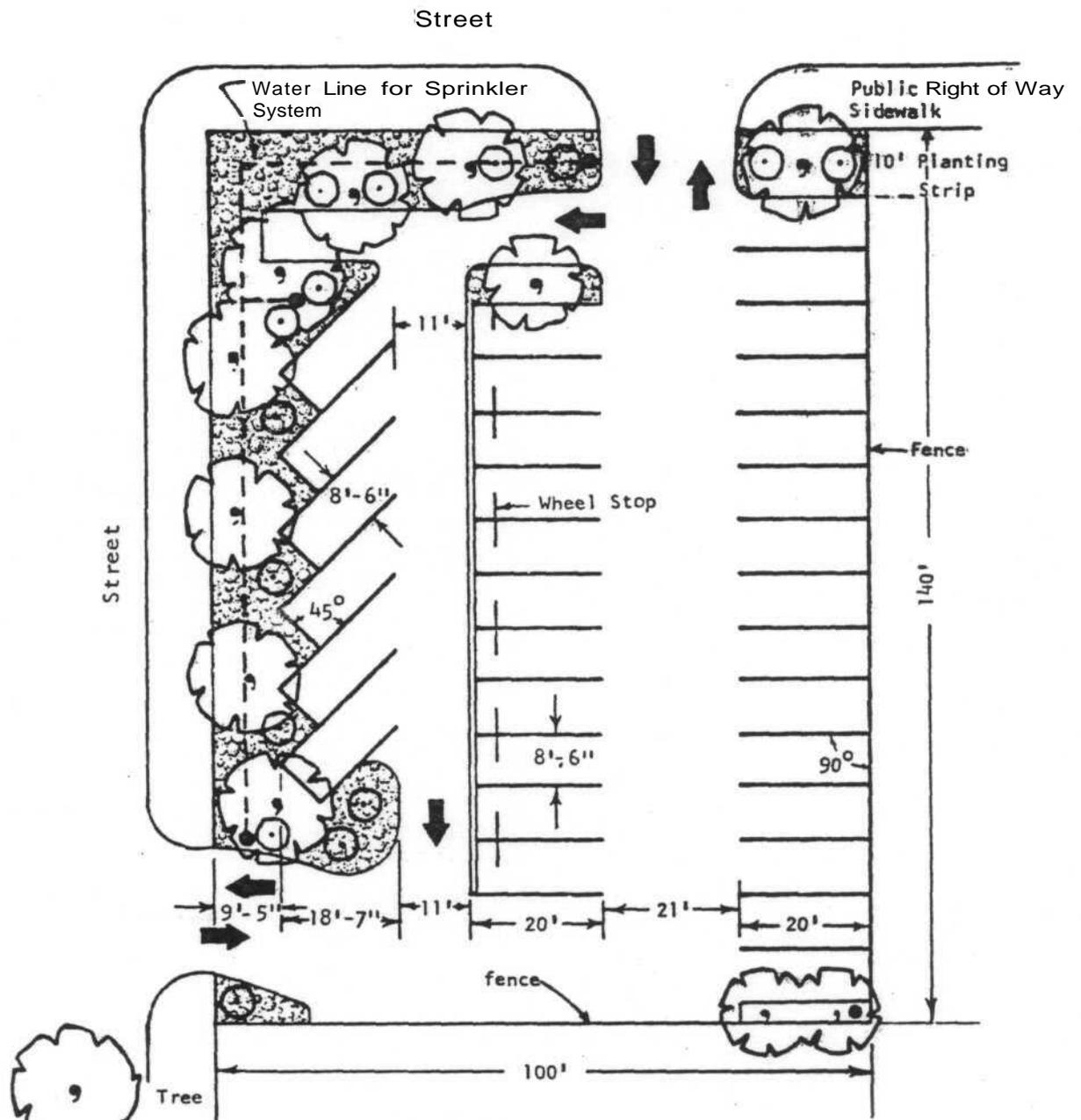
1. Cultivation and Watering. All trees, shrubs and plants in all landscaping within the interior of the parking lots shall be periodically and systematically watered, fertilized and maintained in a healthy, growing condition. Dead growth should be promptly replaced so as to maintain the designed plantingscheme.
2. Plant Growth Control. All growth in interior landscaped areas should be controlled by pruning, trimming or otherwise so that:
  - a. It will not interfere with the maintenance or repair of any public utility;
  - b. It will not restrict pedestrian or vehicular access;
  - c. It will not constitute a traffic hazard because of reduced visibility.
3. Lot Maintenance. All parking lots should be kept clean and in good repair at all times. Breaks in paved surfaces should be repaired promptly and broken or splintered wheel stops should be replaced so that their function will not be impaired.

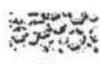




18 Parking Spaces  
 390 Sq. Ft. " Planting Strip  
 130 Sq. Ft. - 2% Lot Area Landscaping  
**811 Sq. Ft. = Provided Landscaping**  
 Total Lot Area 7,000 Sq. Ft.  
 Total Parking Area 6,500 Sq. Ft.

SAMPLE PLOT PLAN  
 figure 11

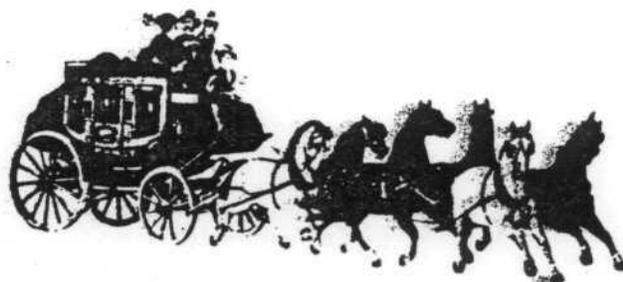


-  Tree
-  Shrub
-  Ground cover
-  Hose Bibb

34 Parking Spaces  
 2690 Sq. Ft. - 2% of Lot Area **Landscaping**  
 762 Sq. Ft. = Provided Landscaping  
 Total Lot Area = 14,000 Sq. Ft.

SAMPLE PLOT PLAN  
 figure III

## H. Interior Circulation Systems



**Actual** stagecoaches of a bygone era can provide **exciting** rides for those who wish to re-create the past.

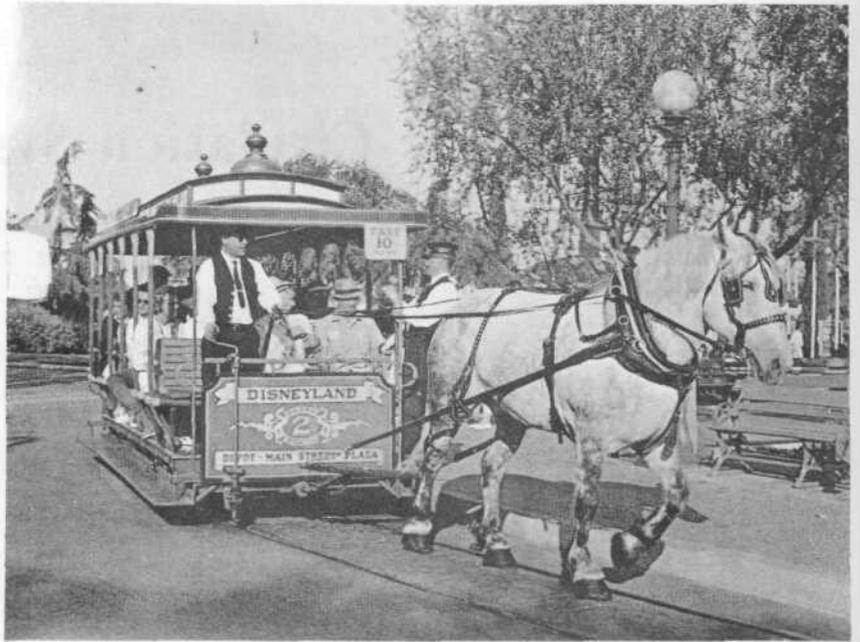
## H. Interior Cirulation Systems

The Old San Diego **Community** Plan has **listed** the following objectives to provide guidance in the development of an adequate circulation system:

- TO CREATE AN ENVIRONMENT IN **OLD** SAN DIEGO THAT IS FUNDAMENTALLY THE PROVINCE OF THE PEDESTRIAN.
- TO ENCOURAGE THE DEVELOPMENT OF COMFORTABLE AND ATTRACTIVELY TEXTURED **WALKWAYS**, SEPARATED WHERE POSSIBLE, FROM VEHICULAR ROUTES.
- TO ENCOURAGE THE DEVELOPMENT OF A CIRCULATION SYSTEM THAT **WILL BRING** PEOPLE **INTO** THE AREA.
- TO **DISCOURAGE** THROUGH TRAFFIC.
- TO **ENCOURAGE** DEVELOPMENT OF AN **INTRA COMMUNITY** CIRCULATION SYSTEM OF SMALL PASSENGER VEHICLES TO MOVE PEOPLE WITHIN THE ENTIRE AREA ON ESTABLISHED ROUTES AND ON A REGULAR SYSTEM OF SCHEDULES.
- TO ENCOURAGE THE CREATION OF COMMON AUTOMOBILE PARKING FACILITIES AND TO PHASE OUT ON-STREET PARKING.

To implement these **objectives** and maintain the desired character in Old San Diego, the following modes of **transportation** could be employed and should be encouraged:

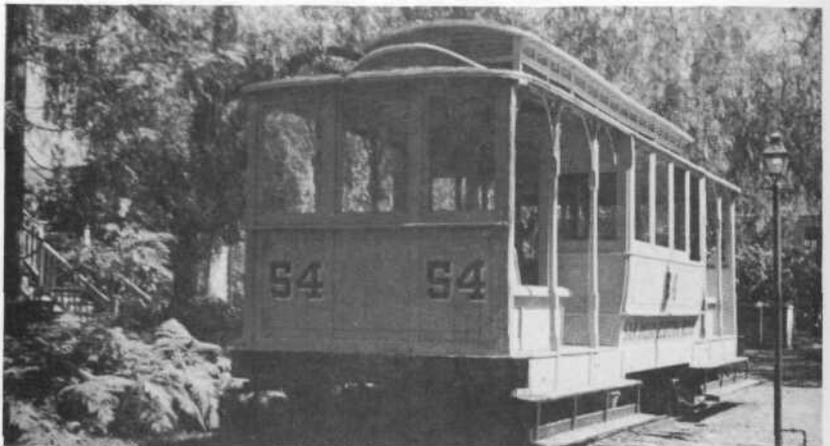
- a. Development of a pedestrian walkway system to **link** the historic core, **commercial-recreation** facilities and **public** recreation areas.
- b. Parking should be limited or prohibited on major streets.
- c. Use of bicycles, hand carts (street vendors), saddle horses, horse drawn carriages, wagons, buggies, horse cars, street cars and steam trains should be encouraged. These may be developed in conjunction with the proposed transportation museum.
- d. Circulation routes may connect "Old San Diego" with other major centers, Mission Bay, Mission Valley, Hotel Circle, etc., as well as serving the immediate area.



Horsecars at Disneyland, 5/8 actual size



Steam Cars of the type that ran from "New Town" to "Old Town" circa 1880



( San Diego Electric Streetcar circa 1890's