

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:

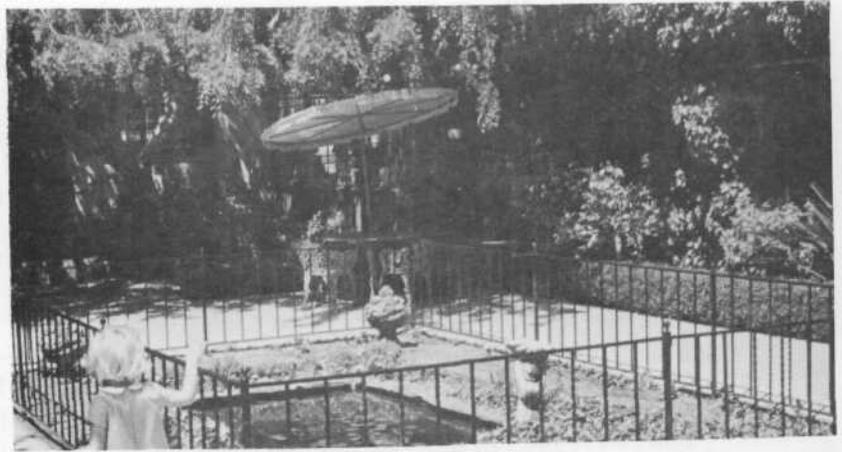
1. Screening for storage, parking and other utility or unattractive areas and of those land use elements which do not contribute to the enhancement of the surrounding **area**;
2. Erosion prevention;
3. Wind barriers;
4. **Traffic** control ;
5. Providing shade;
6. Dust **abatement**;
7. Sound absorption.

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:

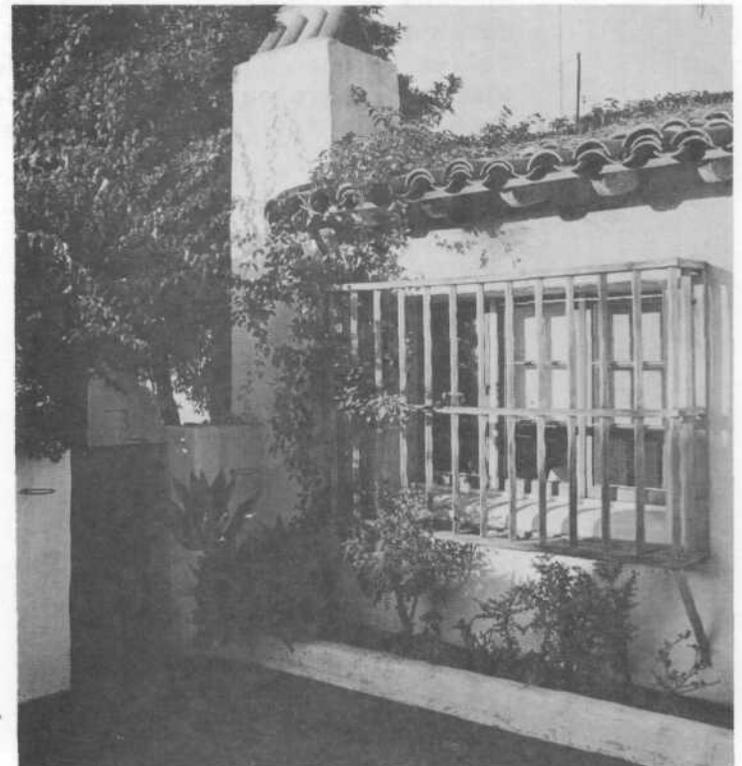
1. Interfere with the **installation**, maintenance and **repair** of any **public utilities**;
2. Restrict pedestrian or vehicular access;
3. Constitute a traffic hazard.

**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

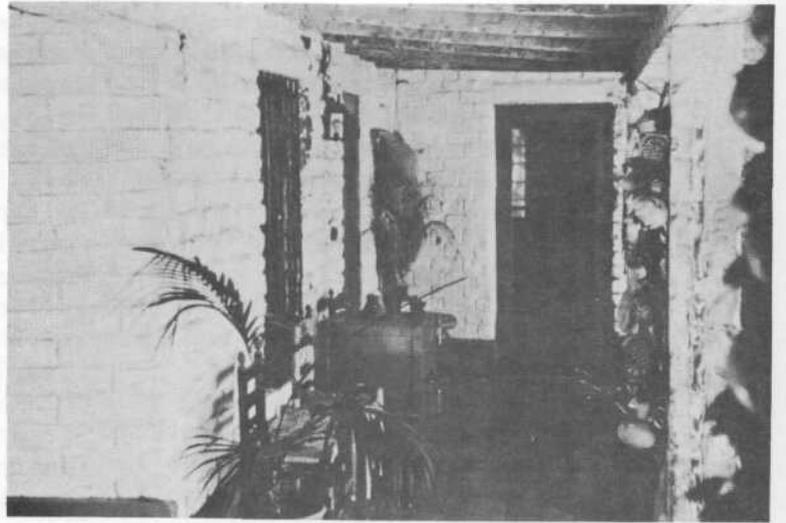
White **Fir**  
Box Elder  
White Alder  
**Manzanita**  
**Elephant Tree**  
Palo Verde  
Desert **Willow**  
Smoke Tree  
**Arizona Ash**

**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 **formosissimus**  
**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**



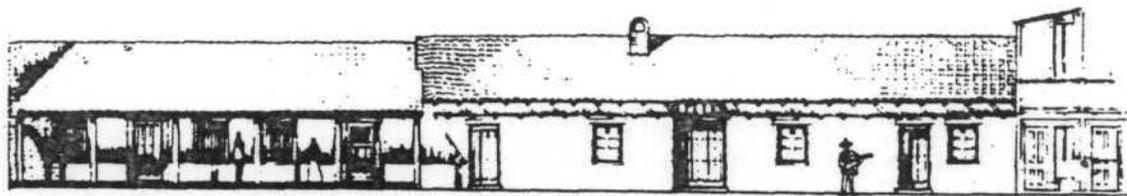
TREES

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**  
**Phygelius 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 **sessel**  
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**

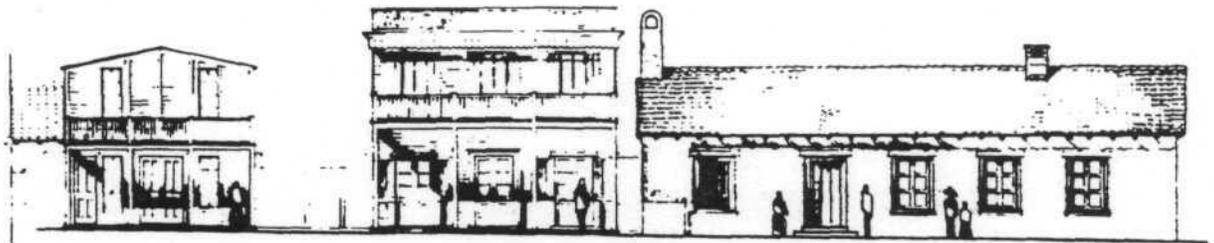
- a. San Diego City Library, photographs at jail 1851 — two trees which looked like California pepper trees were growing next to the jail.
- b. Trees of San Diego by Patricia Waldron — "The Natives" page 5-7.
- c. Interview with Mr. Russell A. Ruiz, artist, illustrator of Old Spanish Santa Barbara by 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."
- d. Interview with Miss Pearl Chase, Plans and Planting Committee, Santa Barbara.
- e. History of San Diego County by Carl H. Heilbron, editor-in-chief. Published by the San Diego Press Club, San Diego, 1936. Page 206 "Agriculture in San Diego County" by R. R. McLean, County Agricultural Commissioner.
- f. California Garden. October - November 1967, volume 58, No. 5 - "200th Anniversary Celebration to be Centered Around Old Town" by Virginia M. Innis.
- g. Mission Memories, 0979.402M14 -- San Diego Mission in 1769 first palm (date) and olive trees.
- h. Journal of California Horticultural Society, volume XX, July-September 1959, No. 3.
- i. History of San Diego by William E. Smythe, volume 1, Old Town, pages 99, 132.
- j. Golden Gardens, volume 4, April 1936, page 2, "A California Pioneer's Garden" by H. M. Butterfield.
- k. Planting in San Diego prior to 1850. (Research by State to date)
- l. "Cultivated Plants Grown at California Missions" Spanish period and Early Mexican 1769-1835. Prepared by Plans and Planting Committee of the Community Arts Association, Santa Barbara, California.
- m. Subtropical Regions by Roland S. Hoyt - "Native Plants, The Arid Southwest, page 15; "Old Fashioned Gardens", page 167; and "Spanish Patio Plants", pages 168-169.

- n. Contents of a garden of the **late** Mexican or early American period in Southern **California**. California, by Mary **Austin**, Chapter V "Old Spanish Gardens".
- o. A garden of the **late** Mexican or early American period in the San Gabriel area. Trees and Shrubs of California Gardens by Charles Francis Saunders.
- 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.
- r. "**Bibliography**" used for La Purisima Mission State Historic Park for checking or expanding their plant **list** in further research.
- s. "Flowers, Shrubs, **Trees**, etc., in the Gardens of Monterey State Historical Monument as of April 1967."
- t. "A California **Pioneer's** Garden" by H. M. **Butterfield**.
- 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.