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 rawhide 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. 951 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 general 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.
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.