

Article 16: Old Town San Diego Planned District

APPENDIX A: Architectural Features

(“Appendix A: Architectural Features” added 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)

SPANISH PERIOD (1769-1821)

Massing and Building Forms



- Simple rectangular forms
- One story in height, sometimes with taller towers



- Pitched roofs with a low gable
- Varied roofline heights

Roofs



- Exposed rafter, purlins, and rafter tails

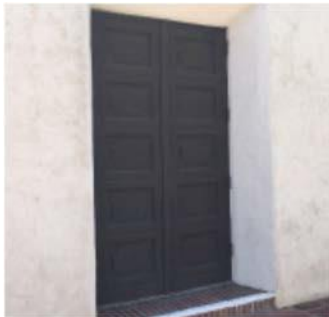


- “Altito” effect, when roofs of different levels adjoin



- Built with wood beams and rafters, clad in round clay tiles

Doors and Windows



- Carved wood panel doors



- Exposed wood lintels



- Openings substantial in depth

Arcades



- Elaborate arch treatment, support is provided by rectangular columns of sturdy proportion



- The columns' uppermost molding serves as impost mold from which the arches spring

Porticos



- Plastered adobe columns and wood beams and rafters



- Porticos formed by extension of roof plane over patio



- Hand-hewn wood support posts, beams and rafters

Towers



- Towers used to anchor a corner building



- Towers used to provide a central element

MEXICAN PERIOD (1821-1846)

Massing and Building Forms



- Second story may be less than full width of first story
- Can enclose a private or semi-private courtyards
- Simple rectangular forms

Roofs



- Extended eaves, sometimes forming porticos



- “Altito” effect, when roofs of different levels adjoin



- Exposed rafters, purlins and rafter tails, clad with clay tiles

Doors and Windows



- Opening substantial in depth



- Molded wood frames



- p• Exposed wood lintels; wood bars

Porticos



- Porticos formed by a separate roof plane adjoined to wall creating “altito” effect

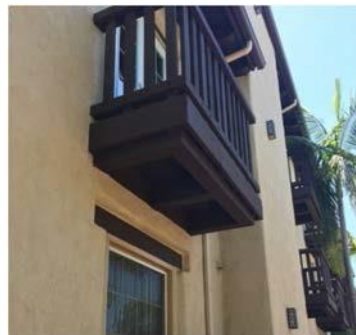


- Simple, heavy structure with wood support posts, beams and rafters, clad with clay tiles

Balconies



- Wood railings of plain design



- Standalone balconies



- Balconies combined with porticos

Exterior Stairs



- Built with adobe-type materials



- Used as accent elements



- Integrated stepped handrails

EARLY AMERICAN PERIOD (1846-1872)

Massing and Building Forms



- Simple rectangular forms
- Buildings of one and two stories in height



- Symmetrical composition
- Wooden lap siding

Roofs



- Flat false front in commercial buildings



- Concealed gable roof



- Extended eaves; cornice moldings supported on brackets

Doors



- Wood-paneled doors



- Molded frames around door and windows



- Molded frames around door



- Molded frames around door

Porticos and Porches



- Projecting porches with sawn wood posts



- Projecting porches with wood post and flooring



- Projecting porches with wood post and flooring

Balconies



- Balconies with sawn wood railings



- Balconies with turned wood balusters with porticos



- Balconies with turned wood balusters without porticos

Windows



- Single-hung sash windows with divided lights



- Double-hung sash windows with divided lights



- With shutters



- Without shutters