

## **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



- “Altilio” 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
- “Altilto” 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
- 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