

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

American Colonial Revival Style

Colonial Revival is a wide-ranging term used to describe house styles in America. This style drew its beginnings from an interest in the houses of early European settlers on the east coast. The style sought to copy those forms developed in Virginia, Pennsylvania, New York, South Carolina and other areas of early settlement. Particular interest was placed on the houses of Colonial Williamsburg in Virginia. An overall emphasis was placed on the use of classical elements.

These buildings usually have an accentuated front door, with a decorative pediment supported by pilasters. Commonly, overhead fanlights or sidelights mark the entry design. These facades are almost always symmetrical with balanced windows and doors. The use of Palladian windows is also a common feature of this style.



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Siding & Exterior Finishes

character - defining features

- Wood shiplap or other horizontal siding is most common in Glendale
- Brick may also be used.

design guidelines

- Wood or brick cladding should be preserved and maintained.
- Wood siding should be preserved and should maintain a protective coat of paint.
- Original exterior surface finishes should not be covered with synthetic materials, such as aluminum or synthetic brick veneer
- Synthetic spray on stucco is generally not appropriate



Above: Well-maintained wood siding adds to the historic character of this house.

Below: Both exposed brick and painted stucco are used in this Colonial.



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Roofs

character - defining features



Above: This side-gable roof is the most common roof type of the style in Glendale.

Below: This asymmetrical roof consists of wood shingles and features multiple dormers.



- Side-gabled roof is most common in Glendale
- Hipped roof
- Gambrel roof
- Roofs are generally a medium-pitch regardless of form
- Wood or composition shingles
- Eaves are generally boxed
- Cornice board or frieze may appear
- Gabled dormers, if present, are generally arranged in symmetrical pairs or groups of three

design guidelines

- The historic roof form should be preserved
- The historic eave depth and configuration should also be preserved.
- Replacement roof materials, when necessary, should convey a scale, texture, and color similar to those used originally. Composition shingle is generally appropriate for a full roof replacement.
- Dormers should be preserved and maintained. It is generally inappropriate to enlarge the size of existing dormers on the main façade.
- Roof detail at the eave line, such as cornice boards or friezes, should be preserved and maintained.

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Porches

character - defining features

- Partial or full-width one-story porches may exist on older examples
- Smaller porticos are common on later examples
- Classical columns
- Pedimented or half-round flat roof
- Flat roof on enclosed side porch

design guidelines

- Historic porches and porticoes should be preserved and maintained.
- Restoration of previously enclosed porches is encouraged.
- Porches and porticoes on primary facades should not be enclosed or screened.
- Decorative details, such as classical columns and pediments, which help to define a historic balcony, should be preserved.
- Replacement columns, when necessary, should match the original in design and detail.
- Additional porch elements should not be added if they did not exist historically



Above: This house features a full-width porch with classical columns.

Below: This pedimented entry-porch is characteristic of the Colonial Revival with its symmetry and classical elements.



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Above: The broken pediment is one of the architectural ornaments that can be found above doors and windows.

Below: Windows adorn this entrance in the shape of a fanlight.



Windows & Doors

character - defining features

- Each bay usually has only one window or pair of windows
- Windows are typically double-hung sash with multi-pane glazing
- Windows are often arranged in pairs
- Windows are often decorated with louvered or paneled shutters
- Doors are typically located at the center of a symmetrical facade
- Doors may be solid wood with vertical panels
- Doors often crowned by a full or broken pediment
- Pilasters or sidelights may flank door

design guidelines

- The arrangement, size, and proportions of historic openings should be maintained.
- Windows and doors should be preserved wherever possible instead of replacing them.
- Door replacements, when necessary, should be solid wood with a pattern of paneling and glazing that is similar to the original.
- Window replacements, when necessary, should be wooden divided-light sash that match the profile of the original windows as closely as possible.
- Vinyl or aluminum windows, whether double-hung or sliding, are not appropriate replacements.
- Decorative elements such as shutters, pediments, and pilasters should be preserved and maintained.
- New window openings should generally maintain the pattern of a single window or pair of windows per bay. New window openings are discouraged on the main facade as they may disrupt the symmetry of the window rhythm.

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Architectural Details

character - defining features

- Louvered or paneled shutters
- Quoins
- Round or quatrefoil windows
- Low, open-rail decorative balustrade atop portico or porch or along rooftop
- Short, stout chimney generally at one or both gable ends

design guidelines

- Shutters should be preserved and maintained.
- Quoins should be preserved and maintained.
- Ornamental windows, such as hexagonal or round gable peak windows, should be preserved.
- Decorative balustrades should be preserved and maintained.
- Wooden or plaster architectural elements should be maintained with a protective coat of paint.
- Original architectural details should not be covered with stucco, vinyl siding, stone, veneers, or other materials.
- Chimneys should be braced rather than removed for seismic concerns.
- Chimney repairs, when necessary, should replicate both the historic finish and any decorative elements.



Above: Architectural details, such as the use of columns, add to the historic character of this house.

Below: Quoins line the ends of the wall plane on this projecting window bay.



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Above: The balanced, symmetrical facade of this house is a character-defining feature.

Below: The overhanging second story is a feature of the late Colonial Revival.



Massing & Additions

character - defining features

- Simple rectangular or L-shaped plan
- Two stories
- Later examples may have overhanging second story
- Balanced symmetrical façade

design guidelines

- Additions should be located at the rear of the property and away from the main façade in order to minimize their visibility from the public right-of-way.
- An addition might also be located at one gable-end of the building. Such as addition should maintain the same side-gable orientation and a subordinate massing. Additions should not disturb the symmetrical composition of the house.
- If the addition would be taller than the main building, it should be situated so as not to detract from the primary character-defining facades.
- Additions should use finish materials similar to the original structure, generally horizontal wood siding. Synthetic spray-on stucco and imitation stone or brick are not appropriate for this style.
- Additional roofing forms and materials should echo those of the original structure. Gables are generally appropriate but should remain subordinate to the primary roofline visible from the public right-of-way. Rooftop dormers may be appropriate if they do not disturb the symmetrical balance of the façade. They may also be located on a rear façade where they are not clearly visible from the public right-of-way.
- Windows placement on additions should follow a pattern similar to that of the historic building; a simple symmetrical, evenly spaced placement across the length of the façade is generally appropriate. Windows should be similar to the original in type, a wooden double-hung sash. They need not have multi-pane glazing.
- Simplified versions of Colonial Revival decorative elements, such as pediments, pilasters, and columns, may be appropriate ornamentation.

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Multi-Family Colonial Revival Buildings

Few apartment buildings were constructed in the Colonial Revival style. Where they do exist, property owners should adhere to the design guidelines for single-family residences, including those for additions. These property owner might also consider the following suggestion:

Additions to the rear of the main facade may utilize a simple linear or courtyard addition as long as the structure remain subordinate in height and massing to the original structure.



Above: One of the character-defining traits of this house is the symmetry found in its facade.