

# Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

## Mission Revival Style

The California Mission style blends the architecture of the Mediterranean, Italian, and Spanish traditions, with the architecture of the California Missions. In general this Revival style sought to convey the feeling and association of early California. The buildings of this style were intended to be copies of these early Spanish and Mexican forms.

This style suited the warm California climate and became a favorite building style in the early twentieth century. Popularized by such Southern California architects as Wallace Neff and Reginald Johnson, the style basically had two centers, Pasadena and Santa Barbara, however the style was used extensively in many other areas of Southern California. Innumerable houses were built in California of this style, and though the designs drew on non-American sources, this Revival style is definitely an American creation.

Prominent features of the style included red clay tile roofs, use of balconies, smooth-stuccoed exterior walls usually painted white, arched openings, colorful tile work and elaborate landscaping. The houses frequently had courtyards. Glendale has only a few examples of the Mission Revival style.

mission revival style



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mission revival style

## Siding & Exterior Finishes

### character - defining features

- Smooth finish stucco is most common

### design guidelines

- Stucco cladding should be preserved and maintained.
- 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: This apartment exhibits smooth finish stucco throughout its exterior walls.*

*Below: This stone wall is an unusual example of the Mission Revival style in Glendale.*



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Above: This facade has a roof parapet in the shape of Mission San Antonio de Valero (the Alamo).

Below: The parapet for this house incorporates the porch with its smooth siding.



## Roofs

### character - defining features

- Low or medium pitch hipped roof
- Wide overhanging eaves, usually open with exposed rafter ends or decorative brackets
- Flat roof with shaped parapet
- Dormers with hipped roof or shaped parapet
- Visor roof cantilevered from smooth wall surface
- Red tile roof covering

### design guidelines

- The historic roof form should be preserved.
- The historic eave depth and configuration should also be preserved.
- Exposed rafter tails or decorative cornice brackets should not be removed or boxed in.
- Historic specialty roofing materials, such as tile, should be preserved in place or replaced in kind.
- Parapets, and associated elements such as quatrefoil windows, should be preserved and maintained.
- Visor roofs should be preserved and retained.
- Replacement roof materials, when necessary, should convey a scale, texture, and color similar to those used originally. Tile type and pattern should match as closely as possible the original. Composite or wood shingles are generally inappropriate for the parapet or pitched elements of the roof.

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## Porches

### character - defining features

- Entry or full-width one-story porch is common
- Openings may be arched or arcaded
- Large square, battered piers
- Shaped parapet

### design guidelines

- Historic porches should be preserved.
- Restoration of historic porches that have been previously filled in is encouraged.
- Decorative details, such as arched openings, square piers or shaped parapets, that help to define a historic porch should be preserved.
- The roof form of a historic porch, such as hipped or flat with parapet, should be preserved.
- Porches generally should not be enclosed with doors or screens or any opaque material.
- Additional porch elements should not be added if they did not exist historically.



*Above: This house has an arcaded porch with square columns.*

*Below: This porch has the shaped parapet that defines the character of the Mission Revival style.*



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*Above: This building has arched windows arranged in pairs and groups of three.*

*Below: This Mission Revival style building has simple, rectangular double-hung sash.*



## Windows & Doors

### character - defining features

- Windows generally have wood frames and casing
- Windows are typically double-hung sash or casement
- Windows may be divided or single light
- Windows may reflect concurrent styles, such as American Colonial Revival or Craftsman with details such as transom lights or arched surrounds.
- Doors are often wide or paired
- Doors or doorways may be arched
- Doors may include divided-light glazing
- Doors are often flanked by sidelights

### design guidelines

- The arrangement, size, and proportions of historic openings should be maintained.
- Repair windows or doors wherever possible instead of replacing them.
- Window replacements, when necessary, should be divided-light casement or double-hung 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.
- New window openings should maintain the rhythm of horizontal groupings that exists historically.
- New window openings should be recessed in the wall to the same depth as the historic windows.

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## Architectural Details

### character - defining features

- Shaped, stepped, undulated coping on parapet walls
- Bell tower
- Quatrefoil opening
- Ornamental detail is generally very limited or nonexistent
- Chimneys are generally finished in the same cladding as exterior walls and may have decorative elements at the top

### design guidelines

- Parapet walls should be maintained and preserved
- Quatrefoil windows should not be enclosed unless that condition existed historically.
- Original architectural details should not be covered with stucco (unless originally stuccoed), 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: The addition for the driveway appropriately takes the form of the Mission Revival style.

Below: A square window vent with a decorative quatrefoil surround is located at the center of the parapet.



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Above: One-story structures are less common among single-family houses in the Mission Revival style.

Below: This two-story Mission Revival building has a symmetrical facade.



## Massing & Additions

### character - defining features

- Simple square or rectangular plan in most single-family homes
- One or two stories although two stories is most common
- Façade may be symmetrical or asymmetrical

### design guidelines

- Additions should be located at the rear of the building and away from the main façade in order to minimize their visibility from the public right-of-way.
- Additions should be compatible in size and scale with the original structure, although subordinate in massing. Two story additions to one-story buildings are discouraged. If the addition would be taller than the main building, it shall be situated so as not to detract from the primary character-defining façades.
- Additions should use similar finish materials as the original structure, generally smooth finish stucco. Additions should not use the following exterior finish materials: aluminum or vinyl siding, plywood, synthetic spray on stucco, imitation stone or brick, wooden lap or board siding.
- Additional roofing forms and materials should echo those of the original structure. Low-pitched hip roofs are generally appropriate but should remain subordinate to the front-facing gables of the main façade. Red clay tile is typically the best roofing material. Rooftop dormer additions may be appropriate, provided that the addition maintains a similar roof form and slope, minimizes damage to the original roofline and form, or is located to the rear of the structure. Shaped parapets should not be altered.
- Additions should use similar fenestration patterns, generally with tall windows placed in horizontal groupings. Windows should be similar to the original in type, a wooden double-hung sash. Generally, windows need not precisely match the originals. For example, a simple one-over-one sash is appropriate.
- When an addition necessitates the removal of architectural materials, such as siding, windows, doors, decorative elements, and the like, these should be carefully removed and reused in the addition where possible.

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mission revival style

## Multi-Family Mission Style Buildings

Mission Revival style apartment buildings were generally designed as duplexes and fourplexes with symmetrical facades. Typically, these structures exhibit comparable stylistic elements and should adhere to the guidelines for single-family residences with the exception of those for additions.

### design guidelines for additions

- Additions should be to the rear of the main façade and should generally maintain a simple rectangular form and symmetrical massing. A simple linear addition to the rear of the structure is generally appropriate.
- Roofs should typically be either flat with a simple (not shaped) parapet or a low-pitch hipped roof. The addition should not be visible above the roofline of the primary façade from the public right-of-way.
- Exterior surfaces and finishes should match that of the original structure, typically smooth finish stucco.
- Windows may be placed in a pattern similar to that of the historic building or in a simpler, symmetrical, evenly-spaced placement across the length of the facade.
- Windows should be similar to the original in type, generally a simple double-hung wooden sash.
- Vinyl or aluminum windows are not appropriate.
- Simplified arches or arcades are generally acceptable as a decorative motif but should maintain appropriate proportions.



*Above: This large apartment building in Glendale is a unique multi-family example of the style.*

*Below: This multi-family building exhibits characteristics of both the Mission and Spanish Colonial Revival styles.*

