

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Mediterranean Revival Style

This style became popular in Glendale in the nineteen-teens, but had been used throughout the United States since the turn of the twentieth century. The Mediterranean Revival style, like the contemporaneous Italian Renaissance Revival style, is loosely based on Italian residential architecture of the sixteenth century. These styles were seen as particularly appropriate for the Southern California climate and were used for grand homes with imposing facades. The popularity of these styles grew out of the vogue at the turn-of-the-twentieth century for the distinction and formality of European architectural styles.

Mediterranean and Italian Renaissance Revival style structures tend to be massive, with symmetrical primary facades, a rectangular floor plans, and Classical or Beaux Arts details. Stylistic elements are often mixed with Beaux Arts or Spanish Colonial Revival buildings.

mediterranean revival style



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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.
- Wood siding is not appropriate.



Above: Smooth stucco finish with punched openings are common characteristics.

Below: Stucco repair can be completed without using spray on stucco.



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Above: The roof on this house has red tiles. When roof work is required, clay tiles should be removed, cleaned and re-installed.

Below: Ridge caps of red tiles are a simple decorative feature that should be retained when roof work is undertaken.



Roofs

character - defining features

- Low-pitched hipped roof; occasionally flat
- Wide, overhanging eaves that are typically boxed
- Decorative brackets under eaves
- Red clay tile roofing

design guidelines

- The historic roof form should be preserved.
- The historic eave depth and configuration should also be preserved.
- Decorative eave brackets should be preserved and maintained.
- Historic specialty roofing materials, such as tile, should be preserved in place or replaced in kind.
- Replacement roof materials, when necessary, should convey a scale and texture similar to those used originally, typically red clay tile.

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Porches

character - defining features

- Projecting front porch with flat roof
- Recessed entry porches or elaborate porticos are common
- Recessed arcaded porches
- Flat-roof side porches may be open or glazed
- Classical columns, often paired, are common

design guidelines

- Historic porches should be preserved and maintained in place.
- Restoration of historic porches that have been previously filled in is encouraged.
- Porches should not be enclosed with doors or screens. Porches that are historically enclosed, with windows or other glazing, should be maintained.
- Decorative details that help to define a historic porch, such as arched openings or classical columns, should be preserved and maintained.
- 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: Sometimes ornate classical elements are used in the Mediterranean Revival style.

Below: This ornate porch forms a classical entry into this Mediterranean Revival style house.



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Above: Windows often have decorative wrought iron balconets.

Below: The balconets on these windows are metal, but they have been painted white.



Windows & Doors

character - defining features

- Windows are generally wooden divided-light casement or double-hung sash
- First-story windows are often tall or full-height
- Fanlight or Palladian-style windows are typical elaborations on the first floor
- Upper story windows are generally smaller and less elaborate than first-story windows
- Typically, a single window or pair of windows is in each bay of the façade
- Front doors are generally single and may have sidelights or arched transom light
- Doors may be solid wood or glazed
- Front doors are typically centrally located on the facade

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 wooden divided-light casement or double-hung sash that match the profile of the original windows as closely as possible. Vinyl or aluminum windows are not appropriate replacements.
- New window openings should maintain the symmetrical rhythm that exists historically on most Mediterranean and Italian Renaissance Revival houses.
- New window openings should maintain the distinctive proportions of the first and second floors.

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Architectural Details

character - defining features

- Classical columns or pilasters
- Low, cast stone balustrades
- Arcades
- Stout chimneys at one or both ends of the roof
- Quoins

design guidelines

- Columns, pilasters, and balustrades should be preserved and maintained. Replacement or deteriorated elements, when necessary, should be in-kind.
- Arcades should be preserved and maintained. Open arcades should not be enclosed with screens or opaque materials.
- Original architectural details should not be covered with stucco (unless stuccoed originally), vinyl siding, stone, veneers, or other materials.
- Chimneys should be braced rather than removed for seismic concerns.



Above: The entry to this house has an arched feel that draws one into the porch.

Below: The classical columns at the porch entry help define building's architectural style.



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Above: The symmetrical massing of the main facade of this house should inform any addition to the structure.

Below: A single-story addition at the sides or rear of this house would be appropriate to the scale and massing of the established structure.



Massing & Additions

character - defining features

- Symmetrical massing
- Two story form is most common

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.
- Additions should be compatible in size and scale with the original structure, although subordinate in massing. If the addition would be taller than the main building, it shall be situated so as not to detract from the primary character-defining facades.
- Additions should not disturb the symmetrical composition of Mediterranean houses.
- Additions should use similar finish materials as the original structure, generally smooth-finish stucco. The following exterior finish materials are generally inappropriate for Mediterranean style houses: 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. In most cases, for Mediterranean residences, low-pitched hips or gables are appropriate but should remain subordinate to the primary roofline. Flat roofed houses should typically maintain the flat roof.
- Rooftop dormer additions are not seen historically and are generally inappropriate as they are not easily concealed below the primary roofline.
- Additions should use similar fenestration patterns, generally with single or adjacent paired windows in each bay. Upper-story windows should generally be shorter than first-story windows.
- Windows should be similar to the original in type, a wooden divided-light casement, or a simple double-hung sash.

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Multi-Family Mediterranean Buildings

Mediterranean and Italian Renaissance Revival style apartment buildings were generally designed as duplexes and fourplexes with symmetrical facades and flat roofs. 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 located to the rear of the structure 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 be a low-pitched hip or flat with a parapet. The roofs of the additions 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, generally stucco.
- Windows placement should 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, a wooden divided-light casement, or a simple double-hung sash. Vinyl windows, similar in type and style to the historic windows, may be acceptable on secondary facades of an addition. Aluminum windows are not appropriate.



Above: This apartment building has Mediterranean Revival elements including the classical porch and red tile coping at the cornice.