

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Spanish Colonial Revival Style

In 1915, the Panama Canal opened to shipping traffic. To celebrate, San Diego, the first United States port of call on the Pacific Coast, hosted a world's fair or exposition. The chief designer for the event was Bertram Grosvenor Goodhue, who had a fascination for Spanish or Mediterranean styles of architecture. Goodhue did not want the cold, formal Renaissance and Neoclassical architecture that was normally used for expositions and fairs. Instead, he envisioned a fairytale city with a festive, Mediterranean flavor. The style features low-pitched roofs with little or no overhang covered with red roofing tiles. These houses were almost always wood frame with stucco siding. The use of the arch was common, especially above doors, porch entries and main windows.

spanish colonial revival style



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Siding & Exterior Finishes

character - defining features

- Smooth finish stucco is most common
- Sometimes the smooth finish is over an irregular subsurface

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 not appropriate.



Above: Stucco finish used here is smooth but there are decorative raised areas.

Below: Lighter colored stucco finish provides a contrast to the dark red of the roof.



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Above: Multiple intersecting gables give character to this Spanish revival style house.

Below: Simplified red tile coping at the roof eave helps define the roof edge.



Roofs

character - defining features

- Low pitched side gable or cross-gabled roof; sometimes hipped
- Complex, multilevel roof form that complements an asymmetrical massing
- Eave with little or no overhang
- Flat roof with short parapet on some smaller examples
- Red clay tile, either half-barrel or S-curve

design guidelines

- The historic roof form should be preserved.
- The historic eave depth and configuration should also be preserved.
- 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, texture, and color similar to those used originally, typically red clay tile and should match the original pattern

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Porches and Balconies

character - defining features

- Porches are relatively uncommon and are most often located on an interior or rear courtyard
- Simple bungalow style structures may have open central porch
- Front porches, where they exist, are typically recessed behind an open arcade, off-center from the front door.
- Balconies are common and may be open or roofed
- Small cantilevered second-story balconies
- One or two-story covered interior balcony
- Wood turned spindle or decorative iron balustrade

design guidelines

- Historic porches and balconies should be preserved and maintained.
 - Restoration of historic porches or balconies that have been previously filled in is encouraged.
- Porches typically should not be enclosed or screened.
- Interior and rear courtyard porches and balconies should be preserved.
- Decorative details, such as arched openings, iron work, balustrades, posts, or columns, that help to define a historic porch or balcony should be preserved.
- Additional porch elements should not be added if they did not exist historically



Above: This recessed porch has an arched opening leading to the main entry.

Below: Second story balconies are common with this style.

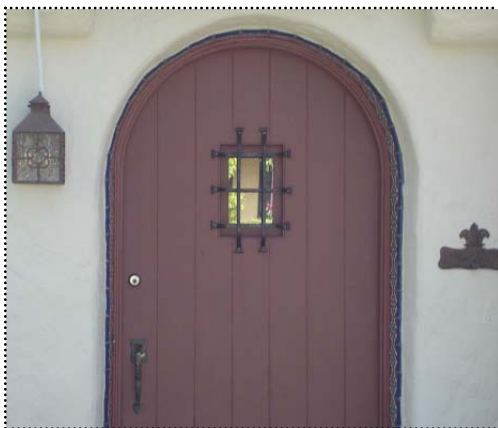


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Above: This window has an arched shape that is commonly used in the Spanish revival style.

Below: An arched doorway and the wood paneled door provide visual detail to this house.



Windows & Doors

character - defining features

- Arches above principal windows and doors are common
- Dramatically carved or other heavy wood front doors
- Glazed, multi-pane double doors typically lead to patios or balconies
- One large focal window is common, often arched and glazed with stained glass or other alternate glazing
- Windows often wooden double-hung sash or divided-light casement ; steel casements occasionally occur
- Turned spindle wooden window grilles sometimes enclose windows
- Iron balconets or grilles sometimes decorate windows

design guidelines

- The arrangement, size, and proportions of historic openings should be maintained.
- Repair windows or doors wherever possible instead of replacing them.
- Decorative elements such as turned spindle window grilles, balconets, or stone mullions should be preserved and maintained.
- Door replacements, when necessary, should be solid wood or glazed in a pattern similar to the original.
- Window replacements, when necessary, should be wooden divided-light sash or casement 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 and should be recessed in the wall to the same depth as the historic windows

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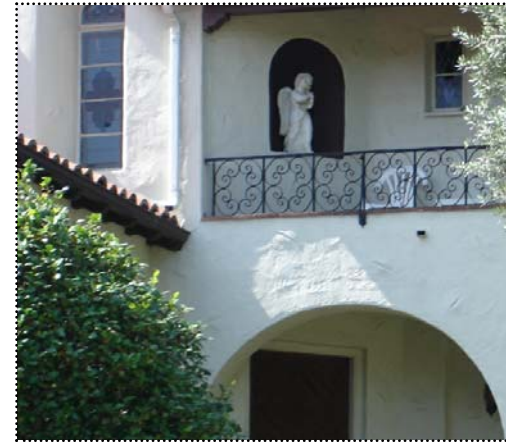
Architectural Details

character - defining features

- Stucco or tile decorative vents
- Arcaded wing
- Stucco-sided chimneys with ornamental tops
- Exterior stairs
- Decorative tiles
- Decorative iron sconces, door knockers, hinges, hardware
- Towers

design guidelines

- Arcaded wings should be preserved and maintained.
- Decorative vents should be preserved and maintained.
- Decorative tiles should be maintained and preserved. They should remain unpainted.
- 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 the original finish (typically stucco) and preserve original decorative elements such as chimney tops.



Above: The metal railing is a decorative architectural detail used often with this style.

Below: The rounded tower has a number of architectural details that give this house a rich design palette.



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Above: The asymmetrical massing of this house is clearly visible from the street.

Below: Additions, including garage additions, should be subservient to the main building.



Massing & Additions

character - defining features

- Asymmetrical massing
- One or two stories
- Roofline is integral to the style's character, multiple intersecting roof elements that complement the asymmetrical massing.

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.
- The asymmetrical massing of the style provides flexibility in design in terms of placement, massing, and orientation of a Spanish Colonial Revival addition. However, additions should remain compatible in size and scale with the original structure, although subordinate in massing.
- Two story additions to one-story buildings are discouraged where a strong pattern of only single-story development nearby. 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 similar finish materials as the original structure, generally smooth-finish stucco. The following exterior finish materials are generally not appropriate for Spanish Colonial Revival: 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-pitch hips or gables are appropriate but should remain subordinate to the primary roofline visible from the public right-of-way. Red clay tile roofing is generally most appropriate.
- Rooftop dormers are generally inappropriate for Spanish Colonial Revival.
- Additions should use similar fenestration patterns, generally patterns or groupings that complement the asymmetry of the façade. Windows should be similar to the original in type, a wooden divided-light casement or double-hung sash, and reused in the addition where possible.

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Multi-Family Spanish Colonial Buildings

character - defining features

Spanish Colonial Revival style apartment buildings generally mimic the appearance of large single-family homes and should adhere to the design guidelines for single-family residences, with the exception of those for additions.

Some courtyard apartments have a collection of free-standing structures with simple stylistic elements. On a courtyard property, the facades of most (and probably all) structures are generally partially visible from the public right-of-way. Character-defining elements on those facades should be preserved and maintained according to the guidelines for single-family residences

design guidelines for additions

- Additions to the rear of the main façade need not mimic Spanish Colonial Revival massing. A simple linear addition to the rear of the structure is generally appropriate.
- Roofs may be flat with a parapet, or low-pitched with a hip or gable. They should not be visible above the roofline of the primary façade from the public right-of-way. Roofs and parapets should generally be covered with red clay tile.
- Exterior surfaces and finishes should match as closely as possible that of the original structure, generally smooth finish stucco.
- Windows placements 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 or aluminum windows are generally not appropriate on the historic structure. However, vinyl windows may be acceptable on an addition.



Above: Spanish Colonial Revival style courtyard apartment.