

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Monterey Revival Style

This revival style is derived from Boston merchant Thomas Larkin's 1850s residence in Monterey, California. The style updates Larkin's vision of a New England Colonial with an Adobe brick exterior. The use of adobe reflected an element of Spanish Colonial houses common in the Monterey area at the time. Later Monterey versions merged Spanish Eclectic with Colonial Revival styles to greater or lesser extents.

Larkin's design also established a defining feature of the Monterey style: a second-floor front-facing balcony, sometimes turning the corner to side elevations as well. Monterey Revival homes typically featured balcony railings in iron or wood; roofs are low pitched or gabled and covered with shingles--variants sometimes feature roof tiles--and exterior walls are constructed in stucco, brick, or wood.

monterey revival style



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

monterey revival style

Siding & Exterior Finishes

character - defining features

- Smooth or sand finish stucco is most common
- Wood or brick may also be used.
- First and second stories may use different materials

design guidelines

- Stucco cladding should be preserved and maintained.
- Wood siding should be preserved and should maintain a protective coat of paint.
- Brick should be preserved and maintained, including any characteristic bonding or mortar finishes
- Differentiated siding between floors, where it exists, should be 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: Smooth stucco cladding is a common attribute of the Monterey style.

Below: This example mixes both brick cladding and tongue-in-groove wood panelling on the main facade.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: The eave for this roof provides little overhang. The roof cladding is composition shingle.

Below: The side gable and red clay roof tiling are characteristic of the style.



Roofs

character - defining features

- Low-pitched side gable
- May have front-facing cross gable
- Eave with little or no overhang
- Wood or composition shingles or red clay tile are most common.

design guidelines

- The historic roof form should be preserved.
- The historic eave depth and configuration should also be preserved.
- Historic roofing materials, such as tile or shingle, 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 and should match the original pattern. For instance, roofing tiles should not be replaced with shingles or vice versa.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

monterey revival style

Porches and Balconies

character - defining features

- A second-story balcony, usually cantilevered, is the primary character-defining feature of the style.
- The balcony may be partial or full-width.
- The balcony is generally covered by the principal roof.
- Simple posts
- Open-rail balustrade is most common .
- Posts and rails are typically wood in Glendale but iron examples also appear.

design guidelines

- Historic balconies should be preserved in place.
- Balconies should not be enclosed, glazed or screened on principal facades.
- Decorative details, such balustrades and posts, that help to define a historic balcony should be preserved and maintained.
- Additional balcony elements should not be added if they did not exist historically.



Above: The recessed balcony on the main facade is the primary character-defining feature of the Monterey Revival style.

Below: The combination balustrade of this partial-width balcony is unique and character-defining.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: This house has wooden casement windows.

Below: Paired windows in a single opening fill each bay of the main facade on this house.



Windows & Doors

character - defining features

- Each bay usually has only one window or door.
- Windows are often divided-light wooden casement or double-hung sash.
- Full-length windows or glazed doors generally open onto balcony.
- Windows are often decorated with fixed shutters.
- Door and window surrounds are generally absent or a very simple Colonial Revival form.
- Doors may be solid wood with panels or partially glazed.

design guidelines

- The arrangement, size, & proportions of historic openings should be maintained.
- Repair windows or doors wherever possible instead of replacing them.
- Door replacements, when necessary, should be solid wood or wood with glazing 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.
- Decorative elements such as shutters should be preserved and maintained.
- New window openings should generally maintain the pattern of a single window or pair of windows per bay.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

monterey revival style

Architectural Details

character - defining features

- Louvered or paneled shutters
- Short, stout chimney at one or both gable ends

design guidelines

- Shutters should be preserved and maintained.
- Other 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 bonding pattern or finish and any decorative elements.



Above: The fixed shutters flanking the window add richness and depth to the facade.

Below: This house has louvered shutters which reflect the influence of the American Colonial Revival style. An end gable chimney is visible above the roofline.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: This house has a one-story wing that extends from the primary two-story form.

Below: This house is characteristic of the style in plan and height. As part of its L-shaped plan, the balcony is incorporated beneath the main roof, and the first floor is slightly recessed below it.



Massing & Additions

character - defining features

- Simple rectangular or L-shaped plan
- Two stories

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 an addition should maintain the same side-gable orientation and a subordinate massing. The second-story balcony generally should not be extended to the new addition.
- Additions should respect the stylistic influences of the American or Spanish Colonial on Monterey Revival houses. Typically, these influences are not mixed on a single building.
- Additions should use similar finish materials as the original structure which varies among different examples of the Monterey Revival style. Additions should not use the following exterior finish materials: plywood, synthetic spray on stucco, or imitation stone.
- Additional roofing forms and materials should echo those of the original structure. Low-pitch gables are appropriate but should remain subordinate to the primary roofline visible from the public right-of-way. Roofing material, whether shingle or red clay tile, should match that of the original.
- Rooftop dormers may be appropriate in Monterey Revival style houses that exhibit a American Colonial Revival influence. They are generally inappropriate in those houses with a Spanish Colonial influence.
- Additions should use similar fenestration patterns, generally a single or paired window opening per bay. Windows should be similar to the original in type, such as a wooden divided-light casement or double-hung sash.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Multi-Family Monterey Revival Buildings

Few apartment buildings were constructed in the Monterey style. Where they do exist, property owners should adhere to the design guidelines for single-family residences, with the exception of those for additions.

design guidelines for additions

- Additions should respect the stylistic influences of the American or Spanish Colonial on Monterey Revival houses. Typically, these two influences are not mixed on a single building.
- Additions to the rear of the main façade might consider a simple linear or courtyard addition to the rear of the structure.
- 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 should generally be covered with a material similar to the primary roof of the main structure.
- Exterior surfaces and finishes should match that of the original structure. An addition may consider using different materials on the upper and lower stories, if the original structure does.
- Windows may be placed in a pattern similar to that of the historic building; typically, a simple symmetrical, evenly spaced placement across the length of the facade.
- Windows should be similar to the original in type, generally a wooden divided-light casement, or a simple double-hung sash. Vinyl windows, if similar in style and type to the original, may be acceptable on additions. Aluminum windows are not appropriate for this style.