



History and Character of the Spanish Style

Richmond Spanish Revival

The Spanish Revival Style is derived from the missions of California, built between 1767 and 1823 during the Spanish Colonial period. Richmond's diverse interpretation of the Spanish Revival Style ranges from the early 1920's classic Spanish Revival to the 1940's mix of Bungalow and Spanish Revival Styles.

The detailing on the Richmond Spanish Revival is minimal and eclectic with most of the emphasis placed on the front façade. Walls have more surface area than openings. Detail is achieved through the proportional location of these openings. Windows occasionally are elaborated with small metal balconies, grilles or awnings, but have no surrounds. Surrounds are reserved for main doorways, which have elaborate pilasters, columns and capitals. Many of the houses have highly decorative brick chimneys. Walls flare out on the front façade with many incorporating a side-yard entryway. Wood detailing is spare and is used in rafter tails or heavy timber brackets supporting cantilevers or openings.

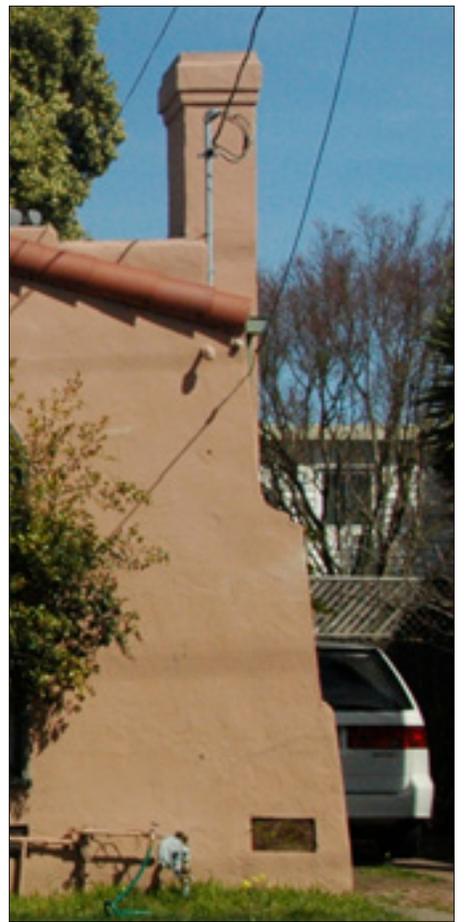
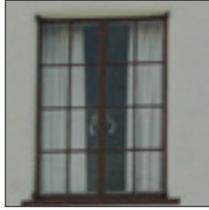
The Spanish Revival roofs are tile, typically barrel mission tile. On the flat roof massing types, barrel mission tiles and decorative parapet walls are used as accents on the front façades.

Key Characteristics

- Smooth flat stucco walls
- Sculpted wall elements to transition from vertical to horizontal massing
- Simple punched openings
- Recessed divided windows
- Balconies used to break up massing
- Shallow eave details
- Barrel mission tiles are used on pitched roofs and as accents on parapet walls
- Decorative chimneys and tops

Sample Photographs

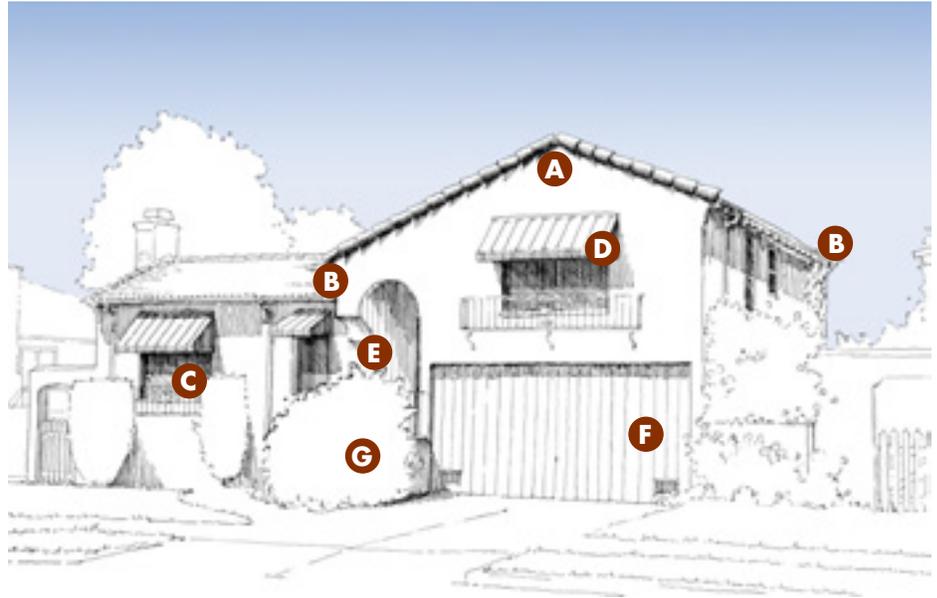




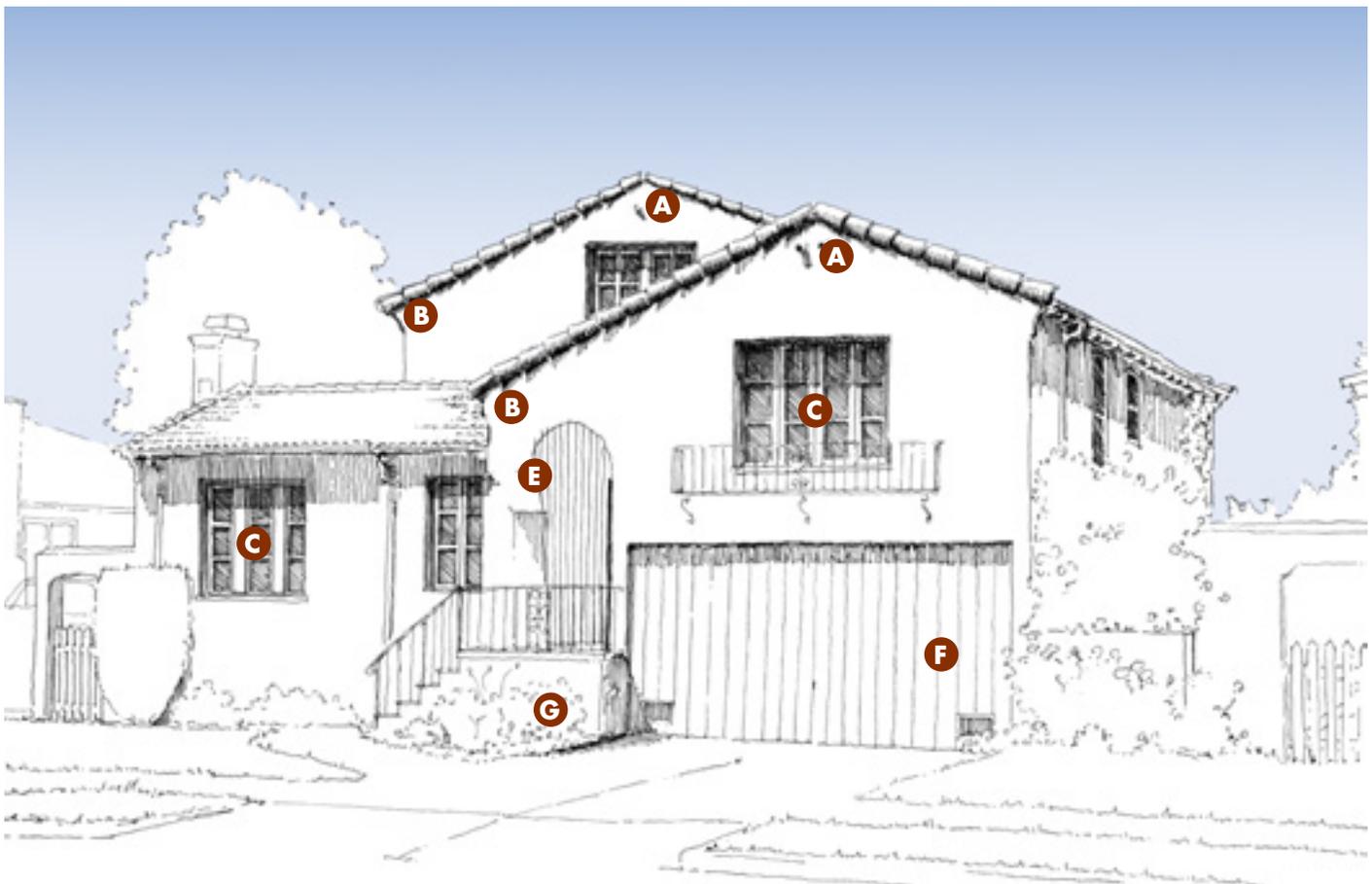
Transformations

Illustrated Improvements

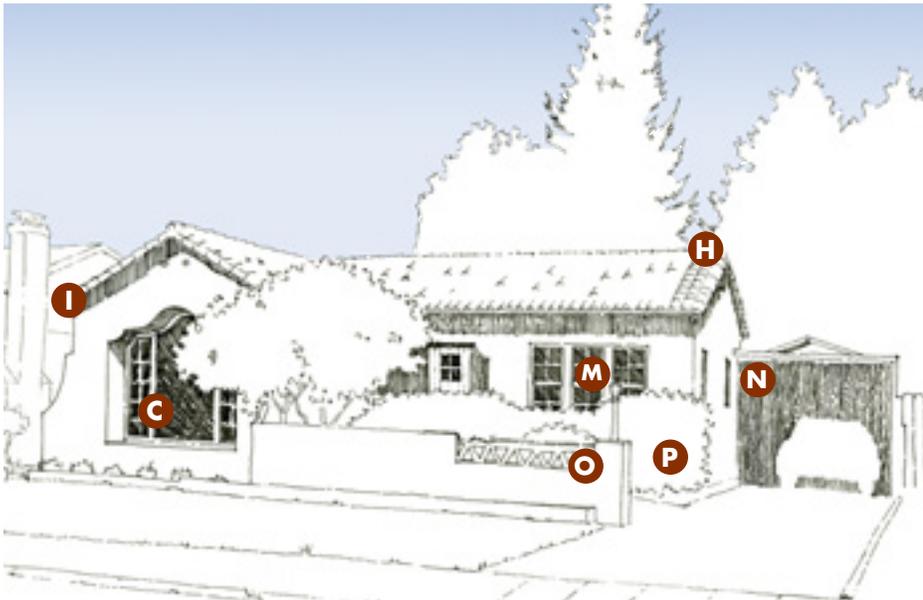
- A** Match original gable roof form with terra cotta tiles
- B** Match historic eave depth and detail
- C** Replace existing windows with windows which are historically detailed
- D** Remove inappropriate window awnings
- E** Maintain decorative arch over entrance
- F** Maintain historic garage door or replace with similarly detailed garage door
- G** Prune landscaping to prevent overgrown vegetation from hiding entryway



Existing street-side character



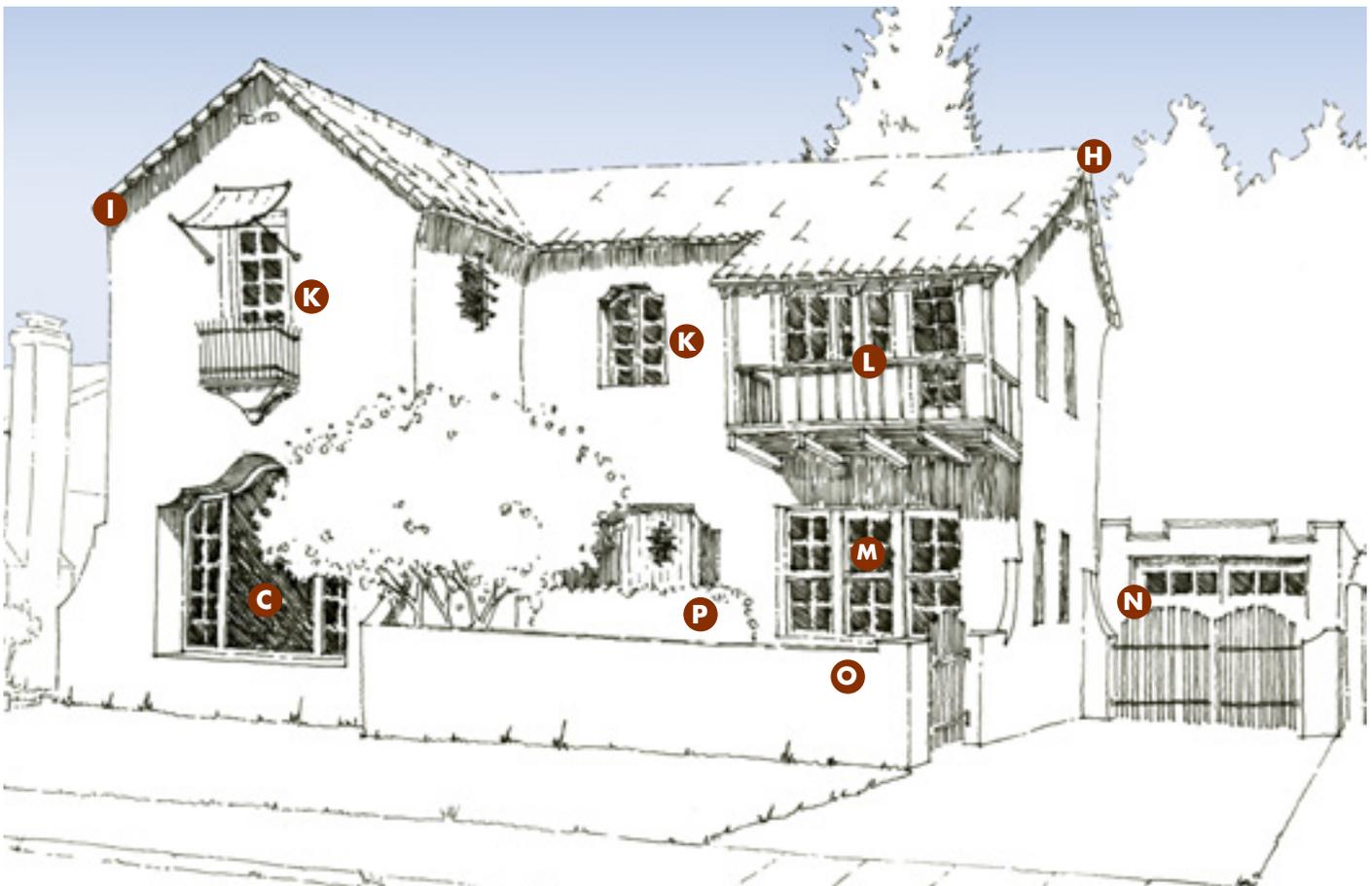
Potential street-side character maintains historic details and incorporates architectural elements to break down massing. Other improvements as illustrated above are encouraged in conjunction with the construction of the addition.



Existing street-side character

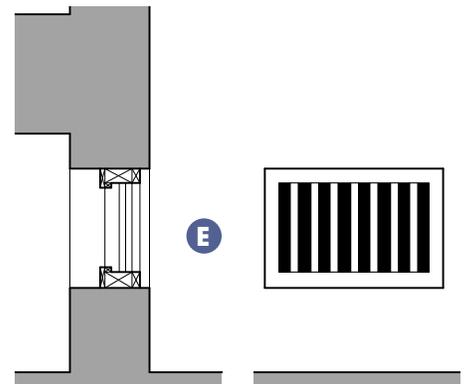
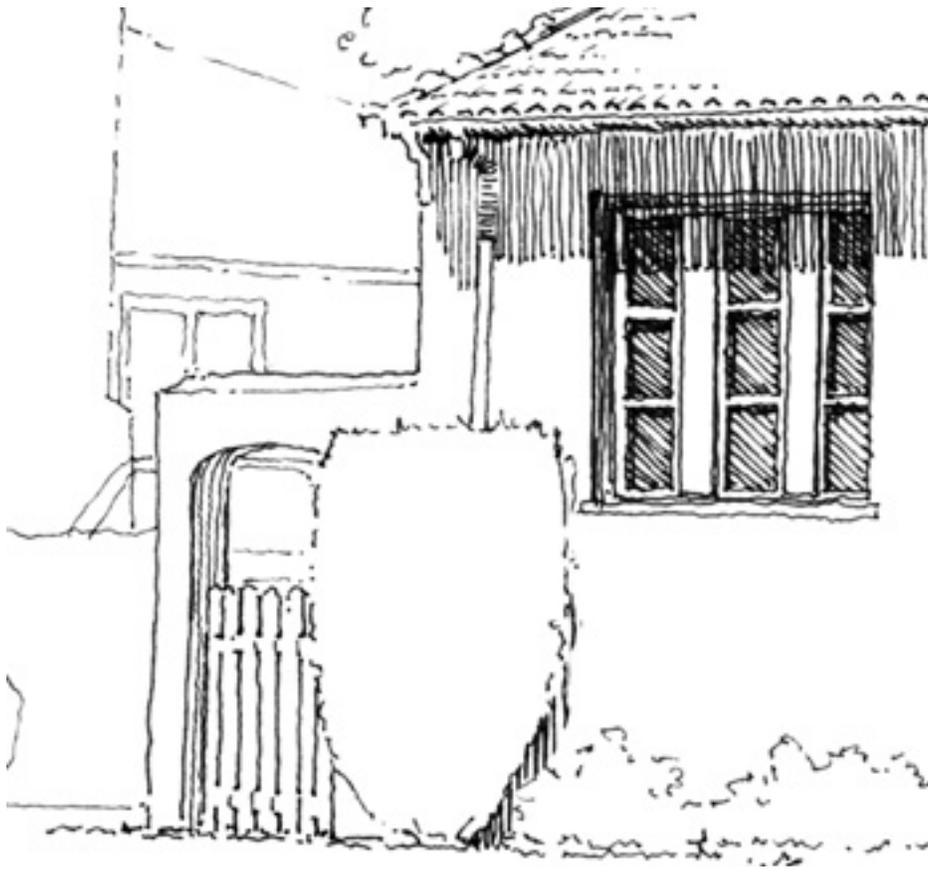
Illustrated Improvements

- H** Match original gable roof form
- I** Match historic eave depth and detail
- C** Maintain decorative ground floor window
- K** Compose second floor openings to align with existing windows and doors
- L** Integrate a deep covered balcony to break down the long massing
- M** Replace existing windows with historically accurate windows
- N** Replace carport with a garage or ancillary building and integrate appropriate gate across driveway
- O** Replace detailing of low wall
- P** Prune landscaping to prevent vegetation from hiding entryway

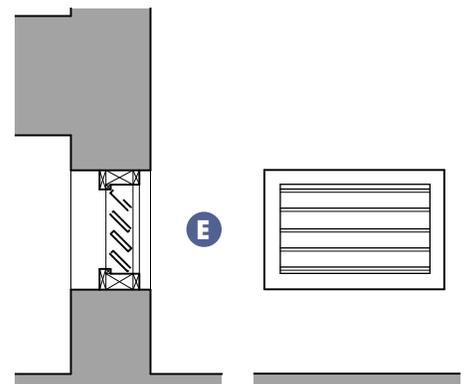


Potential street-side character maintains historic details and incorporates architectural elements to break down massing. Other improvements as illustrated above are encouraged in conjunction with the construction of the addition.

Walls



Crawl space vents: vertical slats



Crawl space vents: louvers

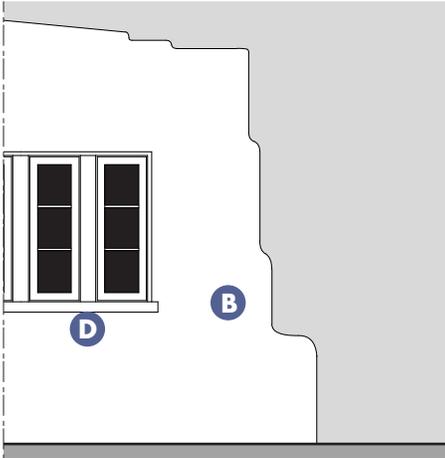
Walls

In the Richmond Spanish Revival Style, walls are often smooth stucco and painted white or a light earth tone. Additions or renovations should use the three coat process. Synthetic stucco systems such as EIFS (Exterior Insulation and Finish Systems) should be avoided.

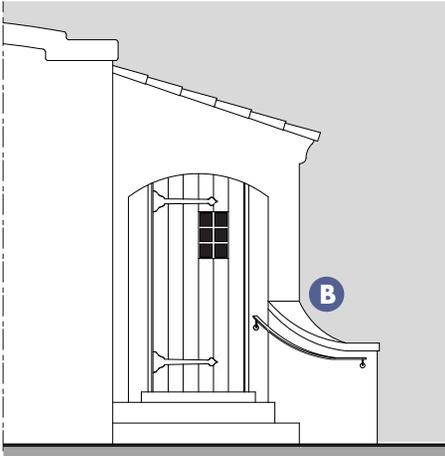
The richness of the Richmond Spanish Revival Style comes from the details found within the style. Walls have simple punched openings, with recessed windows and doors. At the intersection of vertical and horizontal elements, transitional walls step or curve. Crawl space ventilation is often handled with simple wood louver or vertical wood slats.

Architectural Standards

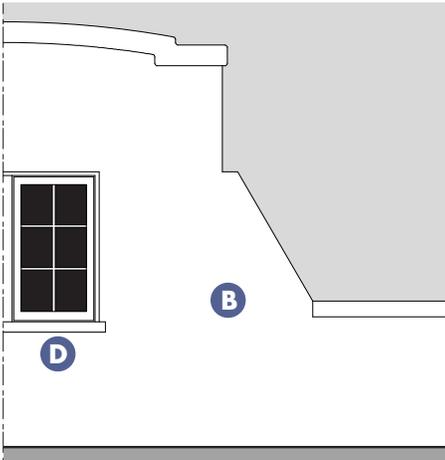
- A** Match existing smooth and flat 3-coat finished stucco walls
- B** Preserve unique wall profiles and integrate similar details into additions
- C** Paint walls white or light earth tone
- D** Match existing simple punched openings
- E** Use crawl space vents with vertical slats or louvered openings



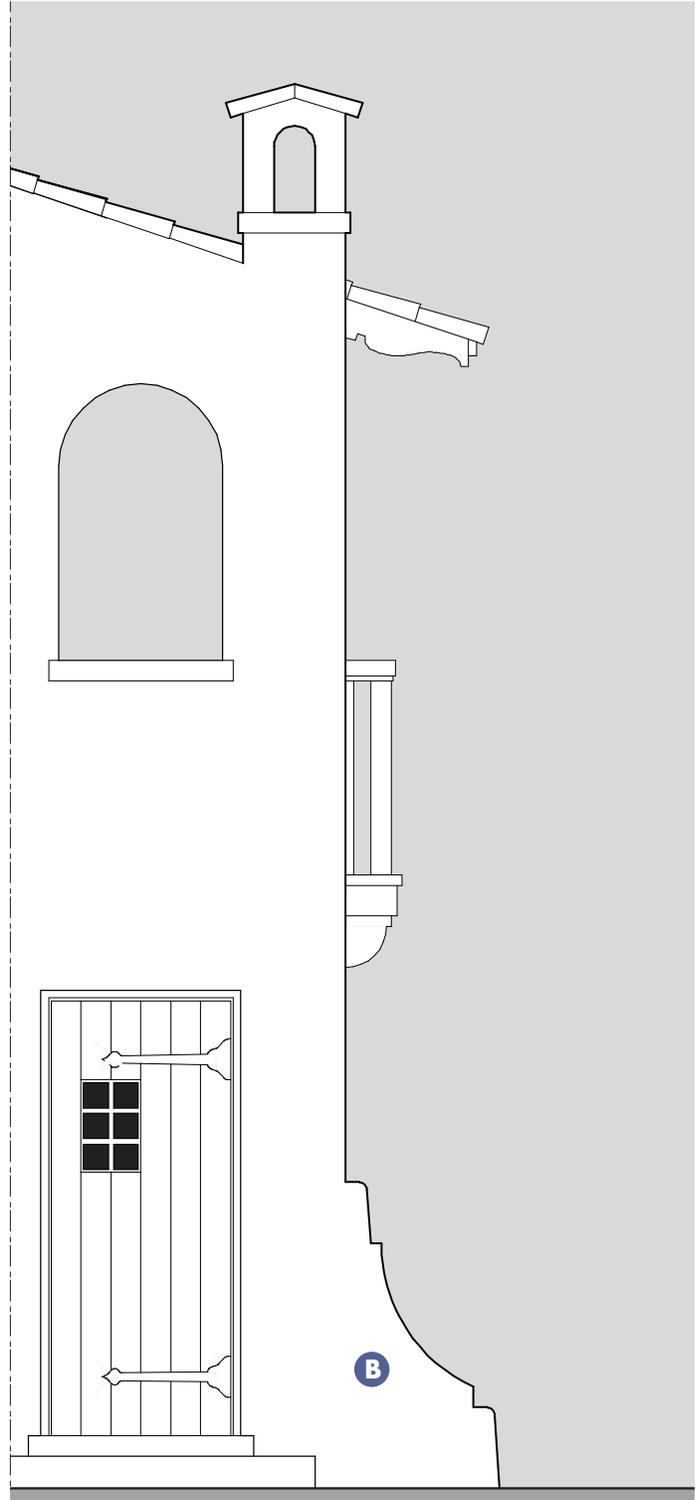
Stepped transition to ground



Curved wall transition at entryway

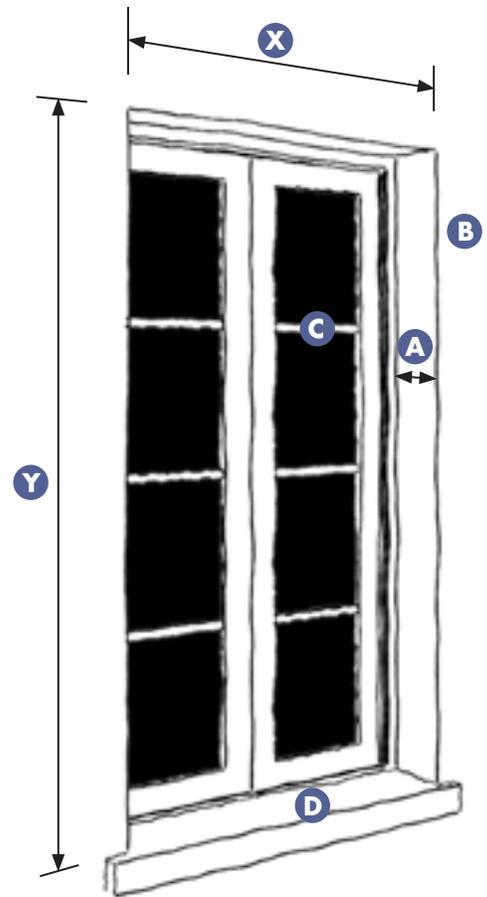


Wedge transition to low wall



Curved transition to ground

Windows and Doors



French casement window detail

Windows and Doors

The Spanish Revival Style has distinct windows and doors. The classic Spanish Revival window is a casement window or french casement window. These windows are hinged on one side and open much like a door. The french casement window is split down the middle, much like a french door. The Richmond Spanish Revival Style also includes double-hung windows with the top half divide by muntins.

Spanish Revival doors are typically wood with a small opening/window. Often, these doors are left as natural wood colors/stains. Doors can also be found in the same color/stain as the trim around windows.

Windows should use a 2" x 1¼" brick mould to transition from the stucco to the window. Windows may also be recessed.

Architectural Standards

- X** Match proportions of existing historic windows when replacing or adding new windows
- Y** Match recess of existing windows when adding or replacing windows
- A** Do not add stucco/foam surrounds on stucco houses
- B** Use clear glass and divided windows with exterior muntins; interior muntins are not allowed
- C** Use window sills (required) made out of wood, concrete or stucco
- D** Use wood front doors with a small opening/window - overly ornate doors are not allowed



Illustrated Windows and Doors

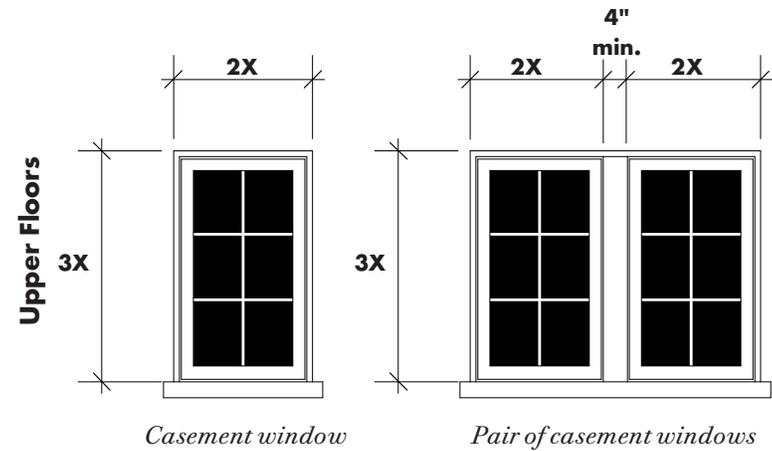
- A** Typical ground floor window/door
- B** Typical upper floor window
- C** Accent window or door

Examples of façade compositions and hierarchy of windows and doors.

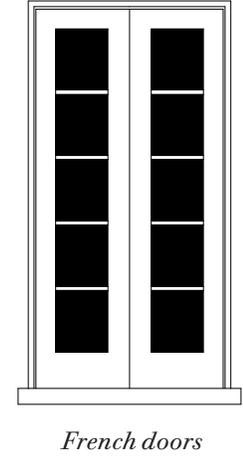
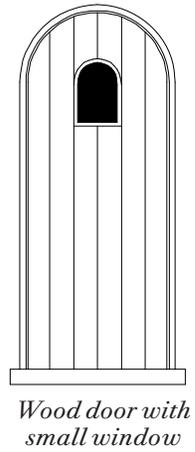
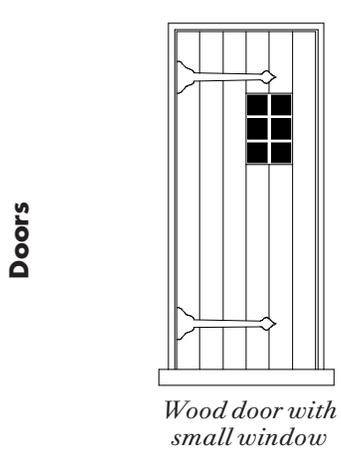
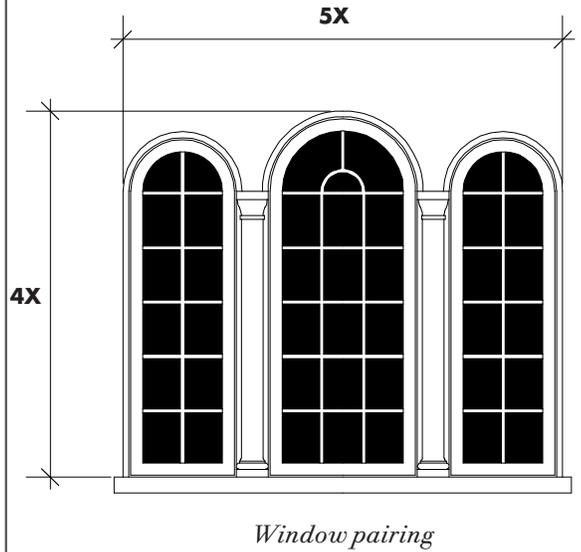
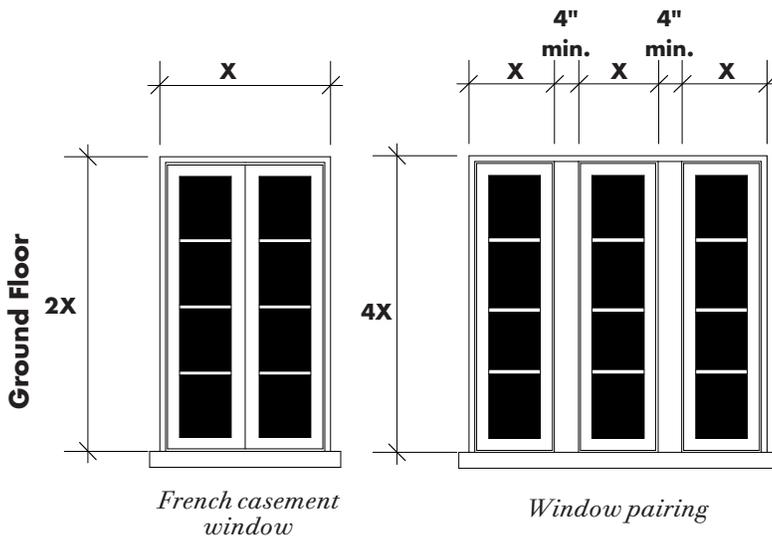
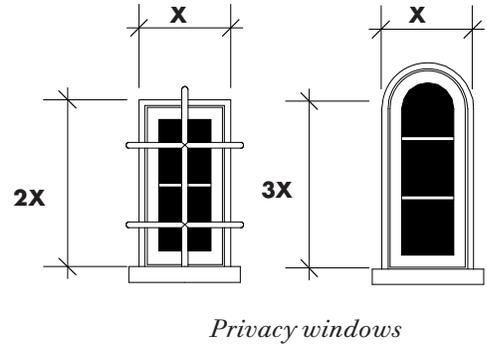
Windows and Doors (continued)

Windows must meet building code egress requirements

Typical

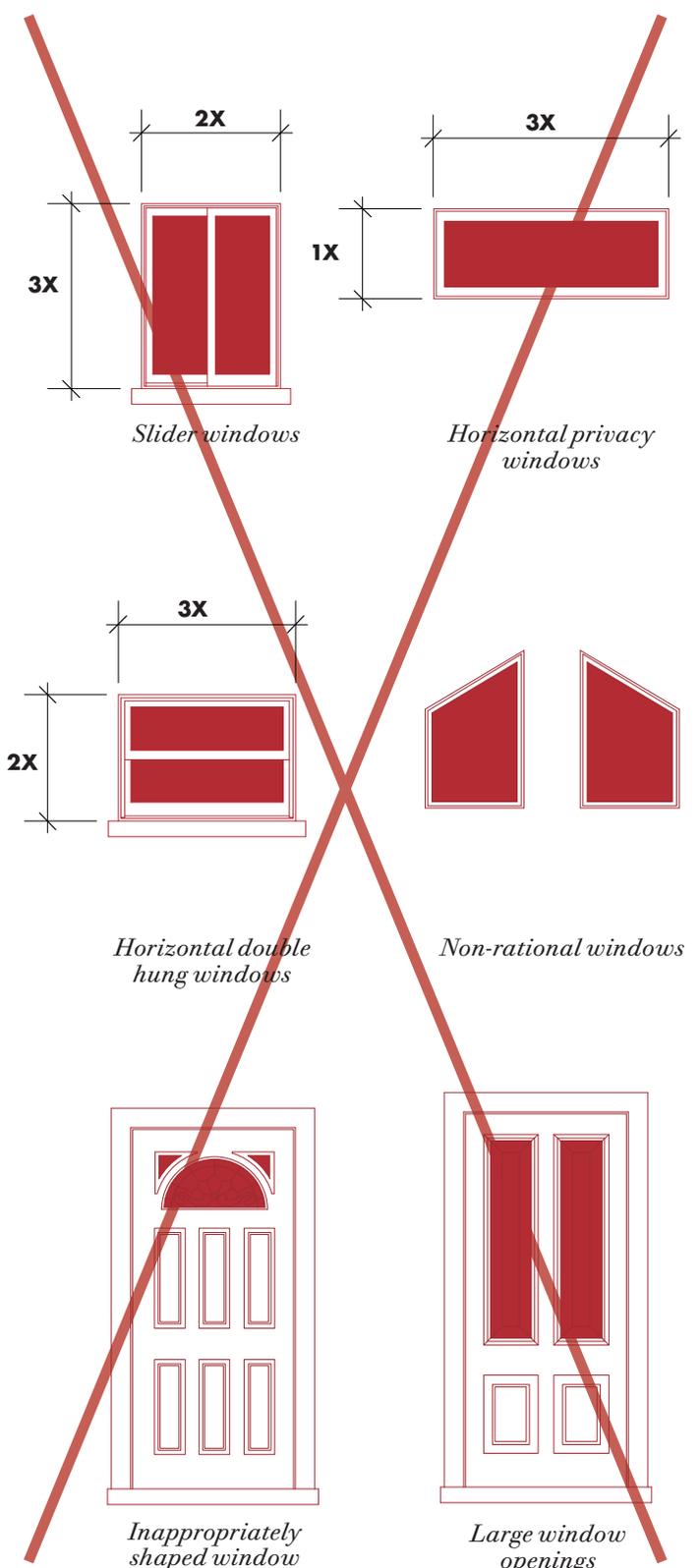
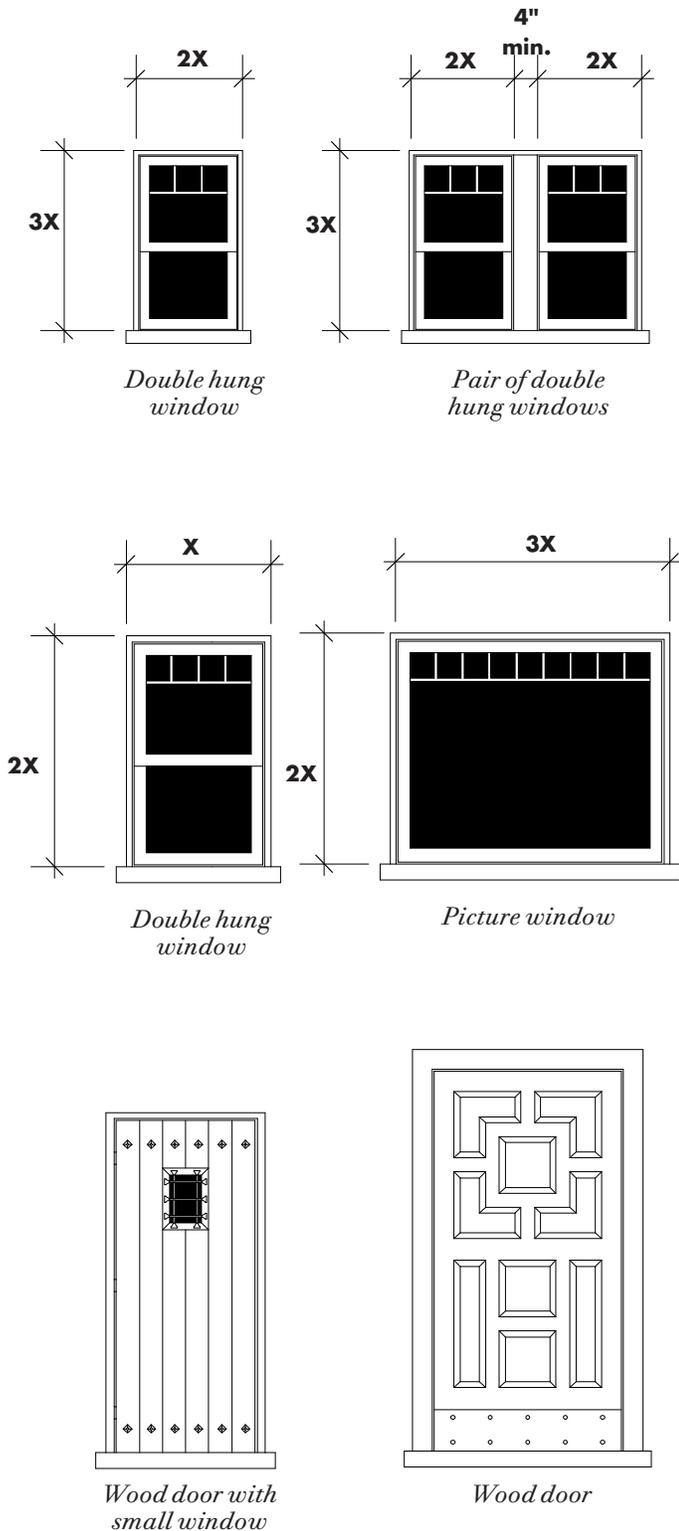


Accent

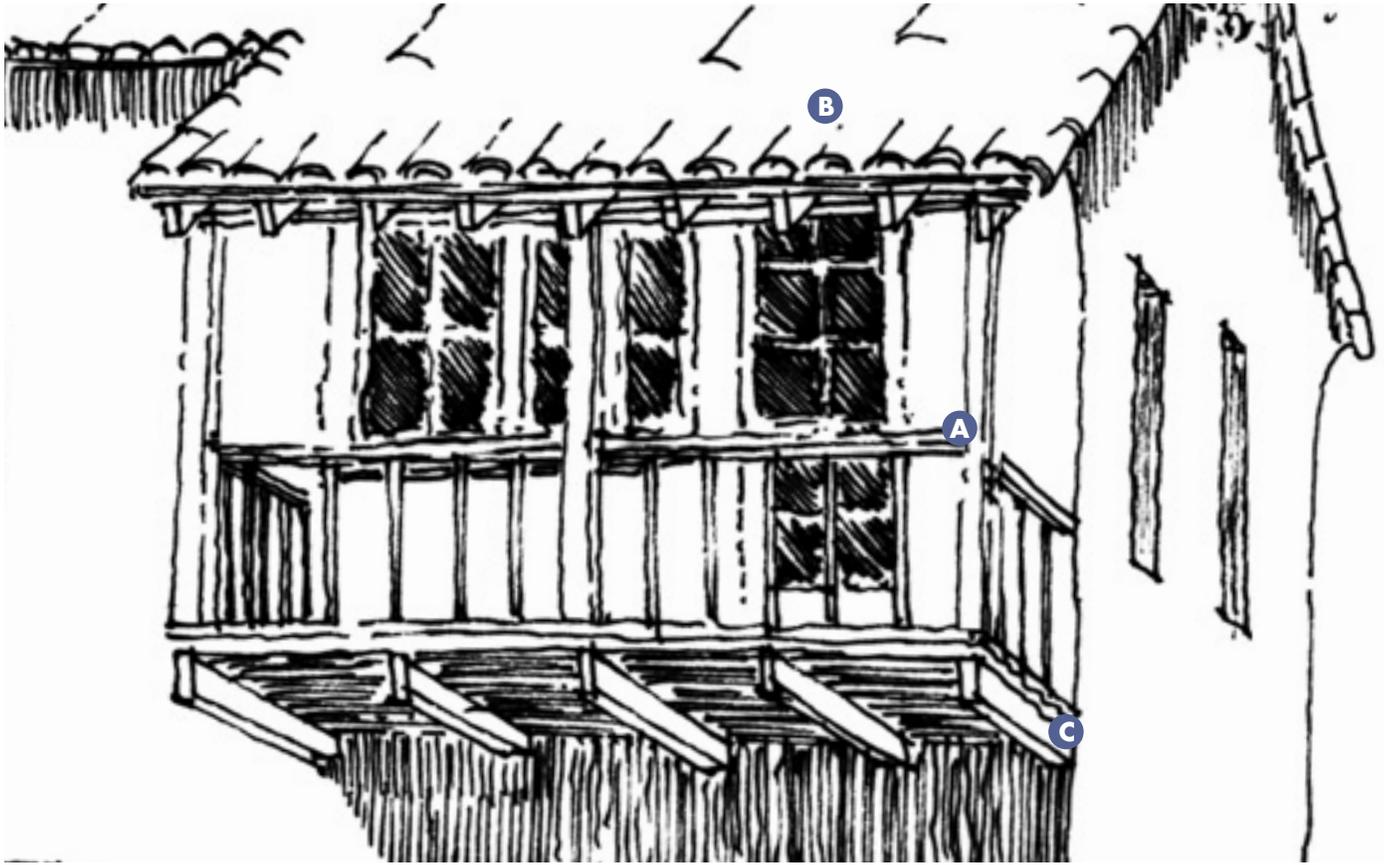


Alternatives

Avoid



Balconies and Bay Windows



Balconies and Bay Windows

The Richmond Spanish Revival Style is typically composed of a combination of simple massing types, accented with details that add an asymmetrical playful quality. With careful placement, balconies and bay windows work well to add asymmetry by breaking up the overall massing of two story buildings.

There are two typical types of balconies: covered balconies made out of wood and french balconies made out of wrought iron.

Balconies and overhangs are typically made out of wood. In order to avoid the flat “pasted on” look that thin wood members have, wood members should be sized to give an impression of permanence.

Second floor bay windows are made of stucco and project 6 to 10 inches from the face of the building. The bottom edge is treated with decorative stucco scallops or wood beams.

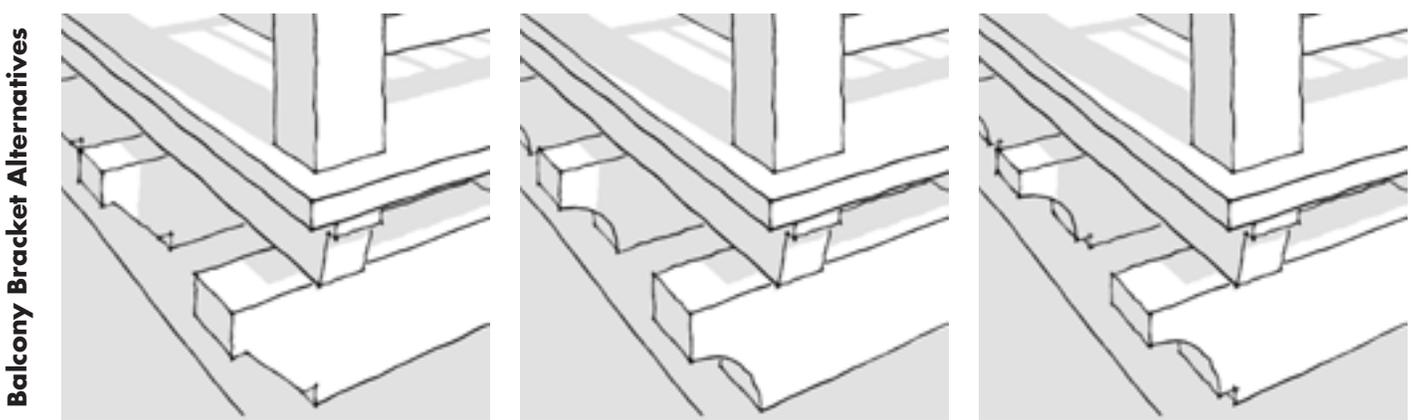
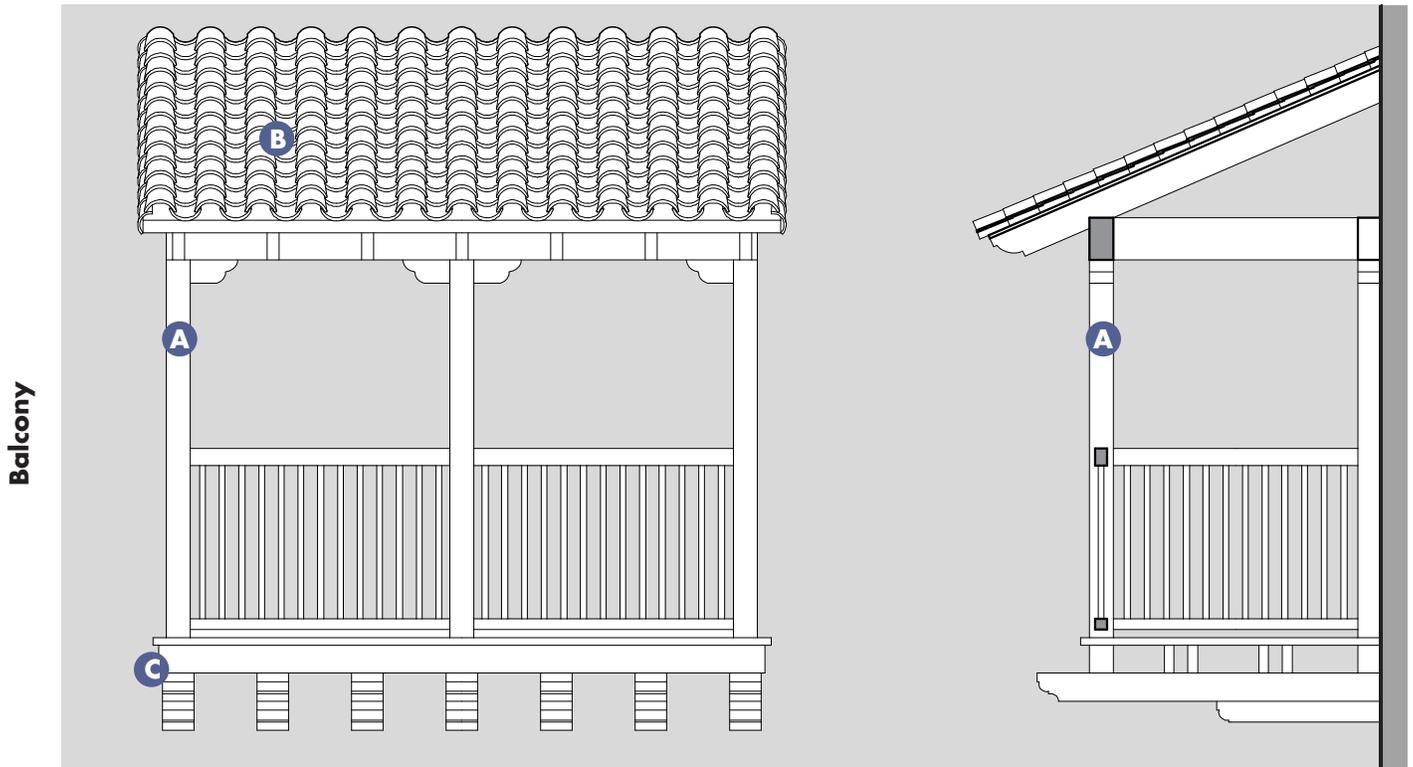
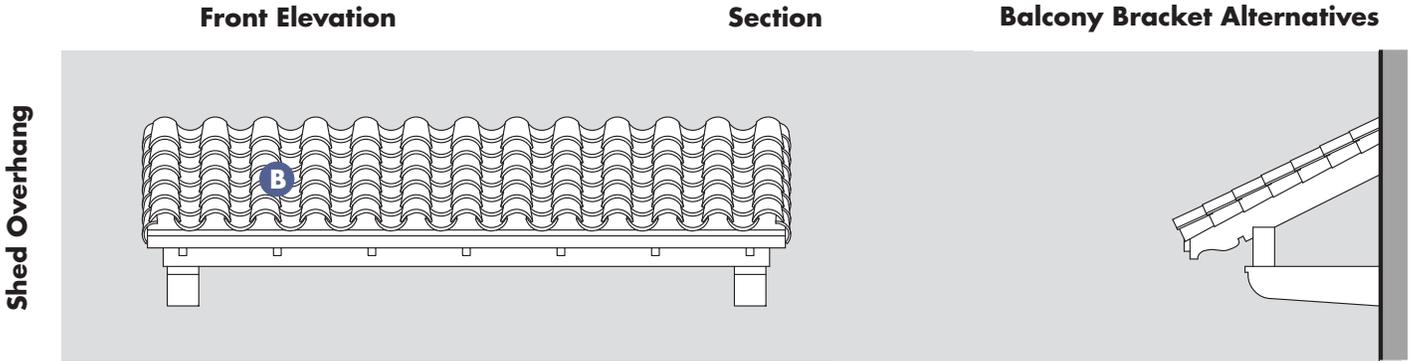
Architectural Standards: Balconies

- A** Make covered balconies out of wood
- B** Use simple red barrel mission roofs or overhangs
- C** Construct balconies with open framing members
- D** Use balconies and bay windows to break up the massing of new additions

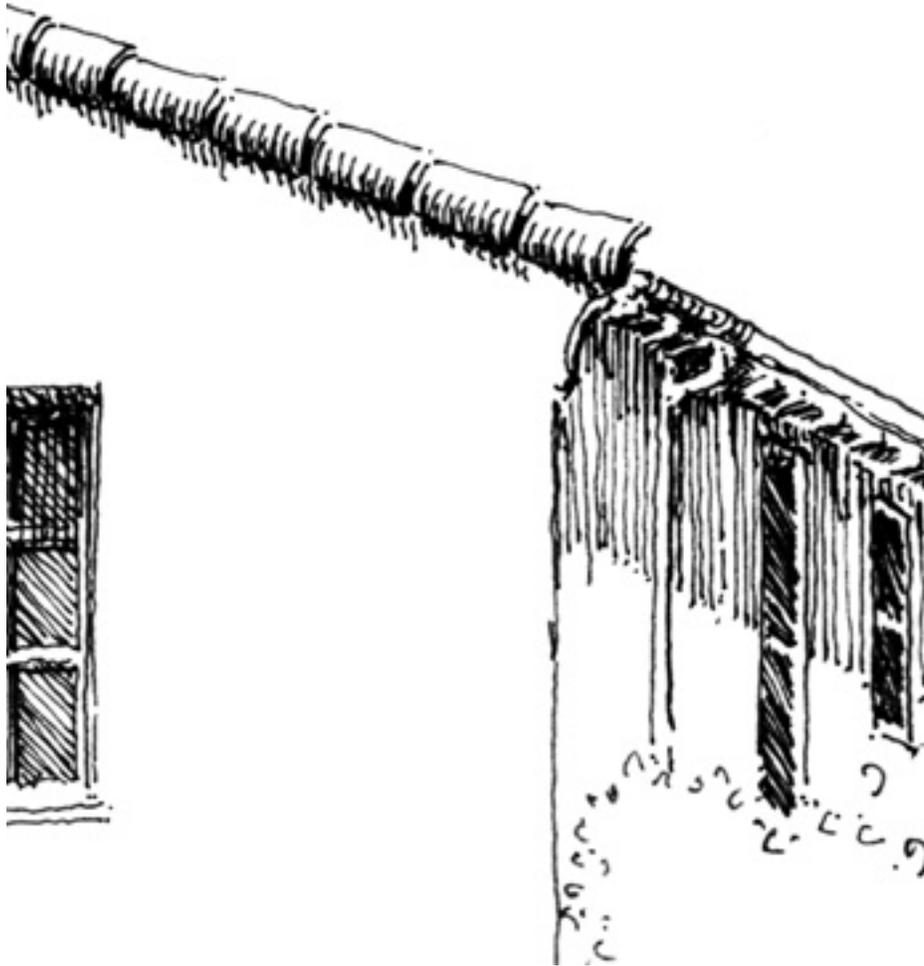
Architectural Standards: Bay Windows

- E** Do not use bay windows on additions unless already exist on house
- F** Match details of existing bay when adding new bay windows

Covered Wood Balcony Details



Roofs and Eaves



Roofs and Eaves

The Richmond Spanish Revival Style has two main roof categories: flat roof with elaborate parapet walls and low pitched roofs with a gable-parapet that is often capped with terra cotta roof tiles.

The flat roofs found in the Richmond Spanish Revival Style are hidden behind parapet walls. These elaborately sculpted parapet walls add richness to the façades of these otherwise simple façades. In order to maintain the character of the house it is important to match parapet wall profiles when renovating or adding an addition.

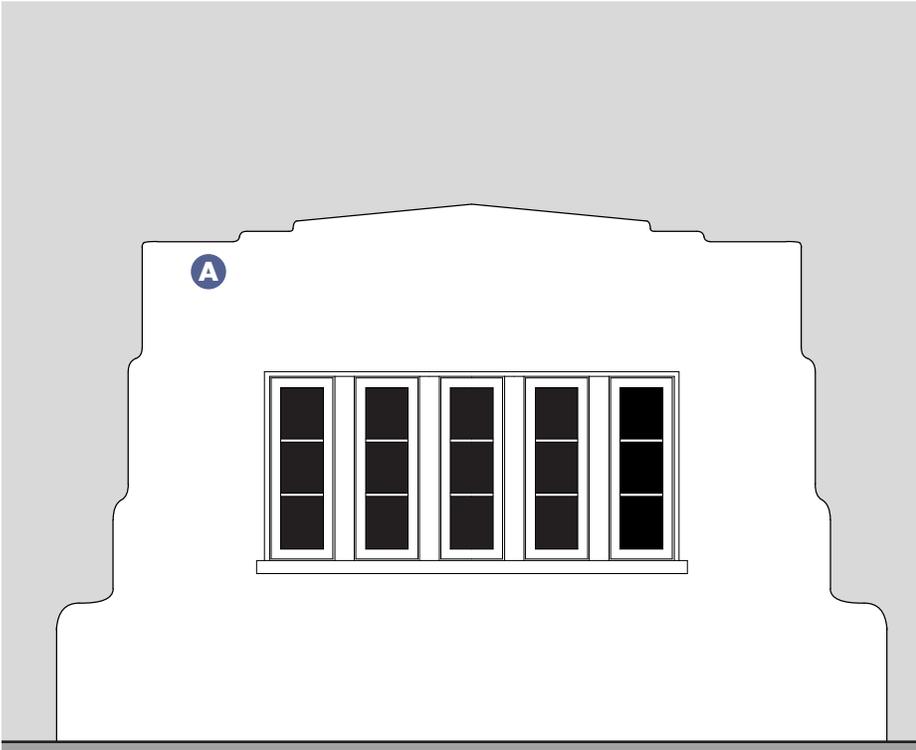
Red barrel mission tiles are one of the most recognizable characteristics of the Spanish Revival Style. Pitches range from 3½:12 to 6:12, with 4:12 being the most common. Roofs are generally covered completely in red barrel tiles. In cases where the roof is not visible from the street, the transition from red barrel tiles to other roofing materials is handled with a low parapet wall capped with red barrel tiles.

Architectural Standards: Flat roof

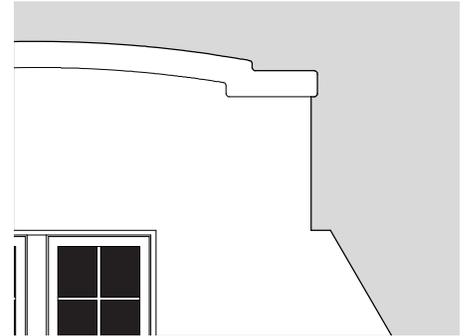
- A** Build flat roofs with elaborate parapet walls
- B** Match any existing parapet wall details including profiles and terra cotta tiles when doing additions or renovations
- C** Parapet walls are sometimes accented with red barrel mission tiles
- D** Use roof gutters that are half round, ogee, or integral to the roof
- E** Paint flashing on parapet walls same color of house

Architectural Standards: Pitched roof

- Y** Roof pitches from 3½:12 to 6:12
- X**
- F** Match existing roof pitches when making additions or renovations
- G** Use shallow overhangs or no overhangs on roof eaves
- H** Cap small parapet wall with red barrel mission tiles if roofing material is not red barrel mission tiles



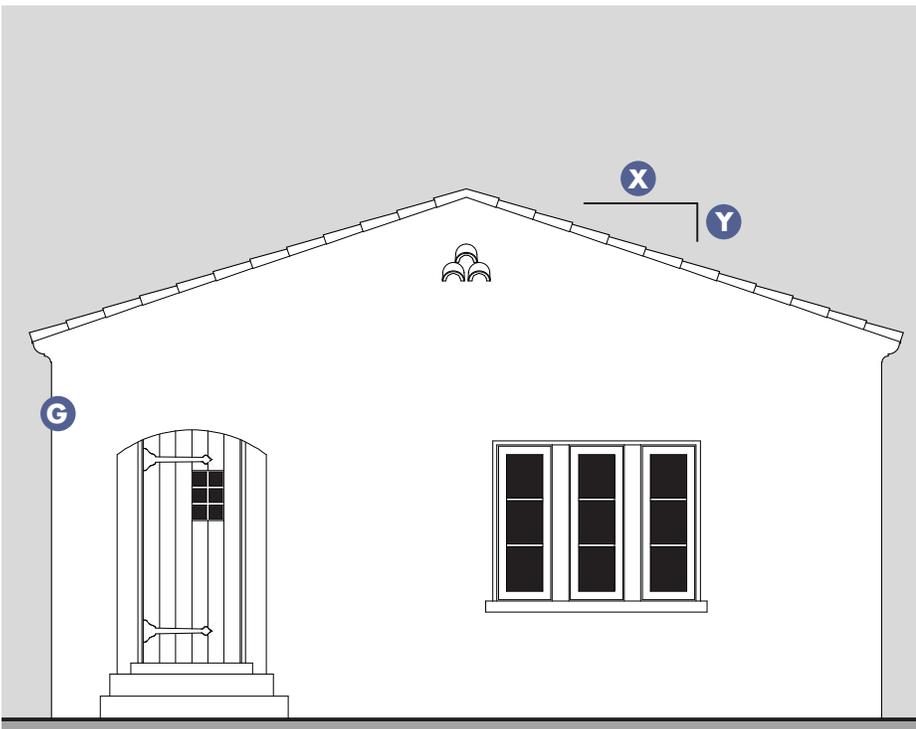
Parapet wall example



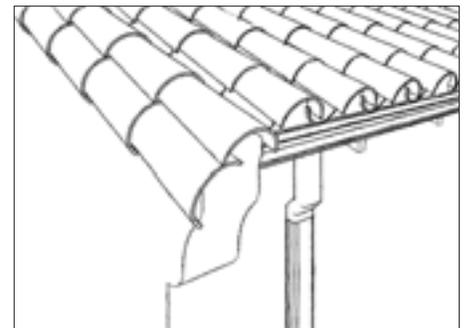
Parapet wall example



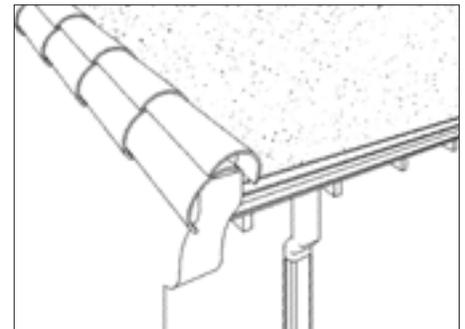
Parapet wall example



Gable end

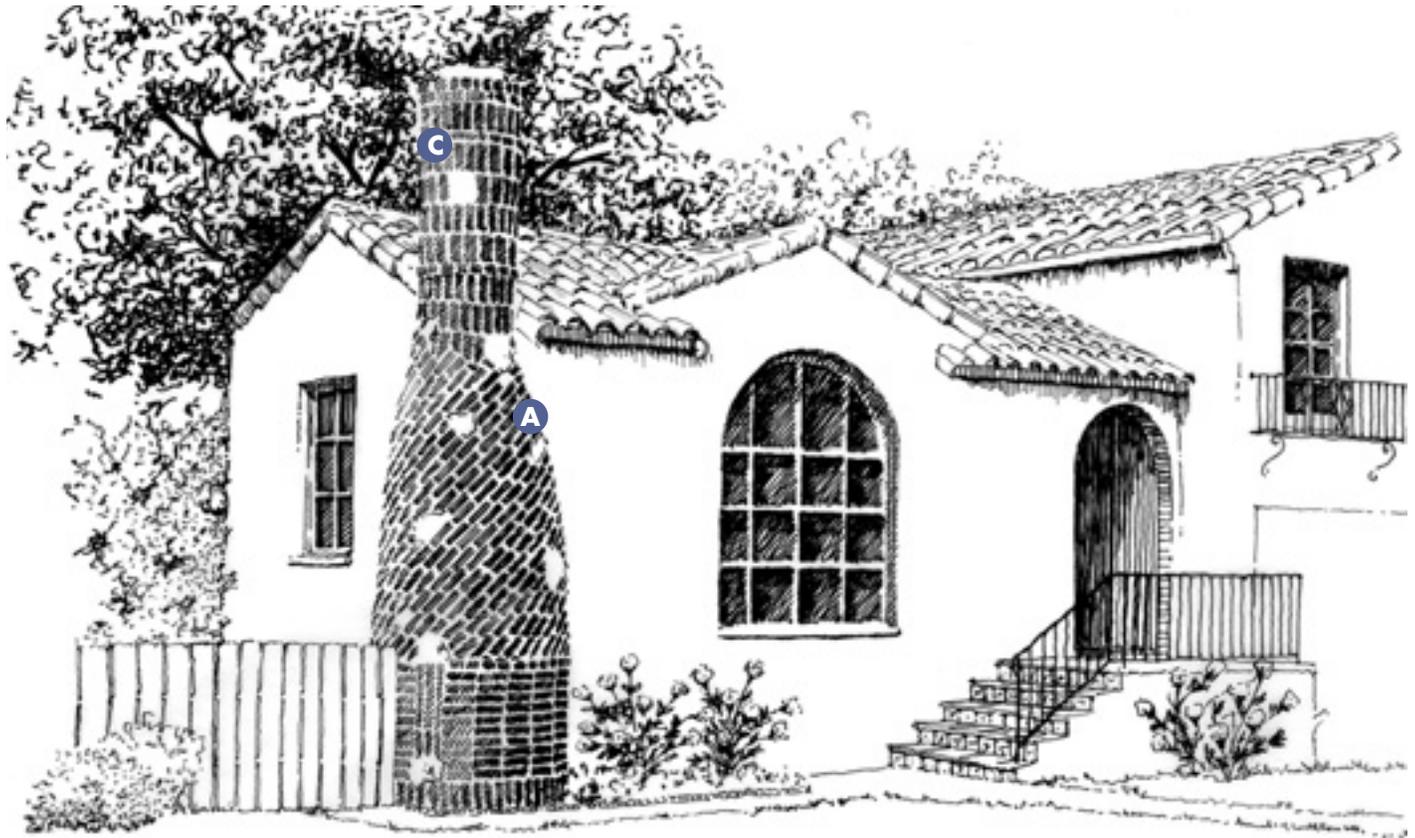


Red barrel roofing tile detail



Transition from red barrel tiles to asphalt roll roofing or asphalt shingles

Chimneys



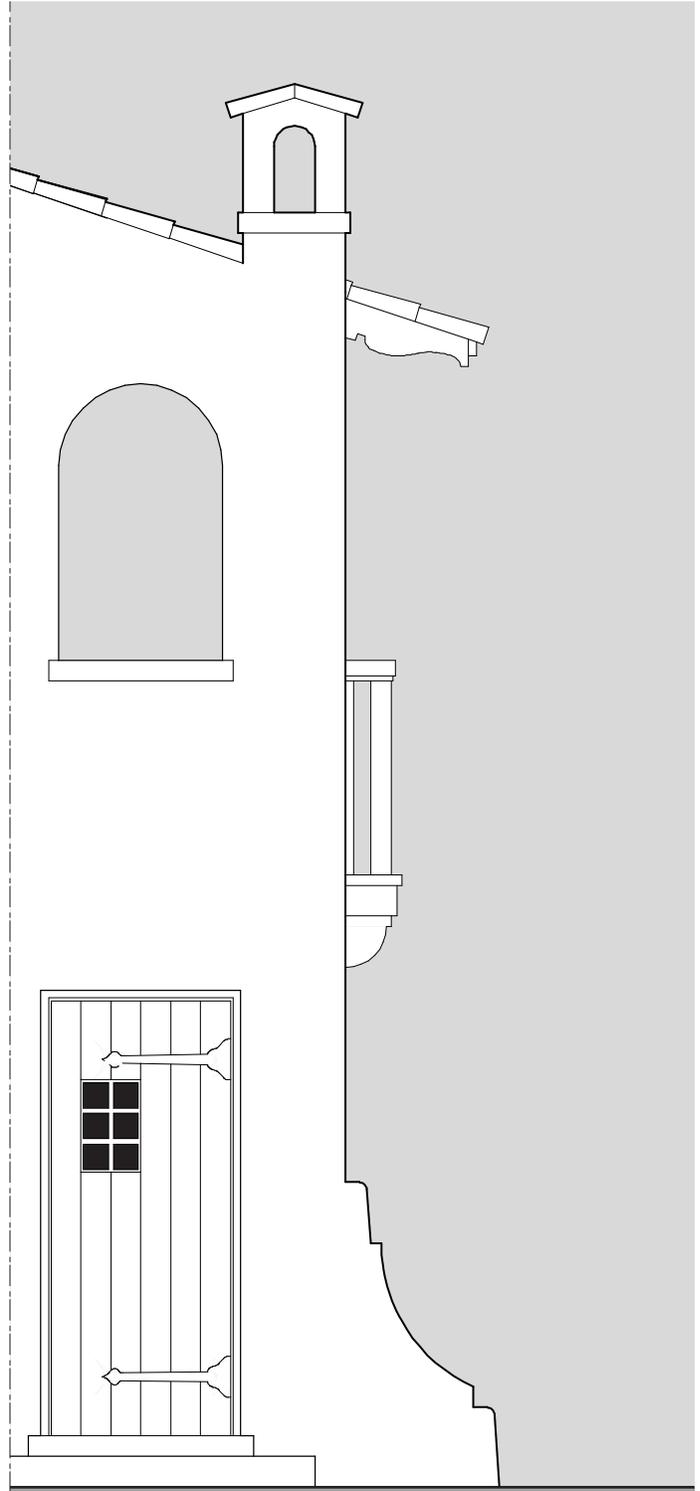
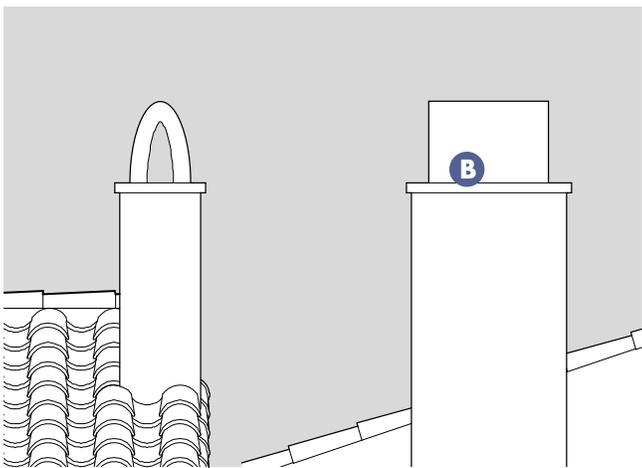
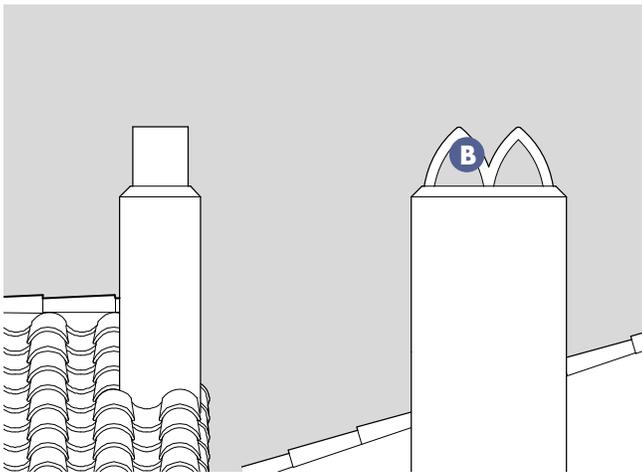
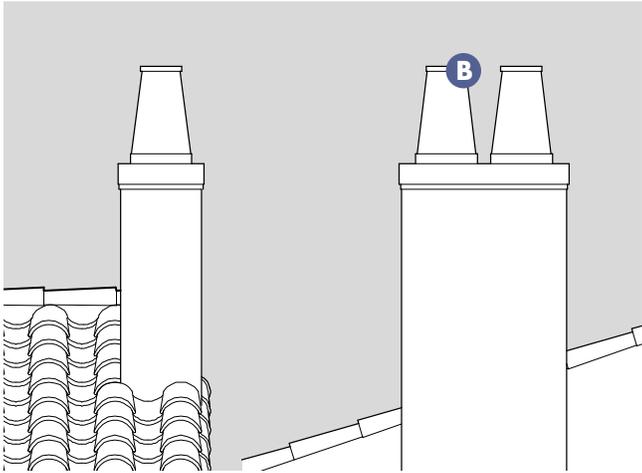
Chimneys

Many Richmond Spanish Revival houses have very distinct chimneys. Many of these houses were built by the developer “One Nail” Macgregor, and include very ornate brick chimneys like the one shown above.

Terra cotta chimney caps should be used to cap chimneys. Often these caps can go over metal ember fire screen. Consult terra cotta cap manufacturer’s guidelines.

Architectural Standards

- A** Preserve brick chimneys
- B** Cap stucco chimneys with terra cotta chimney caps
- C** Break up massing with chimney elements



Curved transition to ground

Materials and Colors

Materials

- Roofing: made of terra cotta barrel “mission” tiles; asphalt shingles is not permitted
- Roof penetrations, including vent stacks: shall be painted metal to match the roof
- Rafter tails shall be made out of wood
- Flues: gathered and painted metal
- Gutters and downspouts: made of pre-weathered zinc (galvanized), copper, or painted metal
- Walls: smooth finish, 3-coat stucco
- Balconies: Wood
- Piers: shall be wood or stucco
- Street/garden /retaining walls: made of stucco
- Windows: made of wood, aluminum clad wood (paintable) or paintable vinyl
- Glass: clear and non-reflective
- Principal doors: made of wood or fiberglass
- Garden doors (French doors and sliders): made of wood, aluminum clad wood or fiberglass
- Chimneys: made of brick or stucco
- Exterior floors of stoops: finished in brick, tile, or concrete
- Exterior floors of balconies: finished in wood or tile
- Guardrails: made of wood, cast metal or rectangular steel stock
- Raised decks: made of wood and located within rear yards only

Colors

- Roof tiles: variegated red
- Stucco: white, ivory, buff, or light earth tone from Benjamin Moore historical color palette or equivalent
- Wood: all exposed wood (ie rafter tails, balcony members, posts, etc.) shall be dark stain or painted dark brown
- Windows: sashes and frames to match wood color; or dark paint colors (red, green, blue from Benjamin Moore historical colors palette or equivalent)
- Gutter: match color of wood if not copper
- Downspouts: match color of stucco
- Walls/fencing: stucco to match house body and wrought iron to be matte brown/black or antiqued black