



21.15.090.G Architectural Styles – SPANISH REVIVAL

Standard		Applicant Response			Planning Staff Only	
		☐	Page #	Response – Provide a brief description	☐	Explanation (if not marked as complete)
H	Architecture					
H.1	All buildings utilizing the Spanish Revival style shall include the following:					
	Low pitched (4:12 maximum) gable roofs. The pitch shall remain constant. Roofs shall be red-toned clay tile or concrete/cement tile roofs. Common tile shapes include both Spanish (S-shaped) and Mission (half-cylinder) types. Additional forms are permitted as follows:					
	Hipped roofs may be used in combination with gables or on a tower element	☐			☐	
	Shed roofs may used in conjunction with verandas and minor "lean-to" structures	☐			☐	
	Flat roofs with parapets shall not exceed forty (40) percent of the total roof area	☐			☐	
	At least fifty (50) percent of the eaves shall have a minimum overhang of nine (9) inches with exposed rafter tails	☐			☐	
	Primary facades shall be white, cream, or tan stucco with a smooth or lightly textured finish (i.e., minimum 16/20 finish, hand troweled or smaller particles). Window and doors shall be in a dark, contrasting color (such as black, navy blue, or forest green)	☐			☐	
	At least two (2) types/shapes of windows shall be used. At least fifty (50) percent of the windows shall have a vertical proportion. Large windows over five (5) feet in width shall be multi-paned	☐			☐	
	All entrance doors shall be recessed at least twelve (12) inches and banded with ceramic tile, molded plaster or painted accents	☐			☐	
	Wood or manufactured wood products shall be for at least one (1) architectural element (such as posts and exposed beams; balcony railings, spindles and grill work; window frames, shutters and doors)	☐			☐	
H.2	In addition to above, detached single-family Spanish Revival buildings shall include at least two (2) of the following features; small multifamily buildings (ten (10) units or less) and commercial buildings shall include at least three (3) of the following features; large multifamily and mixed-use buildings (eleven (11) or more units) shall include at least four (4) of the following features:					
	Three (3) or more roof planes and/or ridge lines	☐			☐	



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	A minimum three (3) inch wide flat casing shall be used on all non-recessed windows	☐			☐	
	A primary focal point, such as courtyard, tower, or fountain	☐			☐	
	Add-on projections such as verandas, arcades, balconies and exterior stairs	☐			☐	
	Balconies or window treatments (such as shutters or awnings) for at least twenty (20) percent of the windows	☐			☐	
	Chimneys, with elaborate tops and/or small, tiled roofs	☐			☐	
	Decorative masonry, clay tile, or simulated vents	☐			☐	
	Decorative tile accents used around door and window openings, built in seating, paving, stairs, and general decoration	☐			☐	
	Exposed, dark-stained timber structural elements such as beams, columns, and corbels	☐			☐	
	Awnings with metal spear supports	☐			☐	
	If windows have shutters, the shutter's color shall match the accent color that is use for doors or decorative trim	☐			☐	
	Paired wood (or wood simulated) garage doors with iron or simulated iron hardware	☐			☐	
	Primary facades/elevations shall be asymmetrical	☐			☐	
	Primary facades/elevations shall include at least one (1) arched element	☐			☐	
	The ends of building masses may be stepped down to create a more pedestrian scale	☐			☐	
	Upper floor cantilevered balconies	☐			☐	
	Verandas, pergolas or arcades used to define courtyards and walkways	☐			☐	
	Wingwall or columns on the ground level	☐			☐	
	Wrought iron shall be used for at least one architectural element (such as balcony railings, hardware, light fixtures, and gates)	☐			☐	