

CHAPTER 3

MULTIPLE-FAMILY RESIDENTIAL ARCHITECTURAL STYLES

CHAPTER OVERVIEW

This chapter includes the following architectural styles that are appropriate for multiple-family residential development in the Southeast Policy Area. The styles are listed in order of their respective periods of greatest popularity and influence.

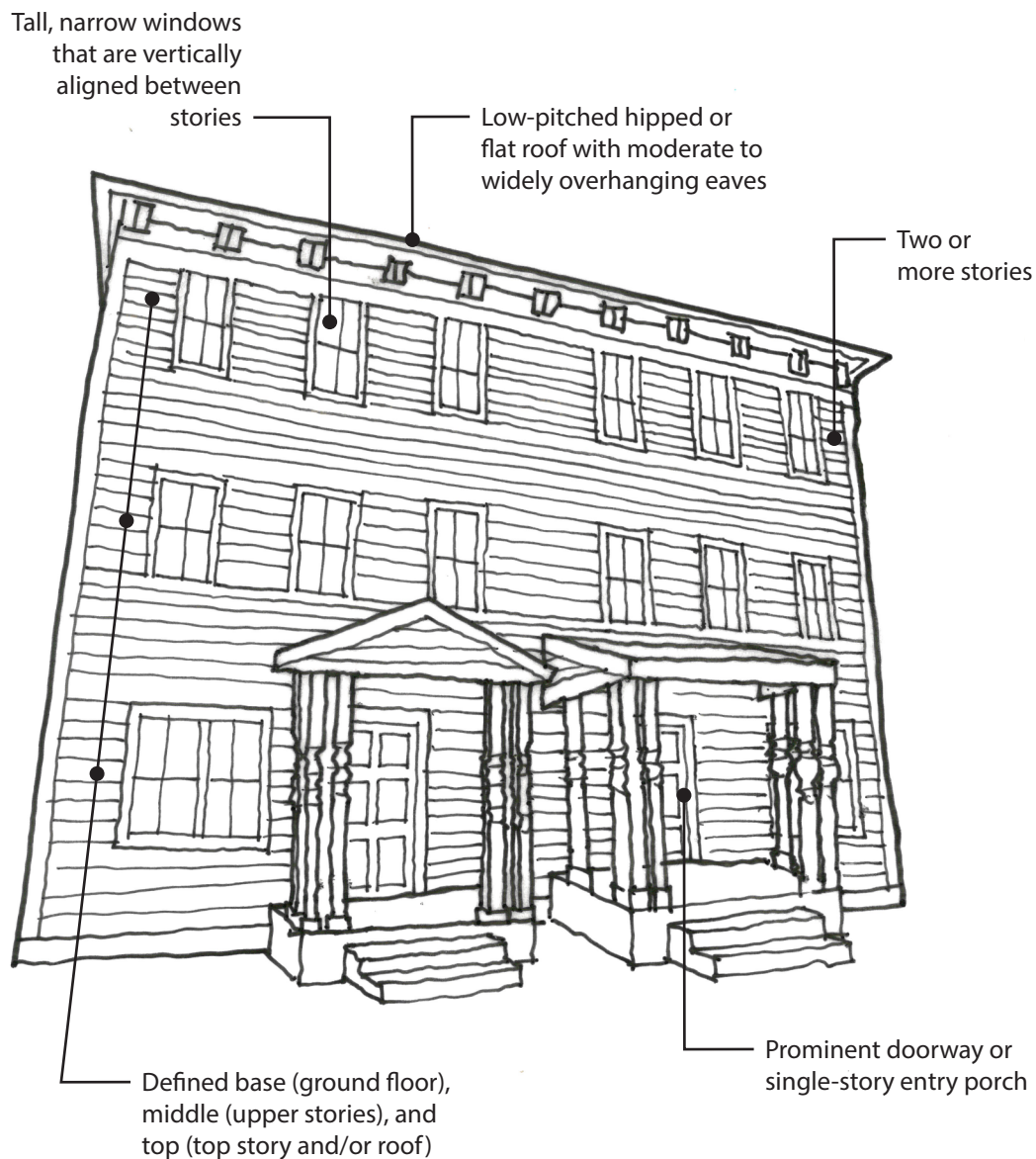
- Italianate
- Craftsman
- Cottage
- Tudor
- Mediterranean Revival
- Spanish Eclectic
- 21st Century Modern
- New Classicism

A. Italianate

The Italianate style originated in England during the early 19th century as a part of the picturesque movement, a reaction to the more formal classical ideals that were expressed through art and architecture at the time. Italianate architecture is based upon the characteristics of informal Italian farmhouses. The style migrated to the United States during the 1830s and remained popular here through the 1870s. In California, the Italianate style is synonymous with the state’s early mansions and was typically applied in less formal fashion than in eastern and midwestern states.

Character-Defining Elements

1. Two or more stories
2. Defined base (ground floor), middle (upper stories), and top (top story and/or roof)
3. Low-pitched hipped or flat roof with moderate to widely overhanging eaves
4. Tall, narrow windows that are vertically aligned between stories
5. Prominent doorway or single-story entry porch



Italianate Style Examples



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Character Defining Element 1:

Two or more stories



Character Defining Element 2:

Defined base (ground floor), middle (upper stories), and top (top story and/or roof)



Character Defining Element 3:

Low-pitched hipped or flat roof with moderate to widely overhanging eaves



Character Defining Element 4:

Tall, narrow windows that are vertically aligned between stories

**Character Defining Element 5:**

Prominent doorway or single-story entry porch

**Character Enhancing Elements**

1. Tower element located at the corner of the building or centered along prominent, typically street-facing facades
2. Decorative brackets on trim boards beneath eaves
3. Doors and windows arched or curved above
4. Prominent crowns above doors and windows
5. Windows feature two-pane glazing and are paired
6. Clapboard, masonry, stone, and/or stucco wall cladding
7. Wood, masonry, and/or stone accent materials/trim
8. Wood and/or glass/storefront doors

B. Craftsman

The Craftsman style emerged after the turn of the 20th century as a derivation of the Arts and Crafts movement and Asia’s wooden architectural tradition. Craftsman houses, sometimes referred to as “California bungalows,” emphasize artful attention to detail and workmanship in both the exterior and interior buildings. Originally developed in Southern California, the style was spread throughout the country in pattern books and popular magazines, emerging as the dominant style for smaller houses built throughout the country from 1905 until the early 1920s.

Character-Defining Elements

1. Low-pitched cross-gabled or side-gabled roof with unenclosed eave overhang
2. Exposed roof rafters and decorative beams or braces under gables
3. Shed roof entry awning or porch and/or building form projection
4. Sash windows with multiple small panes above single large pane
5. Clapboard or shingle siding and wooden accents

Low-pitched cross-gabled or side-gabled roof with unenclosed eave overhang

Exposed roof rafters and decorative beams or braces under gables

Sash windows with multiple small panes above single large pane

Clapboard or shingle siding and wooden accents

Shed roof entry awning or porch and/or building form projection



Craftsman Style Examples



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Character Defining Element 1:

Low-pitched cross-gabled or side-gabled roof with unenclosed eave overhang



Character Defining Element 2:

Exposed roof rafters and decorative beams or braces under gables



Character Defining Element 3:

Shed roof entry awning or porch and/or building form projection



Character Defining Element 4:

Sash windows with multiple small panes above single large pane

**Character Defining Element 5:**

Clapboard or shingle siding and wooden accents

**Character Enhancing Elements**

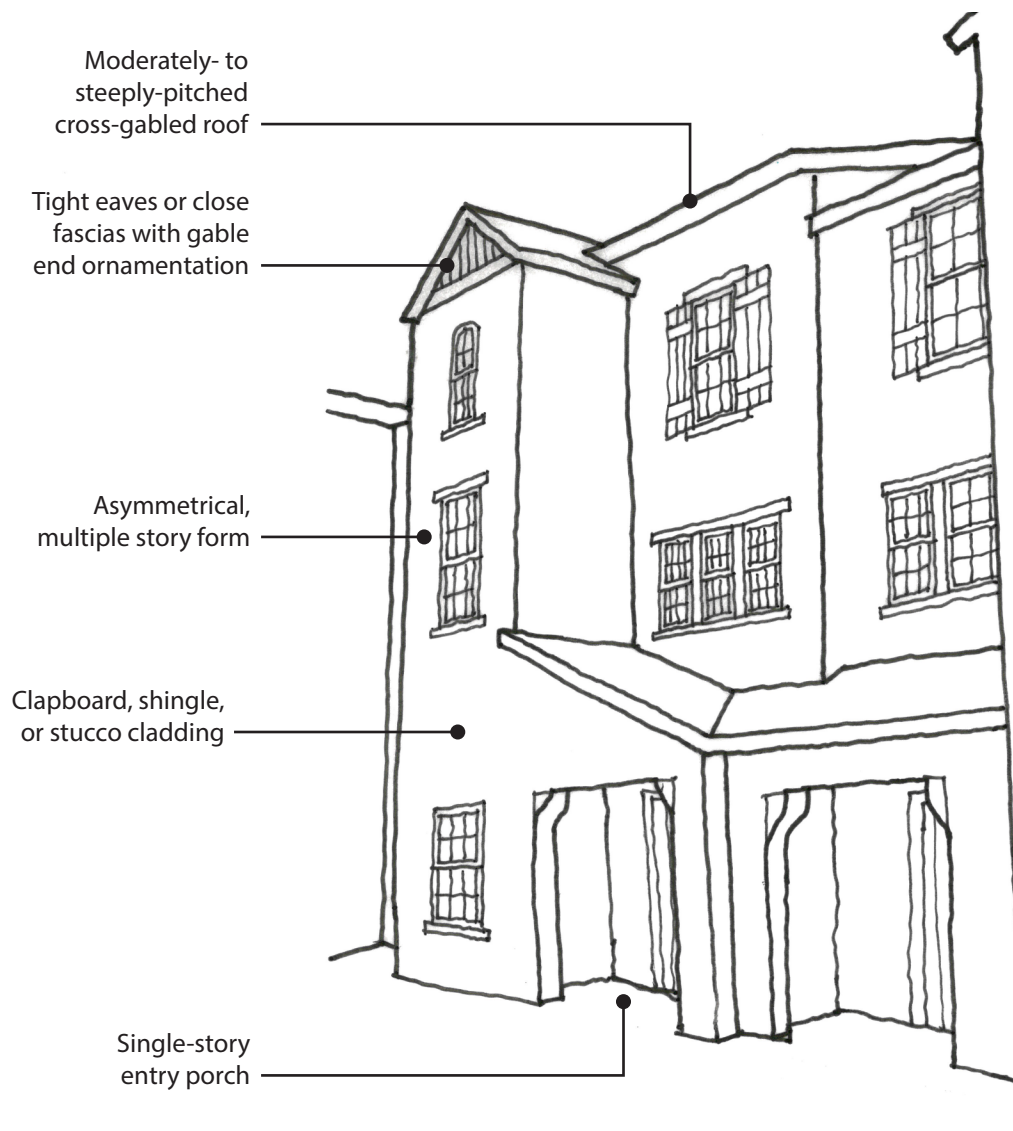
1. Gable and shed roof building form projections to articulate large elevations
2. Porch supported by piers that extend to the ground
3. Porch enclosed by wooden railings or clapboard or shingle cladding or masonry or stone
4. Masonry or stone porch pier base, foundation, and chimney
5. Paired and/or ribbon windows, including narrow windows placed on both sides of a broad window
6. Multiple pane transom window above a wooden door
7. Substantial wooden trim around windows and doors
8. Board and batten cladding at gable ends

C. Cottage

The Cottage style is associated with the arts and crafts movement, a dominant early 20th century design philosophy that rejected the ornate decoration associated with the preceding Victorian styles and the mass production of architectural features that made such ornamentation possible. The style represents a quaint interpretation of the European Norman and English Tudor architecture. The style was made possible by the advent of brick and stone veneer techniques during the 1920s. Cottage-style houses are prevalent in interwar neighborhoods throughout Northern and Southern California.

Character-Defining Elements

1. Asymmetrical, multiple story form
2. Moderately- to steeply-pitched cross-gabled roof
3. Tight eaves or close fascias with gable end ornamentation
4. Single-story entry porch
5. Clapboard, shingle, or stucco cladding



Cottage Style Examples



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MULTIPLE-FAMILY RESIDENTIAL ARCHITECTURAL STYLES

Character Defining Element 1:
Asymmetrical, two story form



Character Defining Element 2:
Steeply pitched, cross-gabled roof



Character Defining Element 3:
Tight eaves or close fascias with gable end ornamentation



Character Defining Element 4:
Single-story entry porch



Character Defining Element 5:
Clapboard, shingle, or stucco cladding



Character Enhancing Elements

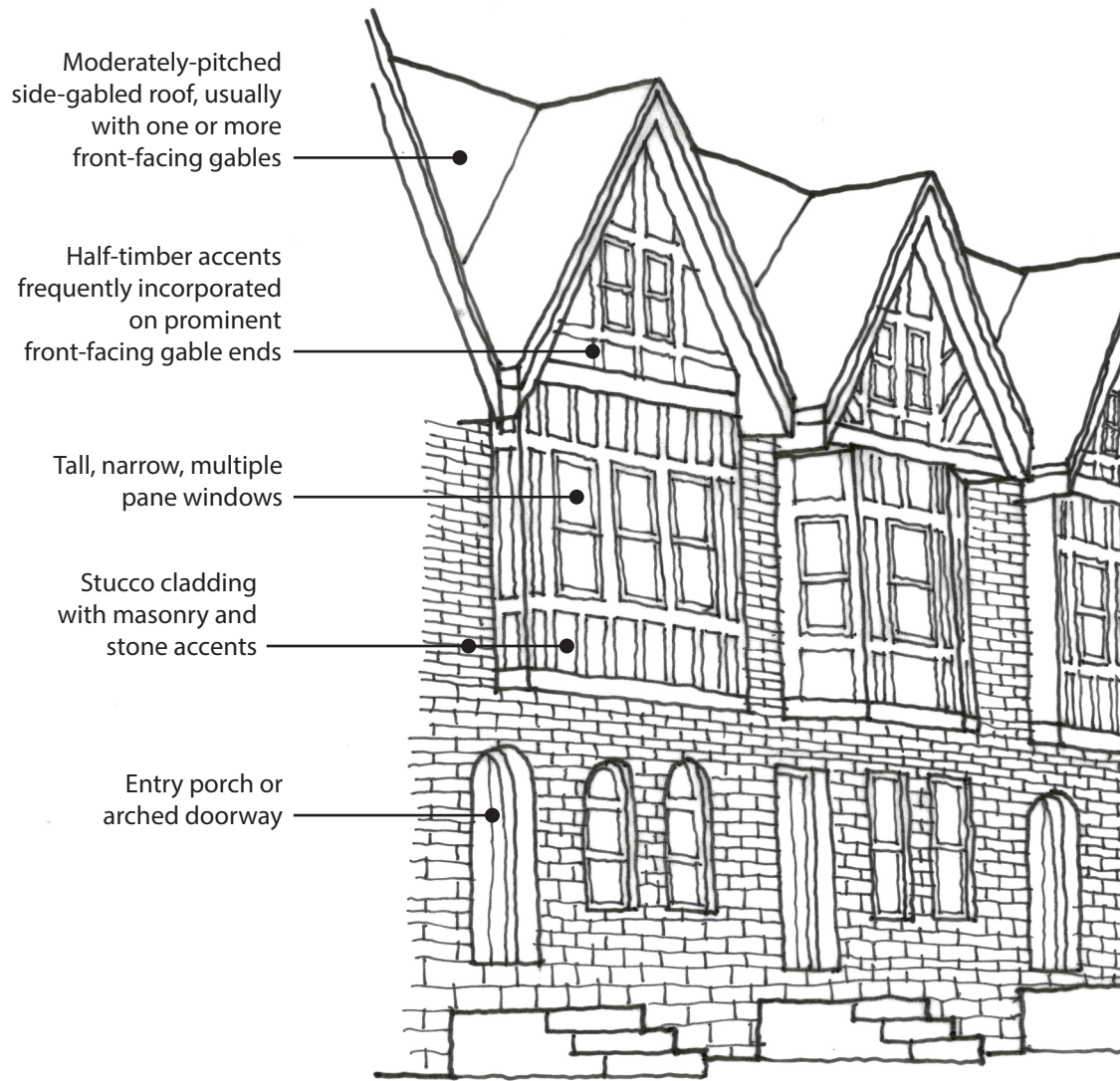
1. Clatside and/or hip-on-gable roof elements
2. Gabled and shed dormers
2. Decorative brackets on porch
3. Multiple paned casement windows of varying sizes and configurations
4. Varying window treatments
5. Shutters on some, but not all, windows
6. Wood panel doors and garage doors
7. Doors and prominent windows arched or curved above
8. Patterned shingles in gable ends
9. Masonry and/or stone accents
10. Composition shingles

D. Tudor

The Tudor style originated in England during the mid-19th century as part of the picturesque movement. The style is derived from a variety of late medieval and early Renaissance English prototypes, ranging from simple cottages to grand manor homes. The style first appeared in the United States during the 1890s, emerging as a leading residential architectural style following the turn of the 20th century and remaining popular until World War II.

Character-Defining Elements

1. Moderately-pitched side-gabled roof, usually with one or more front-facing gables
2. Entry porch or arched doorway
3. Tall, narrow, multiple pane windows
4. Stucco cladding with masonry and stone accents
5. Half-timber accents frequently incorporated on prominent front-facing gable ends



Tudor Style Examples



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MULTIPLE-FAMILY RESIDENTIAL ARCHITECTURAL STYLES

Character Defining Element 1:

Steeply-pitched side-gabled roof, usually with one or more front-facing gables



Character Defining Element 2:

Entry porch or arched doorway



Character Defining Element 3:

Tall, narrow, multiple pane windows



Character Defining Element 4:
Stucco cladding with masonry and stone accents



Character Defining Element 5:
Half-timber accents frequently incorporated on prominent front-facing gable ends



Character Enhancing Elements

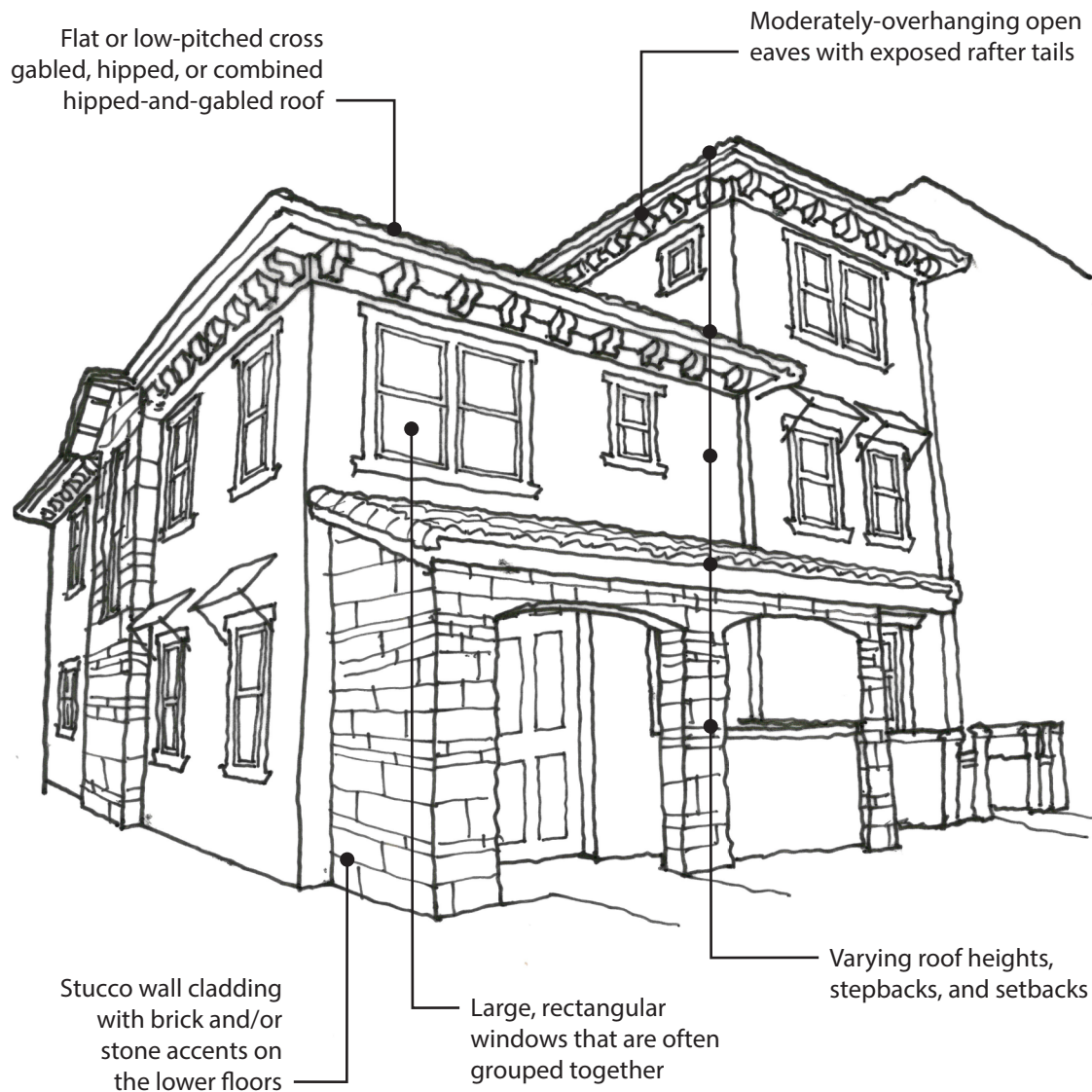
1. Overlapping gables with eaves of varying heights
2. Clatslide and/or hip-on-gable roof elements
3. Gabled and shed dormers
4. Casement windows
5. Paired windows
6. Bay window on prominent one-story front-facing gable front
7. Small accent windows with diamond panes
8. Wood panel or board and batten doors
9. Wood panel garage doors
10. Decorative clapboards in gable ends
11. Massive masonry and/or stone chimney

E. Mediterranean Revival

The Mediterranean Revival style first developed in the United States just prior to the turn of the 20th century, variously incorporating elements from the French, Greek, Italian, and Spanish Moroccan architectural traditions. The style was heavily influenced by palace and seaside villa architecture, applying characteristics associated with both building typologies to coastal resorts in California and Florida. Mediterranean Revival architecture enjoyed its greatest popularity during the 1920s and 1930s and fell out of favor following World War II.

Character-Defining Elements

1. Flat or low-pitched cross gabled, hipped, or combined hipped-and-gabled roof
2. Moderately-overhanging open eaves with exposed rafter tails
3. Varying roof heights, stepbacks, and setbacks
4. Large, rectangular windows that are often grouped together
5. Stucco wall cladding with brick and/or stone accents on the lower floors



Mediterranean Revival Style Examples



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MULTIPLE-FAMILY RESIDENTIAL ARCHITECTURAL STYLES

Character Defining Element 1:

Flat or low-pitched cross gabled, hipped, or combined hipped-and-gabled roof



Character Defining Element 2:

Moderately-overhanging open eaves with exposed rafter tails



Character Defining Element 3:

Varying roof heights, stepbacks, and setbacks



Character Defining Element 4:

Large, rectangular windows that are often grouped together

**Character Defining Element 5:**

Stucco wall cladding with brick and/or stone accents on the lower floors

**Character Enhancing Elements**

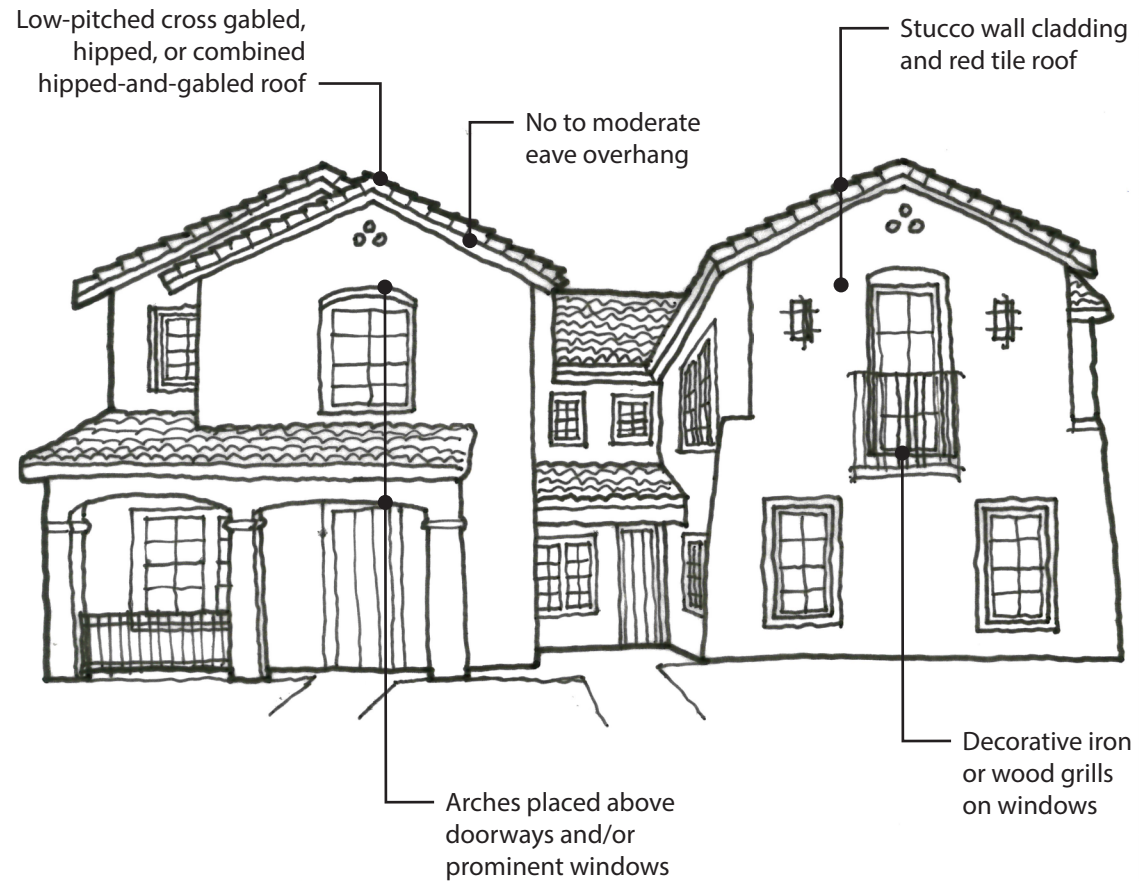
1. One- or two-story porches with arched openings
2. Covered balconies supported by basic square wooden posts
3. Recessed windows surrounded by substantial trim
4. Vertical wood panel shutters on some, but not all windows
5. Wood panel doors
6. Trellises attached to building above windows and doorways
7. Decorative iron grills and stairway railings
8. Tile roof
9. Decorative tile

F. Spanish Eclectic

The Spanish Eclectic style appeared during the 1910s as a descendent of the Mission style. The style combines decorative details from Spain, the Mediterranean, and South America, with inspiration from Moorish, Byzantine, Gothic, and Baroque architecture. Unlike the Mission style, the Spanish Revival style is more ornate, incorporating stylistic details in both its large and small architectural features. This style was very popular in southwestern states, particularly in Arizona, California, Florida, and Texas, during the 1920s and early 1930s, but quickly fell out of favor by the beginning of World War II.

Character-Defining Elements

1. Low-pitched cross gabled, hipped, or combined hipped-and-gabled roof
2. No to moderate eave overhang
3. Arches placed above doorways and/or prominent windows
4. Decorative iron or wood grills on some, but not all, windows
5. Stucco wall cladding and red tile roof



Spanish Eclectic Style Examples



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MULTIPLE-FAMILY RESIDENTIAL ARCHITECTURAL STYLES

Character Defining Element 1:

Low-pitched cross gabled, hipped, or combined hipped-and-gabled roof



Character Defining Element 2:

No to moderate eave overhang



Character Defining Element 3:

Arches placed above doorways and/or prominent windows



Character Defining Element 4:

Decorative iron or wood grills on some, but not all, windows

**Character Defining Element 5:**

Stucco wall cladding and red tile roof

**Character Enhancing Elements**

1. Stucco or tile decorative vents near the top of the front-facing gable end
2. Projecting upper story front-facing gable end with decorative base
3. Mission-shaped dormer or parapet
4. Towered entry porch
5. Porch with series of arched openings, creating the appearance of an arcade
6. Predominance of multiple paned casement windows
7. One large triple-arched or parabolic focal window
8. Vertical wood slatted shutters
9. Decorative balustrade on balcony or underneath windows
10. Heavy wood panel or carved doors
11. Doors and prominent windows surrounded by spiral columns, pilasters, carved stonework, or patterned tiles
12. Masonry and/or stone accents

G. 21st Century Modern

The Modern movement began in Europe during the early 1900s, eventually coalescing around the International style in the 1920s. The movement stood in stark contrast to the other popular styles of the day that were rooted in classicism, the dominant historical trend in western architecture. Tenets of the movement include form following function, simplicity and omission of unnecessary detail, the visual expression of structure, the truthful use of machine-age materials, and the incorporation of new technologies in building design and construction. The International style arrived in the United States in the early 1930s. The International style and the subsequent styles associated with the movement, most notably the Contemporary and Shed styles, have enjoyed a level of popularity in the United States ever since.

Because the Modern movement encompasses a variety of styles and is an active movement that continues to evolve to this day, this section does not include a strict list of character-defining elements for Modern-style buildings. Instead, the section lists the key characteristics associated with the Modern movement. The characteristics generally originated with the International style and have been subsequently applied to many of the styles associated with the movement. Therefore, for the purposes of this style guide, the City refers to the characteristics as 21st Century Modern. The section also includes descriptions and examples of common contemporary adaptations to the 21st Century Modern style. Rather than simply applying these characteristics and adaptations to a project's design, the City encourages the project team to incorporate the elements in a creative manner.

Key Character Elements of the 21st Century Modern Style

1. Asymmetrical
2. Flat roof, usually without coping at roof line
3. Windows set flush with outer walls
4. No decorative detailing at doors or windows
5. Large window groupings, often linear
6. Large expanses of windowless wall surface featuring a unified wall cladding, usually white stucco

21st Century Modern Style Adaptations

Decoupage – This adaptation features buildings composed of one to several orthogonal boxes. Two or more materials, such as metal, wood, concrete panels, HardieBoard, concrete block, or brick, are applied in combination with glass. The primary elements of the building's design are the pattern created by the application of these materials and the three-dimensional effect of placing each material on a different plane.

Unifying Material – This adaptation replaces the International style's preference for using white stucco as an almost exclusive exterior wall covering with a broad range of innovative materials, including enhanced glass, concrete panels, wood application techniques, polycarbonates, and metal in a variety of textures and colors. These materials serve as a theme for the building, allowing it to blend in or stand out from its surroundings.

Slightly Askew – This adaptation utilizes computer-aided drafting programs and recent building technologies to shift portions of orthogonal buildings, creating a dynamic design.

Examples of Adaptation 1: Decoupage



Examples of Adaptation 2: Unifying Material



Examples of Adaptation 3: Slightly Askew



H. New Classicism

The New Classicism style emerged during the late 20th century as a final phase of the Postmodern movement. The style freely combines elements of Classicism and Modernism and incorporates new elements that reflect recent construction technology innovations and contemporary usage requirements. The style does not disavow traditional rules of composition, but extends, and even distorts them, in new and interesting ways.

New Classicism serves as a reinterpretation of the ASG's multiple-family residential styles that are rooted in Classicism, including:

- Italianate
- Mediterranean Revival

Projects that are designed in the new classical style are required to incorporate the character-defining elements and encouraged to incorporate the character-enhancing elements of the emulated style in a creative manner. The reinterpretation of the style can be achieved by including one or more key character elements of the International style.

New Classicism Style Examples

