

(Continued From Inside Panel)

## Roof

One of the primary characteristics of the Ole Hanson Spanish Colonial Architecture are low pitch (3:12) terra cotta tile roofs. Single barrel Spanish style clay tile roofing is required on Spanish Colonial Revival buildings with random packing and booster tiles. Significant amounts of texture and color variation are required to recreate Spanish tile roofs if manufactured tiles are used. Manufactured tiles should replicate the thickness and shape of handmade tiles.

In the past, eaves with large overhangs protected Spanish buildings from the Mediterranean sun. Similar decorative or functional eaves may be put in place now. Other features of Spanish buildings were exposed rafters. The rafter tails are often either squared or rounded off with decorative carvings.



All attics require ventilation which should be either hidden (ridge vents, eave vents and false chimney vents) or designed to enhance the building's architecture such as tile vents, masonry grill vents, or wrought iron grill vents.

## Windows and Doors

Windows should be inset and taller on the first floor. The glass should be individual panes and rectangular in shape. Decorative windows allowed are: masonry grates, wrought iron grates, and leaded glass windows.

Entry doors should be the most ornate of doors. Acceptable door types are: plank, panel, wood and glass panel, wrought iron and glass, wood and glass, antique or found doors.



## Details

The design details should use authentic materials and be in scale with the building massing. For example, small buildings should have smaller ornamentation than large buildings. One common Spanish Colonial Revival detail includes the use of semicircular, pointed and segmental arched openings. Other details include wrought iron railings, decorative tile accents, wrought iron light fixtures, and decorative grilles.

*For information about the City of San Clemente's Spanish Architecture Design Guidelines, visit the Historic Preservation Website at:*  
<http://san-clemente.org/sc/standard.aspx?pageid=438>  
*Or contact the Planning Department at 949-361-6100*



# Historic Preservation



## Spanish Colonial Revival Architecture



Images Courtesy of City of San Clemente and San Clemente Historical Society

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## Historical Beginnings

During the early 20th century, Spanish Colonial Revival architecture became popular in Southern California. This revival sought inspiration from Spanish, Mission, and Moorish structures located in Southern Spain since they shared similar landscapes and year-round Mediterranean climates. The style emulated historic construction techniques, which included thick walls, tall narrow windows, higher ceilings for better light and ventilation, and courtyards and arcades to control the temperature. San Clemente was one of the first cities to require all buildings to be Spanish design.

Ole Hanson, the visionary and founder of San Clemente, master planned the Spanish Village by the Sea in 1925. The deeds for each property specified that all structures would be Spanish Colonial Revival and an Architecture Review Board was created to make certain that the City's buildings followed Ole Hanson's vision. Hand-made red-tiled roofs, white-stucco walls and buildings no higher than four stories (except for towers) ensured that all residents benefited from unobstructed views and conformity of design. The Spanish Colonial Revival Architecture restriction was removed from the property deeds in the late 1930s.



## Use Today

In the 1980s, due to concerns that the City was losing its Spanish Village character, Architectural Overlay districts were formed. In these districts, Spanish Colonial Revival Architecture is required. The Architectural Overlay Districts (A-Overlay), are located in our Downtown "T-Zone," Pier Bowl, and North Beach. To determine if your property is located in an A-Overlay, please visit the Planning Department.

To assist property owners located in the A-Overlay there are City Design Guidelines for new construction or rehabilitation of existing buildings.

The architectural guidelines also apply to historically-significant sites if the site contains a structure of "Spanish Colonial Revival" architecture as defined by the City of San Clemente Zoning Ordinance.

The Planning Division has additional resources available in the office and online at [www.san-clemente.org](http://www.san-clemente.org).



## Character Defining Features

There are many design features that characterize Spanish Colonial Revival architecture. To help preserve the City of San Clemente's historical and architectural tradition, the following is an overview of the basic design principles inherent in Spanish Colonial Revival architecture.

## Massing

In Spanish Colonial Revival architecture, the vertical and horizontal massing is one key feature. Typically the floors would have uneven plate heights. To recreate this look, the first floor should have the tallest plate height, followed by the second and the third floor plate heights, decreasing respectively.

Because of the arid climate, indoor-outdoor spaces were common in Spanish Colonial Revival architecture. To accurately recreate this design element, buildings should include courtyards, loggias, terraces, porches, and balconies. In order to not crowd the pedestrian experience and the street, large buildings should have larger setbacks than small buildings. Large massing should be broken up or relieved, regardless of building size.



## Walls

Ideally, walls on the first floor should be 12"-18" thick. Windows and doors should be set toward the interior allowing the wall thickness to be revealed on the exterior of the building. In addition, all rectangular openings should be vertically oriented. For finishes, white stucco is most common. Cantera stone materials in warmer shades and whitewashed brick are other options.