



## ATTACHMENT D – DESIGN GUIDELINES: MISSION REVIVAL

**MEMORANDUM DATE:** September 8, 2021

**AGENDA DATE:** September 15, 2021

**TO:** Chair and Members of the Historic Resources Preservation Board

**RE:** **518 South L Street**

**FROM:** Jordan Hodges, Senior Preservation Coordinator  
Abraham Fogel, Preservation Planner  
Department for Community Sustainability

**TITLE:** **HRPB Project Number 21-00100076:** Consideration of a Certificate of Appropriateness (COA) for window replacement for the property located at **518 South L Street**; PCN #38-43-44-21-15-167-0070. The subject property is a contributing resource to the Southeast Lucerne Local Historic District and is located in the Single-Family Residential (SF-R) zoning district.

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# Mission Revival

## MISSION REVIVAL



Howey-in-the-Hills, Fla.

### A Style Introduction:


The Mission “style” is actually another architectural “revival” from the other side of the country which replicated the early Spanish missions that were built in California between 1769 and 1834. In what was still a very dangerous frontier land, the Roman Catholic Church, in conjunction with the King of Spain, sought to convert the local Native Americans to Christianity. 21 missions (religious outposts) were built between San Diego and San Francisco, each built to be no more than one day apart by horseback. These missions featured impressive bell towers, whitewashed walls, red-tiled roofs and arched colonnades. Eventually, the little towns that grew up around the missions were the beginnings of California’s most well-known and populated cities.

In 1893, a world’s fair was held in Chicago, called the Columbian Exposition. Often at these world’s fairs, different states would build a structure to house their exhibits, which intended to show off that state’s latest and greatest contributions to science, art, and industry. The State of California’s building for the Columbian Exposition was an imposing, grand structure built in the Mission style.

Around this same time, both the Santa Fe and the Southern Pacific railway companies continued to spread the popularity of the style when they built their train stations and nearby hotels using Mission architecture. By the early 1910s, popular trade catalogs, including Sears Roebuck and Company, offered Mission-style house plans for sale that could be ordered by builders and architects, allowing residential architecture to replicate California's Spanish colonial past.

By 1920, the style had reached all parts of the country. In Florida, this style would exist almost directly parallel with that of Mediterranean Revival, and would share some of its characteristics, but the much simpler construction and lack of expensive ornamentation would make it a very popular building type, especially for middle class neighborhoods.

**THE MISSION TYPE**




**The ALHAMBRA** **Honor Bill** **\$2,998<sup>00</sup>**  
No. 17090 Improved "Already Cut" and Fitted.


See Description of "Honor Bill" Houses on Page 7.

At the above price we will furnish all the material to build this eight-room house, consisting of lumber, wood and toilet bath, Oriental slate surface shingles, mill work, flooring, finishing lumber, mantel, bookcase, seats, cupboard, medicine case, ironing board, kitchen case, building paper, cases, trough, sash, and window weights, hardware, and painting material. Price does not include cement, brick or plaster. This house has stucco siding. We do not furnish brick, cement, plaster or stucco siding. We will furnish clear cypress siding for \$140.00 extra.

**FIRST FLOOR PLAN.**



**SECOND FLOOR PLAN.**



**THE ALHAMBRA** is an architect's masterpiece. The exterior is an attractive modern type of mission architecture, the kind that gets more than a passing notice, because it is so different from the commonplace—yet beautiful in all details. The general scheme calls for a gray stucco body with red brick foundation and red roof, but other treatment with green roof is equally attractive. The window and door openings as well as the decorative molds can be painted in either white, green or any other contrasting color. A study of the interior planning reveals the careful study of the architect. With a foundation of only 28 feet by 28 feet, he has created a living room, size about 15x27 (including a sun room) which is found only in much larger houses. Also note the good size dining room with alcove for side-board, and a model kitchen which in careful planning surpasses any that you have ever seen. Here the architect has carefully considered the daily work of the housewife and has planned the location of the various conveniences accordingly. It is customary in most houses to arrange a ten-foot stair hall through the center of the house, which if applied to this design would increase the cost on account of the extra foundation, side walls, roof, floors, etc., about 35% per cent. The present arrangement of the stairway in the Alhambra provides a better arrangement at a big saving in cost. It gives quick access to the second story and basement, and provides a rear entrance to the kitchen with a space provided for the ice box so it can be fed from the side door without coming into the kitchen, minimizing the amount of work in keeping the house clean, and at the same time adds much to the appearance of the spacious living room.

The Alhambra house has received much favorable comment from leading authorities on architecture. It is a very popular seller, having been built more times than any other house at this price. Every one who has built it is enthusiastic about this unique arrangement.

**First Floor** A French door leads from the porch to the sun room. Limestone slabs covering on three sides snugly in, show danger of light and ventilation. There is a sideboard in the dining room; a large brick mantel with a bookcase on each side in the living room; a built-in ironing board in the kitchen. Separate entrance to the second floor from living room and kitchen. Rooms are 8 feet from floor to ceiling.

**Second Floor** Four bedrooms with closets and bathroom on this floor. Special closets for hats in three of the bedrooms. Rooms are 8 feet 2 inches from floor to ceiling. We furnish our best "Quality Guaranteed" mill work, shown on pages 124 and 125. Interior doors are one-eighth in on the first floor on the second floor, two-eighths yellow pine with trim in maple, in beautiful grain and color.

**SEARS, ROEBUCK AND CO.**

Mission inspired home, Sears, Roebuck and Co.,1920's.



Orlando Station, built in 1926.



California Building at the 1893 Columbian Exposition.

# MISSION REVIVAL

## A Style Described:

Mission style buildings could be one or two stories in height, and this ability to maintain its “style” with a variety of massing made it a very popular choice for apartment buildings as well as private residences.

The most easily recognizable characteristic of the Mission style is the use of a flat roof surrounded by a parapet, which was often undulated or curvilinear. Buildings were either wood frame or hollow clay tile in construction, but this was covered by stucco that could be smooth or textured in finish.

At the roof line (near the base of the parapet,) scuppers were often installed to allow the water to drain from the flat roof tops. Parapets were often topped with stucco coping, which was a capping of the top part of the wall or a raised molding. Sometimes parapets featured a single row of sloped roofing tile between the taller, curvilinear portions.



Windows in the Mission house were almost always wood double-hung sashes or casement. Front porches were a prominent feature as well, and often featured a series of arches with columns in between, or an enclosed front porch with a smaller stepped version of the main house parapet roof.

Ornamentation in the Mission style is minimal. Occasionally there are applied crests or swags on the façade of the building. Any dormers or shed roofs that extended from the main structure were covered with barrel tile as well. Chimneys were common and often had decorative chimney caps.



Mission San Luis Rey de Francia, California, built in 1811.

# MISSION REVIVAL

## A Style Defined:

### 1. Roofs:

- Flat roofs are almost always used.
- Parapets commonly feature simple moldings or barrel tile caps.
- Parapet can be undulating or curved.
- Shed roofs or overhangs are covered in clay barrel tile.
- Scuppers at base of parapet for drainage off of flat roof.

### 2. Exterior Finishes and Features:

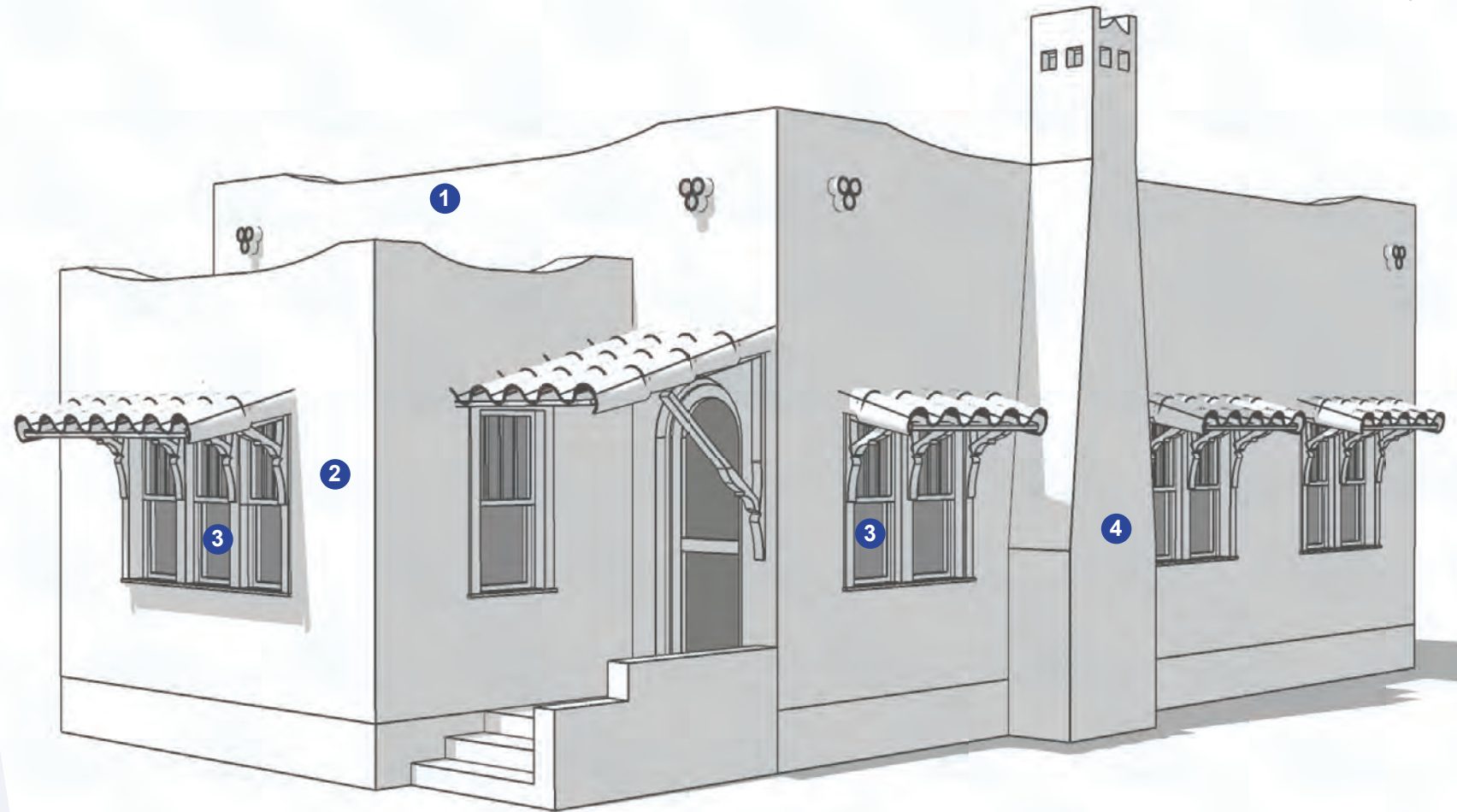
- Derived from the mission churches that were constructed all along California, the primary surface treatment is textured stucco.
- Often simple in décor, sometimes there are applied swags or crests.
- Can be one story or two-stories.
- Front porches are supported by thick square piers or feature arches, or are enclosed with windows and feature a smaller stepped version of the main house parapet.

### 3. Doors & Windows:

- Windows are wood double-hung or casement.
- Window sills, headers and jambs are wood and may project slightly from the wall surface.

### 4. Chimney:

- Masonry built and typically stuccoed.
- The base of the chimney often flares along a sinuous curve.
- Typically have decorative chimney caps.



GALLERY OF EXAMPLES



Lake Worth Beach, Florida



Lake Worth Beach, Florida

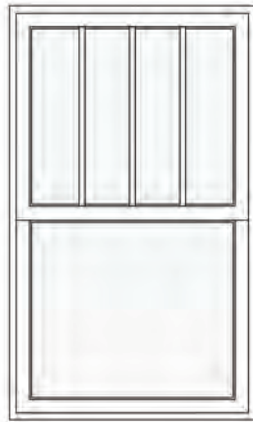


Lake Worth Beach, Florida

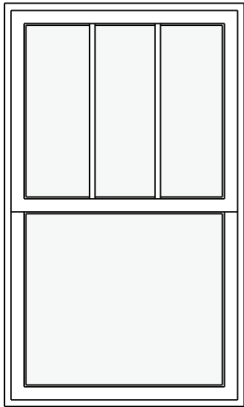
# MISSION REVIVAL

## Description of Mission Windows

- Mission windows are primarily double-hung, single-hung, or casement type windows.
- Traditionally Mission windows are made of wood and are characterized by unique divided light patterns. Often the top sash (upper half of the window) would have three, four, or even five vertical light over one light below.
- The Mission windows are always vertical or square, and often 1:2 in their proportion. Often two or three windows are grouped together.
- These windows are inset deep into the exterior wall creating deep sill and shadow lines.
- Mission windows are typically surrounded by wood trim with distinct header and sloping sill details.



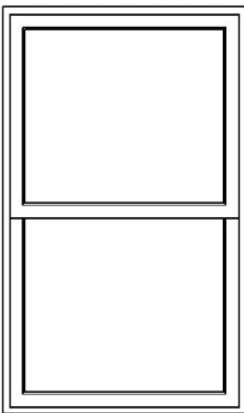
Four over one, as single hung or double hung windows.



Three over one, as single hung or double hung windows.

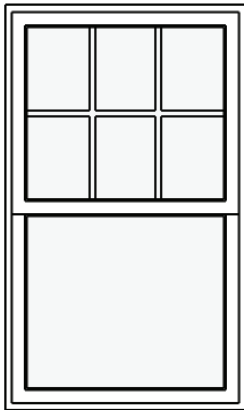


Four over one, as single hung or double hung windows.



One over one, as single hung or double hung windows.

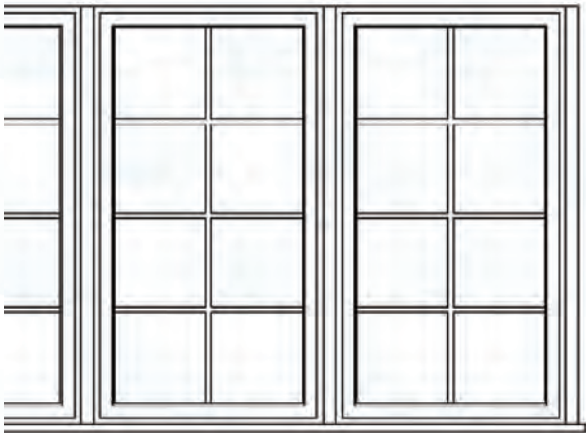




Six over one, as single hung or double hung windows.



Nine over one, as single hung or double hung windows.



Casement windows with variation of transom lights above



Variation of single hung or double hung windows.

# MISSION REVIVAL

## Description of Mission Doors

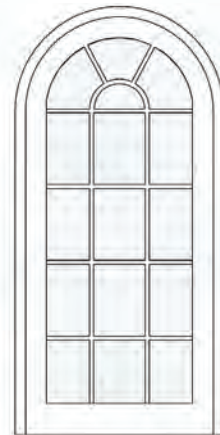
- Mission doors are typically wood plank, sometimes with small glass inserts
- Mission doors can be wood multi-panel.
- The doors are sometimes rusticated, with heavy metal hinges, and can be arched with multiple lights. These doors can be similar in nature to those found in Mediterranean Revival architecture.



Panelled wooden door



Arched plank wooden door



Arched panelled door with six lights



Rusticated, rounded plank door with single lite window.

## Description of Mission Roofs and Exterior Finishes

- Mission roofs are almost always flat with articulated and stepped parapets. There are often small accents of barrel tile either in breaks in the parapet or with small attached shed roofs over windows.
- Mission exterior finishes are usually medium to rough textured stucco and may include stone and stucco accents.
- Mission homes often have stucco medallions and aesthetically placed scuppers as an added level of ornamentation.



Stucco treatments are typically medium to rough in texture.



Stucco finishes and ornamental banding are typical.



Flat roofs with a decorative parapet are standard in the Mission style.



Note the ornamental accents of barrel tile, medallions, and scuppers.

