

## ***D.2 Residential Styles and Forms***

The single-family dwelling in the suburban Washington, D.C. region is the dominant residential subtype within each community type. These structures comprise the individual residential resources of suburban neighborhoods and developments. Single-family dwellings were built of nearly every construction material. The detached single-family house was constructed individually by commission or speculation, in groups of small to

large-scale development sometimes using prefabricated technology. The anticipated architectural styles and forms of single-family dwellings in the suburbs include: the I-house, vernacular residences, Victorian-era houses, Colonial Revival house, Tudor Revival house, Four-square, Bungalow, Cape Cod cottage, ranch dwelling, and split-level house. Despite the predominance of single-family residences in the suburbs, multi-family structures became a cost-effective and popular housing solution from the Industrial/Urban Dominance Period through the Modern Period.

#### *D.2.1 Agricultural-Industrial Transition Period (1815-1870)*

Residential buildings during this early period were constructed on the fringes of the city, in rural crossroads villages, along major routes of travel, and on modest farms, as well as large estates. The variety of residential suburban settings resulted in a wide range of building forms and styles constructed during this period. The most common suburban residential resource of this period was the vernacular building.

Nineteenth century vernacular residences are characterized by simple ornamentation and mass-produced components, such as door frames, moldings, sash and window units, and porch decoration. In general, a vernacular residence was a layman's response to the architectural styles and technologies that were popular and well-accepted while the residence was being built. Using common building practice, purchased plans, or construction kits, a builder could adapt a basic house form or plan to fulfill the builder's ideas of an acceptable level of style. Ornamentation was drawn from the most obvious and characteristic features of any given style. In the mid- to late-nineteenth century, this meant machine-produced woodwork, such as brackets, turned posts and friezes.

The earliest vernacular residences were influenced by Georgian and Federal style residences. Vernacular interpretations of the Georgian and Federal styles were usually two stories in height, with symmetrical facades and simple ornamentation. One common vernacular version of the Georgian style is the I-house. The standard I-house is one room deep and two stories tall with three to five openings on each story. From the front, an I-house is often indistinguishable from a Georgian house. The gable view, however, reveals the greater depth of the Georgian house. Chimneys are most often located on the interior of the gable ends, however, some I-houses can have central or exterior chimneys. Usually, an I-house has a one-story porch running the length or nearly the length of the long side. In the interior, a central hall separates the two rooms on the first floor; the second floor contains either two or four sleeping chambers. Due to the narrowness of the main core, many I-houses have kitchen wings to the rear. The construction of the I-house continued beyond this period into the twentieth century (Gowans 1992: 55-6).

In the mid-nineteenth century, pattern books and construction manuals promoting the Picturesque Movement began to have a widespread influence on residential construction forms and styles. By advocating the advantages of rural suburban living,

architects such as Alexander Jackson Davis and Andrew Jackson Downing brought the Gothic Revival design to the American countryside.

Commonly built between 1840 and 1880, Gothic Revival style houses were distinguished by their steeply-pitched roofs, usually with steep cross gables, and highly decorative detailing. The gables were usually accentuated with decorative vergeboards, lack of eaves or trim beneath the gable, and walls, and windows which extended beyond the cornice line into the gable. Features often included a one-story entry or full-width porch with supports, brackets and friezes resembling flattened arches; Gothic arch windows; and intricate decorative detailing applied to windows, doors, gables and porches. Gothic Revival houses were built in several sub-types. Most common among these were the side gable with centered cross gable type, the asymmetrical or "L" shaped layout, the front gable roof type, and the paired gable type. Considered suitable as a rural style, it was not frequently built in urban settings. Gothic Revival dwellings featured elaborate decorative details in the form of Gothic arch tracery, window crowns and drip molds, intricate porch details, and ornate vergeboards along the gable edges. These details were made possible by the introduction of the scroll saw in the mid-nineteenth century. After 1860, gables often featured decorative crossbracing. Although both wood and masonry examples were built, frame "Carpenter Gothic" houses were most common. Cladding was usually horizontal but vertical board-and-batten was also used. (Virginia and Lee McAlester 1984:197-200).

The popularity of the Gothic Revival style in the suburbs was eclipsed by the Italianate style by the 1860s. Constructed primarily between 1840 and 1885, the Italianate style is usually found in buildings two to three stories in height which feature generally balanced facades. Italianate buildings have low-pitched gable, hipped, or mansard roofs with wide overhanging eaves and brackets often paired with ornate cornices. The windows are tall, narrow double-hung sashes, sometimes arched and often paired (usually 1/1, 2/2 or 4/4 double-hung). There are often decorative brackets, crowns or hoods over windows and doors. A one-story front porch is usually featured, with the same brackets and decorative cornice. Less than one-third of Italianate houses have a center gable or a tower. Many examples also feature quoins (McAlester 1984:211).

#### D.2.2 Industrial/Urban Dominance Period (1870-1930)

The influence of the architect on suburban residential building trends continued to increase from the earlier period. During the late nineteenth century and early twentieth century, better transportation modes and worsening city conditions created a boom of suburban growth. Pattern books, trade magazines, practicing architects, and builders, had wide-reaching impacts on the types of houses constructed and the architectural styles applied to them. Styles and forms ranging from the Victorian-era Queen Anne to the Craftsman Bungalow were applied to the suburban residences of all classes.

The development of post-Civil War machinery capable of producing large amounts of standardized housing elements, facilitated the application of these sometimes elaborate styles to residential buildings. Houses of the Victorian era were meant to express the

individuality of the owner and all the activities that might be taking place inside. They were generally two or three stories tall with multiple roof-lines, an irregular shape and exuberant ornamentation. Because Victorian society emphasized formality, the dwellings also had closed plans in which doors, halls and vestibules separated the rooms.

One of the most popular Victorian-era styles was the Queen Anne. The first Queen Anne houses built in the United States in the 1880s displayed half-timbering in the gables or upper floors. This subtype, as well as patterned masonry examples, total a small percentage of the Queen Anne style houses built in this country. Approximately half of all Queen Anne style houses displayed ornamental spindlework. This "gingerbread" or Eastlake detailing was often used on porches and gable ends. The last variation of the Queen Anne style first appeared in the 1890s and is called the free classic. This style of ornamentation replaced the delicate spindlework with classical columns and added Palladian windows, dentil cornice moulding and other classical details. The free classic Queen Anne examples began the transition from the Victorian styles to the Colonial Revival and were constructed until circa 1910 (McAlester and McAlester 1984, 264).

Due to their size and complexity, high-style Victorian-era dwellings in the suburbs were usually built only by the upper and upper-middle classes. However, elements of the Queen Anne style were applied to vernacular residential forms such as the front-gable, gable-front-and-wing, and occasionally, I-houses. Houses with Victorian irregular-plans were most often ornamented with Queen Anne detail, although mass-produced "gingerbread" appeared on nearly every vernacular building type of the time period, resulting in a building type known as Folk Victorian. As architectural fashion moved toward simplicity in design around the turn of the century, vernacular residences adapted by applying features of the popular Colonial Revival, Tudor Revival or Craftsman styles.

Popular in the years 1880 to 1955, the stylistic details in Colonial Revival dwellings were drawn predominantly from Georgian and Federal styles; secondary influences included Dutch Colonial and English Postmedieval types. Late nineteenth century examples of Colonial Revival were often asymmetrical and exhibited a combination of Queen Anne features, such as turrets and wide porches, and Colonial features such as Palladian windows and Adamesque swags or urns. Examples built from 1915 to 1935 reflected colonial precedents more closely, while those built after World War II simplified the style, with details that only suggested rather than duplicated the original examples. Colonial Revival houses are usually strictly rectangular in plan with few projections, and have symmetrical facades. They range from one to three stories with hipped, side gable, centered gable, or gambrel roofs. Clapboard is the most popular sheathing material, although brick is not uncommon (Virginia and Lee McAlester 1984:321-6).

The Tudor Revival style emerged during the same period as the Colonial Revival and loosely based its architectural vocabulary on medieval English cottages. The style peaked in popularity during the 1920s and faded in the late-1930s. Details frequently found on Tudor Revival cottages include steeply-pitched roofs, front-facing gables, narrow multi-light windows, decorative half-timbering and masonry, and decorative chimneys. Following the development of brick and stone veneer after World War I, details from the

Tudor Revival style were frequently applied to small suburban cottages (McAlester and McAlester 1984, 355-358).

Another suburban residential building form to follow the period of Victorian-era styles was the Four-square. The development of the Four-square house was part of a stylistic movement known as "Rectilinear" or "Prairie-style" which represented a reaction against the ornate Queen Anne style of the late 1880s. The Four-square house was popular in both suburban and rural areas of the United States from the late 1890s into the 1920s. Four-square dwellings are usually 2- to 2½-stories tall with a simple square or rectangular plan, low-pitched, hipped roof, and a front entrance, usually off-centered, which served as the focal point of the facade. They also commonly featured dormers on all planes of the roof and a wide 1-story front porch. Inside are usually four roughly equal-sized rooms on each floor, with a side stairway. Exterior wall surfaces were generally clad in clapboards or wood shingles, with some brick examples. In vernacular examples, the Four-square often featured hipped dormers, a 1-story, full-width front porch, and double-hung sash windows.

Similar to the Prairie-style of the Four-square, the Craftsman style emerged in the early twentieth century. Craftsman-style dwellings emphasized horizontal lines with long, low eaves and extended porches. Typical details included exposed rafters and beams, deep eaves, intricate, multi-pane windows, and heavy, tapered porch supports. Although Craftsman-style details were frequently used on vernacular massed-plan houses of the early-twentieth century, the term "Craftsman" specifically refers to bungalows. The bungalow became the dominant style of middle and working class housing in the period between 1900 and 1935. Bungalows were enormously popular in the early years of the twentieth century, in part because they were inexpensive to design and build. Their emergence coincided with the rise in the number of working and middle class Americans who could afford to purchase a house (Klein 1985: 44). The bungalow has been defined as "one of the characteristic building types of democratic America" because of its adaptive and extensive use (Lancaster 1986: 104). The Craftsman style faded from popularity during the 1920s, but the bungalow plan continued to be utilized into the 1950s. The small house plan help to usher in a period of "efficient" house construction during the post World War II suburban boom.

A short-lived and infrequently used architectural style in the suburbs was the Art Deco style. The Art Deco style rose to popularity during the 1920s and faded in the early 1930s. Although primarily used for commercial and public buildings, the style occasionally appeared on residential buildings. Art Deco buildings were characterized by zigzags and geometric ornamentation, with an emphasis on towers and other vertical elements. Art Deco buildings did not follow a particular form, and appeared during the Industrial/Urban Dominance and Modern periods (McAlester and McAlester, 465-466).

During this period, the architectural style and forms discussed above were applied not only to single-family residences but mail-order houses and multi-family structures such as duplexes and apartment buildings. The booming suburbanization around major cities during this period created a large market of landowners seeking affordable housing in

popular styles. The common practice of land speculation often left the business of constructing a house to the individual lot owner. Pattern-books offered the landowner a sensible and inexpensive building plan. The early success of pattern-books, such as those produced by R.W. Shoppell's Cooperative Building Plan Association, led to the offering of complete house packages in the first decade of the twentieth century. The package included the plans and construction materials. The landowners could construct the building themselves or contract a builder. Some of the mail-order companies operating in the twentieth century include Sears and Roebuck, Alladin Company, Bennett Company, Montgomery Ward and Company, Walker Bin, MacLagan and the Chicago House Wrecking Company (M-NCPPC 1988, 1-2).

The popular housing styles of mail-order catalogues in the nineteenth and early-twentieth centuries were Victorian vernacular residences. In the twentieth century, the catalogue companies introduced architectural styles that were already popular within suburbs. Designs incorporating Craftsman influences and Bungalow forms filled most of the catalogues, while Colonial and Tudor Revival styles, Four-Squares and one-story cottages such as the Cape Cod cottage became increasingly popular.

Other housing types popular during late nineteenth and early twentieth century are the double house and duplex. The double house and duplex are common forms of semi-detached housing. It is anticipated that the double house will be common within the Washington, D.C. suburbs. The double house consists of a single structure divided by a party wall into two adjacent floor plans that mirror each other. Commonly of wood-frame construction with wood siding and a side-gable roof, later examples have brick veneer siding with flat roofs. In early examples, a full-width 1-story porch unified both units, while the masonry structure often had concrete stoops at each entrance. Although isolated examples of this type should be expected, the double house was frequently constructed in blocks to comprise streetscapes in the District or entire neighborhoods in the suburbs (Gottfried and Jennings 1988, 2).

The duplex is another form of two-family housing. The duplex contains two residences or apartments and more closely resembles a single-family dwelling than the double house. The form of the building is a single detached unit with two similar floor plans; one unit on each level. One indication that the duplex was an accepted and utilized building type was its presence in pattern-book and mail-order catalogues. The *Sears, Roebuck Catalogue of Houses, 1926* offered two models of duplexes. The models illustrate two variations of duplex arrangement. The first model 'The Cleveland' was a front-gable vernacular-inspired building with Craftsman-style features. The entrance to the first story unit was located within a full-width front porch, while access to the second level was by an interior staircase at the rear of the building. The second model, 'The Garfield', was a large wood-frame Four-Square. The access to both units was from a shared hipped roof front porch. A third subtype of duplex housing provided access to the second floor unit by an exterior staircase.

Early apartment buildings and complexes were constructed close to central business districts. These buildings were multi-story buildings that contained several separate households. It is anticipated that most early apartment building construction occurred during the first decade of the twentieth century in regions close to transportation corridors and Washington, D.C. Other apartments were incorporated into commercial structures or shopping centers. Early- to mid-twentieth century apartment buildings were generally efficiency apartment houses for middle and moderate-income groups. The buildings were generally two to five stories with units of one to five rooms (Maddux 1985, 16). The majority of apartment building construction in the Washington metropolitan area took place following World War II during the Modern Period.

### D.2.3 Modern Period (1930-1960)

The Modern Period of suburban residential construction consisted of a profusion of developer-built housing of "efficient" design. The less elaborate styles that were popular during the early twentieth century, such as the bungalow, Four-square, and Colonial Revival, were well suited to the suburban tract housing of the mid-twentieth century and continued to be constructed. Building forms that emerged during the Modern period, including the Cape Cod, Ranch dwelling, and Split-level house, were influenced by the informal division of space and minimal decorative elements promoted by the International movement.

The International movement in architecture emphasized practical, industrial design and modern machinery. Although the minimalist, white concrete aesthetic of the International style never gained a popular following in the United States, builders found use for its functional, mass-produced components and new materials. The influence of the International Style appeared most often on dwellings of any form from the 1940s through the 1960s. In general, these dwellings had little or no superfluous ornamentation. Common features on vernacular and other dwellings of the period included aluminum- or steel-framed sliding doors and windows with single-pane sashes. The interiors often originally featured linoleum floors, laminate counters, and other low-maintenance materials. The International style became most evident during the Modern period (Maxwell and Massey, 58-59; McAlester and McAlester, 469-470).

The Cape Cod house became a standard suburban form in most eastern metropolitan areas by the mid-twentieth century. The exterior had little detail, with only faint references to Colonial Revival and Modernist architecture. The interior took the open plan of the Bungalow a step further, dividing the house into an "activity zone" and a "quiet zone." The activity zone consisted of a kitchen, dining area and living area, sometimes only loosely separated from each other by half walls, built-in cabinets, or a central fireplace. The quiet zone contained two bedrooms and a bath, all opening off of a hall (Wright 1981, 254). The Cape Cod was designed to suit a housewife's life. Low-maintenance materials and modern appliances lessened the amount of housework needed, while the open living, dining and kitchen areas allowed the family, particularly women and children, to be together through most of their daily activities (Kelly, II-151-52). Due to their original small size, most Cape Cod dwellings were later enlarged and altered.

Another popular Modern Period suburban residential form was the ranch house. The familiar ranch house first appeared around 1935 but reached its peak of popularity in the 1950s (McAlester, II-126). The ranch house was a distant derivation of the Prairie style and Frank Lloyd Wright's Usonian houses (Ames, II-100). It was also frequently attributed to dwellings on southwestern ranches. The ranch house was nearly always one-story with a hipped, side-gable or cross-gable roof and low, deep eaves (Maxwell and Massey 1992, 57; McAlester, II-126). The exterior could feature Craftsman or Colonial Revival detail. Positioned with its long elevation facing the street, the ranch house had a "rambling" arrangement that fit on the wide lots in freeway suburbs (McAlester, II-126). The garage, utility areas, living spaces and sleeping spaces occupied a single level, usually only two rooms deep. While the ranch house did not actually contain more square footage than the bungalow, it was arranged to appear larger (Wright 1981, 251). The interior followed an open, informal plan in which spaces were not separated by vestibules or halls (Maxwell and Massey 1992, 57).

Nearly as common as the ranch was the split level, a three level house form popular from the 1950s to the present (McAlester, II-127). The split-level has

a two-story unit intercepted at mid-height by a one-story wing, creating three levels of interior space. . . . Families were felt to need three types of interior space: quiet living areas, noisy living and service areas, and sleeping areas. . . . The lower level usually housed the garage and, commonly, the "noisy" family room with its television. The mid-level wing contained the "quiet" living areas (kitchen, dining and living rooms) and the upper level, the bedrooms (Ibid.)

The split-level had the same types of spaces as the ranch house but followed a more compact plan. Split-level houses typically had brick lower stories, frame upper stories, and Colonial Revival detail.

Another residential style constructed during the Modern Period was the Art Moderne, though relatively few examples of this style were constructed in the suburbs. The Art Moderne movement emerged in the 1930s. Often described as "streamlined," buildings of this style had a sleek appearance. Art Moderne buildings were characterized by details such as flat roofs, smooth exterior walls with rounded corners, glass block, and horizontal grooves or lines. Few dwellings were constructed in this style. Art Moderne buildings did not follow a particular form, and appeared during the Modern Period. (McAlester and McAlester, 465-466).

During the Modern Period, the garden apartment complex developed as a popular subtype of twentieth-century apartment construction. The garden apartment complex departed from the tradition of locating in existing community centers. These apartment complexes, begun in the Washington, D.C. region in the 1920s, were often a planned community of several apartment buildings, containing multiple units, within a landscaped or organized setting. The middle-income and smaller apartments tended to have a plain,

stark look with flat roofs and no formal landscaping. This form of apartment housing was adopted by Federally funded housing projects beginning in the 1940s (Maddux 1985, 16).

#### D.2.4 Significance Assessment

Residential property types can include resources eligible for the National Register of Historic Places under Criteria A, B and C. For eligibility under Criterion A, the resource must possess a strong association with suburban development and residential architectural trends. Residential properties that demonstrate and represent a direct relationship with suburban development in the Washington, D.C. region may be considered a significant resource. Since entire neighborhoods and developments best represent suburban growth, such resources are best suited for eligibility under Criterion A. The neighborhood or development must possess the character-defining elements of its community type (i.e. Unplanned Suburban Neighborhood, Planned Suburban Neighborhood, or Planned Suburban Development) and a housing stock of significant suburban resources with excellent integrity. Individual resources can be eligible under Criterion A if they possess an important association with suburban growth. Buildings significant under Criterion A should retain integrity of location, design, setting, materials, feeling and association.

Resources associated with residential property types can be assessed for eligibility under National Register Criterion B, for association with persons of significance within our past. The resource must represent the significance of the individual within the suburban context. Examples include persons associated with the establishment of an influential residential community or introduction of significant innovations in residential design. Residential resources can also be eligible under Criterion B if the resources was built or owned by a prominent or influential merchant, professional, civic leader, or politician. The individual should have a strong association with suburban development or illustrate the role of the suburbs within the professional or social group. Buildings with such association should retain sufficient integrity of materials, design, setting and location to physically represent the contribution of the individual.

To be eligible under Criterion C, for architectural significance, the resource must retain the characteristics of its style, type, period or method of construction and convey its role in architectural history. Residential resources may be significant for building form and style. Early residential structures may use vernacular building forms with sparse architectural ornamentation but may be significant for their role in early suburban activity. Such vernacular resources must possess excellent integrity. Residences from later periods exhibit a greater consideration for ornament and style. Modern Period residential construction introduced building forms that became ubiquitous in the suburban landscape. These Modern Period residences are eligible under Criterion C within the context of entire neighborhoods and developments and only in conjunction with an important historic association and excellent integrity.

Representative examples of typical residential design that exhibit the ornamentation of a specific style may be eligible under Criterion C. The resources should retain excellent

integrity of design, materials, workmanship, association, location and setting. In addition, all character-defining elements must be intact to be eligible under Criterion C.

### D.2.5 Character-Defining Elements

The character-defining elements of single-family dwellings are organized by building style and form. The building must be intact, excellent examples of their type to be considered significant under the National Register Criteria for Evaluation.

#### **Row House**

- Contiguous houses with shared side walls (party walls), unless free-standing row house;
- Flat or low-pitched roofs;
- One room wide, some with a side passage entry;
- Two to four bays wide, typically three bays on the first story and two bays on the second story, often with a kitchen wing or ell;
- Porch or stoop;
- Integrity of features such as porch materials and cornice ornamentation;
- Since the row house form was easily adapted to suit current architectural taste by applying ornament and various roof or cornice styles, the building should retain integrity of CDEs of the original architectural style.



Plate 5: Row House (2900 block of Upton Street, Tenleytown, Washington, D.C.)

## I-house

- Two-stories in height;
- One room deep;
- Side-gable roof;
- Front porch;
- Hall-and-parlor plan or center hall plan (entrance on long side);
- Construction materials are log, brick and frame;
- Beginning in the mid-nineteenth century, I-houses were elaborated with varying patterns of porches, chimneys and rear extensions (or ells);
- Added features and decorative elements reflected current popular styles (e.g. center-gables on the front-elevation and pointed arch windows - Gothic Revival; or spindle-work and bracketed porches - Folk Victorian).



Plate 6: I-House (NW corner of Layhill Road and Norbeck Road, Norwood, Montgomery County)

## Vernacular Residence

- Simple ornamentation and mass-produced components such as door frames, moldings, window units and porch ornamentation;
- One to two-and-one-half stories in height;
- Traditional building forms with front-gable, side-gable, cross-gable, gable-front-and-wing, and hipped roof forms;
- Most often of wood-frame construction, also of log, brick and stone construction;
- Wood or brick exterior;
- Wood double-hung windows (typically 1/1 or 6/6);
- Front porch with original posts and railing;
- Added features and decorative elements of other architectural styles (Greek Revival, Gothic Revival, Queen Anne, Italianate, Folk Victorian, Colonial Revival, Craftsman).



Plate 7: Vernacular Residence (404 Tulip Avenue, Takoma Park, Montgomery County)

## Italianate

- Two to three stories in height;
- Low-pitched hipped, gable, or mansard roof with wide overhanging eaves;
- Generally balanced facade;
- Tall, narrow double-hung windows, sometimes arched and often paired (usually 1/1, 2/2 or 4/4 double-hung);
- Brackets under eaves and ornate cornices;
- Decorative brackets, crowns or hoods over windows and doors;
- One-story front porch (commonly with chamfered posts and brackets);
- High-style examples possess a square tower or cupola.



Plate 8: Italianate (16109 Marlboro Pike, Upper Marlboro, Prince George's County)

## Queen Anne

- Asymmetrical massing;
- Steeply-pitched roof of irregular shape (usually with front-facing gable);
- Contrasting materials or textures between levels; polychromatic color scheme; use of molded brick, wood shingles, wood clapboard and/or stucco for exterior siding material;
- Variety of window and roof shapes;
- Wood double-hung windows (usually 1/1 double-hung or Queen Anne sash);
- One-story porch, full-width or wrap-around; second or third story inset balconies;
- Bay windows, corbelled chimneys, turrets and towers;
- Integration of Colonial Revival and Tudor Revival features through roof shape, building massing, porch design and gable end ornament in later examples.



Plate 9: Queen Anne (4900 block of Oliver Street, Riverdale, Prince George's County)

## Shingle

- Dominant wall cladding is wood shingle (roofing material should be shingle, however, most wood shingle roofs have been replaced);
- Prominent and complex roof shape, though more horizontal than the Queen Anne style;
- Asymmetrical massing and facade;
- Extensive porches (second story balconies);
- Use of dormers, such as curved hipped and eyebrow;
- Minimal exterior ornamentation.



Plate 10: Shingle (3300 block of Newark Avenue, Cleveland Park, Washington, D.C.)

## Folk Victorian

- Victorian decorative detailing on traditional building forms;
- Simplified form with detailing confined to the porch, gable end and cornice;
- Decorative porch is dominant feature;
- Porch ornament includes spindle-work or jig-saw cut work;
- Symmetrical facade (except Gable-Front-and-Wing building form);
- Cornices with brackets and molding;
- Building must retain the CDEs of its vernacular residential form.



Plate 11: Folk Victorian (10802 Kenilworth Avenue, Garrett Park, Montgomery County)

## Colonial Revival

- Balanced, symmetrical facade;
- Two-stories in height (one-story examples are not as common);
- Side-gable roof (most common), also gambrel roof and hipped roof;
- Siding materials of brick, stone and/or wood clapboard;
- Brick examples can utilize stringcourses and cornices;
- Use of decorative door crowns and pediments, side-lights, fanlights and porticos to emphasize the front entrance;
- Double-hung windows with multiple lights in one or both sashes (6/6 double-hung windows are most common); Wood shutters;
- Front entry can have a stoop of brick or concrete; bracketed hood; pedimented porch with columns; or full-width hipped or shed roof porch;
- Decorative cornice (use of dentil molding);
- Formal front yard and informal rear yard with patios, terrace or porch;
- Massive chimney(s);
- Some examples have pent roof between first and second stories of front elevation;
- Common features of the Colonial Revival-style applied to suburban houses of the twentieth century include: symmetrical fenestration, side-gable roof, small entry porch, pedimented door surround, double-hung windows and wood shutters.



Plate 12: Colonial Revival (3945 Linnean Avenue, Forest Hills, Washington, D.C.)

## Tudor Revival

- Asymmetrical massing;
- Steeply pitched roofs;
- Cross-gable roof or side-gable with an off-center front-gable;
- Gabled entryway;
- Multi-light narrow windows, banded casement or double-hung;
- Dominant, massive chimneys;
- Masonry construction or use of veneering techniques;
- Decorative half-timbering;
- Common features of the Tudor Revival-style applied to small suburban houses of the twentieth century include: asymmetrical fenestration, steeply pitched roof, cross-gable roof or side-gable roof with off-center front-gable and/or dormers, dominant brick chimney sometimes located on the front elevation, exterior material of brick, frame or stucco, multi-light metal casement windows.



Plate 13: Tudor Revival (5400 Grosvenor Lane, Grosvenor, Montgomery County)

## Four-Square

- 2 to 2½ stories;
- Low-pitched hipped roof (pyramidal hipped roof);
- Two or three bays wide, two rooms deep;
- Low full-width, hipped roof front porch (sometimes shed roof, one-story in height);
- Off-center entrance;
- Dormer on at least one elevation;
- Double-hung windows (1/1, 3/1 or 6/6 double-hung windows are most common);
- Window groupings and banded windows;
- End wall or central chimney;
- Four rooms on each floor, with the entry hall and staircase occupying a front room;
- Construction materials consist of wood-frame, brick, stone or concrete block;
- Applied ornament from the Craftsman/Prairie, Colonial Revival and Italianate styles.



Plate 14: Four-Square (13808 Old Columbia Pike, Fairland, Montgomery County)

## Bungalow

- One-and-one-half stories in height;
- Low pitched hipped roof or broad gables;
- Integral porches with battered posts, or large masonry piers supporting columns, wood posts or stickwork;
- Naturalistic exterior materials such as wood shingle siding and roof, also constructed with wood clapboard, brick, stone, or stucco veneer, and slate, asbestos or asphalt shingle roofs;
- Dormers;
- Wide overhanging eaves with exposed rafter ends, sometimes triangular knee braces at gable eaves;
- Double-hung windows with a multi-light sash above a single-light sash;
- Wood front door with lights in the top portion above vertical panels;
- Stylistic ornamentation of the Bungalow include Colonial Revival, Tudor Revival and Spanish Revival with alterations to the roof shape and material, porch ornamentation, exterior siding material, windows, doors and eaves.



Plate 15: Bungalow (4400 block of Gallatin Street, Hyattsville, Prince George's County)

## Cape Cod

- One to one-and-one-half stories in height;
- Broad side-gable roof;
- Three bays wide;
- Central entrance;
- Gable dormers;
- Exterior construction materials include wood clapboard, wood shingle, brick veneer and asbestos shingles;
- Windows are multi-light double-hung;
- Simplified woodwork and ornament such as flat wood trim at corner boards and around windows, Georgian-style front door and surround;
- Center hall with staircase, dividing living area and dining area.



Plate 16: Cape Cod (6212 Vorlich Lane, Glen Echo, Montgomery County)

## Ranch Dwelling

- One-story in height;
- Asymmetrical plan;
- Low pitched hipped, side-gable or L-shaped roof with moderate or wide eaves;
- Attached garage or carport;
- Rear patio or porch;
- Bands of windows or picture windows in the living areas, wood sash or metal casement;
- Exterior materials include wood siding and brick or stone veneer;
- 'Rambling' arrangement emphasized by complex plan and roof form (e.g. front-gable wing projecting from the side-gable main block or projecting and receding side-gable blocks).



Plate 17: Ranch Dwelling (Burnt Mills Avenue, Burnt Mills, Montgomery County)

## Split-level House

- Two-story unit intercepted at mid-height by a one-story wing;
- Three levels of interior space;
- Picture and/or corner windows;
- Wood double-hung windows (1/1 and 2/2 horizontal) and vinyl or aluminum casement, awning or jalousie windows;
- Typically two exterior siding materials, such as wood clapboard and brick veneer;
- Use of aluminum, vinyl or asbestos siding as original siding material.



Plate 18: Split-level House (6816 Elbrook Road, Good Luck Estates, Prince George's County)

## Minimal Traditional

- Intermediate or low-pitch side-gable roof;
- Usually one front facing-gable;
- Eaves and rake are close to the body of the house;
- Typical exterior siding materials include wood clapboard, brick, or stone, or a combination of these materials;
- Lack of decorative detailing.



Plate 19: Minimal Traditional House (9800 Grayson Avenue, Four Corners, Montgomery County)

### **Pattern-Book/Mail-order/Pre-fabricated Houses**

- Retention of original exterior materials and decorative features;
- Unaltered interior plan;
- Easily recognized pattern-book, mail-order, pre-fabricated house according to plan/pattern;
- Constructed between 1870 and 1960;
- Retention of character-defining elements of its architectural style (common architectural styles of the Pattern book/Mail-order/Pre-fabricated houses include: Queen Anne, Craftsman, Bungalow, Four-Square, Colonial Revival, Tudor Revival and Cape Code cottages).



Plate 20: Mail-order House (7905 Marlboro Pike, Forestville, Prince George's County)

## Double House/Duplex

- Residential building form;
- Two entrances to the interior;
- Exterior material of wood, brick, stucco, or stone veneer;
- Flat, side-gable, front-gable or hipped roof;
- Retention of character-defining elements of its architectural style (common architectural styles of the double house and duplex include: Queen Anne, Italianate, Craftsman, Four-Square, Colonial Revival and Modern/International);
- Identical fenestration on first and second stories;
- Porch or stoop;
- Ornamentation limited to cornice, porch, windows and doors;
- Structural features such as bays and turrets are rare.



Plate 21: Double House/Duplex (3637-3639 Jenifer Street, Washington, D.C.)

## Apartment Building and Apartment Complex

- Multiple-story building(s);
- Property containing building, parking lot(s) and open space;
- Building form that maximizes light and ventilation: side-gable, H-, L-, T-, U- and X forms;
- Focus of design on public entrance, with ornamental door surround, light fixtures;
- Original siding, windows and doors;
- Retention of character-defining elements of its architectural style (such as Queen Anne, Colonial Revival, Tudor Revival, Moderne, International);
- Apartment complexes: integration of landscape design into overall plan.



Plate 22: Apartment Building (Belvedere Apartments, 2105 Belvedere Boulevard, Forest Glen, Montgomery County)