

## **4.0 Design Standards for Historic Residential**

### **4.1 Applicability**

This section provides design standards that are applicable to single-family residential homes which are classified as being within a “Historic Residential Area” as depicted on Figure 1-1 Architectural Regulation Designation Map.

### **4.2 Objectives**

Design of projects within this section should strive to be compatible with the pattern language and the building styles described within Section 4.3. The design should be compatible with the pattern language of the neighboring buildings in size, scale, proportion, and style.

### **4.3 Architectural Design Standards**

All new construction or reconstruction projects for single-family residential homes within the Historic Residential Area shall comply with the following standards:

1. Materials, windows, porches, mass, and scale shall be compatible with historic structures as described in Section 4.4 and with other homes within the neighborhood.
2. Additions and remodels to existing homes within the Historic Residential Area shall conform to the style, materials, mass and scale of the existing structure.
3. Exterior spaces, yards, porches, decks, fencing, walls, and landscaping shall be compatible with the neighborhood.
4. Front yard fencing should be low (less than four feet), preferably see-through, and use materials compatible with historic residences. Backyard fencing may be built for privacy (taller and less transparent, but not taller than six feet).
5. Garages, carports, outbuildings, etc., should not be ‘street forward’ and shall be of materials and styles that blend with the historic residential appearance.
6. Modern and contemporary materials may be used if they have the same or very similar appearance as original materials.

### **4.4 Historic Residential Building Styles**

The following sections describe the predominant historic building styles within the City. With the foregoing in mind, however, it is abundantly clear that some of the historic homes in Jackson defy categorization. A number of historic period homes in Jackson

incorporate a range of architectural details and styling that span more than one recognized style. When studied carefully though, common themes emerge and it becomes apparent that most historic homes not otherwise described in terms of a recognized style instead incorporate bits and pieces of the styles described in the following sections. In many cases the result, while admittedly difficult to categorize, is pleasing to the eye and contributes nicely to the over-arching historic character of the City of Jackson's residential neighborhoods.

#### 4.4.1. National and Shotgun Styles

The National style was born of the fundamental need for shelter and has pre-railroad roots, meaning that materials were usually made locally. Typically unadorned and utilitarian, these homes are often rectangular in shape or angled with front and side-gabled roofs. Interior layouts were simple, often two rooms wide and one room deep. Occasionally this style included two stories, but in the Jackson area one story is most common.

The Shotgun style is similar but is typically long and narrow, usually one-story, and is usually only one room wide with each room leading directly into the next. Mail-order plans and building parts were widely available at the beginning of the 20<sup>th</sup> century, making Shotgun a popular, low-cost dwelling for modest income families.

The following are typical design characteristics of the National and Shotgun Styles:

- a. Simple roof forms, typically gabled with moderate slopes (5:12 to 6:12).
- b. Roof overhangs are minimal and rafter tails are frequently exposed, with or without fascia boards. Overhangs are occasionally soffited.
- c. Additions often have shed roofs of differing pitch and lower plate heights.
- d. Roofing material was typically wood shingle, however as a result of fire experience corrugated metal was often used as replacement roofing. To meet current fire code requirements, fire-retardant treated wood shingles are an option, and heavy "composition" shingles are also an acceptable alternative to wood shingles.
- e. Horizontal wood siding of various shiplap or rabbeted patterns with vertical trim at corners common. Occasionally vertical wood board and batten siding was used, but mostly on very simple or crude utilitarian examples.
- f. Windows are rectangular in shape, generally taller than wider. Door and window surrounds are generally simple and without decoration. Mullions and divided lights were also common.

- g. Porches, generally raised, are very utilitarian and the entry presentation is minimal, sometimes with no entry overhang at all. They may be simple shed type or wrap-around hip varieties. Small overhangs and shallow porches at entries is common. Porches on Shotgun homes are usually the full width of the front face. Roof framing is usually exposed board sheathing without decoration and posts are usually simple and unadorned.
- h. Railings are usually simple and open, and porch flooring was usually tongue and groove fir planking.

**Examples of Jackson homes exhibiting elements of National and Shotgun styling:**



#### 4.4.2 Greek Revival Style

Very similar in nature to the National and Shotgun styles, Greek revival houses display many of the same characteristics. These homes were typically symmetrical in nature with simple gable forms that faced street-side. Although many Greek Revival homes in other areas of the country used Doric and other forms of Greek columns, the homes in Jackson of this style generally used square wooden columns and borrowed other elements of the style. Symmetrical shapes, pedimented gables, heavy cornices, coupled with wide, plain friezes and bold, simple moldings are all popular elements of this type of styling. The classic clapboard exteriors and bold, simple lines made Greek Revival architecture a popular housing style for the Mother Lode region.

The following are typical design characteristics of the Greek Revival Style:

- a. Simple roof forms, typically gabled with moderate slopes (5:12 to 6:12).
- b. Roof overhangs are minimal and overhangs are typically soffited.
- c. Roofing material was typically wood shingle, however as a result of fire experience corrugated metal was often used as replacement roofing. To meet current fire code requirements, fire-retardant treated wood shingles are an option, and heavy “composition” shingles are also an acceptable alternative to wood shingles.
- d. Horizontal wood siding of various shiplap or rabbeted patterns with vertical trim at corners common. Generally vertical wood board and batten siding was not used, but occasionally it was incorporated.
- e. Gable ends were pedimented with a low-pitch triangular gable facing the street.
- f. Heavy cornices were used just below the roof edge with a wide frieze that ran below the cornice. Detailing and moldings were generally flat and bold, maintaining simple classic lines.
- g. Windows are rectangular in shape, generally taller than wider. Door and window surrounds are generally simple and without decoration. Mullions and divided lights were also common.

**Examples of Jackson structures exhibiting elements of Greek Revival styling:**



#### 4.4.3 Victorian Styles - Folk Victorian and Queen Anne

Throughout the nation, a variety of Victorian-era home styles developed between the mid-1800s and early 1900s. In the Jackson area, the “Folk” and “Queen Anne” styles predominated. Often the various Victorian period styles overlap, without the clear-cut stylistic distinctions that tend to separate other major home style categories.

The Folk Victorian home represents an evolution from what may be called the National Folk styles with Victorian detail elements introduced or added. This home has much less decoration than other Victorian styles. Many of these examples are on narrow lots where the front elevation is the primary detailing surface. The Victorian details introduced are generally found at porches and cornice lines. In Jackson these homes are predominantly one story although two story examples certainly exist.

The Queen Anne home is more elaborately detailed and is the most eclectic of the Victorian styles. This home has steeply pitched roofs of irregular shape, usually with a dominant front-facing gable; patterned shingles, cutaway bay windows, and other devices used to avoid a smooth-walled appearance. The façade is commonly asymmetrical with a partial or full-width porch which is usually one story high, extending along one or both side walls.

The following are typical design characteristics of the Victorian Style:

- a. Generally gabled with moderate to high slopes (5:12, 6:12 or steeper – particularly in Queen Anne examples) with front, side or front/side gables, with overhangs. Cornice lines between ends of gables or at least partially extending past ends of gables are common. Overhangs are both open and soffited. Queen Anne homes occasionally sported circular towers, but examples are few. Folk Victorian homes occasionally have hip roofs.
- b. Roofing material was typically wood shingle; however, as a result of fire experience corrugated metal was often used as replacement roofing. To meet current fire code requirements, fire-retardant treated wood shingles are an option, and heavy “composition” shingles are also an acceptable alternative to wood shingles.
- c. Horizontal wood siding of various shiplap or rabbeted patterns typifies most Victorian homes. Vertical trim at corners is common. Shingle siding, plain or patterned, is rarely used in Folk Victorian homes but is common in Queen Anne examples, where it is often used in the gable areas (e.g. to form a “fish scale” appearance). Queen Anne homes commonly employ a mixture of wall finishes and decorative detailing including spindle-work, half-timber, patterned masonry and “free

classic.” Masonry materials are rarely used, being mostly limited to the foundations and chimneys.

- d. Windows are rectangular in shape, generally taller than wider. Door and window surrounds are generally simple and without decoration, although Folk Victorian examples sometimes have simple pediments above. Queen Anne homes frequently have detailed windows which may have large panes of glass bounded by smaller panes, often colored. Bay windows are common in Queen Anne homes, as are diagonal corner windows with detailed cornices above. Queen Anne doors often have delicate decorative detailing with a single, large pane of glass set into the upper portion.
- e. Many Folk Victorian homes are built on narrow lots and exhibit front detailing only, thus porches are often full width on the front elevation. On larger lots porches may be “L”-shaped. Porch posts are commonly turned spindles or square posts with corners beveled (chamfered). Cornice brackets may be similar to Queen Anne examples, and lacy friezes are often suspended from porch overhangs between posts.
- f. Porches on Queen Anne homes are used to accentuate the asymmetry of the façade, are often expansive, and may be provided at several elevations. Porch posts have considerable spindle work and delicate lace-like corner brackets and detailing between post and overhang headers.



**Examples of Jackson homes exhibiting elements of Victorian styling:**



#### 4.4.4 Bungalow Styles - Craftsman and California Bungalow

As variants of the American Arts and Crafts movement, there are many similarities between Bungalow and Craftsman homes. All were developed with convenience, economy and affordability in mind, emphasizing a horizontal link between the dwelling and the earth around it.

Bungalow and Craftsman style homes are generally distinguished by their low profile. They are one to one-and-a-half stories and are horizontal in expression, although often raised on high foundations with full or half basements. Early 20<sup>th</sup> century literature described the chief purpose of the Bungalow as placing most of the living space on one floor. Basic to the Bungalow's popularity was the idea of simplicity and artistry, representing serious architecture to the modest income homeowner.

The Bungalow's form is typically rectangular with open, informal floor plans. The style is characterized by the use of natural building materials and colors and by visual evidence of the structural elements. Built-in furniture was common inside the house, with fireplaces being a center focal point. The fundamental Bungalow is fairly straight-forward with simple expressions. The Craftsman and California Bungalow forms of this style have a greater variety of materials and detailing, but the essential forms are similar.

The following are typical design characteristics of the Bungalow Style:

- a. Generally low-pitched, gabled roofs (occasionally hipped) with wide, unenclosed eave overhangs. Homes often have multiple-gabled roofs with a large gable over the main portion of the dwelling and smaller gables over porches or partial second stories. Roof rafters are usually exposed with decorative beams or braces under the gables. Dormers, where provided, follow the roof line.
- b. Roofing material was typically wood shingle. To meet current fire code requirements, fire-retardant treated wood shingles are an option, and heavy "composition" shingles are also an acceptable alternative to wood shingles.
- c. Horizontal wood siding and stucco are common siding materials for this style of architecture. Horizontal shingle over spaced sheathing was less common. Masonry and stone (earth materials) are common as an accent or wainscot, or in some instances as complete siding.
- d. Rectangular-shaped windows, taller than wider, predominate. One-over-one double-hung or one-light, fixed windows and fixed transoms are common. Tripartite (divided into thirds) windows with casement sections became common later as the style evolved. Doors are typically of natural wood finishes with transom lights of one or more panes.

- e. Bungalow porches typically are very large and were considered a major extension of the formal living area, providing a transition between the indoor and outdoor environments. Porch supports are usually squared, most often tapered (more common to Craftsman and California Bungalow styles), and massive. Porch supports often extend to the porch line or without a break all the way to ground level.

**Examples of Jackson homes exhibiting elements of Arts and Crafts styling:**

