





Ponce de Leon Court Local Historic District

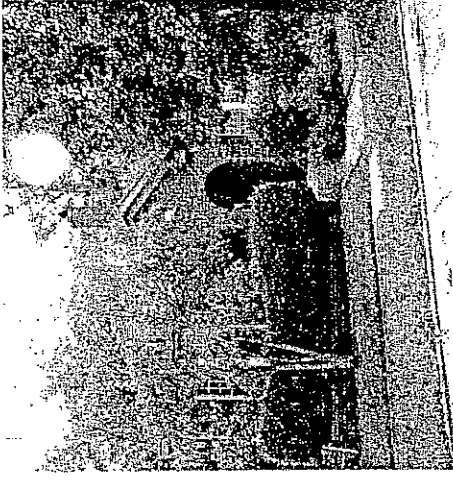
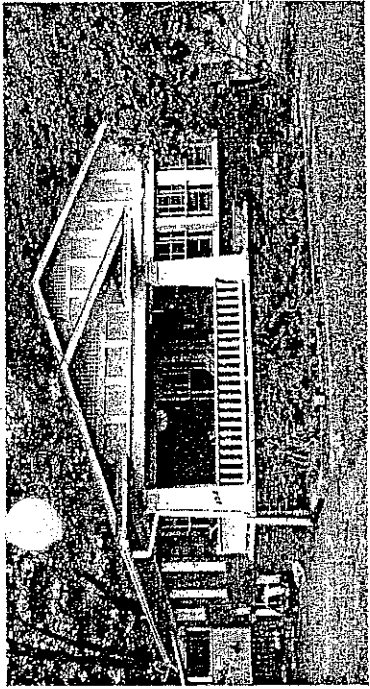
0 125 250 500 Feet

City of Decatur
 Community & Economic Development
 509 N. McDonough Street -- P.O. Box 220, Decatur, GA 30031
 (404) 371-8386 Fax: (404) 371-1593 info@decaturga.com
 September 1, 2009



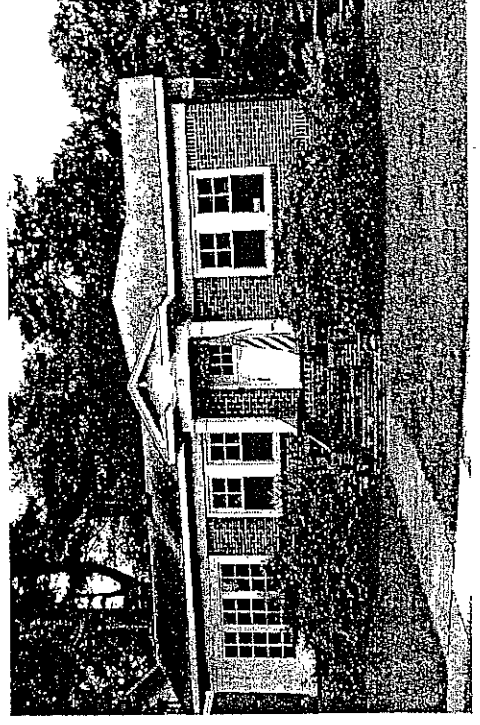
STATUS

-  Park/Greenspace
-  Contributing
-  Non-contributing
-  Vacant



Ponce de Leon Court Proposed Historic District Design Guidelines

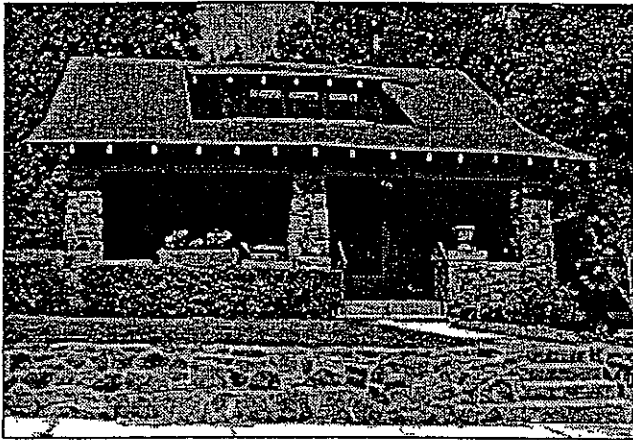
City of Decatur
Planning Services



Craftsman Bungalow



Bungalow with clipped gable roof and shed dormer

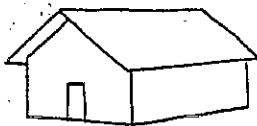


Bungalow with side-gabled roof and shed dormer

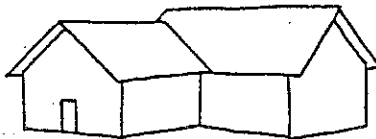


Varying Bungalow styles, all with a front-gable roof.

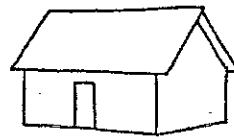
FRONT-GABLED ROOF



CROSS-GABLED ROOF



SIDE-GABLED ROOF



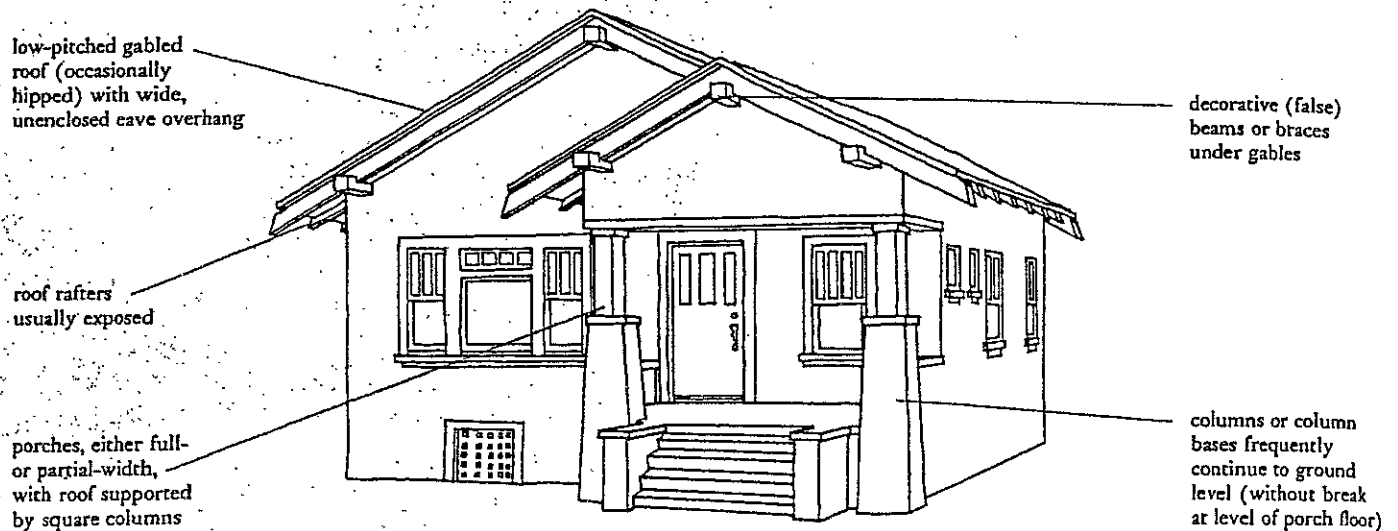
HIPPED ROOF



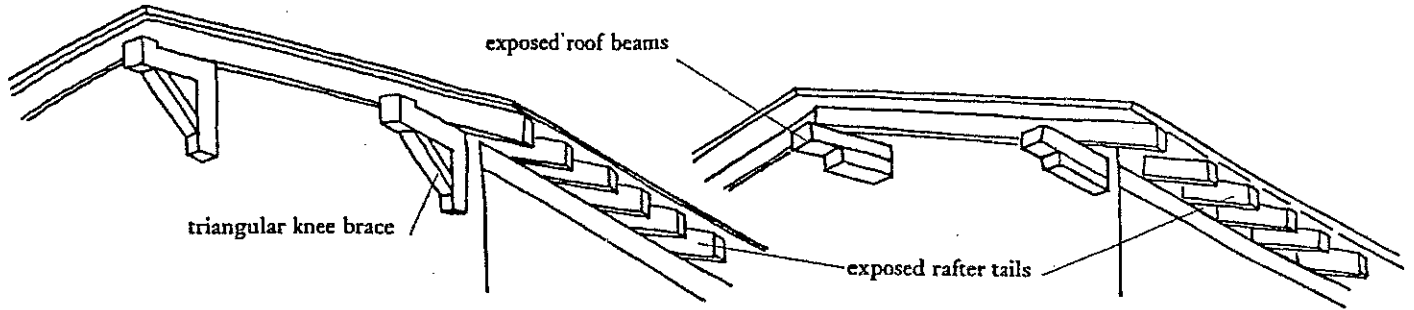
Craftsman Bungalow

HOUSE FORMS - CRAFTSMAN/BUNGALOW STYLE, ca. 1910 - 1940

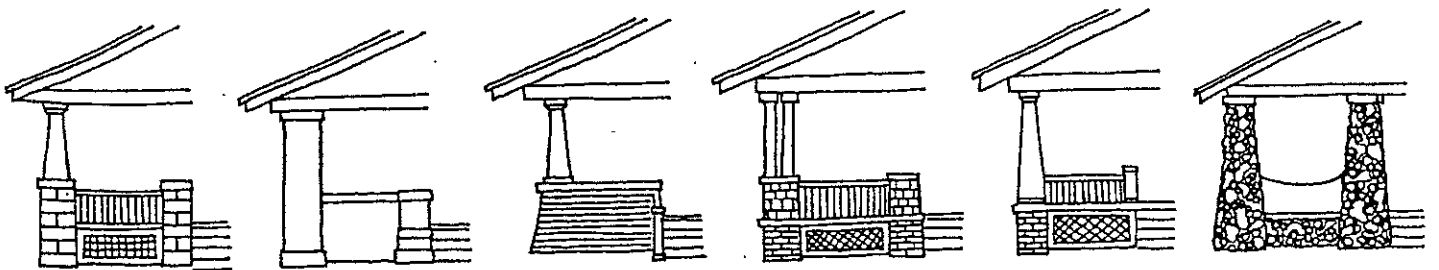
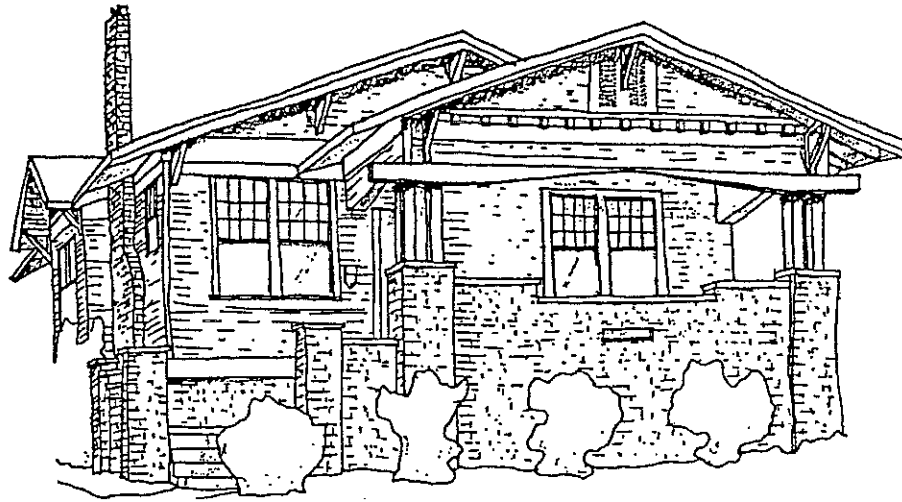
The Craftsman or Bungalow style was the most common architectural style in America during the early 20th century. The Craftsman style is characterized by square plans with low-pitch gable or hipped roofs, often with shed dormers. Windows are double hung-sash with three or more vertical lights in the top sash and a single-light bottom sash. Craftsman dwellings have large broad porches which usually extend across the front facade and are supported by tapered columns resting on stone, frame or brick piers. In contrast to the vertical emphasis in Victorian styles, Craftsman dwellings emphasized the horizontal, with wide windows and wide roof eaves. In many examples, rafter ends and knee braces are visible below the eaves.



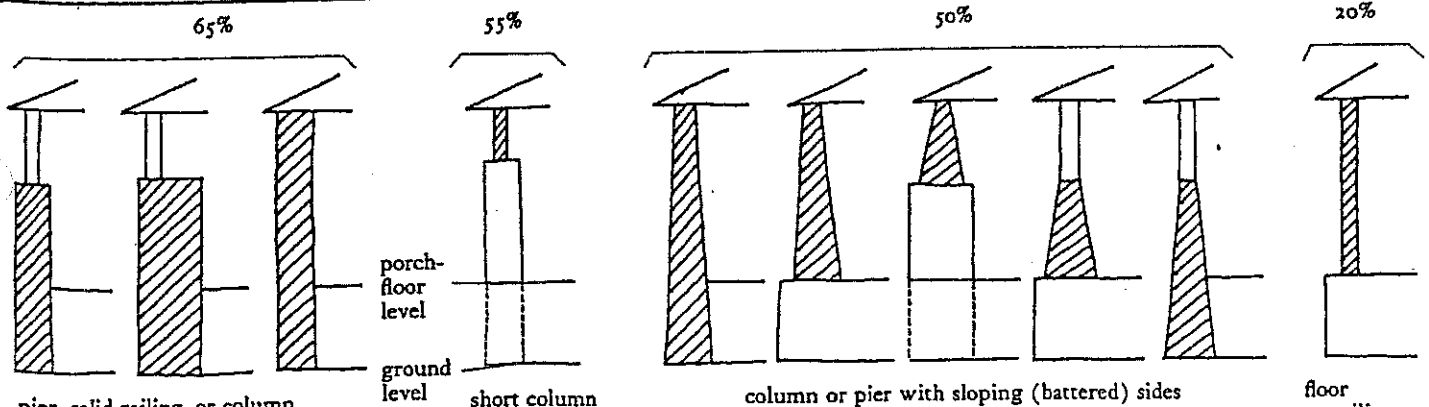
Craftsman Bungalow



TYPICAL ROOF-WALL JUNCTIONS



SOME TYPICAL PORCH SUPPORTS AND PORCH RAILINGS Low piers without columns above are common



Tudor



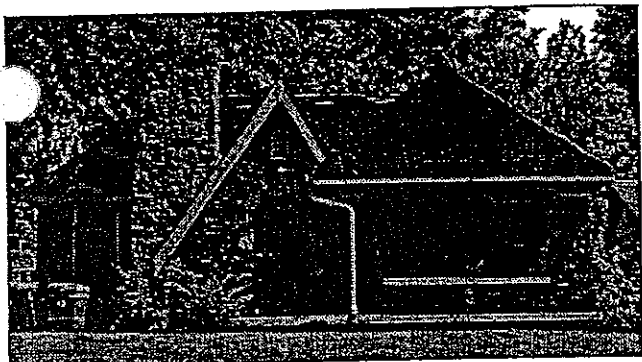
Tudor Revival

circa 1905-1935

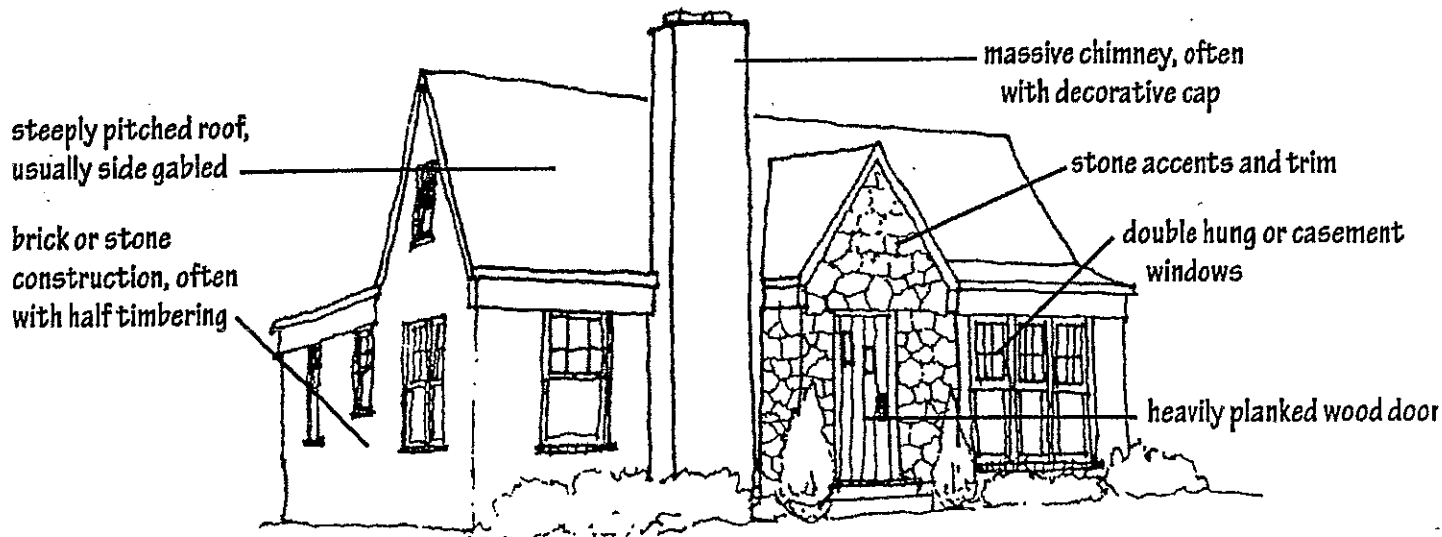
As with many styles, the Tudor Revival does not adhere to the source of its inspiration—sixteenth-century English architecture, but instead is a mixture of elements from an American image of medieval forms that resulted in something “quaint.” The development of the Tudor Revival style was associated with the Arts and Crafts movement, in which medieval architecture and crafts were valued as a rejection of the industrialized age. Ironically, the popularity of the style was in large part owing to its exposure through mail-order catalogues such as Sears Roebuck and the Aladdin Company, in which all of the parts of the house were pre-assembled and shipped by rail anywhere in the United States.

Characteristics

- steeply pitched roof
- cross-gabled roof lines
- decorative half-timbering
- decorative masonry
- arched doorways
- casement windows, often with leaded, diamond panes
- projecting entry way that follows slope of front gable



Arched doorways and steeply pitched roofs typify the Tudor Revival style.



Colonial Revival (One-Story Version)

Colonial Revival

circa 1910-1950

"Colonial Revival" encompasses many variants of residential architecture used from about the turn of the century through the 1930s, and was especially popular during the teens. It can apply to a Georgian Revival mansion, a Neo-classical home, a Dutch Colonial house or a structure in which elements of several of these styles were used. Massing forms vary but they often have classical details, such as dentil moldings, pediments over the doorways, round columns and lunette windows.

Characteristics

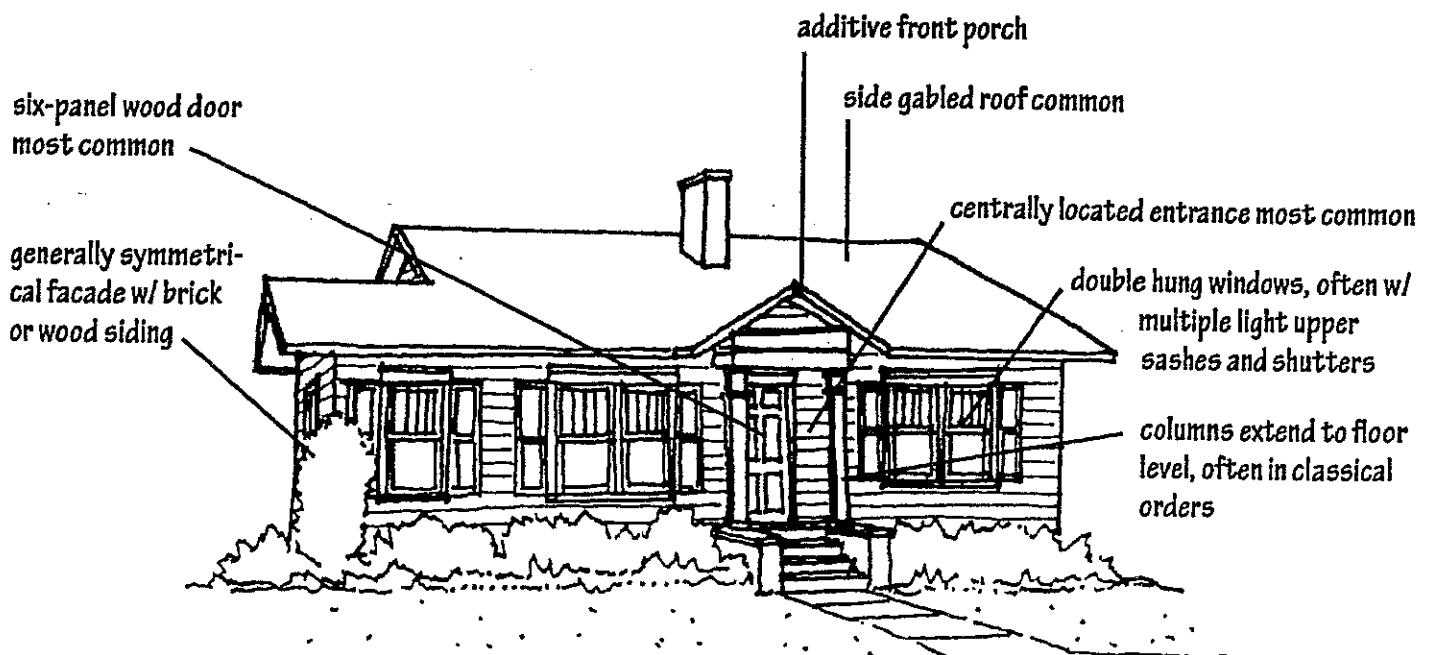
- windows are double-hung
- windows frequently in adjacent pairs
- accentuated front door, normally with decorative crown supported by pilasters
- Ionic order columns on some examples
- asymmetrical facades
- hipped roof, with or without full-width porch
- side gabled roof, with or without center gable
- gambrel roof in Dutch Colonial examples
- second-story overhang
- first floor different material than upper floors (typically brick)
- one- or two-stories in height



The asymmetrical massing and Ionic order columns identify this house as Colonial Revival.

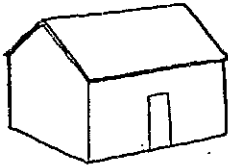


Paired, double-hung windows and an accentuated front door identify this house as Colonial Revival.

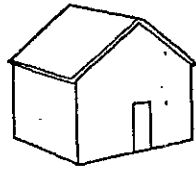


Roof Types

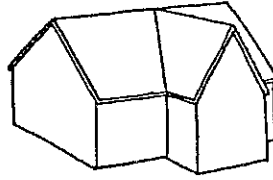
GABLED FAMILY



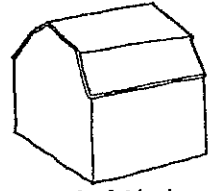
side-gabled



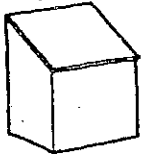
front-gabled



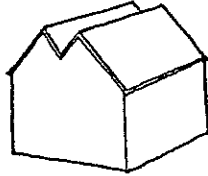
cross-gabled



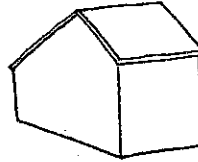
gambrel (dual-pitched gables)



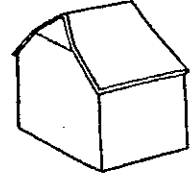
shed (half-gabled)



parallel gables

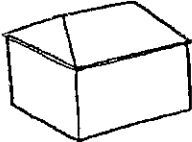


saltbox

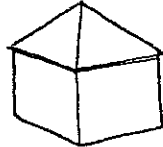


hip-on-gable

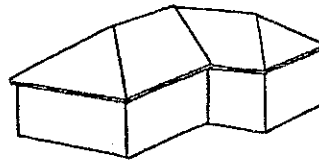
HIPPED FAMILY



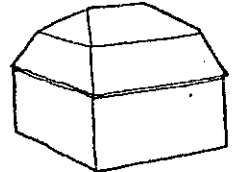
simple



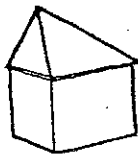
pyramidal



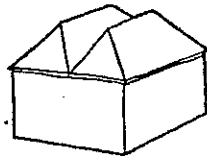
cross-hipped



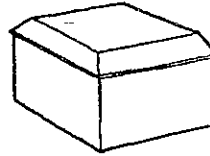
dual-pitched, hipped ("mansard" when steep lower slope)



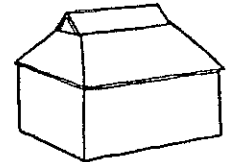
half-hipped



parallel-hipped

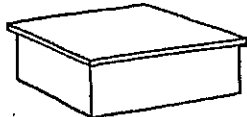


deck (flat-topped, hipped)

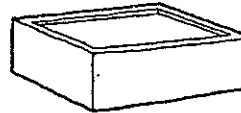


gable-on-hip

FLAT FAMILY



flat, with eaves



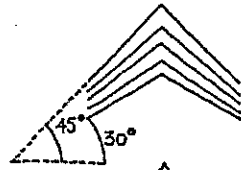
flat, with parapet

Roof Slope and Pitch

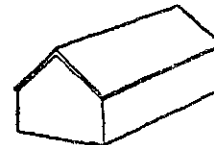
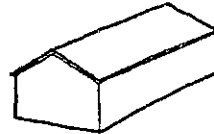
LOW SLOPES
less than 30°



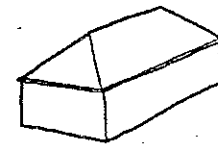
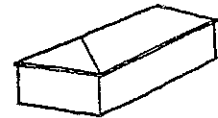
NORMAL SLOPES
30°-45°



gabled examples

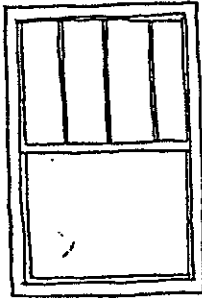


hipped examples

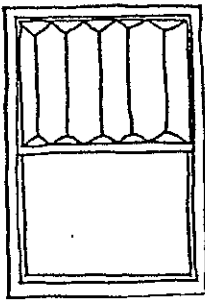


Windows

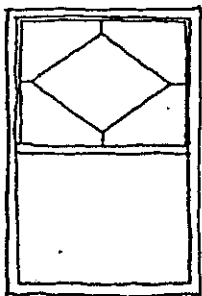
Window Patterns



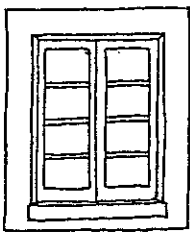
Vertical light sash



Diamond light sash

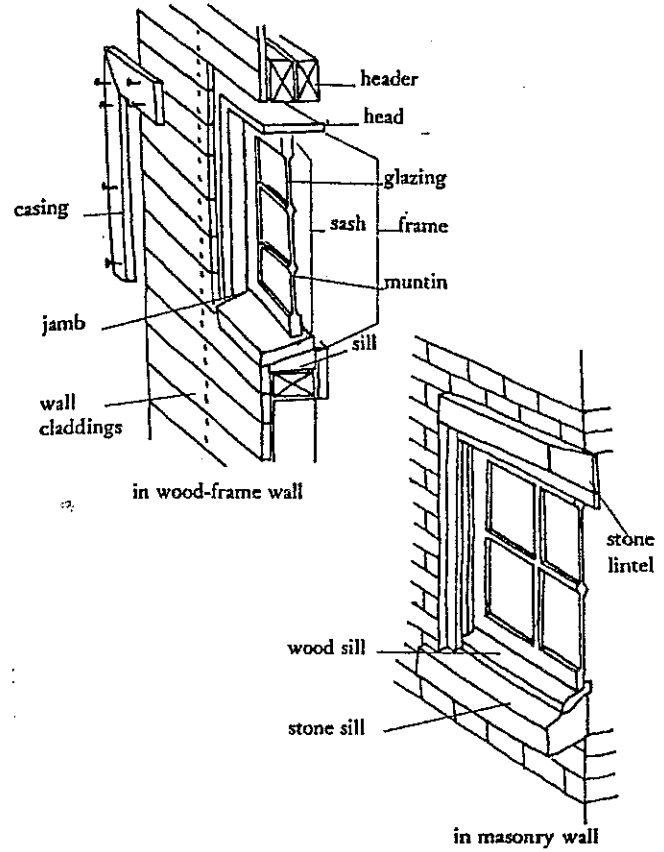


Craftsman light sash.

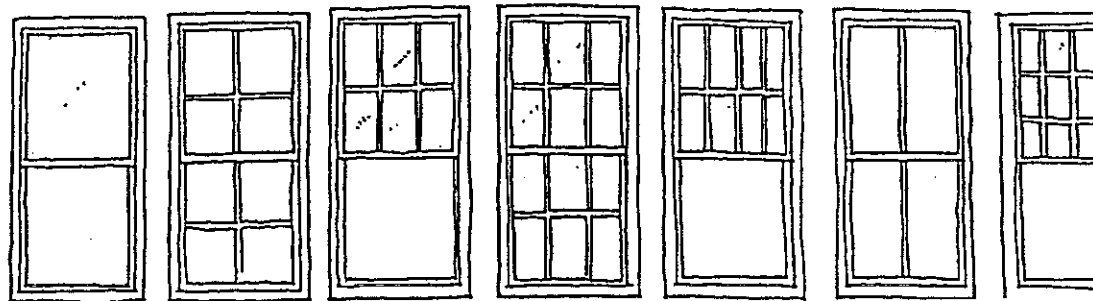


CASEMENT WINDOWS

Window Components



Window "Light" Patterns



1/1

4/4

6/1

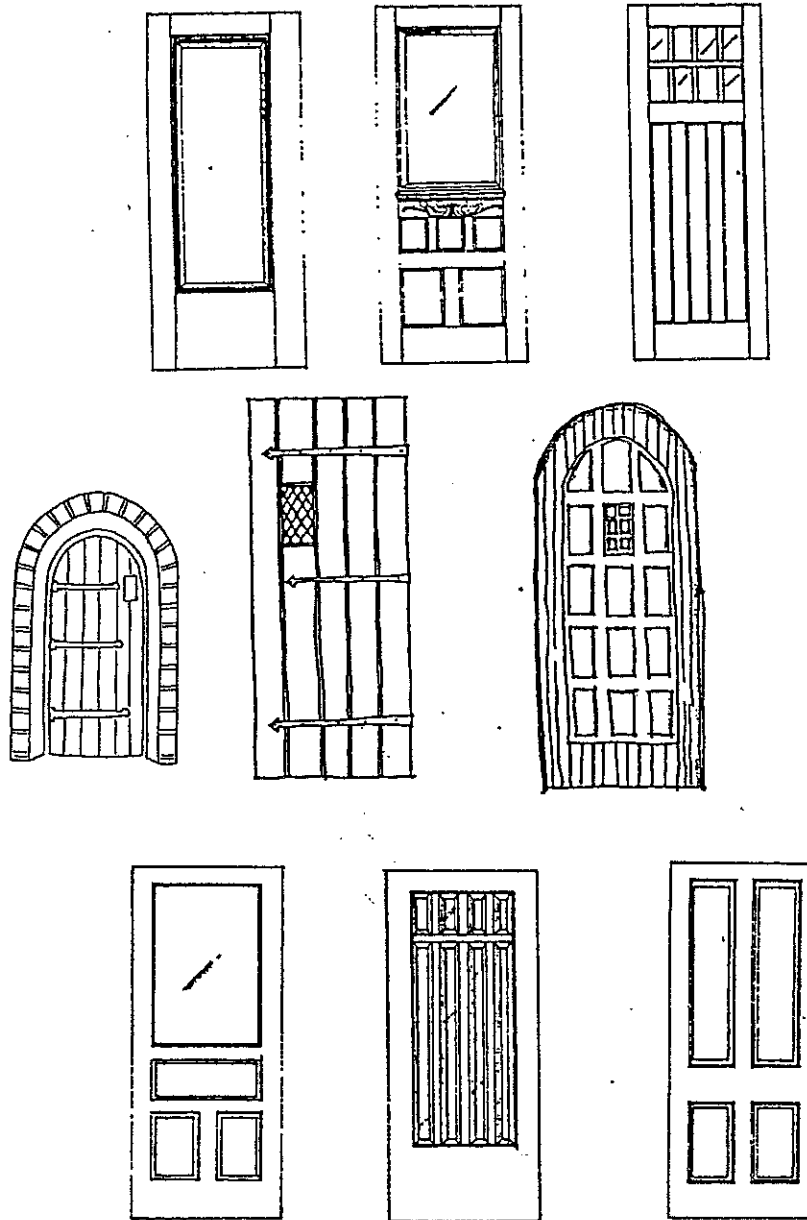
6/6

8/1

2/2

12/1

Door Styles

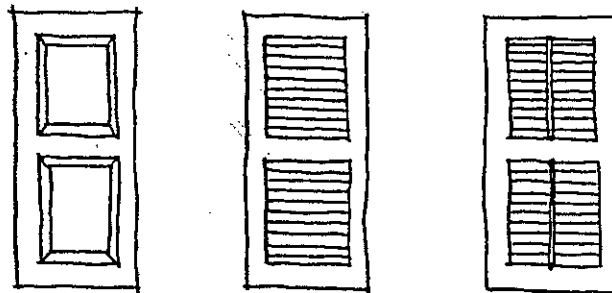


Common Craftsman and Tudor Revival door designs

Shutters

Window shutters were common on houses built at the turn of the century. Shutters had practical uses to block the sun in the summer and to protect windows during storms. With the widespread use of air conditioning in the mid-20th century, window shutters became more ornamental than practical and many original shutters have been removed. Most ornamental shutters available today are not appropriately sized or of the right materials. The addition of new shutters should only be of wood and with dimensions which match the window opening.

- A. which are original to the dwelling should be preserved and maintained.
- B. should not be added unless the building originally had them, the shutters are of louvered wood construction, and the shutters will fit the window opening (so that if closed, they would cover the window opening).
- C. of vinyl construction are not appropriate. These shutters generally have exaggerated wood graining which is not convincing and compatible with historic dwellings.



Acceptable

Better

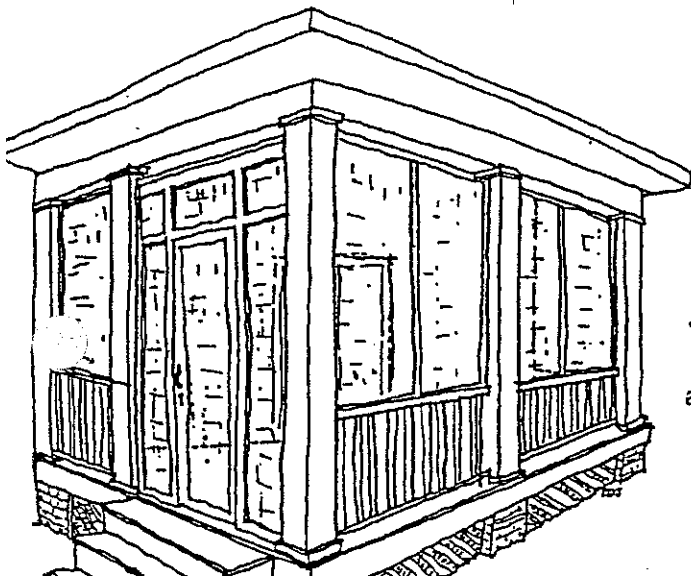
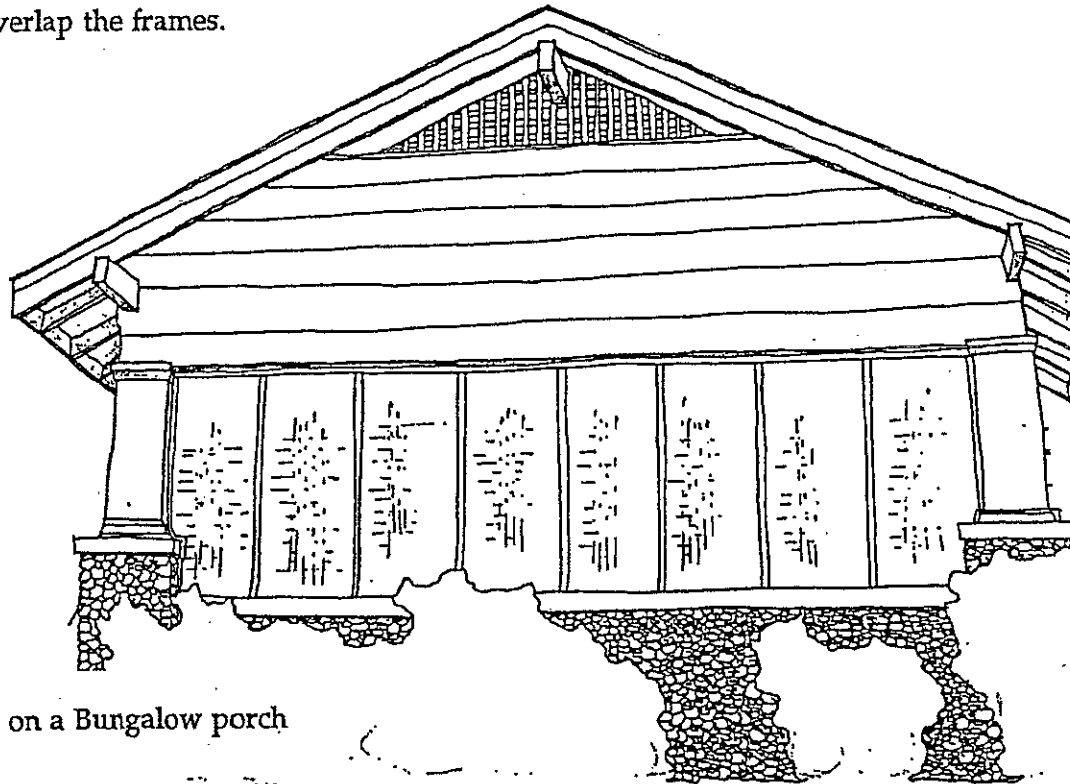
Best

Appropriate replacement shutters.

Screens

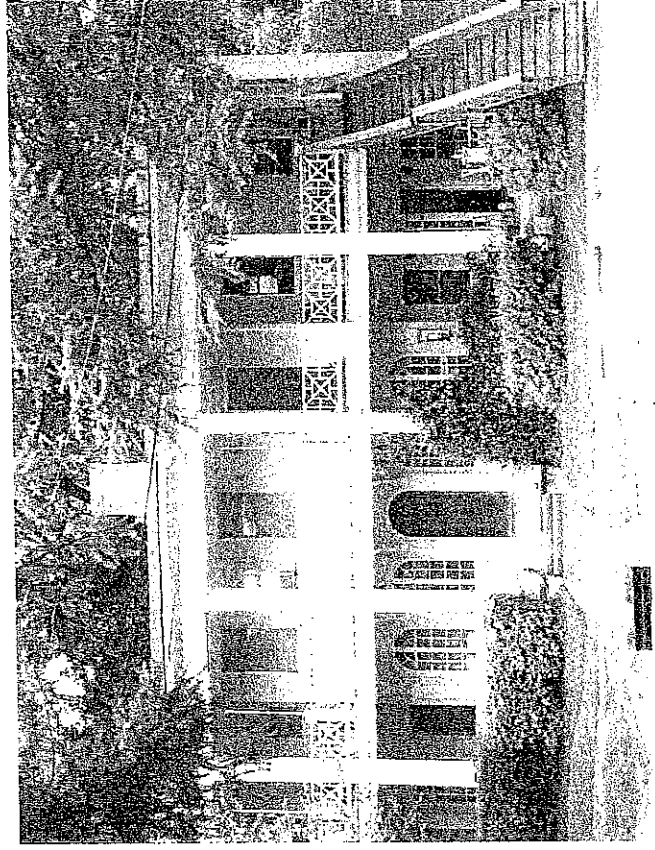
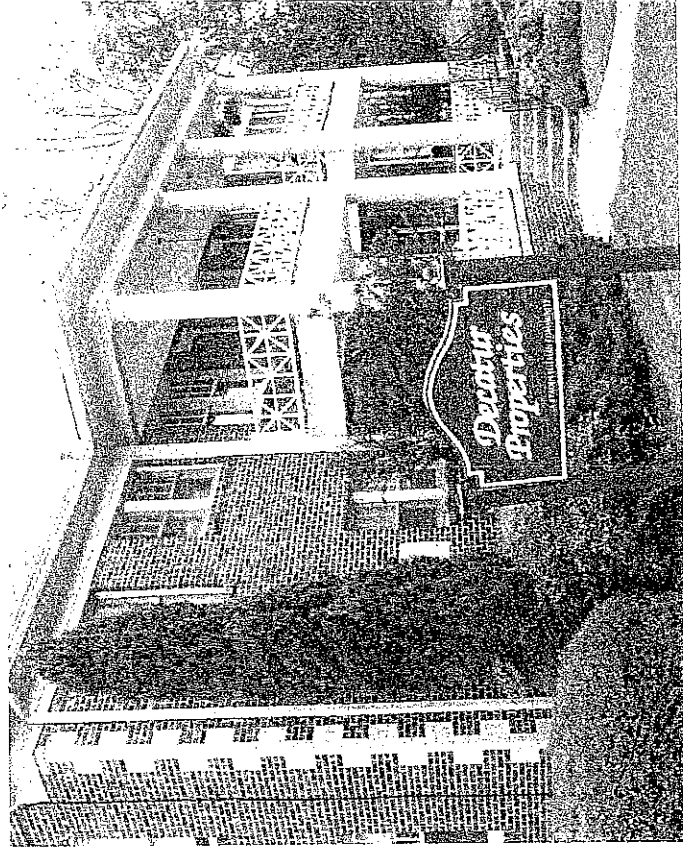
Screen panels for porches and screen doors for entrances are appropriate if the structural framework is kept to a minimum to retain the open appearance of the porch and the visibility of the historic door behind the screen door.

- A. may be added to porches if the structural framework for the screen panels is minimal, and the open appearance of the porch is maintained, and the panels are situated behind porch columns, posts, and railings.
- B. screen doors should be preserved and maintained if original.
- C. screen doors if new, should be wood and full-view or with structural members aligned with those of the original door.
- D. screen windows should be wood or baked-on or anodized aluminum and fit within the window frames, not overlap the frames.



The screening of porches is acceptable as long as the translucent appearance of the porch is maintained.

Ponce de Leon Court Sub Area B High Density Residential Design Guidelines



2021 Tommie Dyer Court



08/18/20

OFFICE OF LEGAL COUNSEL
DECATUR, GA.

ECLECTIC HOUSES
Neoclassical
1895-1950

IDENTIFYING FEATURES

Facade dominated by full-height porch with roof supported by classical columns; columns typically have Ionic or Corinthian capitals; facade shows symmetrically balanced windows and center door.

PRINCIPAL SUBTYPES

Five principal subtypes can be distinguished:

FULL-HEIGHT ENTRY PORCH—This common subtype has a dominant central entry porch extending the full height, but less than the full width, of the facade. It closely resembles certain Early Classical Revival and Greek Revival subtypes. As in both of these earlier styles, the entry porch may have a classical pediment and gabled roof above or, as in the Greek Revival only, the porch roof may be flat. Some Neoclassical examples have curved, semi-circular entry porches with flat roofs, a variation unusual on earlier prototypes.

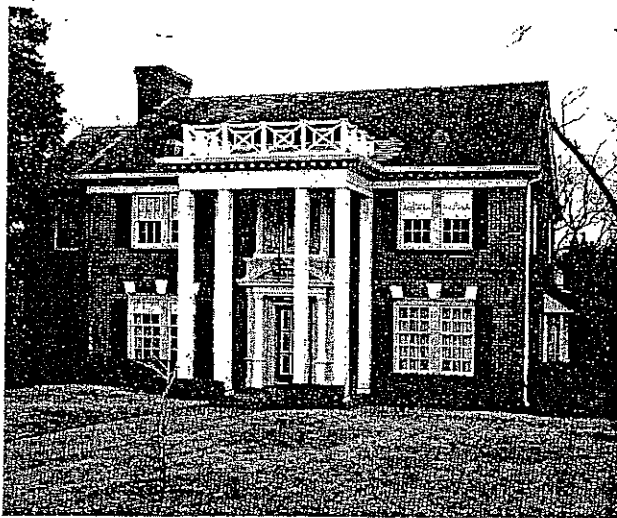
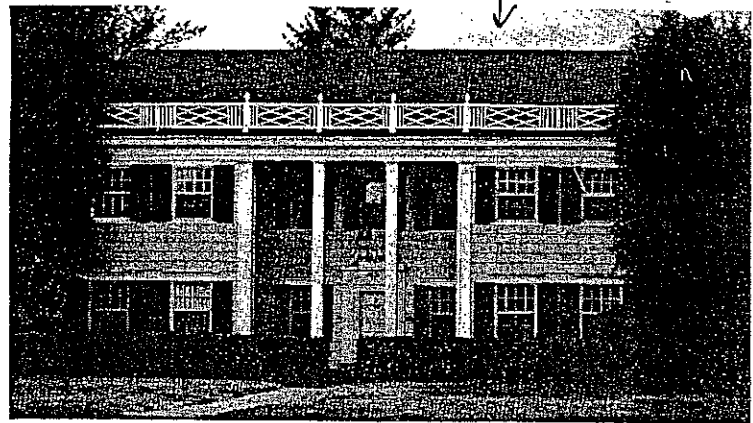
FULL-HEIGHT ENTRY PORCH WITH LOWER FULL-WIDTH PORCH—In this relatively uncommon subtype, a full-width, one-story porch is added to the full-height entry porch just described. This dual-level entry porch is without precedent in the earlier classical styles. Most examples were built from 1895 to 1915; few, after World War I.

FRONT-GABLED ROOF—In this uncommon subtype, the full-facade, colonnaded porch beneath the front-facing gable gives the house the appearance of a miniature Greek temple. This form was very common in Greek Revival houses, but makes up only a small percentage of Neoclassical examples.

FULL-FACADE PORCH—In this subtype, as in the one just described, a colonnaded porch occupies the full width and height of the facade. Here, however, the porch is not covered by a traditional pedimented gable but instead either by the principal (side-gabled or hipped) roof, or by a flat or shed extension from such a roof. This subtype became particularly popular in the period from about 1925 to 1950. These later examples normally have slender columns without elaborate capitals or fluted surfaces.

ONE-STORY—One-story Neoclassical cottages, a common subtype, usually have hipped roofs with prominent central dormers. The colonnaded porch may be either full- or partial-width and may be included under the main roof or have a separate flat or shed roof.

Neoclassical

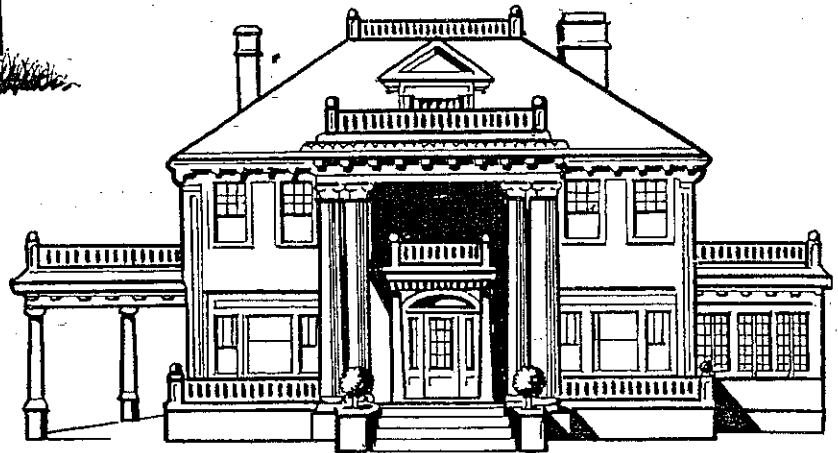


Neoclassical



Left: Neoclassical Revival. Connolly House, Boston College, Hammond Street, Newton, MA, 1902. The monumental Ionic portico sets the tone for this large suburban house.

Right: Sears "Magnolia" model house. The most upscale models of mail-order houses also offered Neoclassical designs.



Above: Brown and VonBeren: house, Prospect Street, New Haven, CT, 1905.

Neoclassical

1895-1950

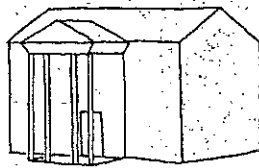


columns typically have Ionic or Corinthian capitals

facade dominated by full-height porch with roof supported by classical columns

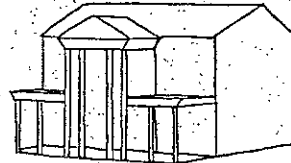
facade with symmetrically balanced windows and center door

FULL-HEIGHT ENTRY PORCH



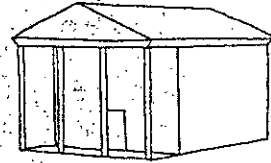
pages 346-7

FULL-HEIGHT ENTRY PORCH WITH LOWER FULL-WIDTH PORCH



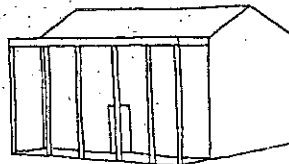
page 348

FRONT-GABLED ROOF



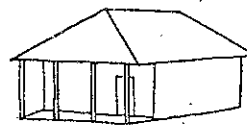
page 349

FULL-FACADE PORCH



pages 350-1

ONE-STORY

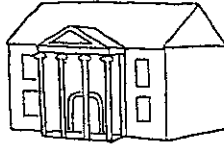


pages 352-3

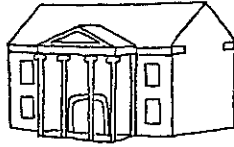
Neoclassical

NEOCLASSICAL EXAMPLES

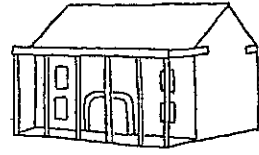
column capitals are usually ornate, columns are slender and simple post-1920



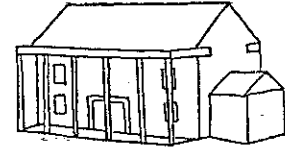
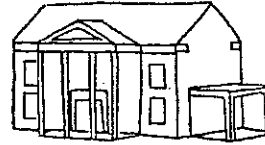
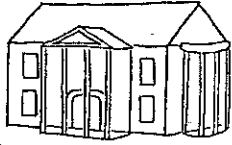
Corinthian Composite in only 5 percent of originals



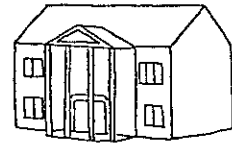
Ionic in only 15 percent of originals



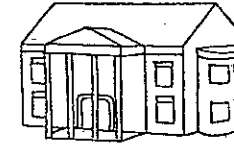
side extensions and porticos may be added, unusual in originals



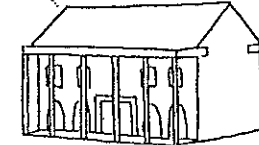
window variations not found in originals



paired and triple windows

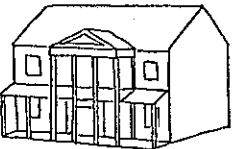


transomed and bay windows

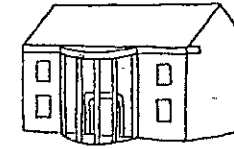


arched windows

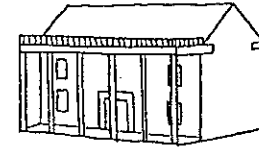
atypical portico and porch variations



two-story entry porch with one-story porch unusual on originals



curved portico in only 2 percent of originals



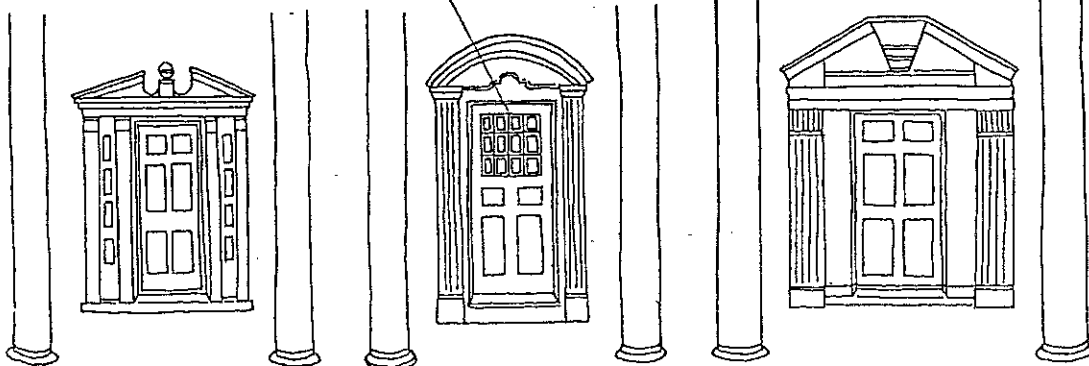
roof-line balustrade unusual on originals

DISTINGUISHING THE NEOCLASSICAL HOUSE FROM EARLY CLASSICAL REVIVAL & GREEK REVIVAL ORIGINALS



TYPICAL ELABORATIONS

Door with more than one line of lights always post-1890 (it may, however, replace an original)



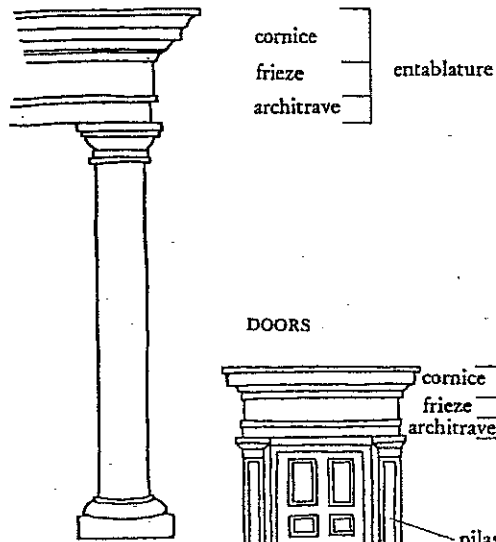
Houses with a broken pediment at the entrance or above a window and two-story columns are always Neoclassical; houses with an unbroken pediment at the entrance and two-story columns are usually Neoclassical (a few Greek Revival originals have unbroken triangular pediments)

TYPICAL ENTRANCES

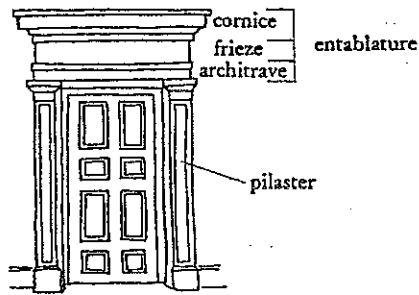
Neoclassical

PARTS OF THE CLASSICAL ORDERS APPLIED TO HOUSES

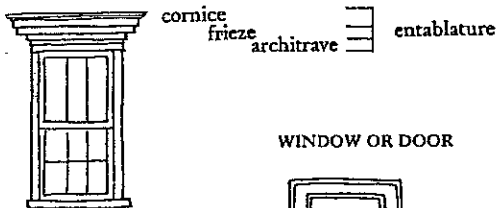
ANCIENT CLASSICAL MODELS & HOUSE PORCHES



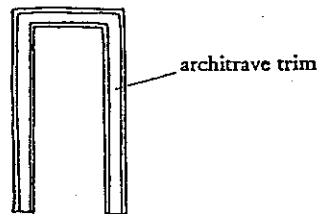
DOORS



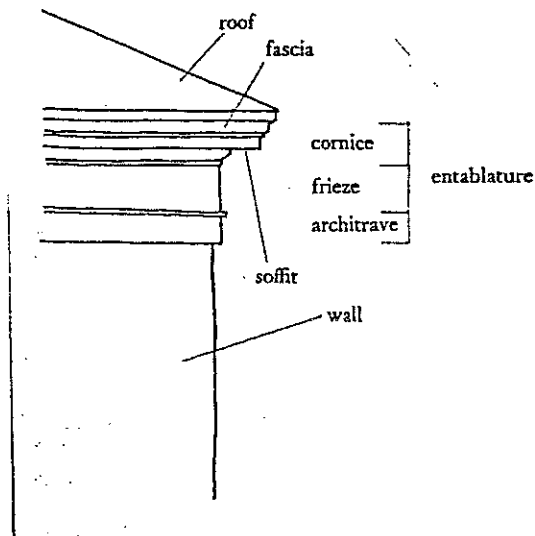
WINDOWS



WINDOW OR DOOR

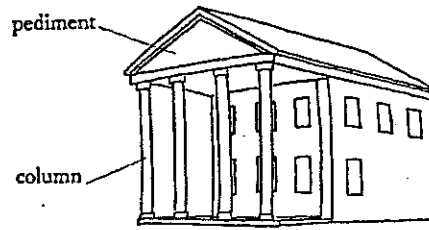


ROOF-WALL JUNCTIONS

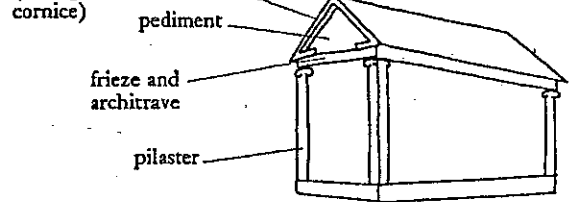


USE OF ENTABLATURES:
CORNICES, FRIEZES & ARCHITRAVES

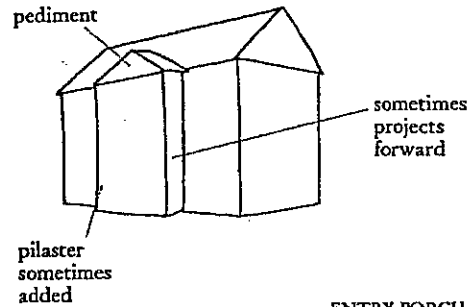
FULL-FACADE PORCH



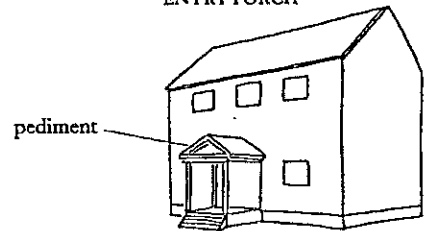
ROOF-WALL JUNCTION, GABLE END



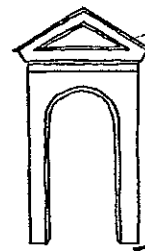
CENTERED GABLE



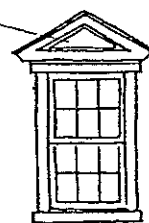
ENTRY PORCH



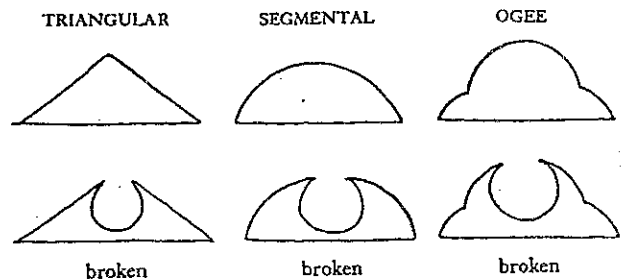
DOOR



WINDOW



USE OF PEDIMENTS



TYPES OF PEDIMENTS

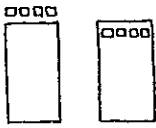
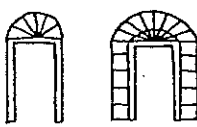
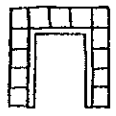


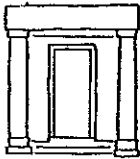


Ogee and segmental are only common over doors and windows

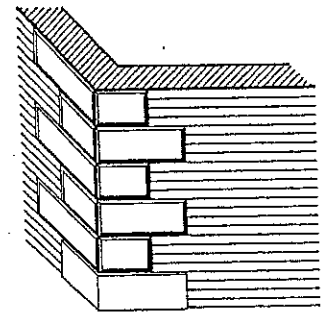
Neoclassical

Doors

IF YOU SEE

TRY THIS FIRST

transom lights		Georgian, Colonial Revival, Pre-Railroad Folk
round fanlight or elliptical fanlight with sidelights		Adam, Colonial Revival, Early Classical Revival, Neoclassical
rectangular transom and side lights		Greek Revival, Neoclassical
six- to eight-panel door		Adam, Georgian, Colonial Revival, Early Classical Revival
board-and-batten door		Postmedieval English, Spanish Colonial, Tudor, Spanish Eclectic, Pueblo
pilasters to sides of door (may have pediment)		Georgian, Adam, Early Classical Revival, Greek Revival, Italianate, Second Empire, Colonial Revival, Neoclassical, Chateausque, Beaux Arts, Italian Renaissance, French Eclectic
pediment		Colonial Revival, Georgian, Neoclassical, Italian Renaissance, Beaux Arts, Italianate, Greek Revival
broken pediment		Greek Revival (triangular only)

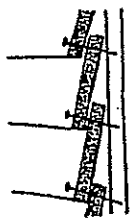


Quoins. The dressed stones at the corners of buildings, usually laid so that their faces are alternately large and small. From the French *coin* (corner). See Fig. 97.

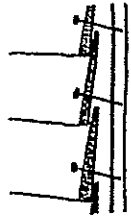
Exterior Cladding

Siding

BOARDS, HORIZONTAL

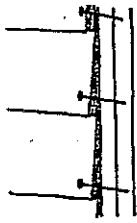


lapped

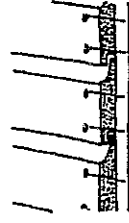


clapboard

bevel

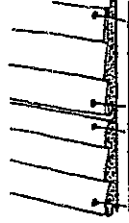


rabbeted

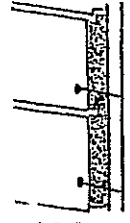


simple

drop

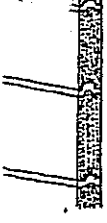


false bevel



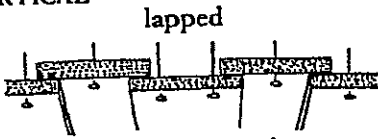
shiplap joint

flush

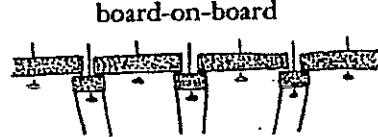


tongue-and-groove joint

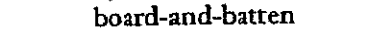
BOARDS, VERTICAL



lapped



board-on-board

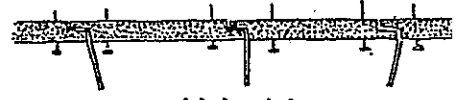


board-and-batten

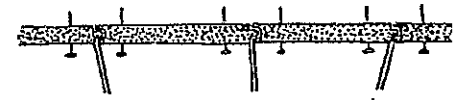
channel



flush



shiplap joint



tongue-and-groove joint

Brick

POSITION IN ROWS (COURSES)



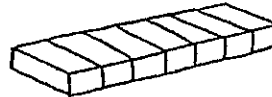
shiner,
uncommon



rowlock,
uncommon



stretcher



header

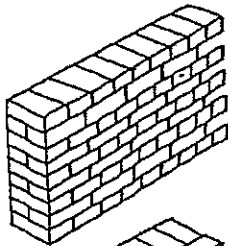


sailor,
uncommon



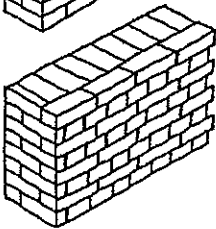
soldier,
uncommon

BONDING SYSTEMS, SOLID WALL

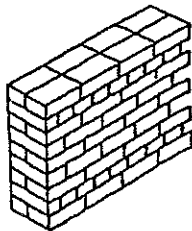


eight-inch
wall

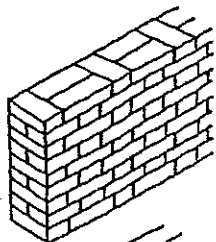
English,
alternating
rows of
headers and
stretchers



twelve-inch
wall

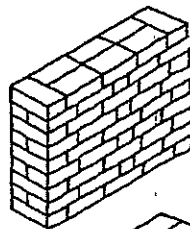


common,
variant with
five stretcher
rows per
header row

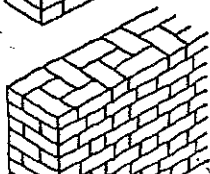


eight-inch
wall

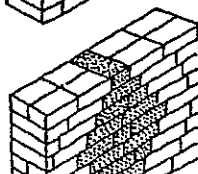
Flemish,
headers and
stretchers
in each row



garden wall,
variant with
three stretchers
per header

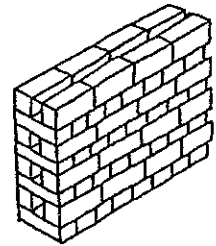


twelve-inch
wall

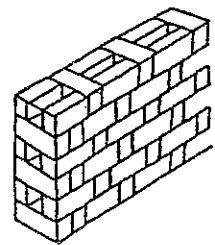


diagonal,
variant with
stretcher rows

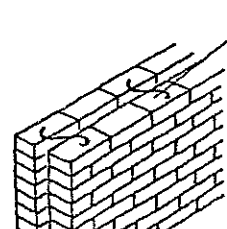
BONDING SYSTEMS, CAVITY WALL



English,
rowlock



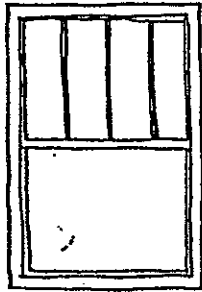
Flemish,
rowlock



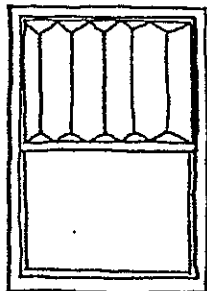
metal ties
running,
requires
metal ties

Windows

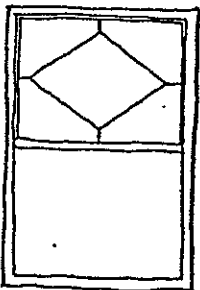
Window Patterns



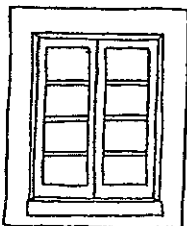
Vertical light sash



Diamond light sash

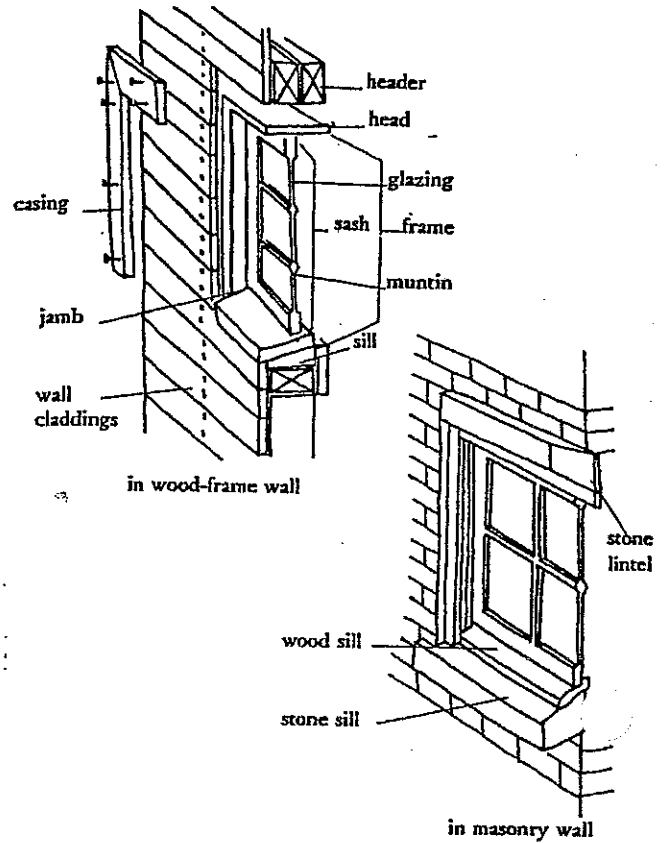


Craftsman light sash.

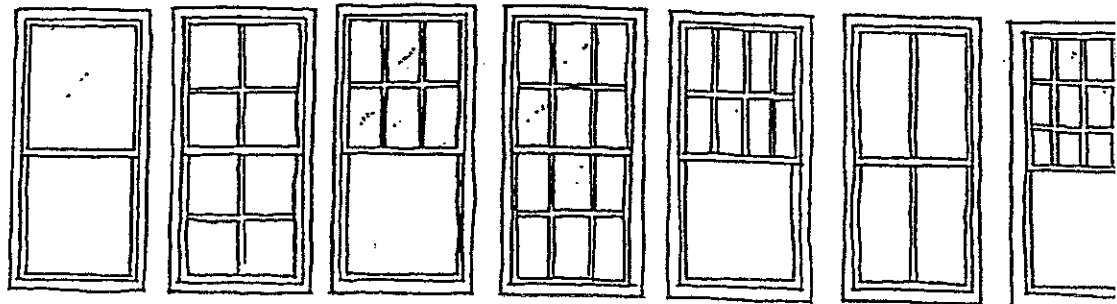


CASEMENT WINDOWS

Window Components



Window "Light" Patterns



1/1

4/4

6/1

6/6

8/1

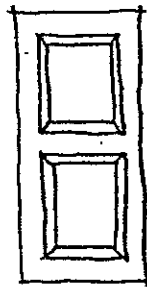
2/2

1'

Shutters

Window shutters were common on houses built at the turn of the century. Shutters had practical uses to block the sun in the summer and to protect windows during storms. With the widespread use of air conditioning in the mid-20th century, window shutters became more ornamental than practical and many original shutters have been removed. Most ornamental shutters available today are not appropriately sized or of the right materials. The addition of new shutters should only be of wood and with dimensions which match the window opening.

- A. which are original to the dwelling should be preserved and maintained.
- B. should not be added unless the building originally had them, the shutters are of louvered wood construction, and the shutters will fit the window opening (so that if closed, they would cover the window opening).
- C. of vinyl construction are not appropriate. These shutters generally have exaggerated wood graining which is not convincing and compatible with historic dwellings.



Acceptable

Better

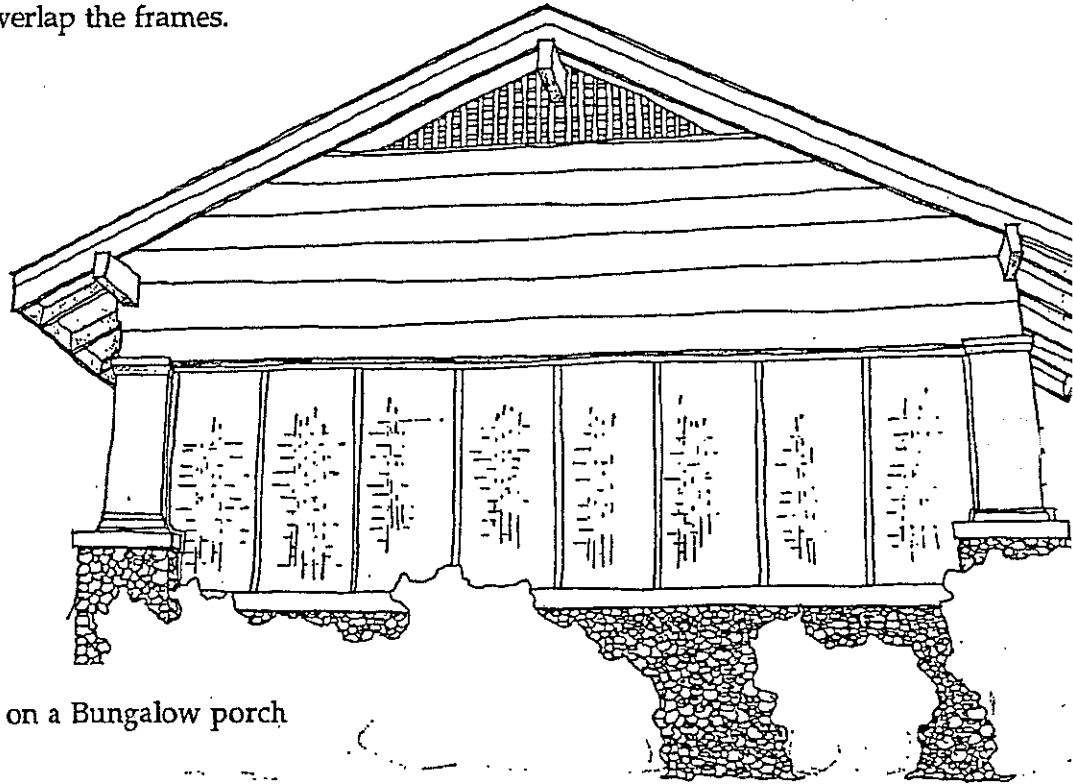
Best

Appropriate replacement shutters.

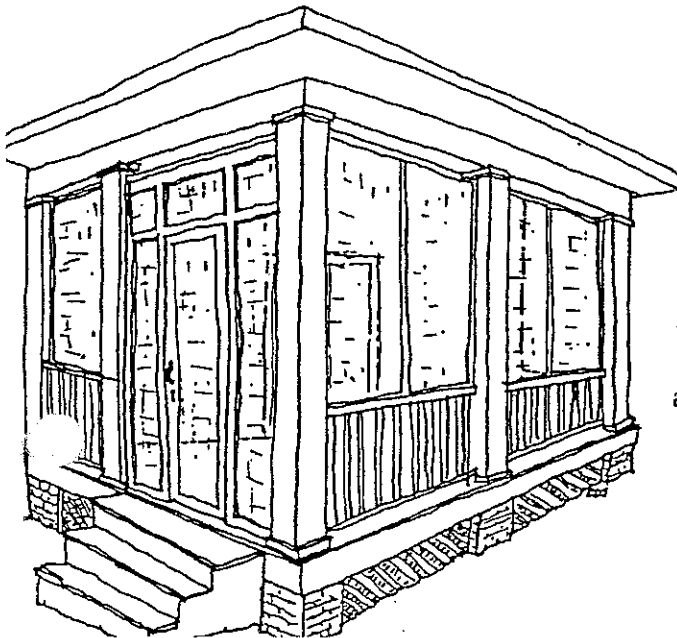
Screens

Screen panels for porches and screen doors for entrances are appropriate if the structural framework is kept to a minimum to retain the open appearance of the porch and the visibility of the historic door behind the screen door.

- A. may be added to porches if the structural framework for the screen panels is minimal, and the open appearance of the porch is maintained, and the panels are situated behind porch columns, posts, and railings.
- B. screen doors should be preserved and maintained if original.
- C. screen doors if new, should be wood and full-view or with structural members aligned with those of the original door.
- D. screen windows should be wood or baked-on or anodized aluminum and fit within the window frames, not overlap the frames.

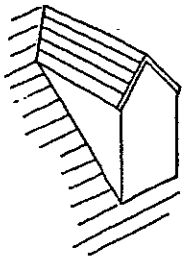


Appropriate screening on a Bungalow porch

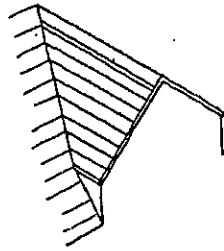


The screening of porches is acceptable as long as the translucent appearance of the porch is maintained.

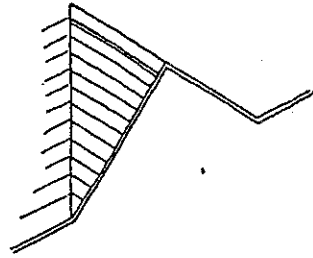
Dormers



roof dormer,
with or without
side walls



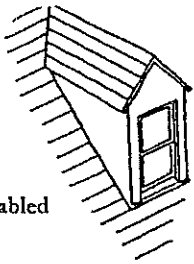
wall dormer,
always with
side walls



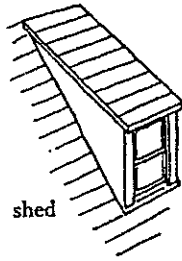
cross gable,
always without
side walls

DORMERS

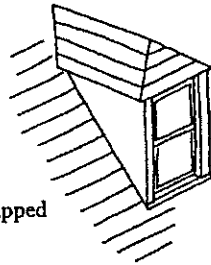
Styles of Dormers



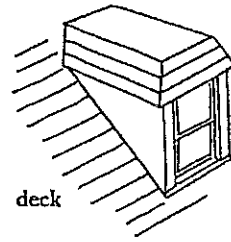
gabled



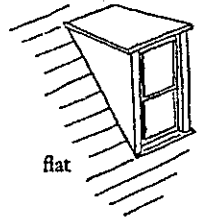
shed



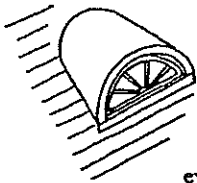
hipped



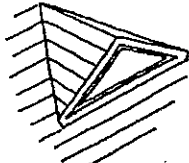
deck



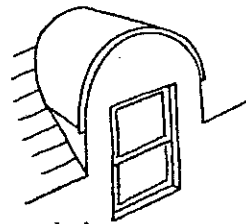
flat



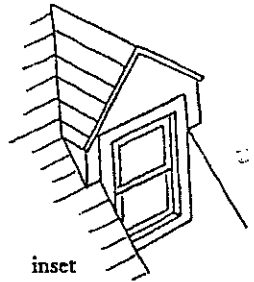
eyebrow



segmental



arched

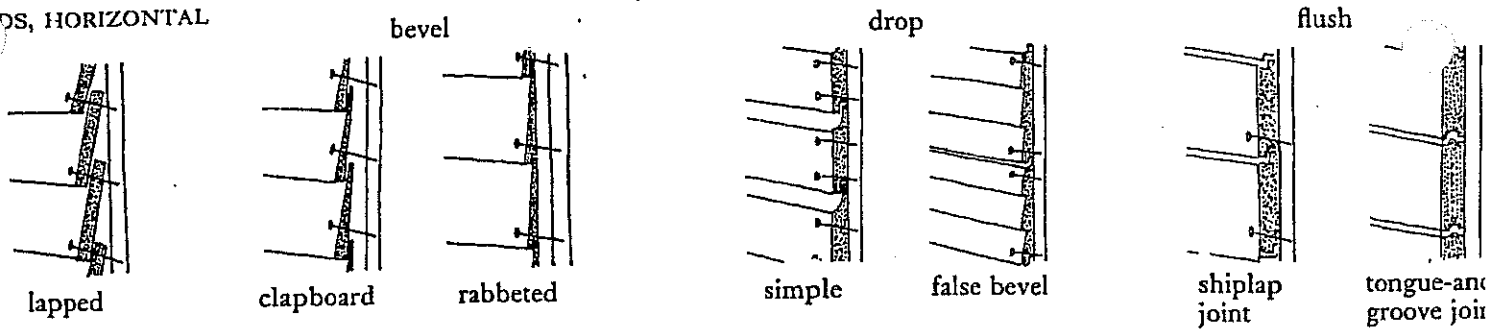


inset

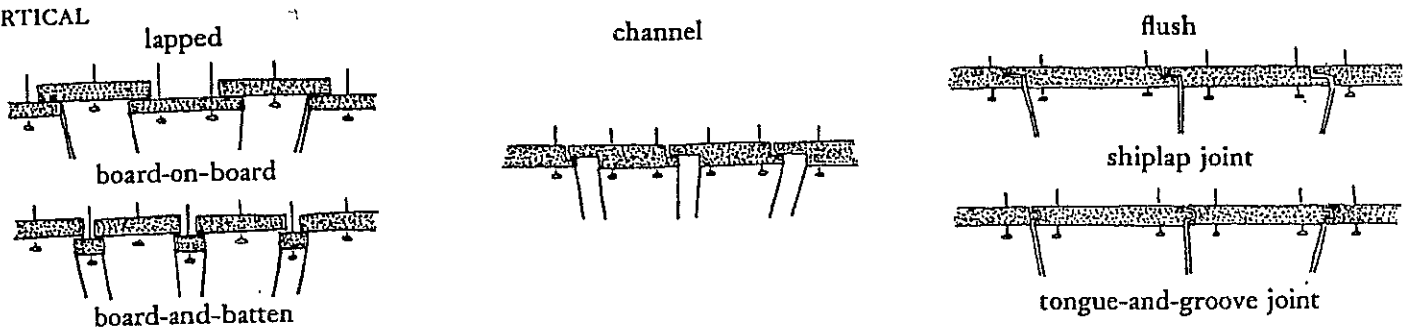
Exterior Cladding

Siding

BOARDS, HORIZONTAL

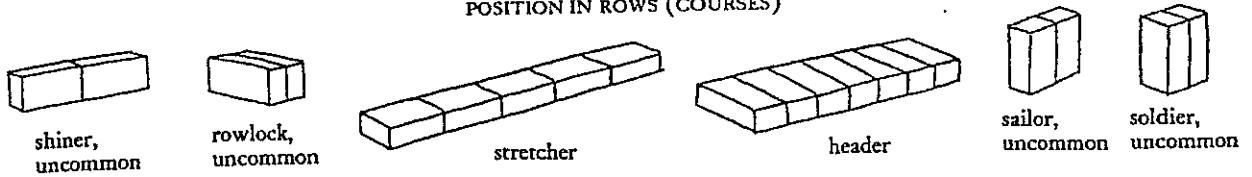


BOARDS, VERTICAL

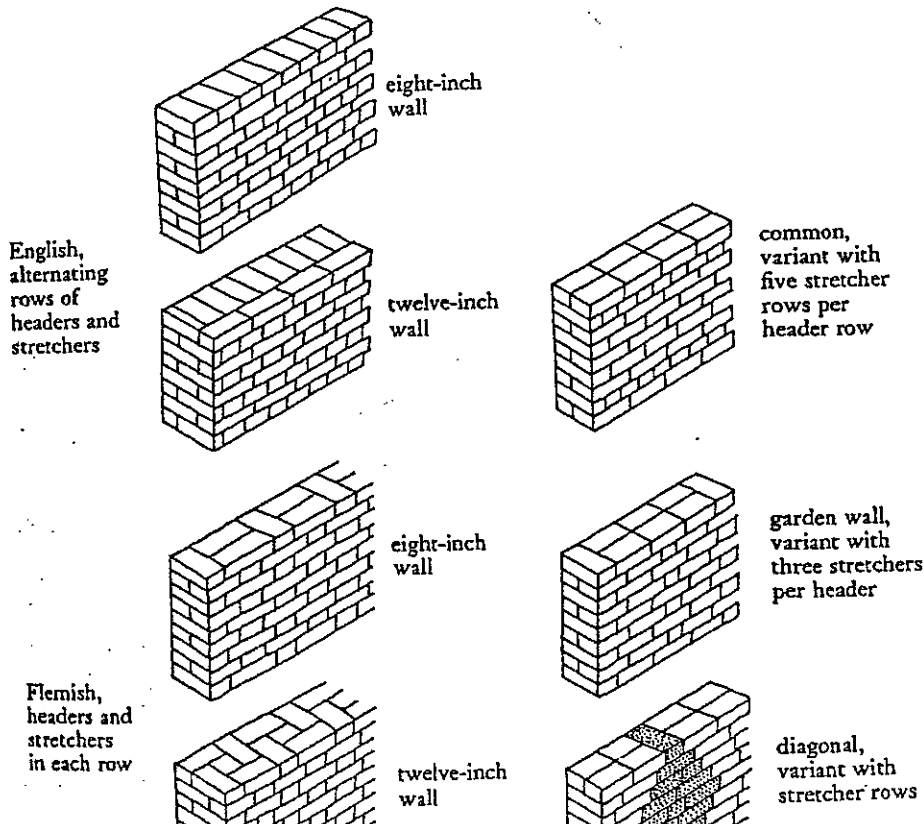


Brick

POSITION IN ROWS (COURSES)



BONDING SYSTEMS, SOLID WALL



BONDING SYSTEMS, CAVITY WALL

