

Lower Jefferson Conservation District
Design Guidelines

**CITY OF JEFFERSON, MISSOURI
320 EAST MCCARTY,
JEFFERSON CITY, MISSOURI 65101**

Lower Jefferson Conservaton District

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Lower Jefferson Conservation District Design Guidelines

I. Introduction

With the goal of preserving the unique historical and environmental qualities of a residential neighborhood in the City of Jefferson, under provisions of Sec. 8-43-D, the Jefferson City Code, a majority of the homeowners in the neighborhood hereby petition the City to create the Lower Jefferson Conservation District, a Neighborhood Conservation Planned District.

These design guidelines establish certain standards that will protect the character of the district and encourage appropriate development in the district.

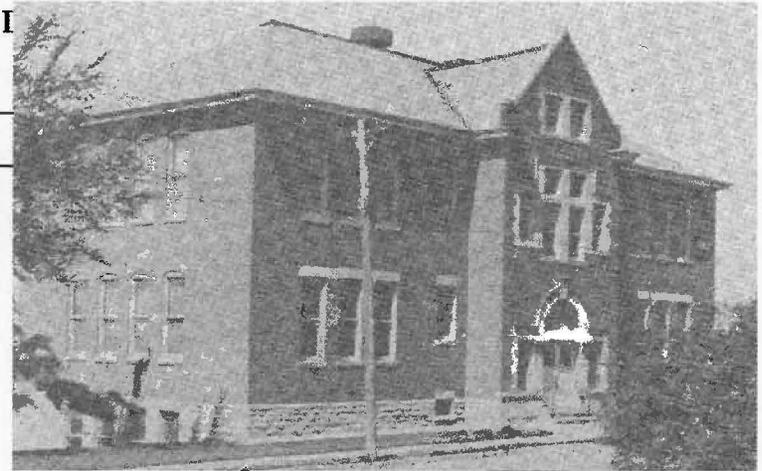
II. Goals and Objectives

The goals and objectives of the Conservation District and these guidelines are:

- To assist homeowners and other parties with restoration, alteration or additions to buildings, so that the character defining qualities of the district are preserved and maintained.
- To increase awareness of the unique aesthetic, architectural and historic qualities of the district and to promote education and neighborhood involvement toward this goal.
- To eliminate unnecessary demolition, destruction, and neglect of this important part of Jefferson City's history.
- To stimulate the economic health of the area and enhance residential property values within the district.
- To guide new construction so that it is compatible with the scale, style and character of the district.



Lower Jefferson Conservation District I

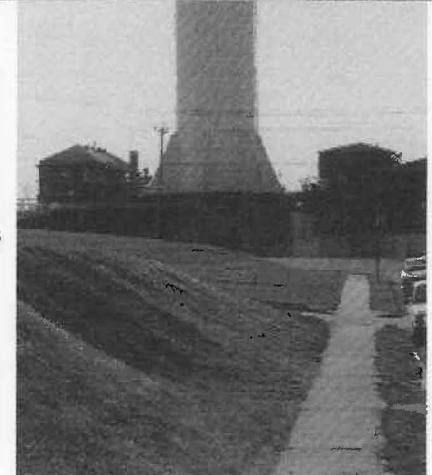


III. Description

The Lower Jefferson Conservation District is a collection of mostly intact late 19th and early 20th century single family residences and duplexes located on West Main Street in Jefferson City. The district is bounded on the north by the Union Pacific tracks, on the east by Brooks Street, on the west by the junction of West Main and High Streets and includes those properties facing or with side elevations along West Main Street. A listing of properties included in the district is included in Appendix A.

Clearly visible from the Missouri River Bridge, the Lower Jefferson District sits on the southern bluff overlooking the Missouri River and is located approximately 1 mile from the center of Jefferson City. The eastern end of the district is defined by the historic waterworks complex and its tower which has overlooked the district since the majority of the buildings in the district were erected.

The northern portion of the district consists of large lots containing: a nursing home complex--the Heisinger Lutheran Home (including the Sam A. Cook and the Thomas Price Home), St. Peter's Cemetery and the Taylor Home. These properties contain a large number of mature trees and buildings on these lots are set back 150 to 180 feet from West Main Street. This deep setback provides an unique openness that is a key character defining feature of the district. This area is richly blessed with mature trees and landscape features. The area offers one of Jefferson City's most majestic views of the Missouri River below. Indeed the area on the northern part of the district provides the largest parcel of essentially open space between the Capitol grounds and Memorial Park and offers an important balance to the denser historic development to the south. The residences on the north side of West Main Street are grander in scale than their neighbors to the south. The three buildings on the northern side of West Main represent some of the best examples of early 20th century residential architecture in the City.



The buildings located on the south side of West Main Street are typically smaller and more vernacular in terms of architectural style. They are characteristic of working class homes that built in the late 19th and early 20th centuries. These houses are sited on a more typical urban plat with lots being relatively narrow and deep. Access to parking and garages is supplied by an alleyway that runs parallel to West Main Street. Front setbacks are typically about 20% of the overall depth of the individual lots. Side setbacks are also modest. This creates a rhythm between properties that is a characteristic element of the district.

Houses in the district are one-story, one-and-a-half-story or two stories in height with the floor to ceiling height of each story between 9 and 11 feet. The vast majority of houses in the district have some form of front porch. Turned porch columns and balustrades are found on many of these buildings. Many of the buildings sit on raised foundations of native stone. A number of the homes feature late-Victorian or early 20th century architectural details such as fishscale shingles, carved wooden entry doors, turned balusters and columns, and leaded or stained glass windows, transoms or sidelights.

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Historically the old West School located at 1107 West Main Street was, for many years, the center of neighborhood life and activity. Built in 1903, the building pre-dates many of the residences that surround it. The presence of a school building in the neighborhood undoubtedly hastened the growth and development of the neighborhood. By the 1920's the majority of buildings in the neighborhood had been constructed. The historic West School building has been adaptively reused as an apartment complex.

Today, West Main Street, although a busy thoroughfare, remains a popular route for joggers, strollers, dog walkers and bicyclists.



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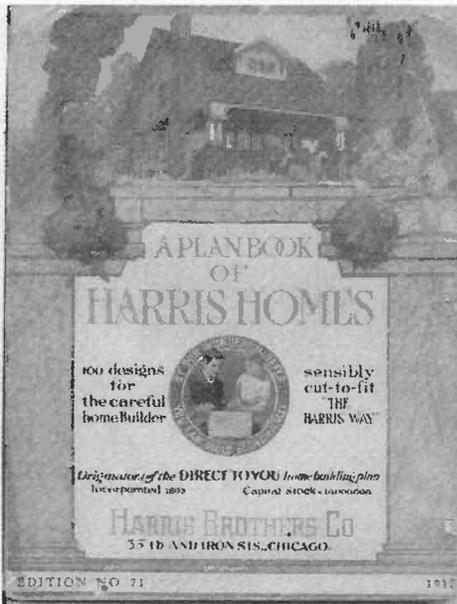
IV. Architecture Styles and Features

The Lower Jefferson Conservation District contains a variety of architectural examples with the majority of the buildings dating from the 1880-1930 period. (The District contains one earlier Greek Revival House at 1201 West Main which likely predates the main period of significance.) Most of the buildings are of modest scale, typically one to two stories in height. Houses are rarely wider than 25 to 30 feet. Full width front porches are a common feature and are found on most of the buildings in the District.

Typical building materials found in the district include: brick, frame, stucco and one unusual example of pressed concrete block. Characteristic roof forms include, gable, hipped and gambrel.

Four types of late 19th and early 20th century

architectural styles predominate in the District. These include



American Folk Victorian, Bungalow, American Foursquare and Picturesque Revival styles.

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A. American Folk Victorian

American Folk Victorian homes date from the 1880's to 1910's. These modest homes were typically vernacular in form but often contained details and features characteristic of high style buildings, such as the Queen Anne, Gothic Revival, Italianate and Stick. These buildings are sometimes called Carpenter Builder or Worker's Cottages. With the advent of the railroads, building materials and architectural ornamentation could be shipped vast distances and became readily available.

In the District, both one and two story examples can be found. The most common form is the gable front and wing. Porches, frequently with turned wooden columns, are typically located in the corner between the front gable and the side wing. In some examples, added ornamentation, such as decorative shingles, can be found in the gable end. Both brick and frame examples are found in the District.



Typical features

- Front gable and side wings
- Porches with spindle work or flat, jigsaw cut trim
- Carpenter Gothic details
- Low-pitched, pyramid shaped,
- Wooden gable returns



hipped or gable roofs



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B. Bungalow

Following the tradition of the Arts and Crafts movement which stressed utility and simplicity, the Bungalow became a symbol of the movement with its low, overhanging roof, broad porches, and simple horizontal lines. Identified as the most common example of Craftsman architecture, the Bungalow, which originated in California, spread quickly across the country during the early 20th century. Many architectural plan books featuring bungalow and pre-cut bungalow homes were shipped throughout the country. A wide diversity of bungalow examples can be found in the historic neighborhoods of Jefferson City.

The typical Bungalow is a one or one-and-one-half story, wood or masonry structure with a gently pitched, front or side gable roof. An additional gable occasionally covers an open porch and the overhang is usually supported by battered or "elephantine" porch piers or thick columns. Some Bungalows have clipped gables, shed dormers, knee braces or exposed rafter ends, but almost all have a front porch. Use of native stone for porch bases and chimneys is common.

Typical features

- Front or end gable roof
- Exposed rafter ends and knee braces
- Shed or gable front dormer
- Large front porch with square or battered piers
- Use of native stone
- Extended overhang



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C. American Foursquare

One of the most commonly found styles in Jefferson City residential buildings after 1900, the American Foursquare is easily recognized by its square plan and overall simplicity. The majority of these houses were built during the first three decades of the 20th century. These homes were also popularized in architectural plan books and were frequently available as pre-cut kit homes. The typical Foursquare is a two-story hipped roof structure with central dormer, minimal decoration, broad overhanging eaves with brackets or modillions and a full width front porch.

American Foursquare homes often enhanced with Craftsman, Prairie, Colonial Revival, Neo-classical or other formal stylistic details. Some Foursquares feature hipped gables on each plane of the roof. Occasionally, a Foursquare will feature a front gable roof or will be considerably larger with more elaborate ornamentation. But, in each case, the basic square plan is the predominant defining feature.

Typical features

- Square, box-like plan
- Full width front porch
- Hipped roof
- Square porch posts
- Widely projecting eaves
- Decorative brackets
- Craftsman, Prairie or Neo-classical details



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D. Picturesque Revival Styles

The early part of the 20th century saw the blossoming of a variety of styles that featured revivals of earlier architectural styles. As Architecture became an established profession, a rediscovery of academic interest in earlier architectural styles took place. Picturesque Revival styles drew their inspiration from these earlier styles. Among the styles that achieved popularity during this period were the **Colonial Revival**, the **Tudor or English Revival**, the **Italian Renaissance Revival** and the **Dutch Colonial Revival**. Examples of each of these revival styles can be found in the district.

1. Colonial Revival

Beginning with the Philadelphia Centennial Exposition of 1876, Americans began to experience a renewed interest in their Colonial heritage. The first attempts at Colonial Revival architecture merely adapted decorative element and design characteristics from Colonial structures to fit the size and scale of the still popular Victorian era. It was not until the first decade of the 20th century, with the widespread distribution of photographs, pattern books and periodicals that the revival began to encourage historically accurate copies using correct proportions and details of colonial architecture.

Typical features

- Typically 2 stories with a symmetrical façade
- Side or end gable roofs
- Dominant center entry, with decorative pediment, columns or pilasters
- Decorative sidelights and transoms
- Double hung windows with multi-pane sash.



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2. Dutch Colonial Revival

The gambrel roof is the distinguishing feature of the Dutch Colonial Revival. Primarily a residential style, it was popular between 1900 and 1925. Other characteristic elements included wide overhangs, dormers, small oval windows in the gable ends, and a porch under the overhanging eaves of the gambrel roof, supported by columns. The gable ends typically face sideways. Occasionally there is a gambrel roofed rear wing which intersects with the front gambrel roofed block.

Typical Features

- Symmetrical facade
- Gambrel roof
- Wide overhangs
- Gable end chimneys
- Porch under overhanging eaves
- Dormers Neo-Classical details



3. Tudor or English Revival

The Tudor or English Revival style includes a variety of English medieval or renaissance styles including the Norman, Tudor, Jacobean/Elizabethan styles of residential architecture. Buildings are typically one story to 1 ½ story structures generally composed of brick, stucco or occasionally stone. The most distinguishing feature is the steeply pitched roof and steeply pitched projecting front entrance. Many cottages have arched or straight-headed picture windows on the front facade, but other fenestration is limited. Windows are occasionally casements divided by heavy metal mullions. Decorative brickwork, half-timbering, arched entrances, and small-paned windows are also characteristic. A variation of the style, the Neo-Jacobean Revival, was frequently used for academic architecture. The Old West School at 1107 West Main was constructed in this style.

Typical features

- Steeply pitched roof
- Steeply pitched gable entrance
- Decorative brick or stonework
- Casement windows
- Large front picture window



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- Small paned windows

4. Renaissance Revival

Renaissance Revival is best identified by the horizontal divisions, usually defined by belt or string courses, and the different treatment in each division. This is sometimes accomplished by using different materials for each floor or section and by changing window surrounds, shapes, or sizes. Arcades and arched openings, quoins, projecting cornices with modillions and dentils, and engaged columns and piers are also characteristic of this style. The vernacular examples are generally less ornate and on a smaller scale. They do, however, employ some of the same details, particularly arcades, quoins, and enriched cornices. Italian Renaissance and what may be considered Beaux Arts are also included in the Renaissance Revival.

Typical features

- Symmetrical facade
- Horizontal division
- Belt/string course
- Enriched cornice
- Quoins
- Modillions



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V. Guidelines for Rehabilitation of Existing Buildings

The guidelines shall apply to exterior rehabilitation work only. The terms of rehabilitation guidelines shall apply only to rehabilitation activities occurring after the creation of the conservation district.

A. General Requirements

1. Rehabilitation work should maintain and be consistent with the historic architectural styles, date/period and detailing of the structure.
2. Rehabilitation work which is intended to enhance or return the structure to its original historic appearance should be based upon historic, physical, or pictorial evidence, rather than on conjectural designs. Work that has no historical basis and which seeks to create a different appearance is discouraged.
3. Work should first attempt to repair and maintain the existing elements of the structure, whenever reasonably possible. In the event replacement of details and materials is necessary, when possible, these elements should match the elements being replaced in size, shape, materials, pattern, texture and directional orientation of installation.



B. Building Wall Materials

1. Existing wall materials and details should be retained through repair and maintenance, unless deteriorated beyond reasonable repair.
2. When replacement of existing materials and details is required, the new materials should be similar in appearance, maintaining the original materials in size, shape, pattern, texture and directional orientation of installation.
3. Masonry walls should maintain their present or original appearance. Paint may be removed from masonry surfaces to return to the original appearance. The painting of, or the removal of paint, from a masonry surface should be done only if necessary to preserve deteriorating masonry surfaces and the historic integrity of the structure. To prevent damage, masonry should be cleaned by the gentlest means possible. Abrasive cleaning methods, such as sandblasting, should be avoided.
4. The use of steel, aluminum, or vinyl siding as a replacement material is discouraged, but may be acceptable if these materials maintain the character of the structure and the original siding shape, pattern, texture and directional orientation. Character defining details and elements such as, but not limited to, window/door trim and detailing, eave brackets, porch columns and railings, and other special elements and details which give the structure its character and appearance, should be retained when applying steel, aluminum, or vinyl siding.

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C. Windows And Doors

1. Existing windows and doors, their glazing, trim, and the character defining elements should be retained through repair when reasonably possible.
2. Existing window and door locations should be retained, not removed, covered or filled in.
3. Replacement windows and doors should be similar in sash design and appearance, maintaining the original size, shape, muntin pattern, glazing area and tint, and placement location.
4. Replacement windows having thermal and maintenance reducing qualities may be used, but should maintain those appearance and character defining elements described above.
5. New window and door openings should maintain the building's facade proportions and rhythms, and should match the existing window and door design.
6. Replacement trim materials should be similar in appearance, maintaining the original materials' size, shape, pattern, texture and detailing.
7. Window features and accessories, such as storm windows, screens, awnings, and shutters should maintain the appearance of the main window and the building's facade proportions and rhythms.
8. Door features and accessories, such as storm doors, screens, sidelights, and transoms should maintain the appearance of the main door and the building's facade proportions and rhythms.



D. Roofs

1. Roof forms and architectural features such as, but not limited to, dormers, chimneys, overhangs, eaves, eave brackets or lookouts, and fascia, which give the roof its essential character should be retained through repair when reasonably possible.
2. Replacement materials should maintain the original materials' size, shape, pattern, texture and directional orientation of installation when reasonably possible.

E. Porches

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1. Existing porches and their architectural elements such as, but not limited to, railings, columns, brackets and steps should be retained through repair when reasonably possible.
2. Replacement materials should maintain the original materials' size, shape, pattern, texture and directional orientation of installation.

F. Engineering Systems: Mechanical, Electrical And Plumbing

1. Engineering systems and their associated elements such as, but not limited to, air conditioning and heating units, flues, conduits, cables, electrical boxes, meters, ventilators, and louvers, should, when feasible, be placed on the side or rear facades of the structure.



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VI. Guidelines for Additions to Existing Structures

A. General Requirements

1. Additions shall be located on side or rear facades where the character defining elements and visual appearance of the front facade of the structure will not be obscured, damaged or destroyed, when reasonably possible.
2. Additions to existing structures that are visible from the street shall maintain and not detract from the appearance and character defining elements of the existing structure, their scale and proportions.
3. Additions shall provide consistency and continuity through the use of similar forms, massing, rhythms, details, height, directional orientation of building, element lines and materials.
4. Vertical additions shall maintain the established height of the structures along the same street. These additions shall maintain the established rhythms and proportions that are established by the lower portions of the structure and shall maintain the structure's architectural integrity.
5. Design the foundation height and the eave lines of additions generally to align with those of the existing building.
6. If possible, design additions so that they can be removed in the future without damaging the existing building.

B. Building Site

1. Additions must maintain the building setbacks from the street and for the side yards as defined by the other buildings along the same streets. When the setback pattern varies, the addition should be maintained between the minimum and maximum setbacks that are defined by the other buildings along the same side of the street.
2. Paving within the front yards should be limited to primary driveways and sidewalks. The surface area of driveways and sidewalks should not exceed 30% of the front yard lot area on interior lots or 30% of the front and side yard lot area on corner lots.
3. Addition of landscaping features such as, but not limited to, walls, fencing, lighting and planters should be consistent with the appearance and general character of those same elements that exist along the same street and neighborhood.



C. Building Materials and Elements

1. Building materials should create a visual consistency and continuity between the existing structure and the addition. This may be achieved, first, through the continued use of materials that are present on the existing structure or, secondly, through the use of different materials that maintain the same scale, proportions, rhythms, and directional orientation as those present on the existing structure.
2. Building elements, their location, and the sight lines that they establish should be continued to the addition to create a visual consistency and continuity. This may be achieved through maintaining such elements, details and building lines as the established height of windows and doors, the repetition of window glazing patterns, the continuance of the roof forms, eave lines and overhangs, the continuance of special detailing present on the existing structure.

D. Roofs

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1. New roof features, such as dormers, may be added to the existing roof, if such elements maintain the structure's established rhythms, scale, proportions, and architectural appearance and character.
2. Roof forms on additions shall maintain the existing structure's appearance and character through similar roof forms, slope and detailing.

E. Porches

1. Enclosure of porches and entries shall maintain the structure's existing rhythms, scale, proportions, appearance and character.
2. When required to achieve access to the first floor level, handicapped ramps may be installed and should be constructed so that in the future, the ramp may be removed without significantly altering the original structure.

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VII. Guidelines for New Construction

A. General Requirements

1. Designs for new construction need not duplicate existing styles within a district, but must draw upon common characteristics of structures in the approximate neighborhood to provide a continuity and consistency. Characteristics, such as, but not limited to, porches, entries, roof slope and form, and window/door styles, maintain the continuity and consistency of new construction within the district.
2. New construction must respect the established area's scale, proportions, rhythms, and relationships of both principal and accessory structures.
3. New construction must maintain the established height of those structures along the same street.



B. Building Site

1. New construction must maintain the traditional setbacks for the front and side yards as established by the other buildings along the same street. In the Lower Jefferson Conservation District this distance should not be less than one fifth of the overall depth of the lot.
2. Keep the orientation of the proposed building's front elevation to the street consistent with the orientation of existing buildings' front elevation to the street.
3. In districts where secondary structures, such as garages, exist, new construction should maintain the dominant relationship of the primary to secondary structure.
4. Paving within the front yards should be limited to primary driveways and sidewalks. The surface area of driveways and sidewalks should not exceed 30% of the front yard lot area on interior lots and 30% of the front and side yard lot area on corner lots.
5. Locate new parking areas as unobtrusively as possible in rear yards whenever possible. Use driveways and alleys to access side and rear parking areas and garages. Garages shall not be located on the front facade of a new building.
6. For new parking areas, use paving material that is compatible with traditional paving materials for driveways in the district. Create perimeter

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planting strips around new parking areas. Subdivide large parking areas with interior planting strips to break up the expanse of paving. Screen all new parking areas from adjoining properties with fencing or shrubbery.

7. Existing large trees and other significant landscape elements must be incorporated into plans for additions and new construction.
8. Existing historic site features such as retaining walls, gate posts and tree guards shall be retained.



9. New landscaping features such as, but not limited to, walls, fencing, lighting, and planters, must be consistent with the general character of those same elements that exist along the same street and approximate neighborhood.

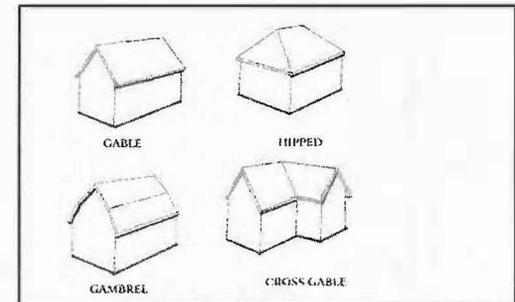
C. Building Materials

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1. Materials and elements must maintain the visual characteristics, scale, proportions, directional orientation and rhythms that are created by the materials on existing structures, and should always maintain the district's overall appearance and character.

D. Building

1. Design the height of the proposed building to be compatible with the height of historic buildings on the block or the street, not varying more than ten percent from their average height. Generally, keep the height of new construction at or under thirty-five feet (ground to roof ridge).
2. Design the proportion (the ratio of the height to the width) of the proposed building's front elevation to be compatible with the proportion of existing front elevations in the district.
3. Utilize new windows and doors that are compatible in proportion, shape, position, location, pattern, and size with windows and doors of existing structures in the district. More than five vertical bays on the front facade of any new construction is not consistent with the character of the district.
4. Keep the roof shape of the proposed building consistent with roof shapes in the district: gable, hip and gambrel. Roof pitch shall be consistent with other existing structures in the district.
5. Keep the predominant material of the proposed building consistent with historic materials in the district: brick, stone, stucco, and wooden clapboard siding. Synthetic siding or stucco (EIFS/Dry-vit) is not appropriate.
6. Make the scale (the relationship of a building's mass and details to the human figure) of the proposed building compatible with the scale of existing structures in the district.
7. Ensure that the architectural details of the proposed building complement the architectural details of existing structures in the district.
8. Contemporary construction that does not directly copy from historic buildings in the district but is compatible with them in height, proportion, roof shape, material, texture, scale, detail, and color, is strongly encouraged.



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9. A new building shall appear similar in scale to traditional single family houses. On larger structures, subdivide larger masses into smaller "modules" that are similar in size to single-family residences seen traditionally in the district.



Brooks Street

West side

Address	Style	Stories	Materials	Porch	Porch Description	Roof Shape	Description
200	Bungalow	1 1/2	brick	yes	full width, center gable with square columns	gable	side gable dormers

Hart Street

West side

Address	Style	Stories	Materials	Porch	Porch Description	Roof Shape	Description
200	Bungalow	1 1/2	stucco	yes	full width porch with native stone base, three Tuscan columns grouped at each end of the porch	gable	end gable with gable front dormer, exposed rafter ends, knee braces, side bay, native stone chimney, end gable with gable front dormer, exposed rafter ends, knee braces, side bay, native stone chimney

West Main Street

North side

Address	Style	Stories	Materials	Porch	Porch Description	Roof Shape	Description
1002	Colonial Revival	2	brick	yes	central portico	gable	five bay, end gable, red tile roof, 3 dormers with Neo Classical windows, palladian window on the second floor center bay which is set in a blind elliptical arched opening, dentilled cornice, flat arches on 2nd story windows with dressed stone keystones, first floor windows are set in blind arches with dressed stone keystones. Neo classical entrance portico.
1100	Renaissance Revival	2	brick	yes	full width with square columns	hipped	3 bays, red tile roof with front and side hipped dormers, projecting bracketed cornice with widely projecting eaves, banding and stone modillions in the cornice. Windows are set in groups of 3 with wider central windows. Full width front porch with hipped roof and bracketed cornice, square porch columns
1104	Tudor Revival	2	brick	yes	side porch	gable	3 bay end gable cottage with paired shed dormers on the second story. Two story central gable entry bay on the front facade. Square stone hood molds above windows. Group of 3 casement windows in center bay with diamond shaped leaded glass.

Main entry is centered in entry bay with elaborate Norman style carved lintel above the front door. First floor windows have stone hood molds. Porte cochere on the west end of the building.

West Main Street

South side

Address	Style	Stories	Materials	Porch	Porch Description	Roof Shape	Description
1015	Tudor Revival	1 1/2	brick	no	non-historic aluminum canopy	gable	L plan with pediment above the round arched entry door, end chimney
1017	Bungalow	1 1/2	brick	yes	full width with square columns	gable	side gable, center gable dormer, red clay tile roof
1019	Dutch Colonial	2	brick base, frame upper	yes	covered porch with non-original wrought iron columns	gambrel	side gable, shed roof dormer, segmental arched openings
1025	American Folk Victorian	2	brick	yes	full width, hipped roof, Doric columns, balustrade	hipped	L plan, front gable with fish scale shingles, corbelled brackets below the gable, stone sills
1027	American Folk Victorian	2	frame	yes	corner porch with square wood columns	gable	L plan, gable front, aluminum
1029	American Folk Victorian	1	brick	no		gable	L plan with segmental arched window and door openings
1031	American Foursquare	2	brick	yes	full width with hipped roof, square columns	hipped	brick corner quoins, stone lintels and sills, craftsman style brackets, rusticated stone foundation
1100	Tudor Revival/Neo Jacobean	2	brick	no		hipped	Former West School, 3 part massing with central projecting bay, groups of 3 windows on each classroom, stone sills and lintels, central bay has pedimented gable, Tudor revival windows and a Palladian entry, dressed stone surrounds, rusticated limestone foundation
1123	American Foursquare	2	brick	yes	full width with square columns and balusters	hipped	center hipped roof dormer square rusticated stone foundation
1125	American Folk Victorian	2	brick with aluminum siding	yes	corner porch with square columns	gable	L plan, front gable with gable returns, hipped dormers on side
	American						hipped roof with cross plan hipped dormers, stone

1127	Foursquare	2	brick	yes	2 story corner sleeping porch	hipped	lintels, stained glass windows, craftsman style brackets in eaves
1129	American Folk Victorian	1	brick	yes	corner porch with Doric columns	gable	L plan, arched window in front gable, wooden gable returns, round arched window in gable, segmental arched windows below
1201	Greek Revival	2	frame	yes	2 story pedimented portico	gable, hipped	5 bay with 2 story entry portico, elaborate entry with sidelight and transoms flanking entry doors on both levels, Corinthian columns flanking the entry doors
1205	Bungalow	1 1/2	brick	yes	full width with square columns	gable	end gable with shed roof dormer
1207	Bungalow	1 1/2	brick	yes	full width with square columns	gable	end gable with large center gable front dormer
1211	Dutch Colonial	1 1/2	pressed concrete block/frame upper	yes	full width porch with Doric columns, balustrades, dentils	gambrel	T plan, gambrel roof with 2 gable front dormers on front facade, elaborate leaded glass transom and sidelights
1215	American Folk Victorian	1	brick	no		gable	L plan, segmental arched window and doors, vinyl in gable
1217	American Folk Victorian	1 1/2	brick	yes	full width porch with square porch columns	gable	cross gable plan, segmental arched openings
1223	American Foursquare	2	brick	yes	full width with square columns	hipped	hipped roof, duplex
1225	Dutch Colonial	1 1/2	stucco	no		gambrel	end gable, center dormer

