Del Ray Neighborhood Residential Pattern Book

DRAFT 07/21/15

"From the earliest days, the communities that formed the Town of Potomac were solidly middle class, both white- and blue-collar, and the residents showed great pride-of-place as evidenced by the homes they built and lived in. Examples of many kinds of late 19th and early 20th century domestic architecture abound in Del Ray. ... Some of the area's grandest houses were to be found on the main street, Mount Vernon Avenue. When the subdivisions were laid out, a theory of urban design that was adopted by the developers was to have a community's "main street" lined by impressive residential structures instead of only commercial buildings. On today's Mount Vernon Avenue several of the original Foursquare houses can still be seen, now converted to commercial use. As the area grew and developed, Mount Vernon Avenue lost its purely grand residential quality as infill commercial buildings were constructed. ...

The area known today as Del Ray has enjoyed 100 years of relative stability and prosperity, punctuated by periods of economic and social change. Electric commuter rail lines that had shaped the early days of the community by enabling residents to commute so easily to Washington are long gone - replaced in part by the automobile. ...

In spite of change, the area retains the ambience of an earlier, simpler time. ... Residential streets look much as they did many years ago with their characteristic large shade trees, big backyards, and 15-foot setbacks.

Excerpts from: "Styles of Del Ray – Its Houses and Buildings 1894-1994," prepared for the Del Ray Centennial

The Del Ray Residential Pattern Book was prepared April 2015 for the City of Alexandria, Department of Planning and Zoning by Hill Studio of Roanoke, Virginia

DRAFT 07/21/15

Table of Contents

Overview of Pattern Book

How to Use This Pattern Book....2

History of Del Ray

History of the Del Ray Neighborhood....4

Understanding Development Patterns - Your Neighborhood, Street and House

Development of Del Ray Neighborhood....6

How to Look at a Building....8

Understanding Site Context and Character-Defining Features....10

Architectural Styles and Building Forms of Del Ray....10

Design Principles and Best Practices

General Design Principles for Improving and Maintaining Buildings....34

Understanding the "Parts" of a Building....35

Building Parts: Understanding Roofs, Porches, Windows, and Doors....36

Building Parts: Understanding Roofs, Porches, Windows, and Doors....37

Recommended Best Practices for Building Components....38

Modern Materials....41

Energy Efficiency - Tips and Considerations....41

Designing Sensitive Additions and New Construction

Guidelines for Additions and New Buildings....44

Design Principles for Additions....46

Design Principles for New Buildings....50

Design Principles for Accessory Buildings and Structures....52

Appendix....55

Glossary

Resources

My House Journal

The Del Ray Neighborhood is a special place defined by a diverse building architecture, pleasant relationship of houses to one another and the street, and a comfortable pedestrian and development scale.

The neighborhood is similar to a finely crafted puzzle. The pieces should fit well to maintain the quality and attractiveness of the whole; when the pieces do not fit well, it begins to affect the puzzle.

This pattern book will help you understand the pieces of the puzzle and maintain the special qualities of Del Ray.

Streetscape in Del Ray

How to Use This Pattern Book

This pattern book discusses the important development patterns and building architecture of the Del Ray Neighborhood. It serves as a voluntary guide and informational tool for homeowners, builders, and developers looking for resources when undertaking building renovation, additions, and new construction.

Chapters in the pattern book discuss:

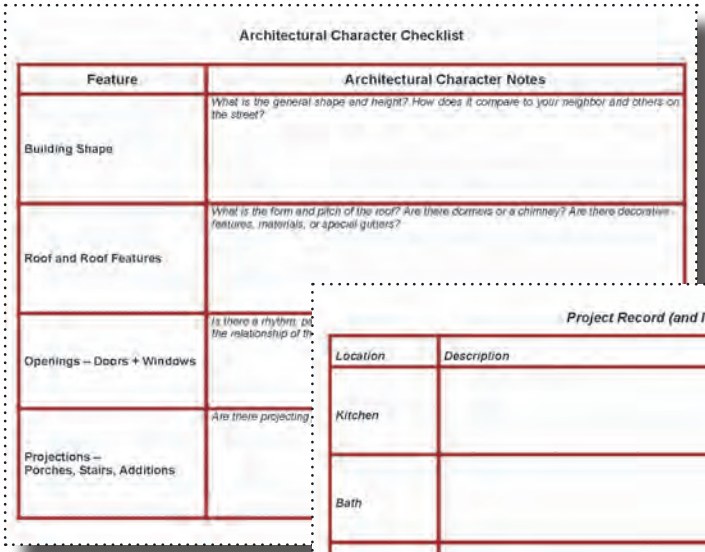
- How to look at a building and identify important contributing elements and architectural style;
- How to look at development patterns on your street;
- What to consider when making building improvements or constructing an addition or new house;
- Tips for building maintenance and energy efficiency; and
- Sources for additional technical information.

Browse the contents of the pattern book. Then, spend time really looking at your house and other houses on your street. Walk around and take some pictures and notes. Ask yourself these questions.

- *How does your house and other houses relate to the street and sidewalk?* Look at building setbacks, landscaping, sidewalk, trees, parking, etc.
- *How is your house and others positioned on the lot?* Look at front and side yards, building height, and massing of building forms (porch, dormer, roof, story).
- *What are the exterior elements of your house that give it special character?* Look at building shape, openings, and roof features. Look at details of windows, doors, and other features for patterns and symmetry.
- *How has your house evolved over time?* Time tells a story. Many buildings evolve in both use and appearance. Some changes to may be important to the building, even if they are not original.

There is a sample checklist at the end of the pattern book and project log that you can complete for your house. This will help you organize your work projects and keep important information easily available for reference.

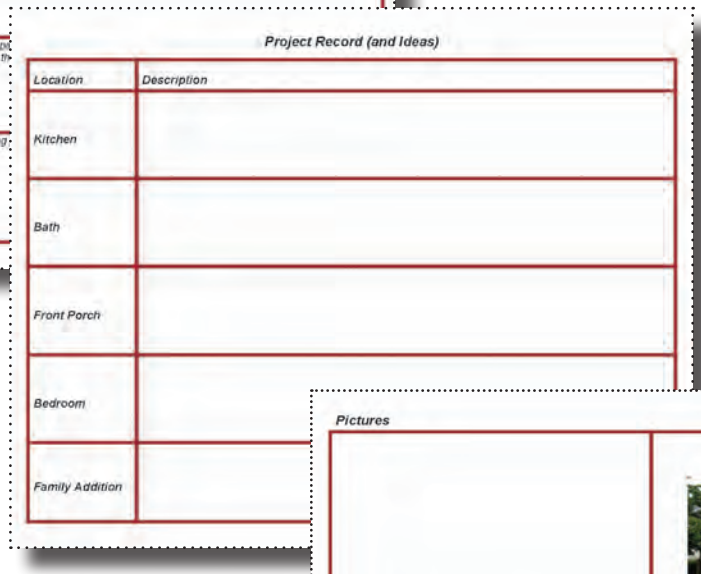
DRAFT 07/21/15



Architectural Character Checklist

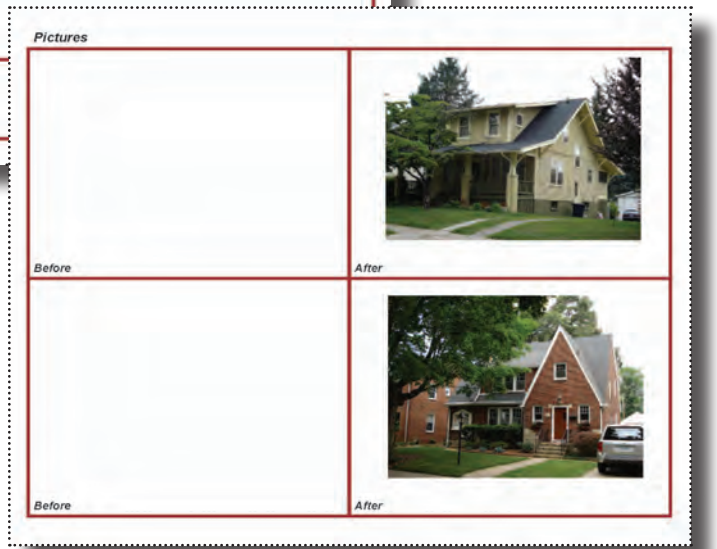
Feature	Architectural Character Notes
Building Shape	What is the general shape and height? How does it compare to your neighbor and others on the street?
Roof and Roof Features	What is the form and pitch of the roof? Are there dormers or a chimney? Are there decorative features, materials, or special gutters?
Openings – Doors + Windows	Is there a rhythm, pa the relationship of th
Projections – Porches, Stairs, Additions	Are there projecting

Use information in this pattern book to help define the architectural features and characteristics of your house. Make notes and take pictures. Keep a log of ideas and notes on the projects that you undertake. Keep pictures to document before and after construction - they will be invaluable!



Project Record (and Ideas)

Location	Description
Kitchen	
Bath	
Front Porch	
Bedroom	
Family Addition	



Pictures

Before	After
Before	After

Use the glossary in the appendix to understand some of the terminology and architectural details.

Use the technical resource materials in the appendix to do further research on your house or how to undertake a particular project.

List other historic houses in the neighborhood similar to yours that have qualities you would like to duplicate.

Streetscape View
300 Block Hume Avenue
then and now

DRAFT 07/21/15

Early Del Ray Subdivisions

The Town of Potomac was formed around two subdivisions, Del Ray and St. Elmo. Other subdivisions followed. Most of the subdivisions were sold as lots without houses. As owners built their own houses at different times, the architecture of the neighborhood became very diverse, depicting various styles emerging from 1894 to 1930.

Source: Town of Potomac Interpretive Panel developed for the Town of Potomac Centennial, 2008

History of the Del Ray Neighborhood

In 1894, Ohio developers, Wood and Harmon, platted two subdivisions—Del Ray and St. Elmo—in anticipation of the growth of Alexandria along the Washington and Alexandria Turnpike (now Jefferson Davis Highway, US Route 1) and the trolley line expansion of the Washington, Alexandria, and Mount Vernon Railroad across the Potomac River (1892-1904). Both subdivisions were laid out in a grid pattern, oriented along the east-west streets that extended from Commonwealth Avenue across Mount Vernon Avenue to the Washington and Alexandria Turnpike. The original lots were platted as 25 feet by 105 feet with a 15-foot building setback requirement. The developers attempted to enhance the aesthetics of the neighborhood and the quality of life by planting street trees, grading the streets, and providing sidewalks. Mount Vernon Avenue, laid out wider than the rest of the streets, was the location of some of the grandest houses on the largest lots built by the most prominent citizens.

Although many platted lots were purchased, the owners did not immediately develop them. Only 37 houses had been built in the Del Ray subdivision by 1905. When the Potomac Rail Yard opened in 1906, new employment opportunities drew more residents to the area. As the population grew, a need arose for better public services. In 1908, Del Ray and St. Elmo incorporated as the Town of Potomac to provide these services for citizens. Additional subdivisions would become part of the town through the 1920s.

After World War I, there was an increased demand for housing near Washington, D.C. as new federal jobs were created. Situated on a convenient commuter route, the town flourished with a record building year in 1924. By 1930, five blocks of businesses had clustered along Mount Vernon Avenue to serve town residents. The same year, the City of Alexandria annexed the Town of Potomac. The annexed territory, which went beyond the borders of the town, became the Del Ray Neighborhood.

During the Great Depression and World War II, the demand for housing remained high as new federal jobs were created. The return of World War II veterans fueled additional demand for affordable housing. Supplied with FHA loans, builders filled many remaining lots with modest single-family houses, semi-detached housing (two units), and townhouses.

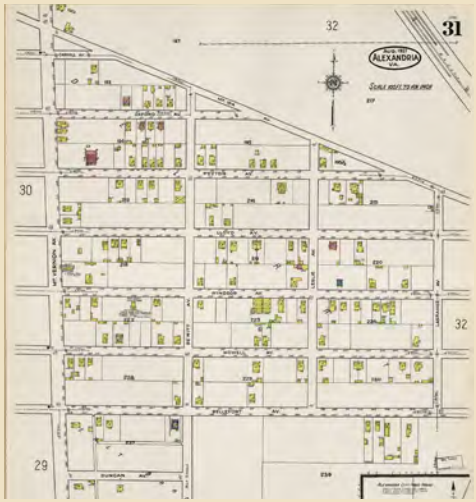
Today, the Del Ray Neighborhood encompasses the area bounded by Glebe Road, Jefferson Davis Highway, Braddock Road, and Russell Road. Because the original subdivision lots were sold speculatively and developed at different times, the houses in Del Ray represent a variety of architectural styles and forms that were popular from the 1890s to the 1940s. The most common styles include the Queen Anne, Folk Victorian, Craftsman Bungalow, Colonial Revival, and Tudor Revival. The cluster of commercial buildings on Mount Vernon Avenue are a distinctive mixture of the Art

DRAFT 07/21/15

Deco and Moderne styles, but there are also many examples of the traditional commercial block form. The Town of Potomac Historic District, which forms the core of the Del Ray Neighborhood, is listed in the National Register of Historic Places. It is significant for its domestic architecture, urban plan, and early suburban development. Some additional notes on the history of Del Ray:

- In 1888, the Alexandria Gentlemen's Driving Club, a horse race track with betting, located north of Mount Ida Avenue. By 1892, it was known as St. Asaph's Race Track (and poolroom gambling house). It was so popular that in 1894 a special spur of the railroad was built to bring patrons from Alexandria and Washington, D.C. Alexandria County citizens objected to the illegal gambling operations and a "Good Citizens League" launched crusades to end the nuisance activities. A petition to ban horse racing was circulated during a Virginia Legislative Session, but died in committee. The special rail spur to the track was closed in 1895, but St. Asaph's remained in operation until 1904, closing after elected officials took action to "clean up lawlessness" in the county. Charles Wood and William Harmon assembled land in Alexandria for "a suburban town called Del Ray" and subdivided land into lots, numbered 1 to 1160. The small size of the lots (25 feet x 105 feet) enabled persons of varying incomes to buy as many or as few lots as they could afford.
- Mount Vernon Avenue was laid out wider than the rest of the streets in Del Ray and St. Elmo. It was the location of some of the larger houses built by prominent bankers, physicians, and politicians.
- The original sidewalks in Del Ray were two boards laid side by side. The sidewalks were replaced with gravel in 1914.
- There were some early semi-detached housing (two units) in the Town of Potomac. Some were built before 1915 by the Potomac Improvement Company (established 1907). Many still remain in the Del Ray Neighborhood (e.g. 300 block E. Custis and 300 block of Del Ray).
- There were many prominent builders and architects who worked in the Town of Potomac. Some included: Newman H. Raymond, B.B. Ezrine, Jacob Glassman, John Rust, F.W. Horton and A.P. Clarke, Jr., Francis Drischler, Glen Ray, Lewis A. Moss, Kent Hamaker, and J.L. Santmeyer.
- Homes from Sears and Roebuck Company were built in the Town of Potomac. Examples exist in the 400 block of East Windsor, the 300 block of Del Ray, and the 100 block of Stewart Avenues.
- In the late 1930s, many of the new houses constructed were designed without large front porches and included only a small hood over the front entrance.
- As automobiles became popular, many small garages were built in the 1930s at the back of the deep lots or off of alleys.

1921 Sanborn Maps
Alexandria, Virginia
showing buildings in the original subdivision of Del Ray.



DRAFT 07/21/15

Zoning Ordinance

The City of Alexandria has adopted zoning regulations for the Del Ray Neighborhood that determine lot requirements, building setbacks, height, and development standards for structures like decks, garages and fences. Regulations also apply to new "infill" construction for new buildings and the addition of porches and garages.

Most of the homes in Del Ray are zoned Residential, R2-5.

Property owners should become familiar with development regulations and talk with the City Planning and Zoning staff early in project planning.

Development of Del Ray Neighborhood

Del Ray was one of the earliest street car suburbs in the nation. Anticipating growth from the metropolitan Washington, DC area and expansion of the Washington, Alexandria and Mount Vernon Electric Railway, the subdivision was laid out in an east-west grid street pattern with provisions for street trees and sidewalk paths. It was the ideal location with easy access from one's home to neighborhood businesses (on Mount Vernon) and to work using modern commuting options (streetcar line on Commonwealth Avenue).

The original lots in Del Ray were small, averaging approximately 25-feet wide by 100-feet deep. Later, as more development occurred, buildings were sited on two 25-foot wide lots. Thus, an average home site became approximately 50 feet by 100 feet. Today, the neighborhood is still defined by these small lot patterns which remain a very important visual and development quality of Del Ray. As an established neighborhood, it is compact and attractive to residents and visitors because of the scale of buildings, pedestrian qualities, and proximity to neighborhood facilities and business services. New "traditional neighborhood design" subdivisions of today are even being patterned after ones like Del Ray, encouraging small lots, pedestrian connectivity, and homes that reflect traditional architectural patterns and features.

Maintaining the quality and ambiance of the neighborhood is important to many residents. Therefore, in addition to considering the architectural qualities of a house when improvements are planned, an essential step is looking at how a house fits on the lot, how it relates to other neighboring houses, and how it fits on the street. These old and new development patterns make the pieces of the puzzle fit together well. When scale and character do not fit well, it makes a visible difference.

When thinking about a building project, look at your house and its relationship to others on the street.

Consider yard setbacks, landscaping, sidewalk, building forms and proportions, and prominent architectural features (roof lines, porches, etc.).

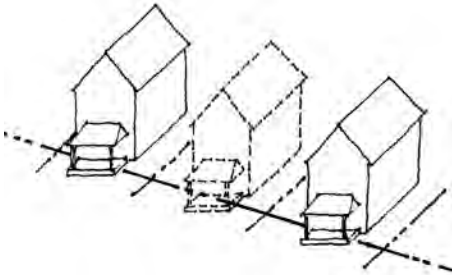
How does the house fit with the overall look of the street?

DRAFT 07/21/15

Understanding Development Patterns - Your Neighborhood and Street

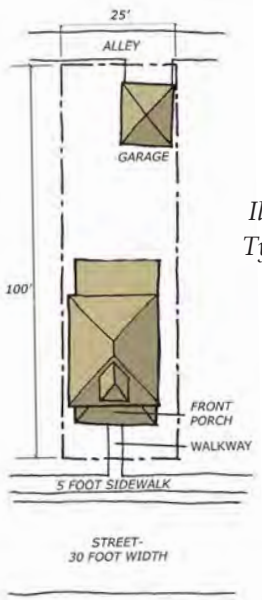
The streets in Del Ray were laid out in a grid pattern.

The neighborhood included sidewalks and street trees. Houses were intended to be built close to the street and to one another. Accessory utility buildings were placed at the rear of the lot.

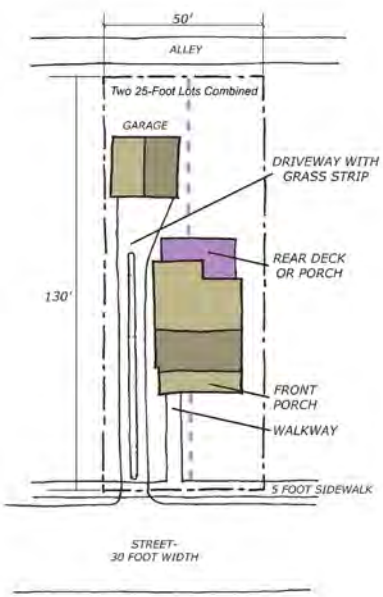


The first lots platted in Del Ray were approximately 25 feet by 100 feet. As development occurred, many homes were sited on two 25-foot lots, making the property 50 feet by 100 feet.

Today these small lots are important features of the neighborhood. They contribute to the quaint, pedestrian friendly feel of Del Ray.

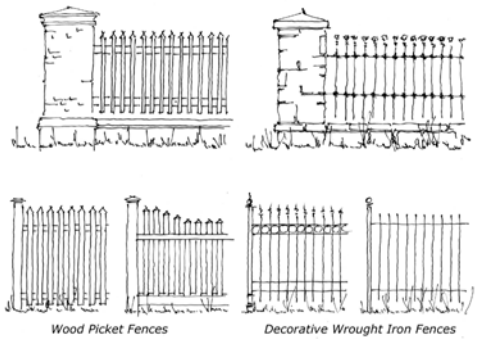


Site Plan Illustration of Typical Lots in Del Ray



Houses have consistent setbacks from the street and are of a similar scale and proportion. This results in a harmonious and orderly development pattern.

Landscaping and interesting details near the street add character to the neighborhood.



Streetscape Details in Del Ray

DRAFT 07/21/15

Rectangular Form

L-Shaped Form

Square Form

How to Look at a Building

To understand the architecture and construction of a building, it is important to know some general information on basic building forms and features. The graphics and discussion on these two pages provide basic guidance for looking at your house. For additional insight on terminology, see the glossary in the Appendix.

Rectangular Form: Houses with rectangular building form feature steeply pitched gable-front roofs ranging from 8:12 to 12:12. Usually, they exhibit full-width hipped roof porches on the front.

L-Shaped Form: Houses with an L-shaped building form feature a narrow, front-gabled wing facing the street, usually one-third the size of the main body. The main body of the house consists of side-gabled wing, comprising the remaining two-thirds of the main building. Usually, a porch extends across the front and wraps around the side-gabled wing.

Square Form: Houses with square massing feature a centered hipped roof with a front gabled wing and a lower side cross gable. Full-width porches extend across the front and sides.

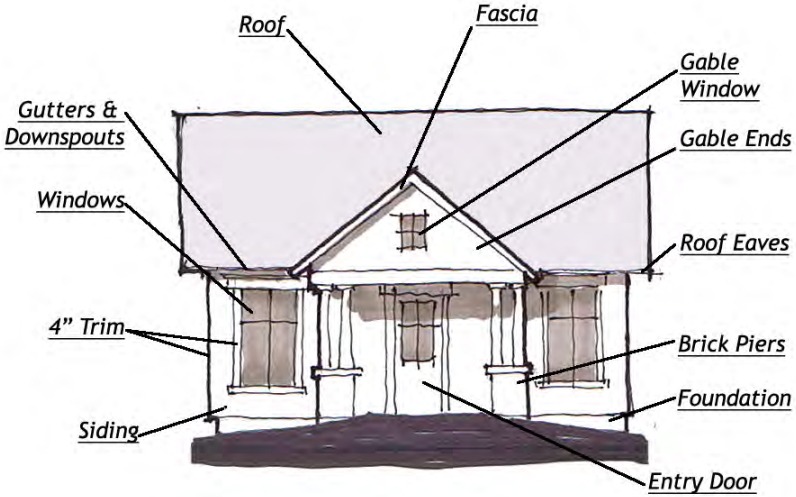
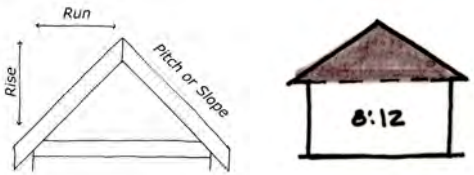


Illustration of Basic Parts of a House

Roof pitch is the measure of roof slope or angle of incline. The slope is commonly expressed in inches of vertical rise per foot of horizontal run. So, a 8/12 pitch means that the roof rises 8″ for every 12″ of horizontal run.

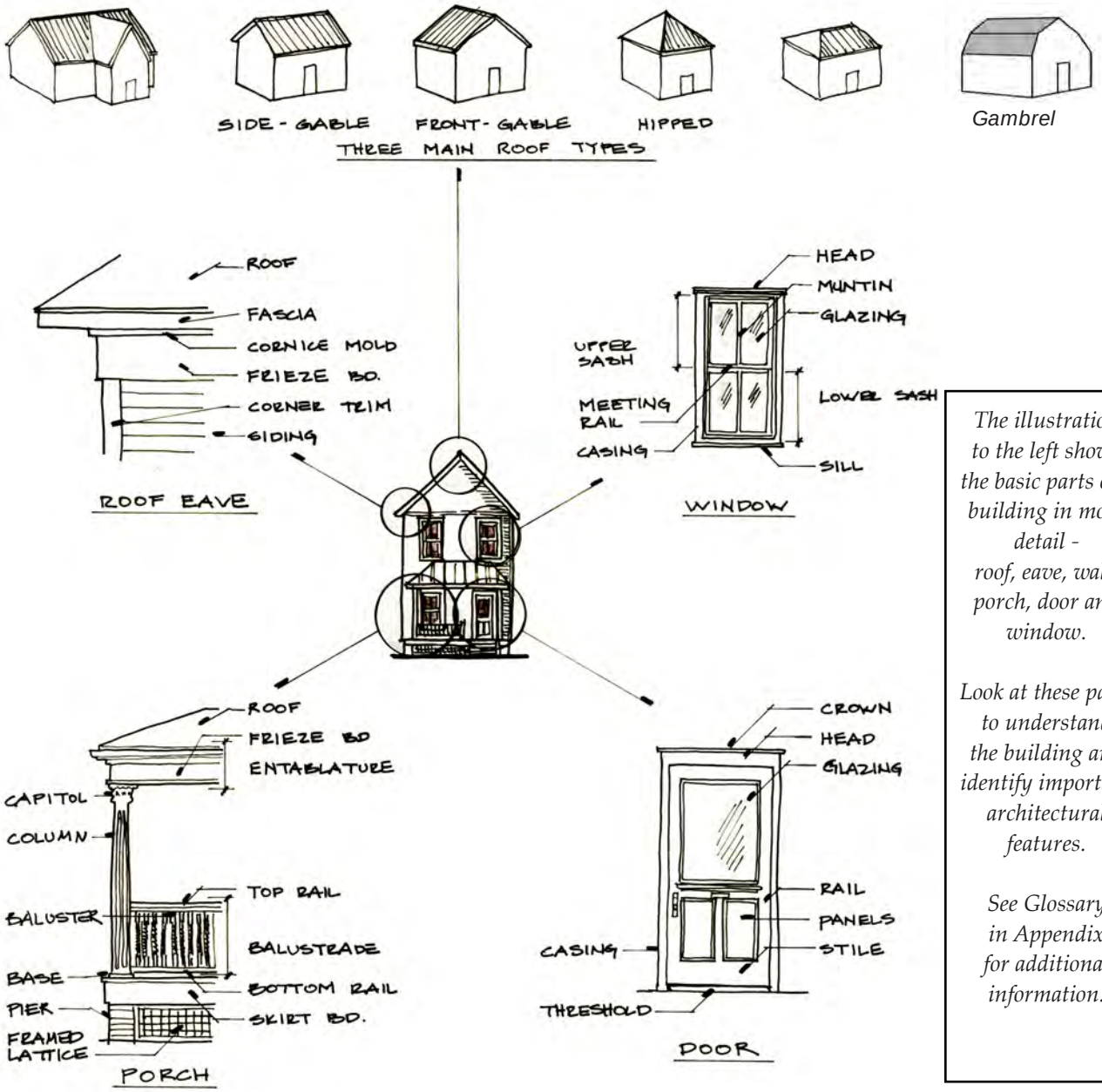
Rectangular *L-Shaped* *Square*

Illustration of Roof Pitch



DRAFT 07/21/15

Understanding Development Patterns - Your Building

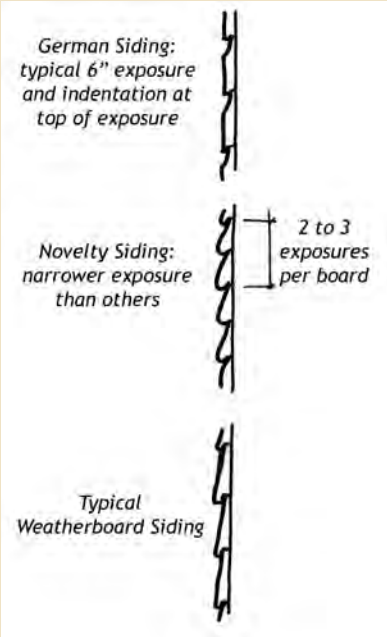


The illustration to the left shows the basic parts of a building in more detail - roof, eave, wall, porch, door and window.

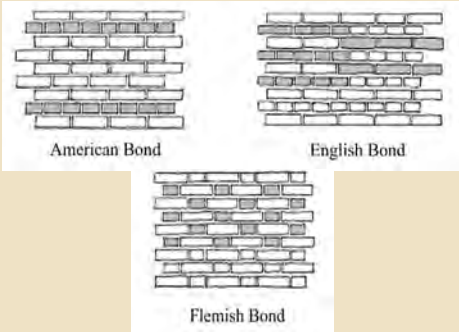
Look at these parts to understand the building and identify important architectural features.

See Glossary in Appendix for additional information.

Here are some examples of common types of wood siding. Note the variation in profiles and dimensions.



Here are some examples of brick patterns.



DRAFT 07/21/15

What is a Character- Defining Feature?

A prominent architectural element, distinctive quality, or special characteristic of a building that contributes significantly to its physical character and visual appeal.

For example, the craftsman bungalow above exhibits a prominent front dormer and full-width front porch with distinctive columns. Doors and windows have distinct characteristics, but may be altered in this example.

Understanding Site Context and Character-Defining Features

Every building has its own distinctive site context and architectural features that make it unique. When considering improvements to a building, it is important to identify relevant site context and "character-defining features" so that they can be treated appropriately. Site context includes building placement, mass, height and relationship with surrounding buildings. Character-defining features include building components (e.g., roof, porch, etc.), materials, door and window patterns, architectural details, distinctive interior spaces, or significant landscape features or plantings. Here are a few tips for how to understand and look at a building:

Step 1 - Look at the Big Picture - Your Street and Your House on the Lot.
From a distance look at the shape of the building, its relationship to other buildings on the block, and the overall setting. Note building forms, height, yard setbacks, landscaping, and site features like walls and fences. Look for similarities in lot development and complimentary patterns.

Step 2 - Look at Your House - Exterior Building Features, Patterns, Details and Materials.
Look closely at prominent building features like the roof, porch, and walls. Look for repetitive building patterns, building openings, decorative trim, architectural details, and materials.

Step 3 - Look at the Interior of Your House.
Look at the arrangement of the interior spaces, interior features, finishes and materials.

Use these and the following information on architectural styles and building forms to help you identify the character-defining features of your house.

Architectural Styles and Building Forms of Del Ray

Because the majority of lots in Del Ray were sold without houses built on them, the owners developed them at different times, building a variety of architectural styles that were popular at the time. Most of the residential homes in today's Del Ray were constructed from 1890 to 1941. More simple houses were constructed during the pre- and post-World War II. These were modest cottages and simple brick duplex structures. Thus, Del Ray hosts a variety of architectural styles and forms including Folk and Queen Anne Victorian, Craftsman Bungalow, Colonial Revival, Tudor Revival, and others.

The following discussion of architectural styles and building forms provides an overview of the variety of architectural styles found in Del Ray. Each of these styles exhibit important character defining features that make Del Ray an attractive and special neighborhood.

DRAFT 07/21/15

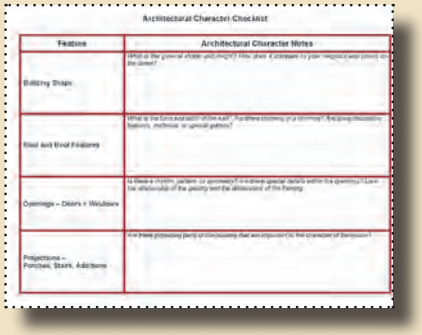
Architectural Styles and Building Forms of Del Ray

Examples of Queen Anne and Folk Victorian Homes in Del Ray

Examples of Craftsman Bungalow and Tudor Revival Homes in Del Ray

Examples of Colonial Revival Homes in Del Ray

Once you are familiar with how to look at your house, and the important character defining features of the architectural styles, use the three step process and the Architectural Character Checklist in the Appendix to take notes on your house.



Architectural Character Checklist

Feature	Architectural Character Notes
Building Shape	
Roof and Roof Features	
Openings – Doors + Windows	
Projections – Porches, Stoops, Additions	

DRAFT 07/21/15

Queen Anne Style Examples

Queen Anne

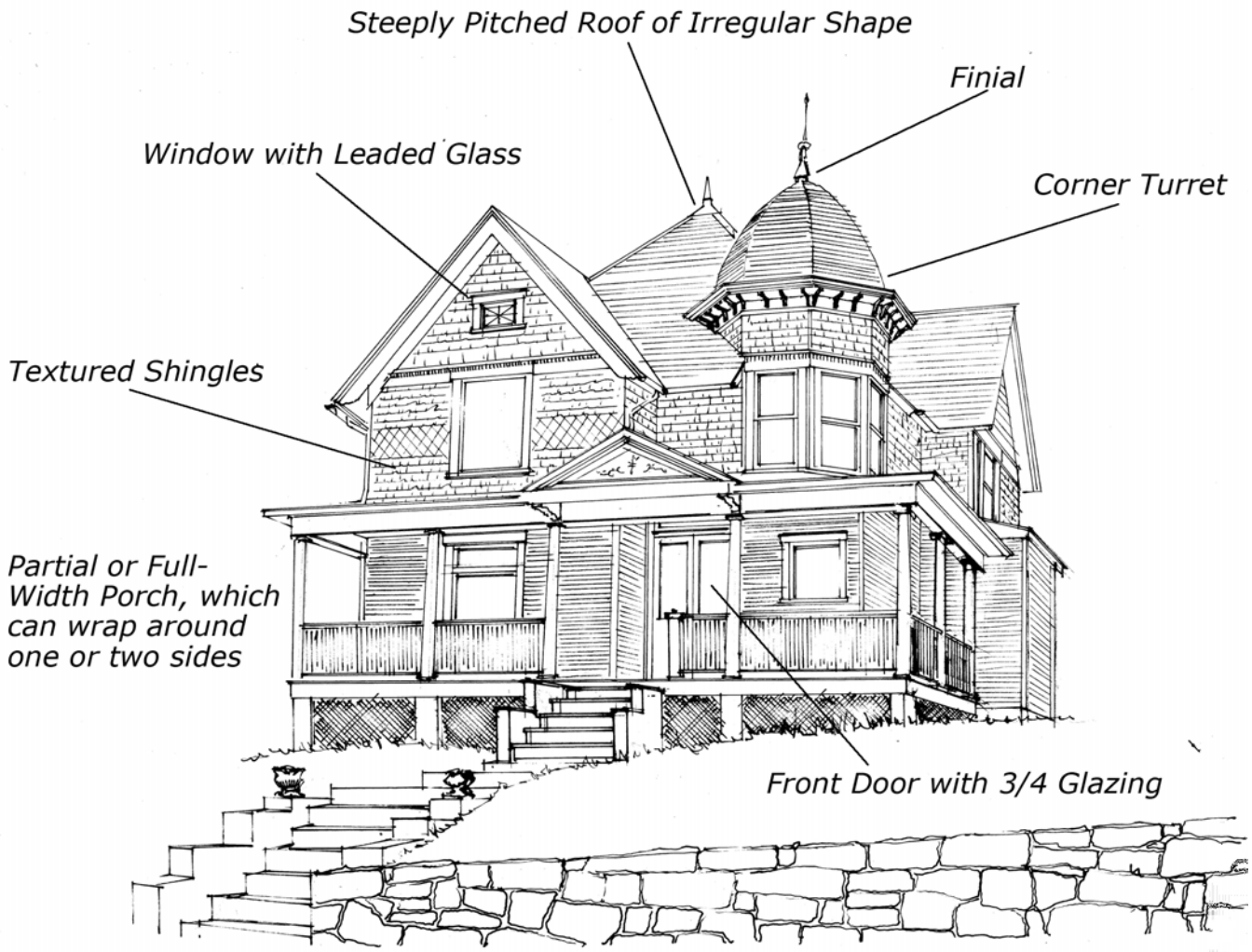
History of the Queen Anne Style

The Queen Anne style became popular in the United States at the turn of the 19th century because of its affiliation with the reign of Queen Victoria of England (1837-1901). Houses of this style are often misidentified as "Victorian," however, this description refers to the era and not the style. The Queen Anne style became popular when light wood construction (sometimes called balloon framing) replaced heavy timber construction as a standard building practice, enabling construction of irregular, asymmetrical roofs and floor plans. Industrial advances in the mass production of materials and the efficiency of rail transportation made the decorative elements associated with the Queen Anne style more available.

Character-Defining Features of Queen Anne Style

- **Building and Roof Forms**: The Queen Anne style exhibits asymmetrical, complex building forms with a variety of hipped, gabled, and intersecting-gabled roofs. The typical rectangular, L-shaped, or square building forms feature a combination of roof forms and may even include a corner turret to add to the complexity.
- **Eaves**: Often, eaves are box-framed with a 12-16 inch frieze board and include spandrels, brackets, modillions, arches or dentils.
- **Walls**: Queen Anne houses display textured and decorative wall surfaces and materials. These may include different types of wood or masonry siding, patterned shingles in the gables (e.g., fish-scale, diamond, saw tooth, coursed, etc.), and half-timbering.
- **Porches**: The front porch is an important design feature, offering outdoor living space. Usually, porches extend full-width along the front and wrap around one side and are approximately 8 feet in depth. Second-story porches may be visible in gables or towers.
- **Doors**: Exterior doors may exhibit beveled, etched or stained glass in doors, sidelights, and transoms. Usually, the front door hosts full or three-quarters glazing, while the secondary entrance off of the wraparound porch is half-light for more privacy.
- **Windows**: Typical windows are one-over-one or two-over-two patterns, with six-inch trim boards and a decorative cap. Sometimes, the window glazing includes smaller rectangular panes, featuring leaded or stained glass. Windows may occur in groupings. Projecting bay or oriel windows are used to add complexity to the building form and to increase light into the house. Windows on Queen Anne houses did not have shutters.

DRAFT 07/21/15



Queen Anne (c. 1880 - c. 1910)

Queen Anne Style Homes in Del Ray

DRAFT 07/21/15

Queen Anne Style Examples

Porch with Spindlework - turned porch supports and balusters

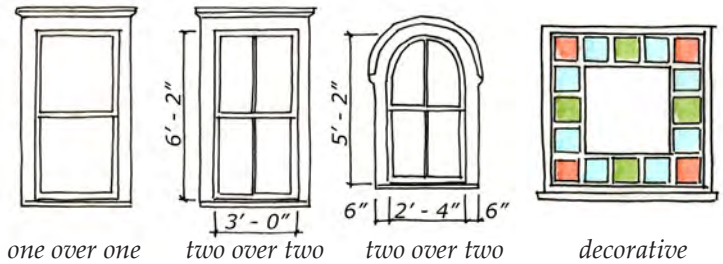
Door with Three-Quarters Glazing and Transom

Decorative Shingle Siding and Leaded Glass Windows

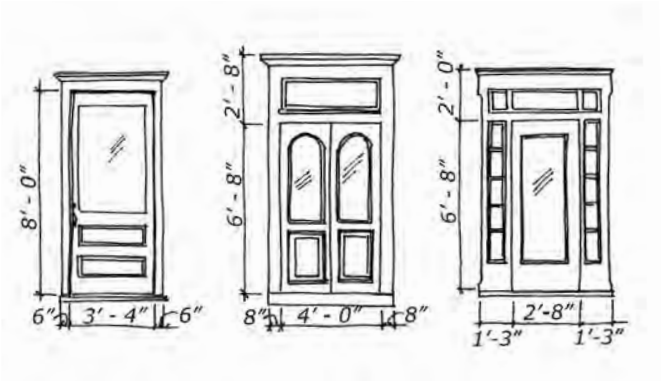
Queen Anne Style

Examples of Windows, Doors and Decorative Shingles

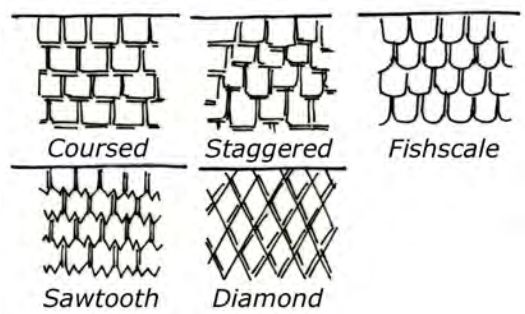
Windows



Doors



Decorative Siding



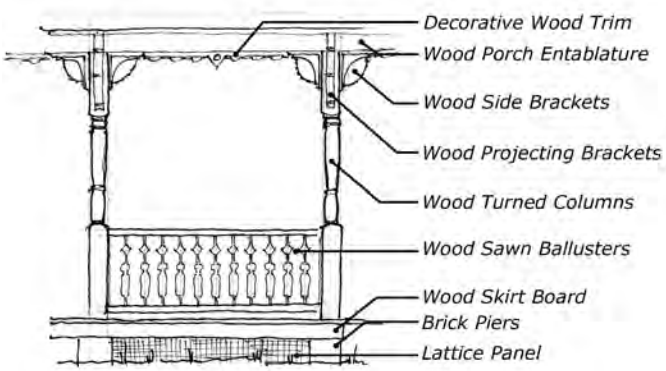
DRAFT 07/21/15

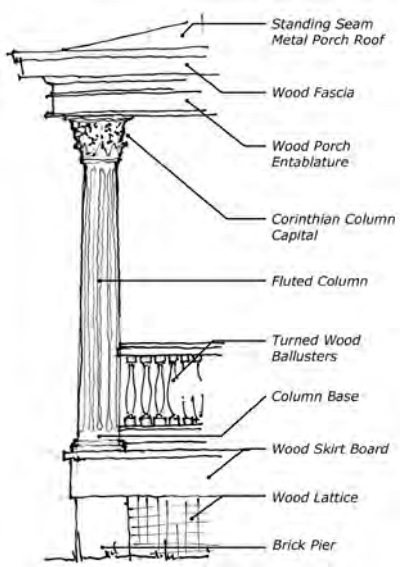
A Queen Anne building can be defined further by its decorative detailing. There are four primary types of decorative detailing:

- *Spindlework* uses elaborate detailing on porches, gable ends and beneath bay window overhangs that include delicate turned porch supports, turned or wood flat-sawn balusters and lacy, scroll-sawn gingerbread woodwork.
- *Free Classic* uses classical columns often grouped in pairs of two or three. The columns may either be full porch height or placed on stone or brick piers. Other details include a pediment over the entry bay of the porch, Palladian windows (particularly in the dormers) and dentil moldings.
- *Half-timbered* is recognized by decorative half-timbering in the gables and upper-story walls. Porches usually have heavy turned posts. This type of detailing is not common.
- *Patterned Masonry* is recognized by walls and gables with patterned brick or stonework (rather than wood).

Of these detailing types, Del Ray has examples of Spindlework and Free Classic.

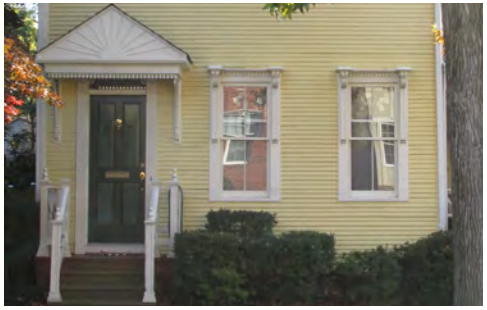
Examples of Spindlework and Free Classic Detailing on Queen Anne Style Front Porches





Queen Anne Features in Del Ray

Wrap Around Porch and Irregular Roof



One-Over-One Windows with Decorative Trim and Cap

Spindlework Porch Detailing and Turret

DRAFT 07/21/15

Folk Victorian Style Examples

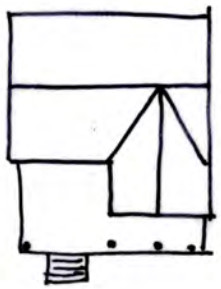
Folk Victorian

History of the Folk Victorian Style

The Folk Victorian style is defined by the presence of ornate Victorian detailing - such as Queen Anne, Italianate or Gothic Revival - on a simple, vernacular form. The detailing was usually applied to the porch and the roof cornice line. The style spread to small cities and towns across the nation with the expansion of the railroads, which allowed easy acces to mass-produced, machined wood trim and ornamentation.

Character-Defining Features of Folk Victorian Style

- **Building and Roof Forms**: Form is generally symmetrical with a simple floor plan. May be square, rectangular, or L-shaped with front-gable, side-gable, intersecting-gable, or hipped roof. One to two stories.
- **Eaves**: May feature decorative brackets and scroll-sawn wood detailing.
- **Walls**: Wood siding is common on exterior walls.
- **Porches**: The front porch spans the full width of the house with turned columns and spindlework detailing.
- **Doors**: Simple wood entry doors with glazing and sometimes with sidelights and decorative transoms.
- **Windows**: Typical windows are one-over-one or two-over-two patterns, with 6-inch trim boards. Windows on Folk Victorian houses did not have shutters.

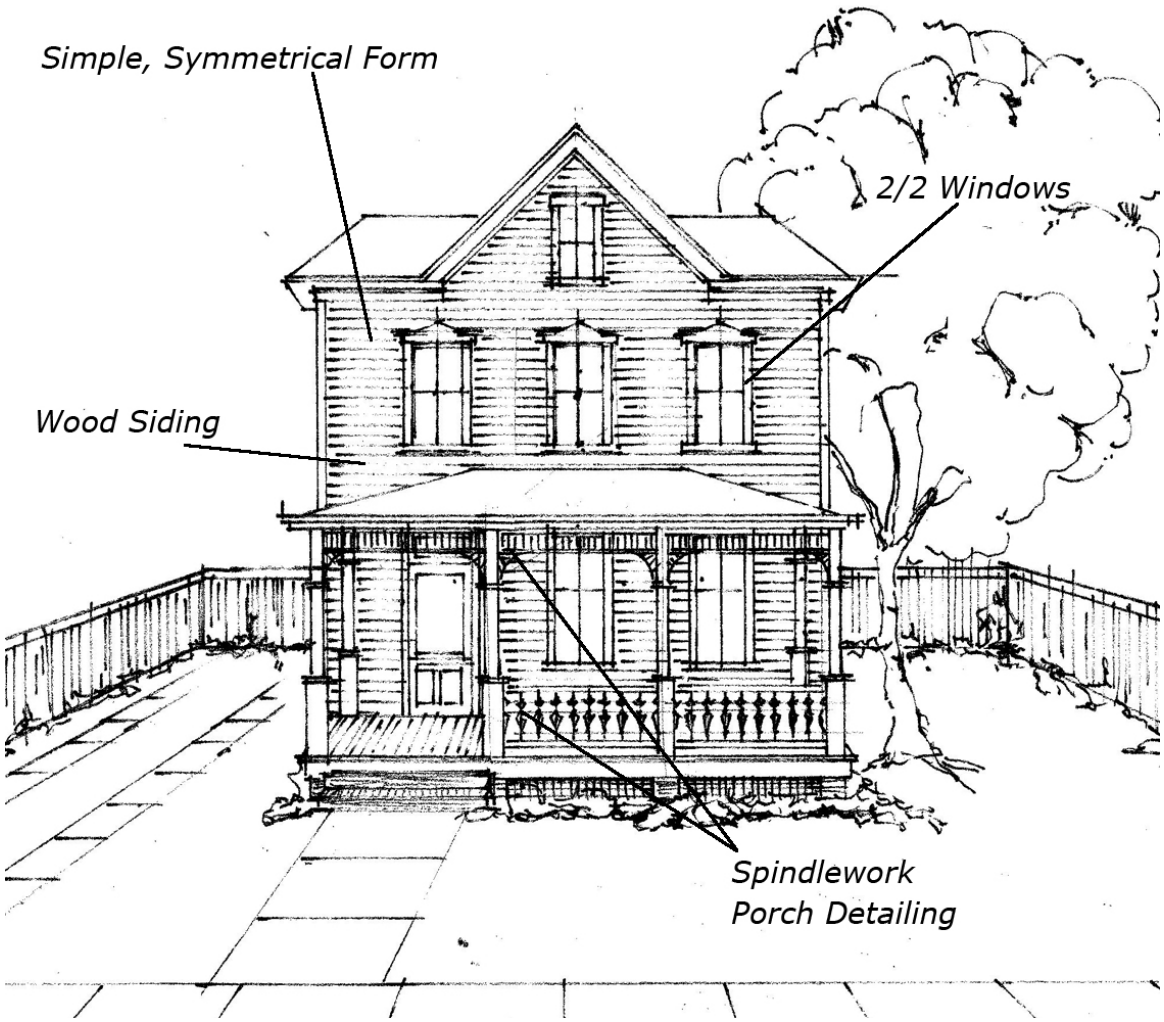


A Folk Victorian building has a simple roof form, usually rectangular or L-shaped with gable roof.

Front porch extends full width of house.

Folk Victorian with scroll-sawn wood details

DRAFT 07/21/15



Folk Victorian (c. 1870 to c. 1910)

Folk Victorian Style Homes in Del Ray

DRAFT 07/21/15

Craftsman Style Bungalow Form Examples

Craftsman

History of the Craftsman Style and Craftsman Bungalow Form

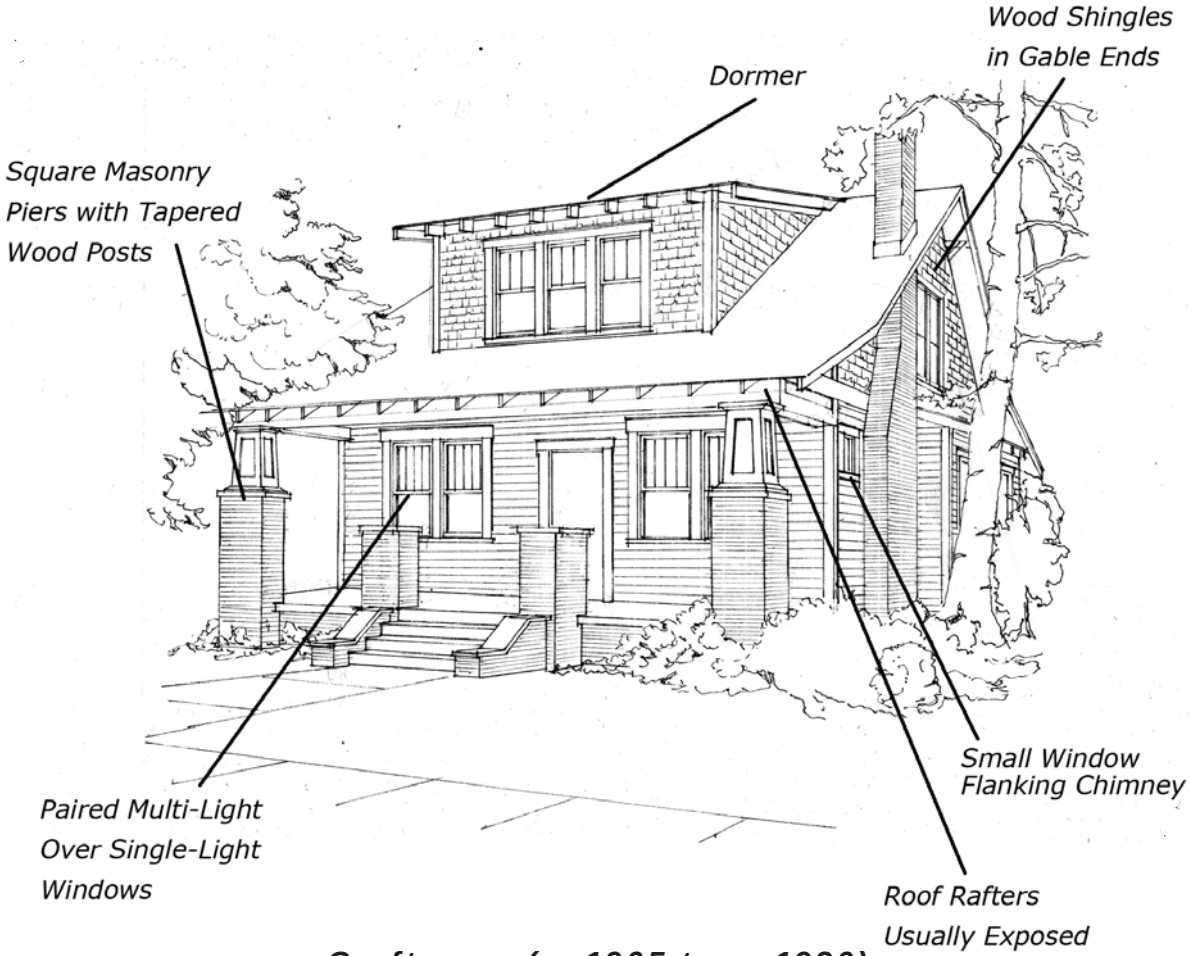
The Craftsman style became popular in the early 20th century as an American extension of the British Arts and Crafts Movement of the 1880s. It departed from the ornate styles of the Victorian period and encouraged the use of natural materials, craftsmanship, and simplicity. The most familiar form associated with the style is the Craftsman Bungalow, made popular by American architects Charles Sumner Greene and Henry Mather Greene in the early 20th century after publishing their plans in national magazines. Builders promoted the bungalow as a modern house that embodied an honest, simpler lifestyle. It was intended to be in harmony with nature, have an open floor plan, and abundant in natural light. Sears, Roebuck & Company and other mail-order catalogue companies published plans for the Craftsman Bungalow. This spurred nationwide popularity of the design due in large part to its low cost and easy maintenance. While there are larger examples of Craftsman style houses, the 1-1/2 story bungalow is by far the most predominant form, particularly in Del Ray.

Character-Defining Features of the Craftsman Style

- **Building & Roof Forms:** Typically, a compact square or rectangular building form with a gable roof (intersecting, hipped or pyramidal) and prominent front porch. While the familiar Craftsman Bungalow is usually 1-1/2 stories, there are also larger examples of Craftsman style houses that are two or more stories. The pitch of the main roof typically ranges from 6:12 to 8:12 and dominates the building; the porch roof is a lower pitch. A large single dormer may be located on the main roof. A chimney may be present at the side and project through the eaves.
- **Eaves:** Wide, unenclosed eave overhangs with triangular knee braces and exposed rafters.
- **Walls:** Exhibit a combination of exterior materials including masonry (stucco, stone, brick, cobblestone) and wood siding (2.5 - 8 inch exposure). Roof dormers and gable ends often feature wood shingles or stucco.
- **Porches:** Full or two-thirds-width front porches are common features of the style. Porch supports may include brick, stone, or concrete pedestals with thick, tapered or paired wood columns. If present, porch railings may feature a panel of shingles or wood 2-inch square, closely spaced balusters. Steps are usually concrete and flanked by brick or concrete sidewalls.
- **Doors:** Usually wood paneled and feature upper glazing divided by thick wood muntins. There may be sidelights and a transom, surrounded by wood trim, molded brick or a soldier course.

DRAFT 07/21/15

- **Windows:** Groupings of windows allow for ample interior lighting, as well as exterior views. Thus, it is common to see an array of paired or triple windows and feature windows. Multi-light over single-light windows are characteristic of the Craftsman style. Double-hung windows with multi-grouped panes over one. In Del Ray, six panes over one are the most common. Brick Craftsman-style houses typically have a two-inch brick molding and a soldier course at the head of the window, while those with siding have six-inch straight trim. Craftsman style houses did not have shutters.



Craftsman (c. 1905 to c. 1930)

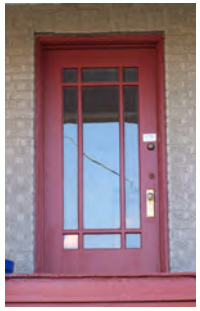
Craftsman Style Bungalow Homes in Del Ray

DRAFT 07/21/15

Craftsman Style Examples

Craftsman Dormer Window

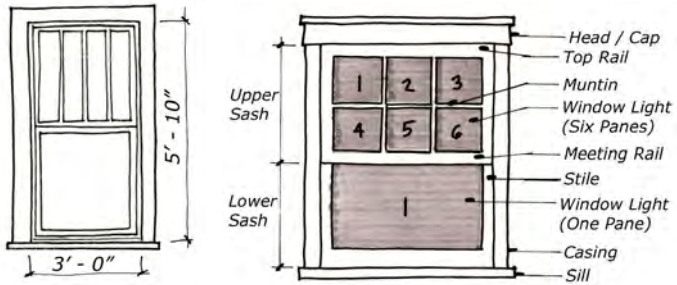
Craftsman
Porch Detailing and Paired Windows



Craftsman Door

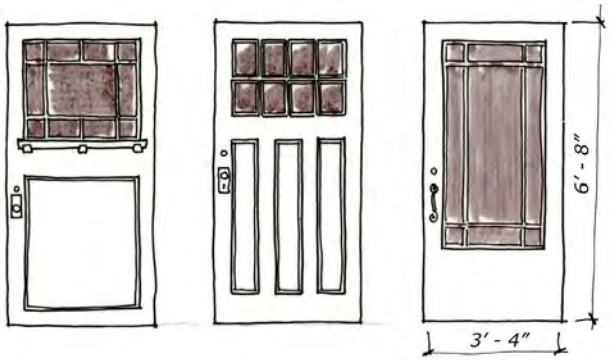
Craftsman Style
Examples of Windows, Doors and Porch Construction

Windows

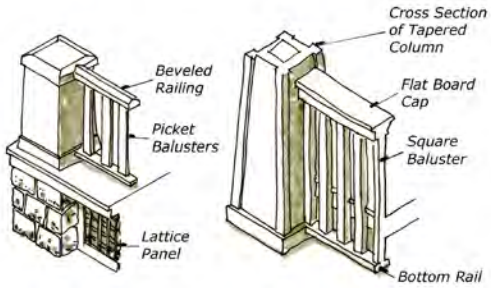


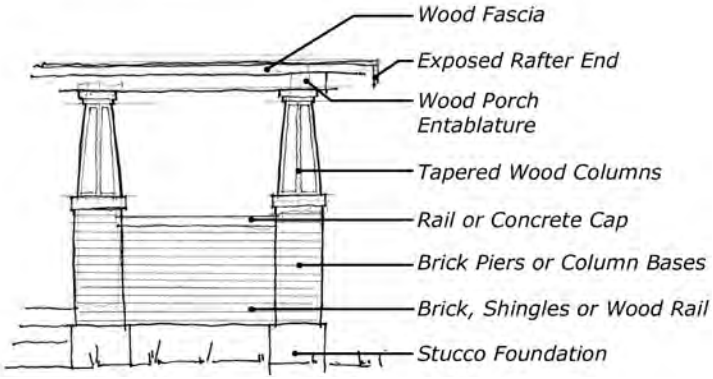
four over one *six over one*

Doors



Porch Detailing





Porch with columns and balusters

DRAFT 07/21/15

Craftsman Bungalow Features in Del Ray

Grouped Windows in Dormer

Paired, Multi-Light Dormer Windows and Matching Triple Grouped Window Below

Brick Pier Columns and Central Dormer

Porch Detailing and Exposed Rafters

Masonry Piers with Tapered Columns

Paired Columns, Exposed Rafters

DRAFT 07/21/15

Colonial Revival Style Examples

Colonial Revival

History of the Colonial Revival Style

The Colonial Revival style encompasses an eclectic mix of architectural features (English, Dutch, and Spanish) that were combined during the late nineteenth and early twentieth-centuries to celebrate patriotism and Colonial America. There are many one and two-story building forms with classical details on entrances, cornices and windows that fall into the Colonial Revival style. Some of these forms include Cape Cod cottages, gambrel-roofed houses, two-family dwellings and townhouses.

The two-family brick duplexes, also known as "twin houses" or "brick boxes," characterize much of the post-war development of vacant lots scattered throughout the neighborhood. Their symmetrical, two-story, rectangular form typically has a flat or side-gable roof, individual entry porches or stoops, and minimal detailing. Colonial-Revival detailing is simplified and often limited to patterning in the brick veneer (six-course American bond and soldier courses or rowlocks at the water table, belt course or window heads), six-over-six sash windows, and classical door surrounds.

Character-Defining Features of Colonial Revival Style

- **Building & Roof Forms:** A Colonial Revival house is rectangular in form and one to three stories. It almost always has a side-gable roof, or a side-gambrel roof in the case of the Dutch Colonial house, and a roof pitch from 8:12 to 12:12. Typically, the front facade features three to five-bays of symmetrically balanced windows and a centered door. If dormers are incorporated into the roof, they are always gabled and aligned vertically with the windows and central door. Usually, chimneys are located at the gable end of the house.

- **Eaves:** Usually **e**aves are 18-inches wide, box-framed, and include classical details such as dentils, modillions, or molded cornices.

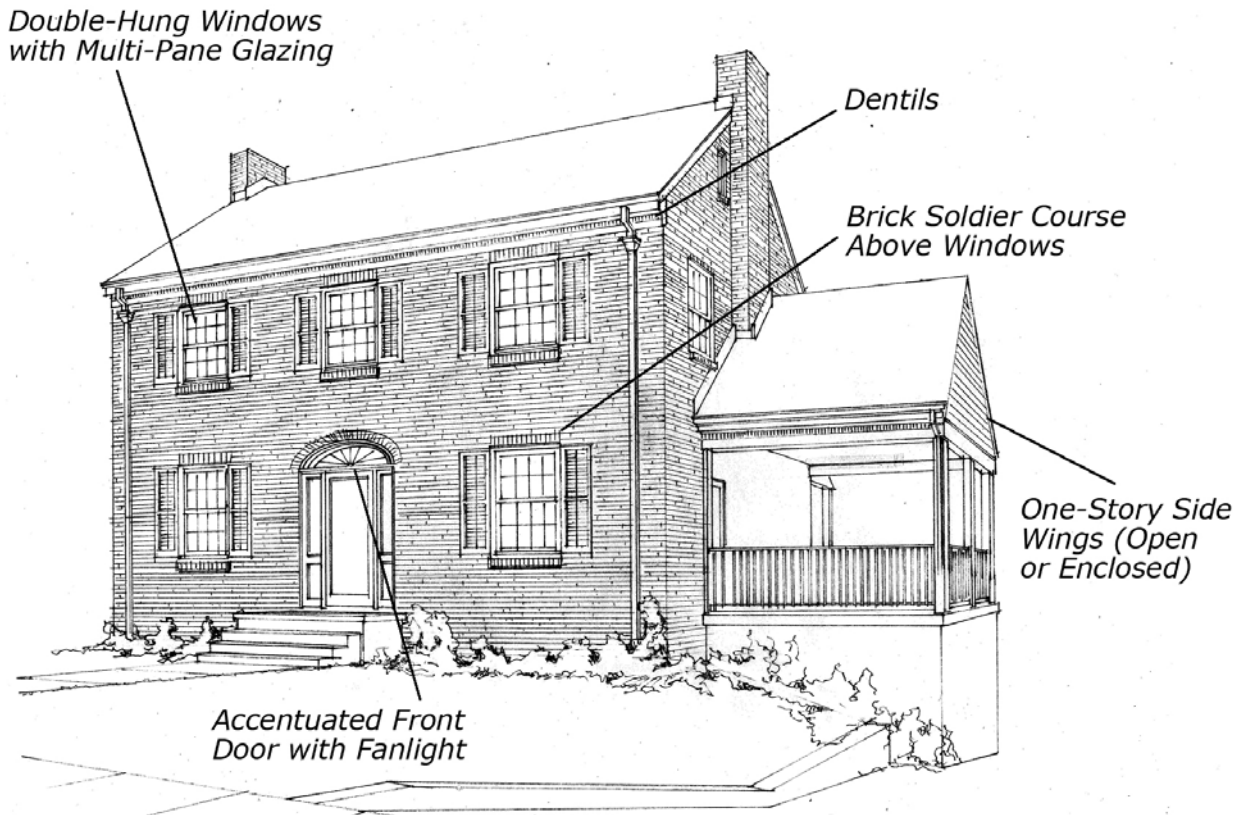
- **Walls:** Most Colonial Revival houses are brick, which is often just a veneer. Pilasters or quoins may highlight the corners of the building walls. A common decorative wall element is a vertical brick soldier course at the junction of the wall and the roof. Another common decorative element is a brick belt course between the first and second floor.

- **Porches:** A Colonial Revival house omits the traditional full-width front porch and replaces it with a small, centered entry porch or stoop. Typically, the porch exhibits classical columns, either smooth or fluted, and an arch or entablature over the front entrance. If a railing is present, it is iron or wooden in a Chippendale pattern or with square balusters.

DRAFT 07/21/15

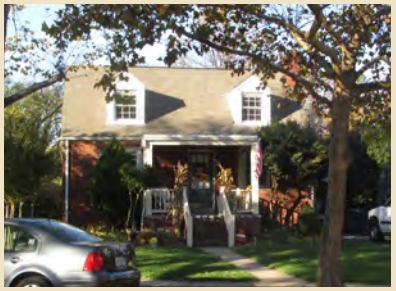
- **Doors:** The front door is centered on the building. Typically, it consists of six panels with a signature pediment at the top and side pilasters. The front entrance door may include a fanlight and have sidelights. Some brick dwellings may have a two-inch brick molding around the door and a soldier course at the top.

- **Windows:** Symmetrical and balanced on the building. They may occur in pairs. Typically, windows exhibit exposed wood trim and are double-hung with sashes that have six-over-six, eight-over-eight, nine over-nine, or twelve-over-twelve glass panes. Some brick Colonial Revival houses may have two-inch brick molding around the windows and a soldier course or a jack arch at the top of the window. Functional, louvered wood shutters are a common feature.



Colonial Revival (c. 1880 to c. 1955)

Colonial Revival Style Homes in Del Ray



DRAFT 07/21/15

Colonial Revival Style Examples

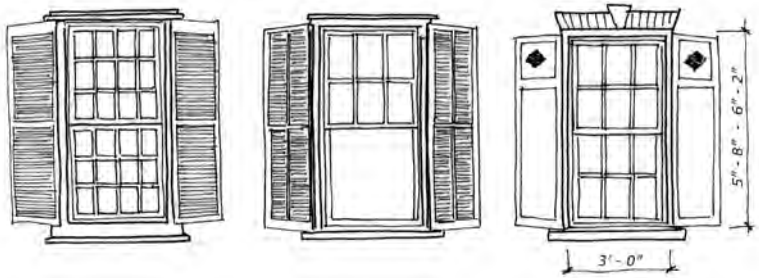
Entrance Features and Windows

Gambrel Roof Form

Colonial Revival Style

Examples of Windows, Doors and Entrances

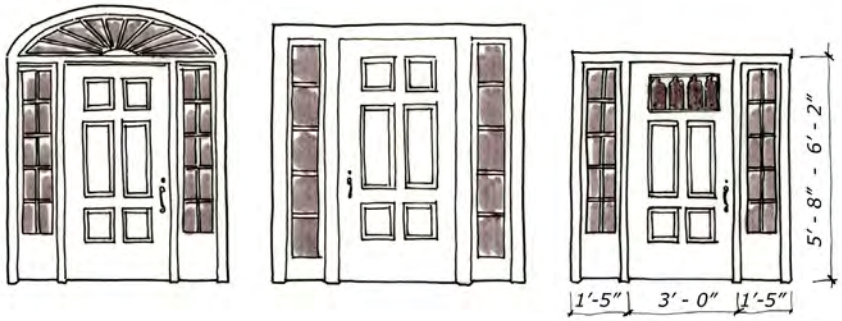
Windows



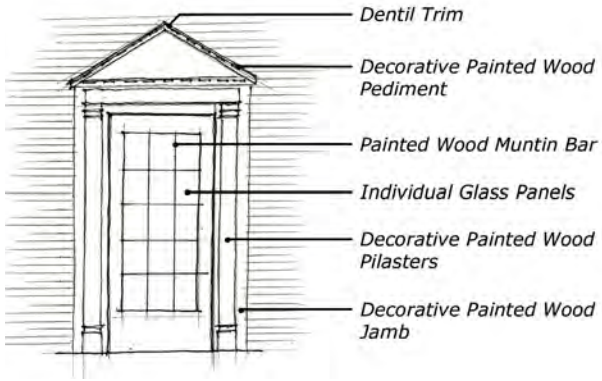
twelve over twelve *six over one* *six over six*

Shutters fit window opening to cover glazing.

Doors



Entrance Detailing



Symmetrical Window Placement and Centered Entry

DRAFT 07/21/15

Colonial Revival Features in Del Ray

Brick Dentils at Wall and Roofline

Three Symmetrical Bays and Portico Entrance

Centered Multi-pane Windows and Entrance with Chippendale Pattern Door

Aligned Gabled Dormers

Centered Entries and Symmetrical Window Bays

Brick Soldier Course Above Windows

DRAFT 07/21/15

American Foursquare Form Examples

American Foursquare

History of the American Foursquare Form

The American Foursquare began appearing at the beginning of the twentieth century. This new building form promised affordable, utilitarian housing for middle-class families trying to gain the most from a modest lot. The name, American Foursquare, refers to its floor plan of four rooms on each level. Technically, the American Foursquare is a building form, often with Colonial Revival, Craftsman, or Prairie style details. The form enabled varying architectural treatments; thus, buildings exhibited many of the characteristic features of these styles including classical columns, cornice detailing, wide eaves with exposed rafters, and large gabled, hipped or shed dormers.

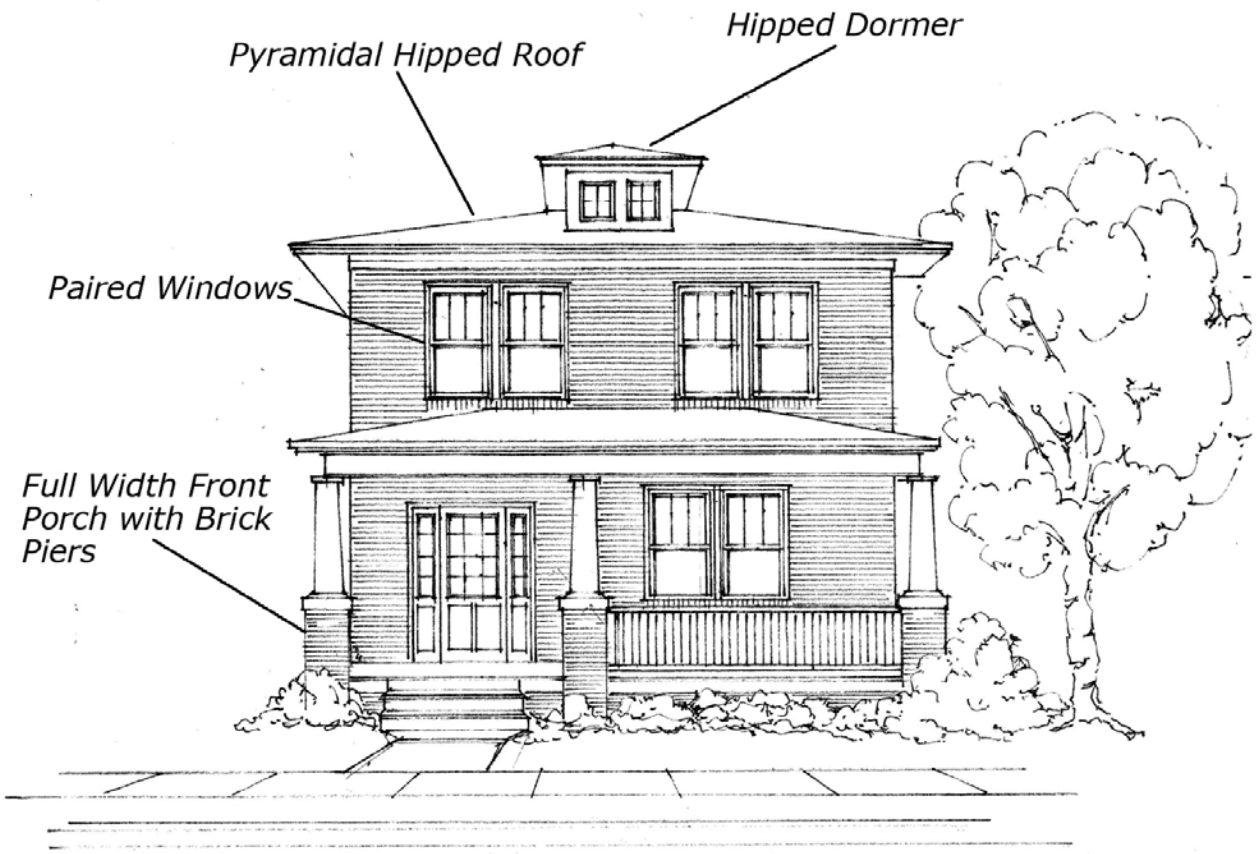
Character-Defining Features of American Foursquare Form

- **Building & Roof Forms:** An American Foursquare has a square form and pyramidal, hipped roof. Typically, the roof hosts a dormer on one or more sides and an exterior end chimney. The American Foursquare is always two stories in height.
- **Eaves:** The eaves of an American Foursquare are wide. Sometimes, they exhibit decorative cornices, brackets or exposed rafters influenced by Colonial Revival or Craftsman Styles.
- **Walls:** Usually, the walls of an American Foursquare are brick. Occasionally, walls include decorative geometric brick patterns. Many buildings of this form feature a horizontal soldier course at the junction of the roof and the exterior wall. Often, architectural accents to the second story and dormer windows include wood siding, shingles, or stucco.
- **Porches:** A full-width, one-story front porch is a character-defining feature of the American Foursquare. The porch may extend to the side as a wraparound porch or as a porte-cochere for parking vehicles. Concrete steps are typical with flanking square brick posts. The type and detailing of porch supports and railings will depend on the stylistic influence. A typical American Foursquare porch features brick piers and a solid brick railing with concrete cap. Examples influenced by the Craftsman or Prairie style may have tapered wood posts on brick piers and a solid wood railing of shingles or wood railings with two-inch square balusters. Influences from the Colonial-Revival style is evidenced in classical columns on brick piers, typically Doric and often paired, wood railings of either 2-inch squared pickets, a "sunburst" pattern or turned balusters. In some more elaborate examples, the porch entablature may include dentils or modillions.
- **Doors:** The entry door for an American Foursquare is slightly off center, or centered on the building facade. Again, the type of door will be influenced by the style. Craftsman and Prairie-style examples will be either a full-light door with thick muntins creating a frame of smaller lights or a door with upper lights over vertical panels. Colonial-Revival examples will include

DRAFT 07/21/15

six-panel doors, full-light doors or multi-light doors. Sidelights and a transom often accent the front door to allow light into the living area. Wood trim or brick molding with a soldier course frame doors.

- **Windows:** Double-hung **w**indows occur on first and second floors and usually are symmetrically spaced and sometimes paired or grouped. Common window sashes include a one-over-one or a six-over-one, double-hung window. Window trim may be wood or brick molding with a soldier course. Typically, dormers have two to three small windows that match existing window patterns. The American Foursquare did not use shutters on windows.



American Foursquare (c. 1900 to c. 1930)

American Foursqure Form Homes in Del Ray

DRAFT 07/21/15

American Foursquare Form Examples

Paired Windows, 4 Over 1

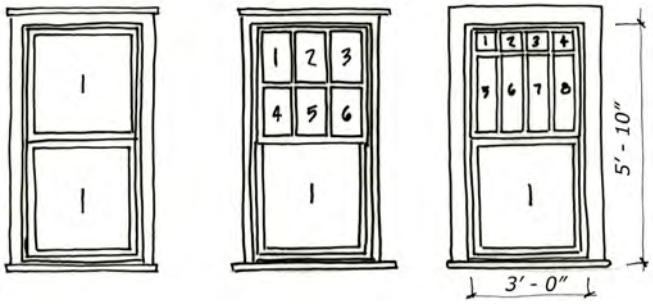
Door with Sidelights and Transom

Brick Columns and Solid Railing

American Foursquare Building Form

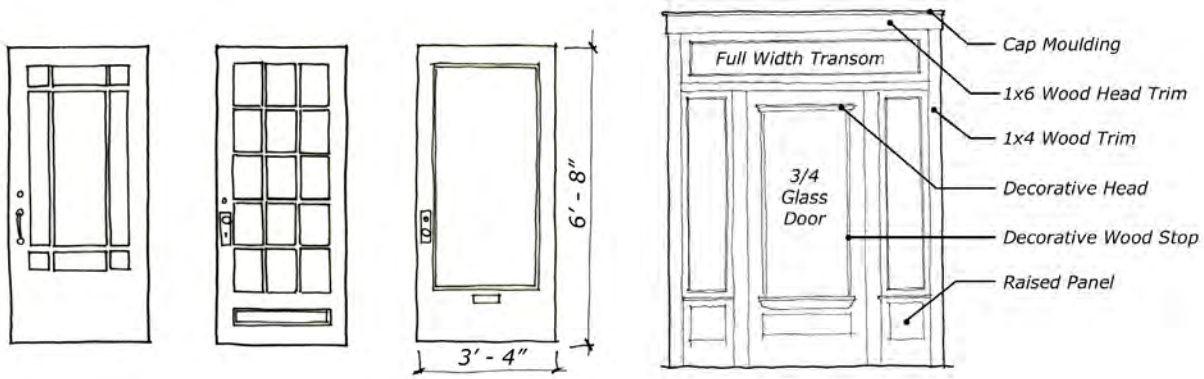
Examples of Windows, Doors and Entrances

Windows

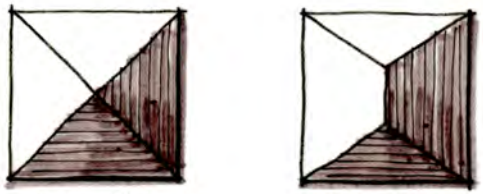


one over one *six over one* *eight over one*

Doors



Roof Form and Decorative Features



Pyramidal Hipped Roof *Hipped Roof*

DRAFT 07/21/15

American Foursquare Features in Del Ray

Wood Columns on Brick Piers, Paired Windows

Doric Columns, Door with Sidelights

Tapered Columns and Exposed Rafters Front Porch

Tapered Columns, Turned Balustrade

Paired Columns and Stairs Flanked by Brick End Walls

Concrete Block Foursquare

DRAFT 07/21/15

Tudor Revival Style Examples

Tudor Revival

History of the Tudor Revival Style

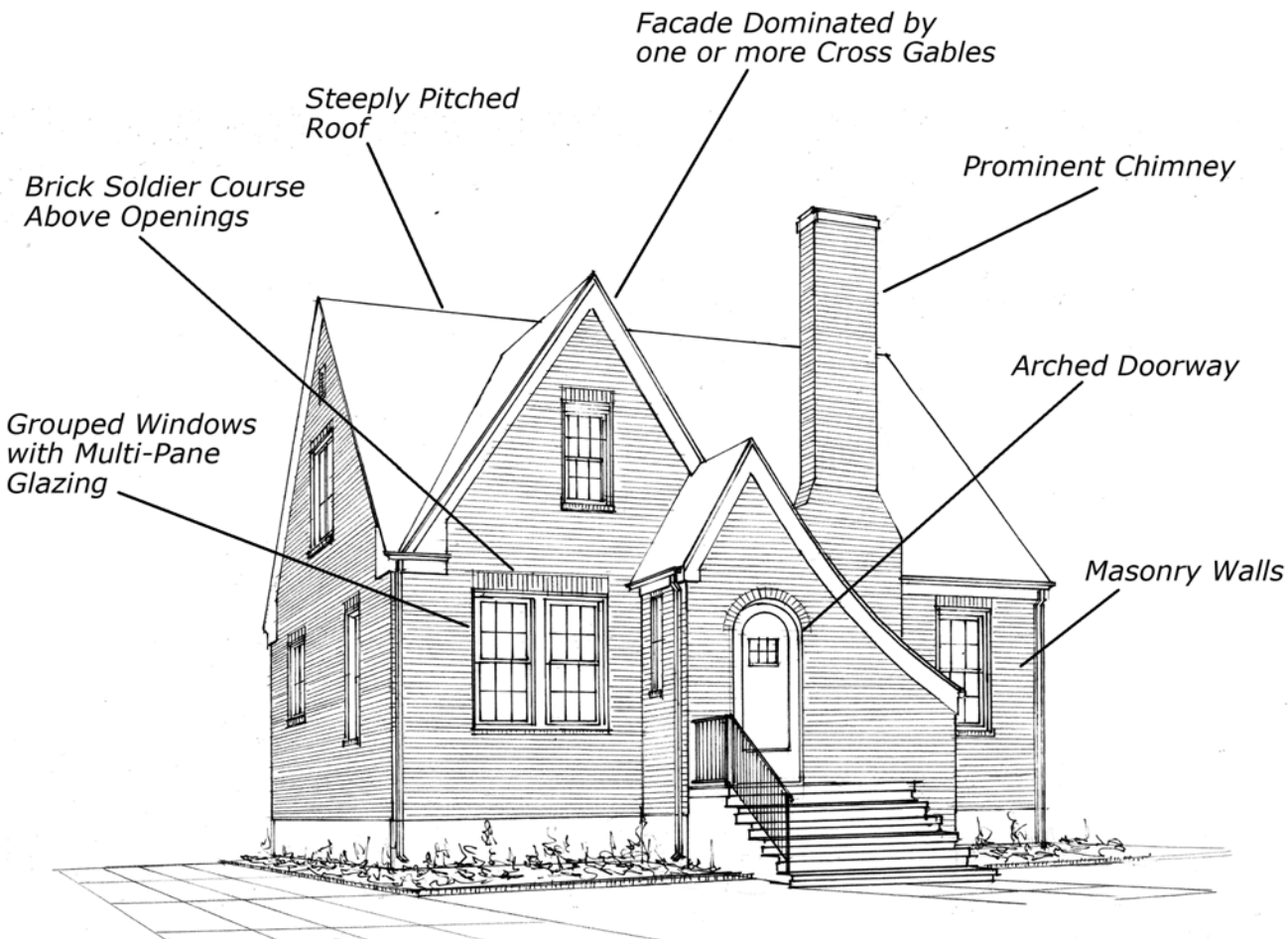
The original Tudor style thrived during the reign of the English Tudor monarchs from late 1400s to early 1600s. As carpentry matured at the turn of the 19th Century, prominent landowners constructed brick, timber and stucco buildings with elegant oak-paneled rooms. Advancement of the British Arts and Crafts Movement made the Tudor Revival style popular, reflecting and interpreting the manor houses and folk cottages that dotted the English countryside. After World War I, the Tudor Revival swept across American neighborhoods rivaling the Colonial Revival style in popularity. After World War II, a simplified version of the Tudor Revival style gained popularity. Minimal detailing was applied to simple, rectangular forms to produce quality, affordable housing for veterans. These later examples are the most common examples of the Tudor Revival style in Del Ray.

Character Defining Features of Tudor Revival Style

- **Building & Roof Forms:** A Tudor Revival house exhibits a steep-pitched and complex roof and an asymmetrical building form. Typically, a prominent front facing gable dominates the building façade. Houses are usually L-shaped or rectangular and 1.5 to 2-stories in height. Chimneys are prominent on the front or side of a house, sometimes constructed of contrasting materials.
- **Eaves:** The eaves of a Tudor Revival building are shallow (4-10 inches) and box-framed. Eaves may have exposed rafters. Dormers are often present on the steep roofs to allow light into upper stories.
- **Walls:** Exterior walls consist of a combination of patterned stone, brick, stucco, or wood. Often, the first floor is brick and the second story and principal gable is stone, stucco with framed timbers, or wood siding.
- **Porches:** The porches of a Tudor Revival building are very simple and consist usually of a small portico associated with a projecting gable. A square or round brick stoop is common with brick steps with an iron railing. A Tudor Revival house often features a side porch, typically 8-12 feet deep and offset from the façade.
- **Doors:** Tudor Revival houses often exhibit a heavy board and batten wood door set in a half-round brick or stone arch for visual emphasis. Tall narrow windows may flank the door opening.
- **Windows:** The most common window form is a double-hung window with six-over-six glass panes. Often, they are grouped in pairs or triples with brick sills. Sometimes, double-hung

DRAFT 07/21/15

windows have small diamond-shaped panes in the upper sash. In addition, metal casement windows with diamond-paned or square-paned glass are prevalent. Windows are recessed to give the appearance of thick walls. Also, windows are accented by a brick soldier course or stonework at the top. Tudor Revival houses may include shutters of a plank/board or panel construction; however, shutters are never used with half-timbering.

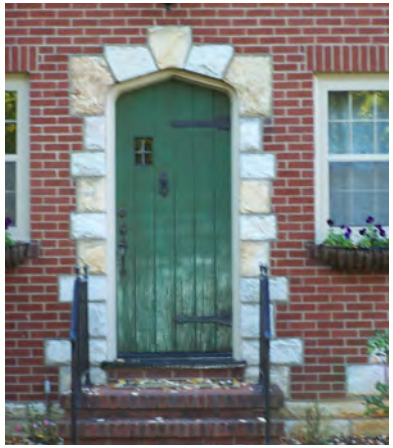


Tudor Revival (c. 1890 to c. 1940)

Tudor Revival Style Homes in Del Ray

DRAFT 07/21/15

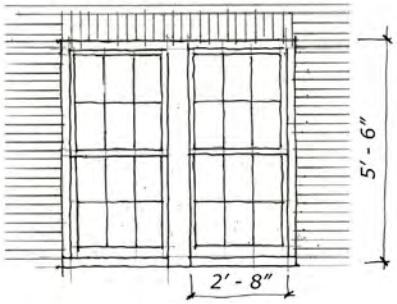
Tudor Revival Details Examples



Tudor Revival Style

Examples of Windows, Doors and Building Form

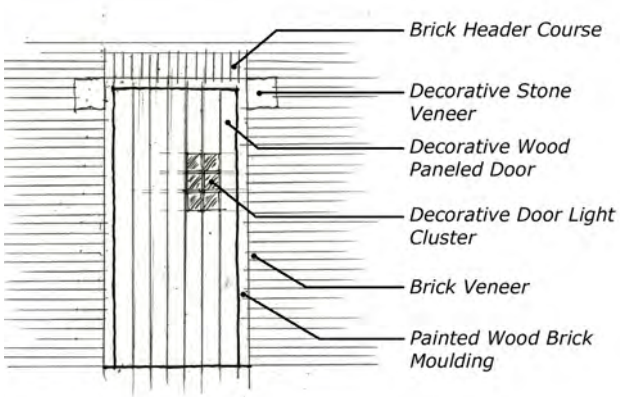
Windows

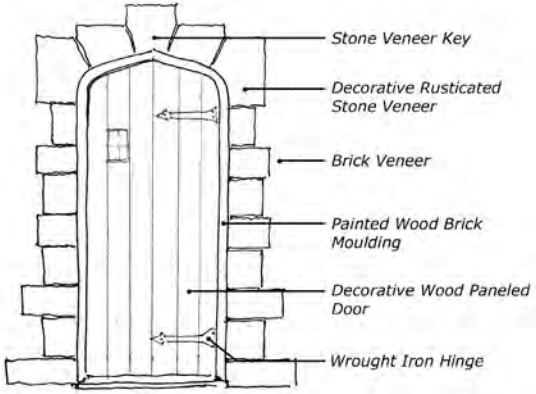


Paired, Six over Six

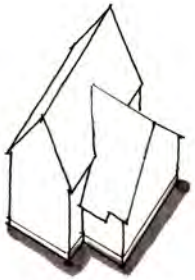
Diamond Pane

Doors





Building Form



L- Shape

Broad Front

DRAFT 07/21/15

Tudor Revival Features in Del Ray

Soldier Brick Course over Window and Door

Multiple Cross-Gabled Roofs with Prominent Chimney

Metal Multi-paned Windows

Six-Over-Six Paired Windows

Tudor Revival Streetscape

Entrance Door with Decorative Stone and Brick

DRAFT 07/21/15

Did you Know?

When trying to determine missing historic features or changes in a building over time, look for "ghosting" of features on building walls. These faint marks can show where features were located, such as porch columns or railings. Also, you can look for seams in brick or siding. Original framing that remains can show the location of former door and window openings. Sometimes, nail holes can indicate missing trim.

Below: Example of ghosting on building wall. Note location of previously existing porch pilaster.

General Design Principles for Improving and Maintaining Buildings

The following General Design Principles provide good direction for working on older buildings.

1. **Identify, retain, and maintain character-defining features of the building** (e.g. roof, walls, porches, windows, architectural details, etc.).
   - Maintain the historic materials and features to promote their performance and long-term durability.
2. **Repair and stabilize deteriorated building components.**
   - Repair parts of a building component before replacing it entirely.
   - Use materials of the same type and design including dimensions, mass, scale, orientation, color, detailing, texture, etc.
   - Consolidate, conserve, and recycle materials for reuse.
3. **Replace deteriorated components beyond repair with the same or similar materials that replicate the original component in design, dimension, configuration, detailing, texture and color.**
   - Use substitute materials only if they convey the same, or comparable, visual appearance and design of the building feature.
   - Use physical evidence, historic photographs, or historic precedence when replacing missing or deteriorated architectural features or materials.
   - Contemporary approaches may be an alternative if they are compatible with the existing building features in size, scale, material, and color.
4. **Use construction methods that will not obscure, damage, or remove character-defining features or exterior walls.**
   - Use approved painting and cleaning methods (see resources in appendix).
   - Install accessory elements in a manner that will not damage or obscure character-defining features.
   - Construct additions that will not destroy or remove character-defining features.

DRAFT 07/21/15

5. **General Maintenance Tips**

- Inspect exterior features on an annual basis. This is especially important for roofs, chimneys, gutters and downspouts, foundations, and windows. Look for any deterioration or rotting of materials, improper drainage, peeling paint, rust, cracked masonry, or deteriorated mortar joints, etc. These may be caused by structural failure, improper drainage, or growth of vegetation.

- Ensure that roof, gutters and downspouts work properly and drain water away from walls and foundations. Water infiltration can be destructive.

- Protect masonry surfaces from deterioration. Do not apply chemical sealers or repellents, or paint to unpainted masonry! Masonry is absorbent and needs to release moisture to avoid cracking or spalling. Applying sealants, chemicals or paint interferes with this natural process and traps moisture, eventually causing damage to the masonry. Also, do not use harsh chemical or abrasive cleaners as they can remove or damage the finished masonry surface and lead to deterioration.

- Paint wood surfaces on a regular basis. Maintaining a protective surface will preserve the wood. Do not use vinyl siding as an alternative to painted wood surfaces; it can trap moisture in the walls and cause deterioration of the structure. In addition, it can obscure important architectural detailing that gives a house special character.

- Maintain windows for improved durability, operation and energy efficiency. Inspect windows regularly for deterioration often caused by water and exposure to elements. Keep windows painted; maintain window glazing, weather-stripping, caulking, and hardware to keep them fully operational. Use interior or exterior storm windows for added energy efficiency. Properly maintained original windows can be more energy efficient and cost effective than new replacement windows. In addition, they are more durable because they are constructed with a more dense "old-growth" wood.

Use the **Building Maintenance Checklist** is in the appendix to help you keep track of the maintenance you have performed on your home.

Understanding the "Parts" of a Building

The next two pages contain detailed illustrations of some important parts of a building - the roof, porch, windows and doors. These building components help define architectural character.

These diagrams will help you understand how some of the key components of a building are constructed and how they should be maintained.

Did You Know?

The leading cause of building deterioration is from water that does not shed properly off the roof and away from the building foundation.

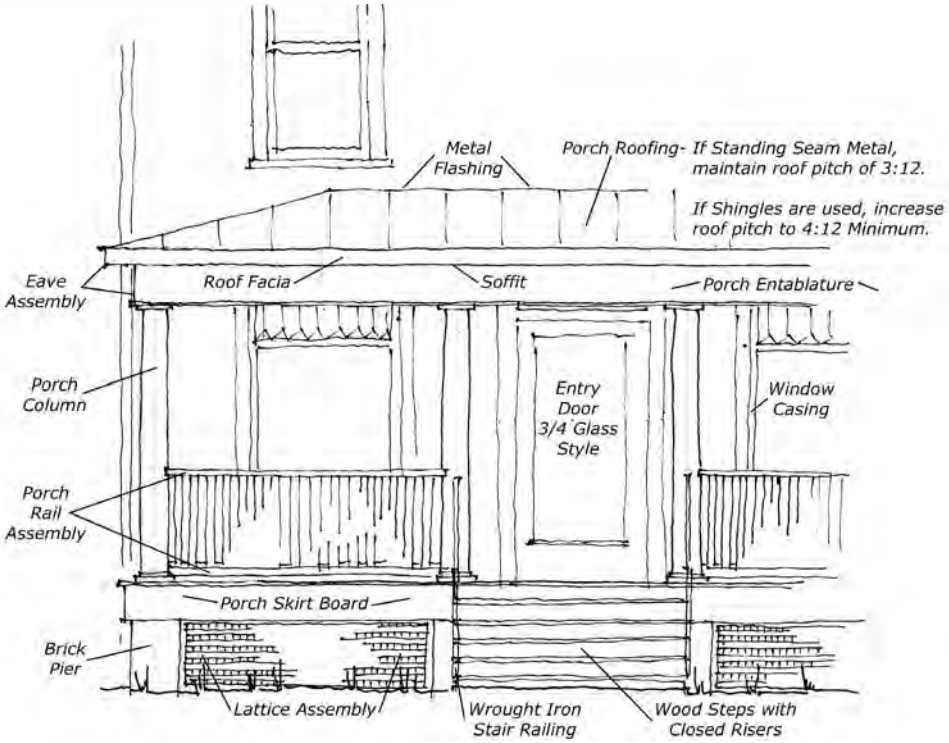
Tips for Working with Historic Masonry

Some tips for working with masonry can be found here:

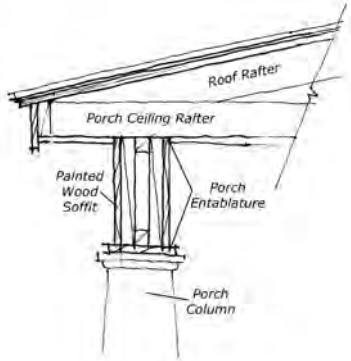
http://alexandriava.gov/planning/info/default.aspx?id=82175

DRAFT 07/21/15

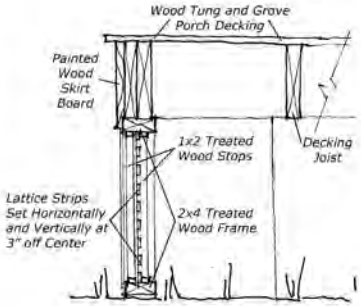
Building Parts: Understanding Roofs, Porches, Windows, and Doors



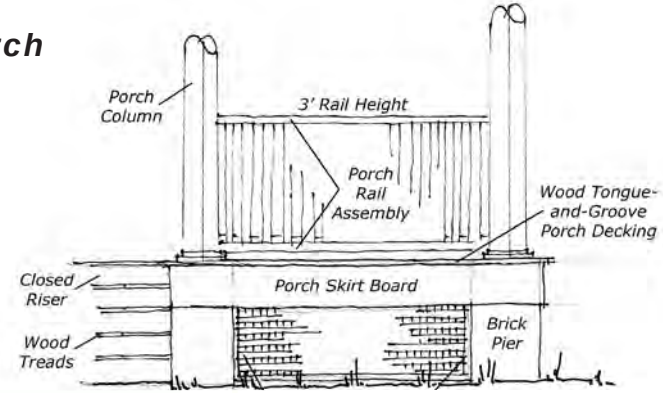
Porch Roof Detail



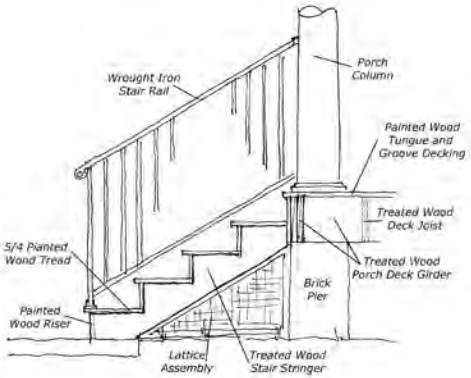
Porch Base Detail



Parts of a Porch

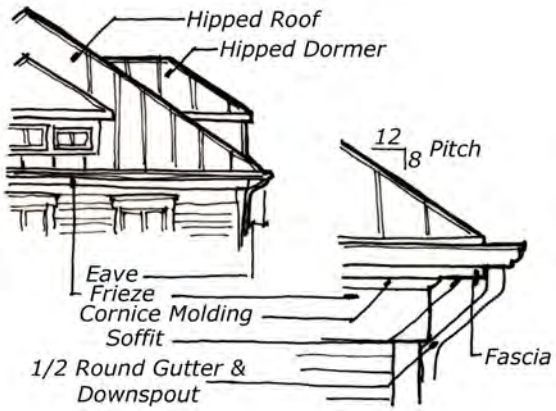


Porch Stair Detail

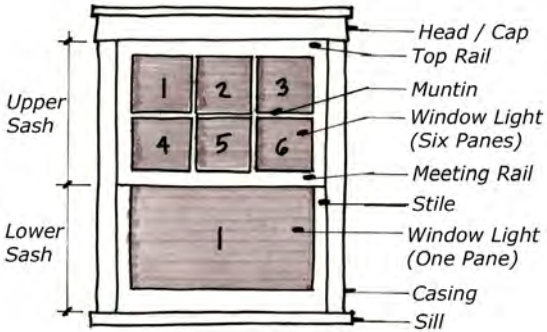


DRAFT 07/21/15

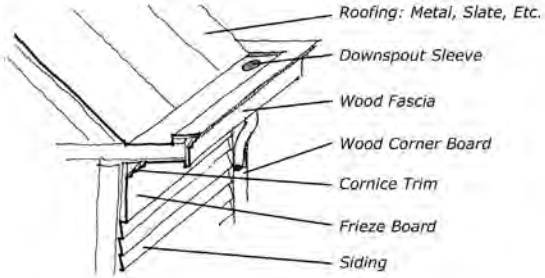
Building Parts: Understanding Roofs, Porches, Windows, and Doors



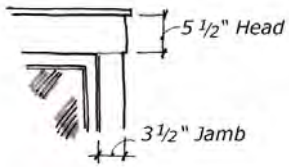
Parts of a Roof



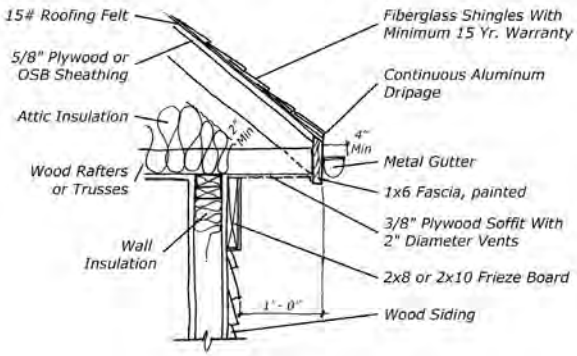
Parts of a Window



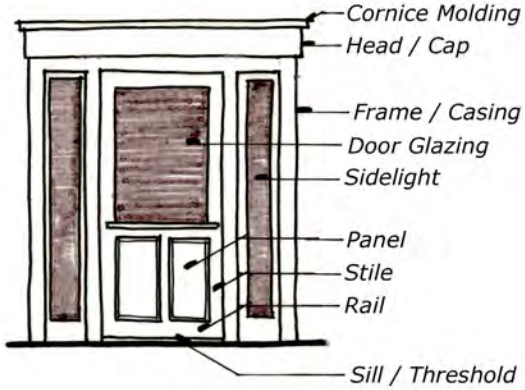
Roof Hidden Gutter Detail



Window Trim Detail



Roof and Eave Detail



Parts of a Door

DRAFT 07/21/15

Recommended Best Practices for Building Components

Porches

- Retain existing porches and any character-defining porch features.
- Repair porch gutters, columns, foundation components, roof, and railings.
- If an element must be replaced, use components that match the existing element in material and design, including dimension, detailing, material, color, and texture. These little architectural elements make a huge difference in the overall character of the porch and the building!
- Maintain proper porch roof pitch and flashing to ensure proper drainage. Ensure that roofing material is appropriate for the pitch of the porch roof.
- Install porch elements properly, especially railings and lattice under-pinning. Attach balusters to top and bottom railings, rather than directly to the floor framing or skirting. Use proper spacing of balusters.
- Use tongue-in-groove flooring on porches that is installed perpendicular to the front of the building, rather than parallel.
- Use closed risers on stairs to help secure the stairs to the ground visually and structurally. This also helps to create a more finished appearance.
- Build a frame for lattice infill panels between foundation piers of the porch to increase stability and protect from ground moisture.
- Prime and paint porch elements, rather than using unpainted, treated lumber.
- Incorporate handicap access by using a side ramp or changing the front grade slightly to incorporate a sloped accessible walk.
- Use lighting fixtures that are simple and appropriate to the residential style of the building.

Building Walls and Foundations

- Retain and repair original exterior wall cladding and foundation materials.
- Replace deteriorated wall cladding or foundation walls only when repair is not an option.

Did You Know?

When repointing masonry walls or foundations in older buildings, use mortar that contains a high lime content, rather than one high in Portland cement.

The softer lime mortar allows the sufficient expansion/contraction needed for older, historic masonry.

For more masonry best practices:

http://alexandriava.gov/planning/info/default.aspx?id=82175

DRAFT 07/21/15

Use replacement materials that replicate the original "in kind" by matching the original in type, design, dimensions, detailing and texture. Carefully look at any replacement siding dimensions and detailing.

- Match masonry and mortar in material type, pattern, joints, color and texture.
- Clean exterior surfaces using gentle, approved methods that are not abrasive or damaging to exterior walls and foundations.
- Ensure that exterior gutters and downspouts are appropriately positioned on wall surfaces and functioning properly to drain away from the building. Remove plant growth on walls and foundations to maintain structural integrity.

Roofs and Gutters

- Retain roof pitch and eaves;
- Retain and repair roof accessory features such as chimneys, dormers, or decorative elements such as cresting, finials or snowguards;
- Retain and repair historic roofing materials, including flashing;
- Replace any damaged or missing materials with those that match in size, shape, pattern, color, and texture.
- Maintain, repair and attach gutters properly. Proper maintenance of gutters is critical to their ability to function and protect the building.
- Position any new roof features at the rear of the building so that it is not visible from the street (e.g., skylight, chimney, solar panel, vents).
- Mount any mechanical or communication equipment on the ground and in the rear or side yard, rather than mounting on the roof.

Did You Know ?

The roof and gutter systems are critical elements of buildings. They serve to shed water and carry it away from the building.

A porch roof needs to have sufficient pitch to drain water; shingles must be of sufficient quality to shed water. This is why older roofs exhibit specific design features and materials. It is not just about the look of the roof – it is about its function!

Standing-seam metal is often used on low pitched porches where the slope is low and shingles cannot perform well.

Gutters are integrated architectural features of the roof drainage system. Gutter design and positioning are important features for functional purposes, as well as aesthetics.

DRAFT 07/21/15

Windows and Doors

To retain the look of original features and important architectural qualities,
Don't Do This !

- ✗ *Enlarge or fill in window or door openings.*
- ✗ *Replace historic windows with modern windows that do not match the size of the opening, the glazing exposure, or architectural features and profiles.*
- ✗ *Replace a historic door with a modern door that does not match the size of the opening, or that introduces new architectural features inconsistent with the style of the building.*

Windows

- Maintain original window openings and configurations. They are character-defining features.
- Repair existing windows. Wood framing, trim, sashes, mullions, and muntins are significant parts of a window that add dimension to the openings and architectural character to the building. (Note that modern replacement windows with interior muntins between two glass panes do not have the same dimension or appearance of individual divided lights.)
- Maintain original window glass, if possible, as it has architectural qualities (wavy appearance) that contribute to both indoor and outdoor views.
- Replace windows only when they are beyond repair.
  - ✓ Install replacement windows to maintain the full size of the original opening in the wall and the amount of glazing to ensure that the overall size of the opening and glass exposure stays the same.
  - ✓ Match the dimensions and profile of the original window frame, sill, mullion, sash, and muntin bars.
  - ✓ Provide sufficient trim around the window.
- Use interior or exterior storm windows for energy efficiency. Match the division in the meeting rail of the storm window with that of the main window.
- Add shutters to a window only where there is evidence that it existed historically. Install shutters properly as if they were to function in the correct location and with the slats shedding water when in the closed position.
- Place window air conditioning units on the sides or rear of a building and in a position to ensure that condensation and drainage does not damage the window sill.

There are three types of window replacement:

1. Sash Replacement - where the frames are retained and only the sashes are replaced;

2. Replacement Unit or Insert - where a new window unit (including new frame and sash) is installed within the existing frame, thereby reducing the actual size of the glazed window; and

3. Full Replacement Window - where the entire existing window, including frame, sill, sash, and interior trim, is removed and replaced with a new window unit.

Doors

- Doors are character-defining features of a building. They relate directly to the period and style of construction, and the building function and interior plan.
- Replace original doors only if they are deteriorated beyond repair. Maintain and match the size of the entrance opening.
- Add a transom or sidelights to a door only where there is evidence that it existed historically.

DRAFT 07/21/15

Modern Materials

With evolving product technologies, there are many alternative building materials that may be available in the marketplace now and in the future. The most important things to consider when evaluating an alternative building product are:

- **Do the physical and visual characteristics of the new material match that of the original material being replaced?** An alternative material should reflect the original character and configuration of the feature to be replaced. Take a close look at the original and new materials. Does the new material reflect the texture, form, and details of the original material?
- **Is the new material durable?** Consider where the material will be used and the lifespan of the material. Is it weather resistant? Will the finish fade over time?

Many modern materials may be superior to original building materials, offering improved durability and comparable architectural features. Examples include modern fiber cement siding and synthetic slate roofing materials. If considering modern materials, do your research and examine products closely. Look beyond your local home improvement store. Specialized material manufacturers are constantly improving materials and offer specifications and material details on new products.

Energy Efficiency - Tips and Considerations

Energy efficiency in the home is a primary area of interest to property owners. Here are a few tips to consider when thinking about upgrades and the best return on your investment.

Insulation

The roof is the main area for energy loss in a home. Added insulation in the attic is the most cost effective way to improve energy efficiency. Consider adding insulation to conform to recommended energy standards.

- If you can determine that the exterior walls are not insulated you may consider adding batt insulation where framing can be exposed, or blown-in insulation when finished interior walls remain intact. Care should be taken to assure the installation is done properly as complete coverage is critical. Blown-in insulation can be blocked by cross framing or catch on nails and wiring in the walls and leave voids in the insulation. Voids create an opportunity for moisture migration and condensation that can impact the performance of the surrounding insulation, create an environment for mold, and cause damage to the structural system or cladding. The best guard against this occurrence is using an experienced insulation contractor.
- If the house has a basement or a crawl space, add batt insulation between the floor joists below the first floor. This is a cost-effective place to add insulation that can add energy value to the home.

Improve home energy efficiency using easy options like adding insulation to an attic or using weather-stripping to reduce air infiltration around windows and doors.

Checks for Air Infiltration

1. Hold your hand, slightly moistened, along the edges of the doors and windows. If there is a cooling sensation, then there is air leaking into or out of the house. This test is most effective on a windy day.

2. Look for light infiltration along the edges of the doors and windows during the day. When these leaks are discovered, replace or add weather stripping.

3. Walk around the outside of your home and look for obvious holes or openings in the siding. Look carefully at any piping or wiring penetration in the siding. Seal gaps with caulk.

DRAFT 07/21/15

Window Energy Efficiency

A first priority for homeowners is to retain the original windows. Most of the time the original windows can be refurbished by adding or replacing the weather stripping, re-roping the windows (if double hung units), and making sure the sash locks function properly. An interior or exterior storm panel can be added for additional insulating value.

If a window unit must be replaced, care should be taken to replace that unit with a new window of similar size, configuration, operation, and material. This selection will ensure that the replacement unit blends well with the remaining windows and maintains the visual character of the house.

See window illustrations in this guide and tips on building maintenance and best practices.

Windows

Many people initially think that windows should be the first thing to upgrade for improved energy efficiency. However, replacement windows can be very costly, have a lengthy rate of return on the investment, and replacements may not have the same physical and aesthetic qualities of the original windows. Older windows tend to be constructed of denser, old-growth wood and are more durable than newer windows. Here are some quick tips:

- Keep windows in good repair and in operational condition to maximize their performance and energy efficiency.
- Refurbish original windows by adding or replacing the weather stripping and re-roping double-hung window units. Some windows are fitted with integral weather-stripping (a metal ridge along the sides and bottom of the frame that fits into the sash) to block air infiltration. This weather-stripping system should not be painted in order to maintain a tight fit.
- Caulk to seal around trim and wall openings.
- Make sure windows are closed and secured. Wood windows are actually designed to "tighten up" when you lock them to prevent air infiltration. Remember not to paint the interior meeting rails to prevent sticking and maintain a proper fit.
- Add interior or exterior storm windows.

Some Myths and Facts About Energy and Old Windows and Doors

Myth: *Old windows let in lots of cold air.*

Fact: *Old windows that are not properly maintained let in cold air. Old windows that function as they were designed do a pretty good job of protection against the elements.*

Myth: *Old windows let out all of the warm air in the winter.*

Fact: *Hot air rises. Most of the thermal loss in a building is through the roof. New building codes require an insulation with an "R" factor that is approximately 50% higher in overhead (horizontal) areas than is required in walls (vertical) areas. One of the best things you can do to increase your homes heating efficiency is to properly insulate the attic.*

Myth: *You can save money on heating bills by installing new windows. It is cheaper to replace old windows than to repair them.*

Fact: *Given the cost of replacement windows and the return on investment from bill savings, it may take 20-30 years to recoup the costs of the replacement windows. The same justification is often used to market replacement doors.*

DRAFT 07/21/15

Doors

- Make sure the weather stripping on all exterior doors works well and truly seals openings from air filtration.
- Add storm doors to improve energy efficiency. Use storm doors that are simple, usually a full light, that will not obscure or compete with the original door.

Heating/Cooling Systems

After a home has been properly insulated and sealed against air infiltration around doors and windows, the home owner could consider replacing the heating/cooling system with a more energy efficient system. However, one should carefully weigh the cost benefits. An energy-efficient heating and cooling system can be expensive and the pay back may exceed the lifetime use of that system.

- One cost-effective means of improving energy efficiency with a duct, forced air system, is to consider having the duct work sealed at all its joints with mastic paint. This effort alone can increase the efficiency of the system by as much as 25%!

Appliances

Appliances that are often responsible for added energy costs. Old appliances here can truly add to the electric bill.

- A very old water heater can be replaced by a significantly more efficient heater. This replacement is very often is a cost effective measure.
- If a refrigerator, dishwasher, washer, and dryer is over ten years old, replacement can often reduce energy costs.

Modified Behaviors

How we live in a home can have a substantial effect on home energy consumption. Here are some simple ways to improve energy efficiency.

- Consider lowering the thermostat in the winter while dressing warmly in the winter and raising the temperature and wearing lighter clothes in the summer.
- Make sure doors are closed when leaving the house.
- Turn off lights and use energy efficient light bulbs.
- Turn off televisions, computers, chargers, and radios when not in use.

DRAFT 07/21/15

Important Project Tips

The City of Alexandria Zoning Ordinance provides important regulations for how buildings can be expanded and how new buildings can be constructed.

Much of Del Ray is Zoned Residential R2-5 which generally addresses development of single and two-family homes on 5,000 square foot lots.

Some portions of Del Ray are zoned RB/Townhouse. These areas allow single and two-family homes, as well as townhouses and other associated neighborhood uses. Lots and lot widths may be smaller in size - a minimum of 1,980 square feet and 18-50 feet in frontage width depending on the type of residential dwelling.

Key factors to consider in a building project are the required open yards (front, rear and side), building height and permitted floor area ratio (FAR).

Guidelines for Additions and New Buildings

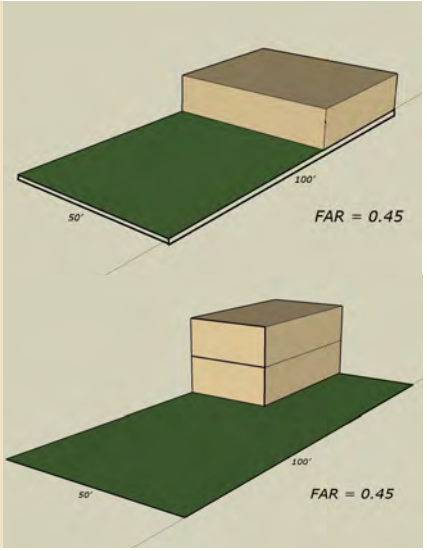
New construction, whether it is an addition to an existing building or an entirely new building, should be compatible with the surrounding neighborhood. As outlined in the previous pages, the first step in designing new construction is to understand the visual qualities that give the neighborhood its character. Building heights, roof shape and slope, yard setbacks, front porches, and the pattern of windows and doors on surrounding houses can provide direction and inspiration. New construction should be designed to reflect the existing development pattern by integrating these visual qualities and features. However, new construction should be a product of its own time and not an exact replica of a historic building. Taking cues from the existing houses, the use of subtle variations in materials and features, or the use of new materials in a similar manner, can achieve a contemporary design that is compatible with the existing building, in the case of an addition, or neighborhood.

Since local zoning requirements will dictate certain building requirements—including yard setbacks, height, and floor area ratio—consulting with the city zoning official will be beneficial before starting your project.

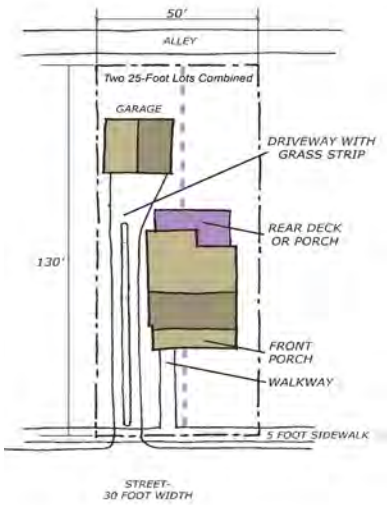
Floor Area Ratio: *The FAR is calculated as the floor area of a building divided by the lot area.*

In Del Ray the maximum permitted FAR in the R2-5 Zone is 0.45. This means that if a lot is 5,000 square feet in size, the total (livable) floor area of a building cannot exceed 45 percent, or 2,250 square feet. Note that the livable floor area can be distributed using multiple stories on the lot, provided the maximum building height is not exceeded.

The maximum permitted Floor Area Ratio in the RB/Townhouse Zone is 0.75. This means that the total livable floor area of a building cannot exceed 75 percent of the lot area. Thus, for a 2,000 square foot lot, this equates to a livable area of 1,500 square feet (or, for a 5,000 square foot lot, 3,750 square feet).



DRAFT 07/21/15



Typical Lot Site Plan

Many lots in Del Ray are generally 50 feet by 100 feet. Some of the older platted lots are 25 feet by 100 feet and were combined to build a house.

When considering a project, determine building locations and required front, side and rear yard setbacks for new structures.

About Building Height

The height and scale of a building make a difference in the visual appeal of the street and the comfortable relationship among neighboring buildings.

In general, the height of a building should be similar to others and not vary by more than twenty percent. In the example below, a one-story ranch with a shallow pitch roof does not fit well with large two-story houses.

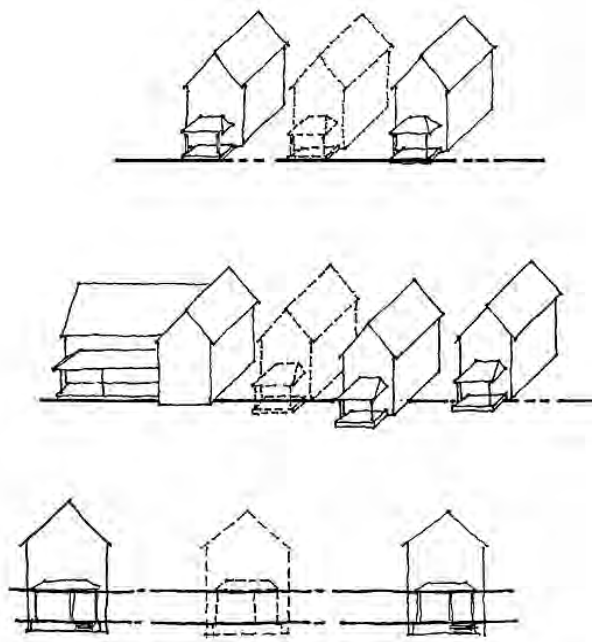
About Building Setbacks, Front Porches and Doors

Buildings have required front, side and rear yards that must remain open. This provides a consistent building setback pattern on the street and between neighbors. When a building does not align with the general development pattern, it disrupts the look of the street and interferes with the visual relationship with neighboring buildings.

Open front porches also contribute to the pattern of development. When they are enclosed, they disrupt visibility and the building setback pattern.

Note that buildings on corner lots have two front yard setbacks that must be considered when thinking about development.

The alignment of front porches and door thresholds help maintain a consistent development pattern on the street and complementary relationship with neighboring buildings.



Some Important Project Tips for Infill Development

***Height**:*
The height of a new or renovated residential building in the R2-5 and RB zones cannot exceed 25 feet, or, more than twenty percent of the average height of residential buildings on the same side of the block (measured at front elevation).

Front Yard Setback:
New buildings or renovations must conform to the established front setback of buildings on the same side of the street.

***Open Porches**:*
A ground level porch or portico must remain open and cannot be enclosed.

Front Door:
The threshold of the front door cannot exceed the average front door height of other buildings on the same side of the street.

From : City of Alexandria Zoning Ordinance, Section 7-2500, Regulations for Infill Development in Single and Two-family zones.

DRAFT 07/21/15

An addition should:

1. *Be subordinate to the main body of the house;*
2. *Not extend above the roof line of the existing building; and*
3. *Be set back from existing building walls.*

Below: A rear addition will be the least visible from the street and have the least impact on architectural features. Typically, the rear elevation of a building is simpler and less distinctive than the front.

Below: A side addition may be an option depending on lot configuration and the architectural style of the house. Some styles accommodate side additions better than others, such as this one on a Colonial Revival Style house.

Design Principles for Additions

Building an addition to a house requires attention to the architectural features of the building and the relationship of the addition to the street and to neighbors. An architect can be very helpful in advising of proper placement and architectural features of the addition.

Placement

- Place an addition in an inconspicuous location—preferably on the rear or on the side where appropriate—to minimize its visual impact.
- Set back the addition a minimum of twelve inches from the walls of the existing building to distinguish between old and new.
- Avoid covering or destroying character-defining architectural features.
- Consider lot dimensions and zoning requirements. If you live on a corner lot, you will need to consider how your addition relates to the side street. This secondary setback and the views from the second front yard are important to maintaining an attractive streetscape.

Massing and Size

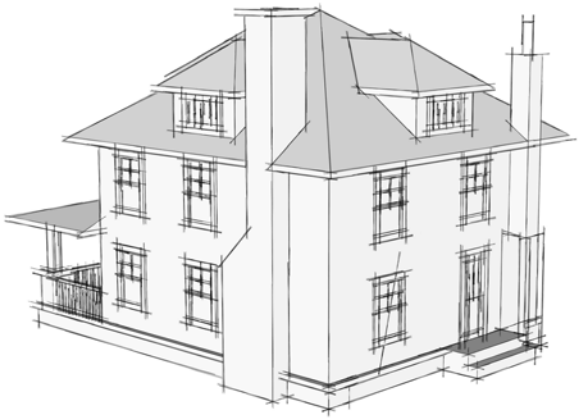
- Make the addition smaller and simpler than the existing building. The appropriate size for an addition varies from building to building, but should always be smaller.
- Build an addition lower in height and narrower in width than the existing building. Always keep the roof of the addition (or any parts thereof) below that of the principal building.
- Complement the roof form of the existing building; it does not need to match. Make the roof pitch of the addition similar to that of the existing building and proportional to the size of the addition.
- Use varying building forms and repeated patterns to enhance the visual appearance of a large building wall. Consider small building modules that provide variation in wall setbacks and roof form. Use window and door openings to break up large spaces and provide interest.

Materials and Detailing

- Use similar materials that complement and enhance those on the existing building.
- Use windows of a similar size, rhythm, and alignment found on the principal building.
- Choose colors that complement the existing building.

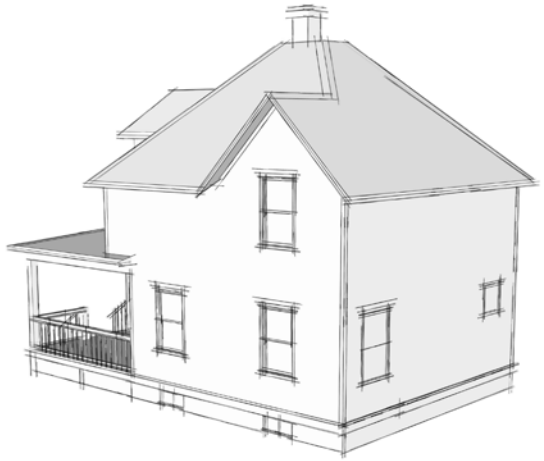
DRAFT 07/21/15

Example Additions for Del Ray

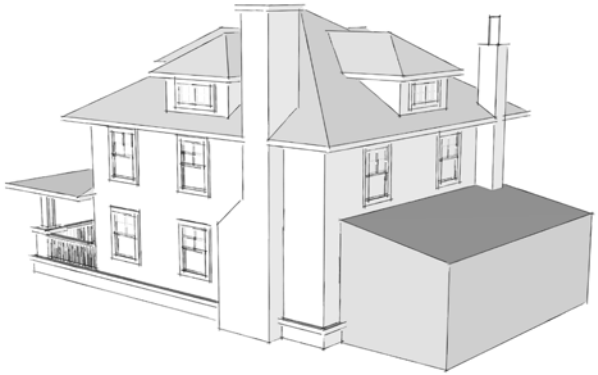


American Foursquare, Rear Elevation Before

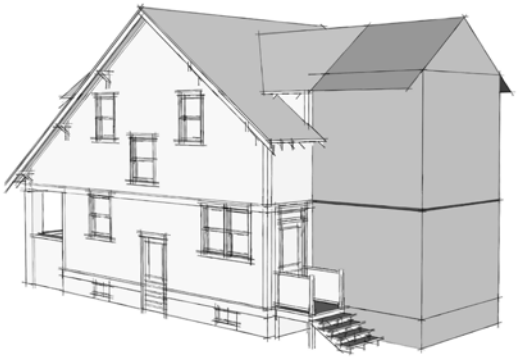
Craftsman Bungalow, Rear Elevation Before



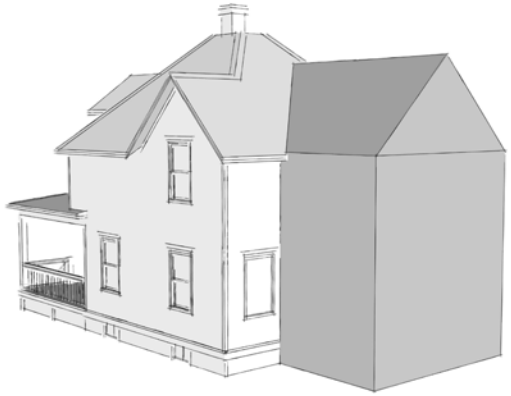
Queen Anne, Rear Elevation Before



American Foursquare, Rear Addition



Craftsman Bungalow, Rear Addition



Queen Anne Rear Addition

DRAFT 07/21/15

Some Thoughts about Additions and Modernizing Your Home

While older homes have charm and character, many buyers pass them over in favor of new homes with the modern amenities. Often, buyers purchase older homes knowing that they may sell in the future once their family grows or income increases. Older homes can be modernized and retain quality craftsmanship and charm. Here are some important questions and thoughts about remodeling:

Is the structure of my house in good condition and sound?

Before considering an expansion or renovation, make sure critical systems (foundation, framing, and roof) are in sound and stable condition.

How do I make my house more functional to fit my lifestyle?

Set priorities on rooms or parts of the house that are unsightly or dysfunctional.

What should I consider when thinking about improvements and my return on investment?

Do what fits your needs and maintains the character-defining features of your home. Most home renovation projects have benefits, both for livability and for long-term maintenance or sale. If you decide to sell, others will value positive improvements. A real estate professional can shed light on improvements desired in the current housing market.

Do I really need more square footage? What are some options that I can consider?

Often, interior spaces can be repurposed to fit your needs. Even large two-story houses can seem small because of the layout of interior walls. Removing a non-load bearing wall is inexpensive and can create more open space. Converting an attic or basement can add square footage without the need for new construction. The following are some ideas for improving space within the footprint of your existing home:

- Rear porches can be converted to a new bathroom or expanded kitchen.
- Unfinished attic or basement space can be converted into an extra bedroom, office space, media room, or recreation room.
- Older houses lack closet space. A small bedroom can become a large walk-in closet, master bathroom, and laundry room.
- Breakfast nooks can make a nice pantry or place for the refrigerator, half bath, or kitchen square footage.
- Kitchen or dining areas can be enlarged by removing an interior wall.

DRAFT 07/21/15

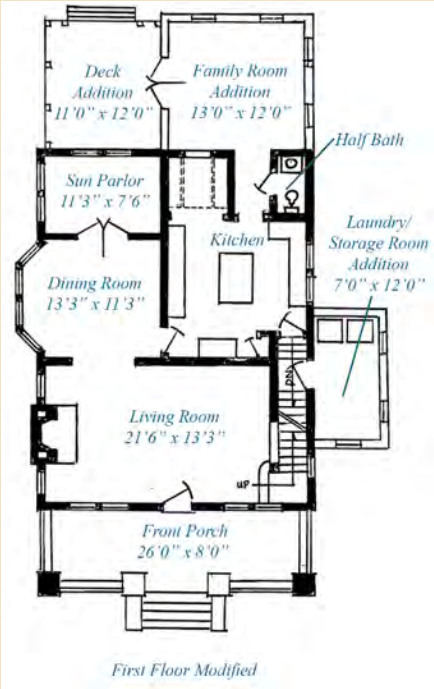
If I need an addition, should I go up or out?

If you need to expand, think about how and where your house can be enlarged. Rear additions are usually appropriate and may be the only option on narrow lots. Side additions may be appropriate in the form of wings subordinate to the original house. If you have a two-story house, keeping the new foundation small and building up will save money and valuable yard space.

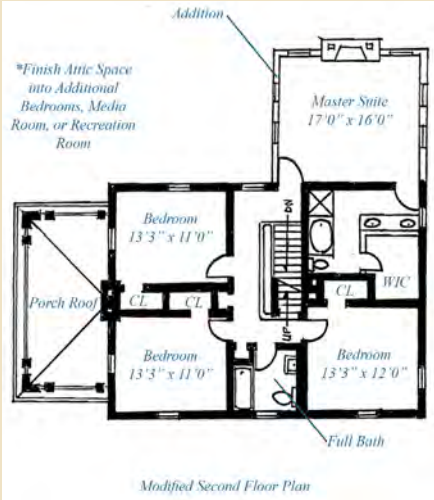
The following are some ideas for rear and side additions:
Enlarge the kitchen. Kitchens have a greater function than just a place to prepare meals. Include an eat-in component. Because kitchens are commonly located on the rear of the house, they are ideal candidates for a rear addition.
Add a downstairs bathroom. If the house does not have a main-floor bathroom, adding one should be a priority. Modern expectations dictate at least a half-bath on the first floor.
Adding a large bedroom and bathroom (master suite) is ideal for vertical expansion to the rear.
Consider relationships with outdoor living spaces. A French door on the rear can improve a patio, balcony, or deck.

Also, remember to always consult a professional and ensure that additions preserve the building style, form and character.

Examples of Sensitive Rear Additions for Master Suites and Expanded Kitchens and Baths



Examples of Modern Additions



DRAFT 07/21/15

New home construction requires investment in a professional who is skilled in architectural design and in working in historic neighborhoods.

New construction should respect the historic precedents set by existing houses in location, height, shape, and materials.

New buildings should relate to surrounding houses and reinforce the compact urban character of the neighborhood.

Example of Sensitive New Infill House in Del Ray

Design Credit: FitzHarris Designs LLC

Design Principles for New Buildings

Placement

- Position the new building in accordance with local requirements for infill development. These include front yard setback, as well as the location of the front door threshold.
- Orient the front of the building to the primary street.
- Consider neighboring buildings. Position the new building to complement the relationship with the street and adjacent buildings, align the front porch, and keep front yard sight lines open.

Massing and Size

- Look at neighboring buildings and scale the new building to similar proportions. Maintain similar, complementary building height, roof pitch and direction.
- Respect the height of other houses on the block by not varying the height of a new house by more than twenty percent of the height of adjacent houses.
- Make the width of the new house similar to that of existing houses on the block. This will maintain the rhythm of the spacing between houses.
- Use a foundation height that is similar to that of surrounding houses. A foundation that is too high or too low can make a new house appear out of scale.

Materials and Detailing

- Use complementary architectural features in the design of a new building that are found in the neighborhood. These may include a front porch, window patterns, or similar exterior materials.
- Include windows on all exterior walls and make symmetrical where possible. Relate the size, placement, configuration, and rhythm of windows and doors to existing buildings on the block. Use appropriate style and sized windows for the style of the house. Define window and door openings with sufficient trim.
- Position the front door so that it is visible from the street and there is a focused entrance. Relate the location of the front door threshold to those of adjacent houses.
- Design porches to reflect the size, setback, and placement of those on adjacent buildings.
- Differentiate new construction from historic houses. Use materials that complement and are compatible with historic materials. Integrate subtle design features.

DRAFT 07/21/15

Guiding Tips for New Infill Development

1. *New infill development should fit within the existing house and roof forms on the street.*
2. *New houses should be similar in placement, mass, and size, and complementary in materials and detailing.*
3. *A front porch is stongly encouraged and the front door thresholds should align.*

Some Notes about Del Ray Home Bulding Patterns

Placement:

Most Del Ray houses are oriented to the street with uniform setbacks and minimal side yards between the houses.

Mass and Size:

Most Del Ray houses are 1 ½ to 2 stories in height.

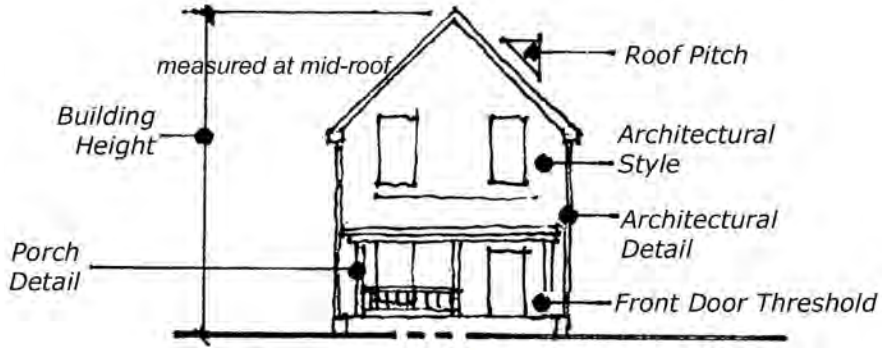
Generally, Del Ray houses are simple square or rectangular forms, with only a few scattered examples of more complex massing.

The most common roof forms in Del Ray are gable (side gable, front gable,and intersecting gable) and hipped.

Materials and Detailing:

Many neighborhood houses incorporate a porch on the front of the house, which also contributes to building form and massing.

Things to Consider in Designing a New Infill Building



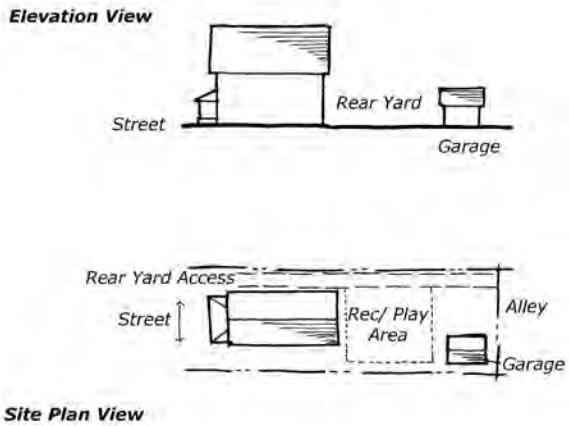
Examples of Sensitive New Infill Construction in Del Ray

DRAFT 07/21/15

Example Plan for Accessory Building

Position detached garage in rear yard to meet required setbacks.

Minimize curb cut and driveway pavement from the street.



Example of Good Attached Garage in Del Ray

Design Principles for Accessory Buildings and Structures

The relationship between a house and its site features—including detached garages, decks, fences, landscaping, and utility structures—help to define the character of the property. While these accessory buildings and structures are incidental to the primary building, their design can have a dramatic impact on the overall appearance of the property and the street.

Garages and Outbuildings

Retain a detached garage or other structure that may have significance to the original building.

Construct a detached garage or shed at the rear of the property when possible. Free-standing garages in Del Ray must meet certain zoning standards – size, setback, access, and materials. Zoning standards apply to attached garages, as well. (See *City of Alexandria Zoning Ordinance, Article VII - Supplemental Zone Regulations, Section 7-2505* for regulations for free-standing garages. Also, if you live in the Town of Potomac Historic District, alley access provisions and curb-cut limitations apply - see *Article VIII, Off-Street Parking and Loading, Section 8-200, Subsection 5(d).*)

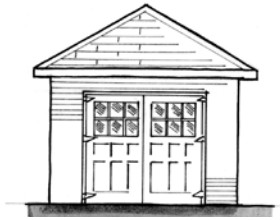
Setback an attached garage back at least eight feet from the main body of the residential structure and attach in a manner that has minimal impact on the building.

Use a complimentary roof pitch that fits with the style of the house.

Use detailing and exterior materials that complement the main building and surrounding buildings; paint or stain lumber.

- Use single-width garage doors that are architecturally compatible with the style of the house.
- Minimize driveway pavement - use pavement strips or permeable surfaces (limit width). Use alley access, if available.

Examples of appropriate garages and outbuildings. Below from left: Examples of Bungalow garage, American Foursquare Garage, two-car garage for rear of property, and to right, garage access using pavement strips (in Del Ray).



DRAFT 07/21/15

Decks

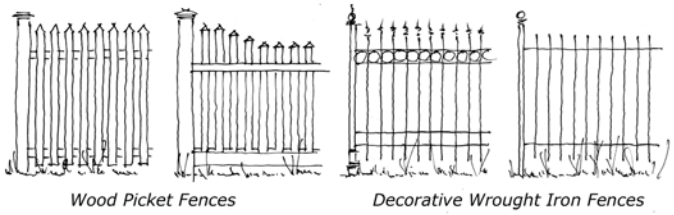
- Locate a deck on the rear of the house and where it is not visible from the street.
- Use traditional rail assembly details with a top and bottom rail construction, rather than attaching a railing directly to the deck skirt board.
- Use closed risers on any stairs.

Fences

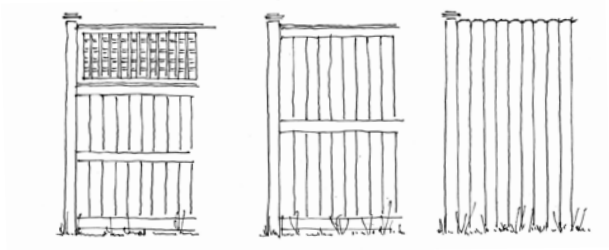
Fences can define ownership boundaries, welcome someone into a yard, and screen utility areas. In Del Ray, backyard fences are common, but most front yards are open and not fenced, allowing for attractive open views to and from the street.

- Choose new fencing that is appropriate for the style of the building.
- Fences in front yards should be 36-42 inches in height. In Del Ray, a fence in a front yard cannot exceed 42 inches. If you live on a corner lot, additional regulations apply for fence placement and height. *(See Zoning Ordinance, Article VII, Supplemental Zone Regulations, Section 7-1700, Fences on Corner Lots.)*
  - ✓ Do not use chain link fencing in the front yard.
  - ✓ Locate backyard privacy fencing so that it is minimally visible from the street.
- Paint or stain wooden fences.

Painted, wood picket fencing is the most common fence type in Del Ray.



Types of Fencing
Above: Typical Yard Fences
Below: Typical Privacy Fences



Utility Structures and Access Ramps

- Install utility structures such as HVAC units, satellite dishes, or utility enclosures so that they are in the rear yard and not visible from the street.
- Locate an access ramp at the rear or side of the house when possible to minimize its visual effect on the front of the building.
- Use minor grade changes near front entrances to improve options for access.
- Screen structures and ramps with landscaping to enhance views from the street.

DRAFT 07/21/15

DRAFT 07/21/15

Appendix

Glossary

Helpful Resources

My House Journal

DRAFT 07/21/15

Glossary

baluster - the upright elements supporting a handrail.

balustrade - the whole assembly of a railing, including the top rail, balusters, and bottom rail.

belt-course - a horizontal "belt" formed by a projecting course (or courses) in a masonry wall for decorative purposes.

bulkhead - the bottom, opaque wall portion of a storefront supporting one or more display windows.

capital - the uppermost part of a column or pilaster; it is often embellished with classical ornament.

character-defining feature - a prominent architectural element, distinctive quality, or special characteristic of a building that contributes significantly to its physical character and visual appeal.

clapboard - short lengths of split wood boards used as overlapping siding. The term clapboard is not synonymous with Weatherboard.

column - a round, vertical support consisting of a base, shaft and capital.

coping - a protective cap or top of a brick wall or chimney, often of cast-concrete or stone; it protects the masonry below from water penetration.

corbel - an architectural feature of stone, brick or wood that projects from a wall and supports a cornice or arch.

corbelling - a series of brackets, or corbels, that project beyond the face of a wall.

cornice - decorated trim work where the roof meets the wall.

cupola – a small dome or rounded roof on a circular or polygonal base crowning a roof or turret.

dentils - small, closely-spaced blocks projecting from a cornice.

dormer - structural element protruding from the roof plane that creates additional space in the top floor.

eave - the projecting overhang of a roof.

Example of brick corbelling on building cornice

DRAFT 07/21/15

efflorescence - a crystalline or powdery deposit of salt and other minerals on concrete or masonry surfaces, caused by water seepage.

elevation - the wall face of any side of a building.

entablature - the assemblage of horizontal moldings and bands supported by and immediately above the columns or similar structural supports. The entablature is usually divided into three main sections: the lowest band, or architrave, that consists of a simple beam running from support to support; the central band, or frieze, that is an unmolded strip with or without ornament; and the top band, or cornice, that is a series of moldings that project from the edge of the frieze.

façade - the front wall face of a building.

fascia - a plain, wide horizontal band between the cornice and the roof of a building.

fenestration - the arrangement of windows in the wall of a building.

flashing - a continuous piece of metal or other material installed at an angle or joint to prevent water seepage.

frieze - the wide central section of the entablature.

gable - the triangular upper part of a wall formed by a pitched roof.

glazing - glass in a window.

gothic revival - an architectural style of the mid-19th century that draws inspiration from medieval architecture and characterized by its picturesque and romantic qualities. Buildings included highly detailed elements such as towers, parapets, and arched windows and entries.

italianate - an architectural style of the Victorian era that is characterized by low, flat roofs, wide eaves, and massive brackets. This architecture prominent between 1840-1855 reflected the romantic villas of Renaissance Italy.

lintel - the horizontal block that spans between two supports.

modillion - an ornate bracket, usually underneath a cornice.

mullion - a structural element dividing adjacent window units.

DRAFT 07/21/15

muntin - strips of wood separating and holding panes of glass within a window sash.

palladian window - a large window with a central arched section flanked by smaller rectangular sections.

parapet - the portion of a building face extending above the roofline.

pilaster - a half-column attached to a wall.

porte cochere - a roofed structure extending from the entrance of a building over an adjacent driveway and sheltering those getting in or out of vehicles.

portico - a small covered entrance to a building, consisting of a roof that is often topped with a pediment and supported by columns.

rafter - a wood beam supporting the roof, often exposed beneath the eave in traditional roof styles.

repoint - to replace deteriorated mortar joints in masonry construction to prevent moisture penetration.

riser - vertical elements of a stair, or the vertical space between one step and the next.

sash - the wood frame of a window in which the glass panes are set.

sill - the horizontal element at the base of a window.

skirt board - the horizontal trim board that lies between a floor and a supporting vertical wall and covers where the two meet, such as a porch skirt board or a baseboard.

soffit - the flat underside of a roof overhang.

soldier course - a row of vertically-oriented bricks, all positioned in the same direction.

spalling - the deterioration of masonry or concrete due to freezing and thawing that results in pieces chipping or breaking off.

spandrel - the space between two arches and a rectangular enclosure.

stile - vertical boards extending the full height of a door on the left and right sides.

surround - the framework and associated trim around a door or window.

DRAFT 07/21/15

transom - the window or opening above a door or window.

tread - the flat, horizontal plane of a stair.

vernacular - a descriptive term often used to categorize building architecture that reflects local construction materials and traditions that exhibits an evolution over time to reflect the environmental, cultural, technological, economic, and historical context.

weatherboard - smooth, sawn wood boards used as siding. Weatherboard siding sometimes has a beaded edge.

DRAFT 07/21/15

Internet Resources

National Park Service. Interactive Walk through Historic Buildings. *How to Identify the Visual Characteristics of a Historic Building.*
http://www.National Park Service.gov/tps/education/walkthrough/index.htm

National Park Service. *Secretary of the Interior Rehabilitation Standards for Historic Buildings.*
http://www.National Park Service.gov/tps/standards/rehabilitation.htm

National Park Service. Secretary of the Interior Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.
http://www.National Park Service.gov/tps/standards/four-treatments/treatment-guidelines.pdf

National Park Service. Technical Preservation Services. http://www.National Park Service.gov/tps/

National Park Service. Technical Preservation Services. Free Publications List.
http://www.National Park Service.gov/tps/education/free-pubs.htm

National Park Service. Technical Preservation Services. *Historic Rehabilitation Tax Credits.*
http://www.National Park Service.gov/tps/tax-incentives/before-you-apply.htm

National Park Service. *Technical Preservation Brief 17, Architectural Character, Identifying the Visual Aspects of Historic Buildings.* http://www.National Park Service.gov/tps/how-to-preserve/briefs/17-architectural-character.htm

Thornton, Rosemary. Arts and Crafts Society Article. *Do You Have a Sears Kit Home? Tips for Identifying Sears Catalog Houses.* http://www.arts-crafts.com/archive/kithome/rt-searskits.shtml

Virginia Department of Historic Resources. *Rehabilitation Tax Credits.*
http://www.dhr.virginia.gov/tax_credits/tax_credit.htm

Energy Efficiency and New Building Technologies

National Park Service. *Illustrated Guidelines on the Sustainability for Rehabilitating Historic Buildings.*
http://www.National Park Service.gov/tps/standards/rehabilitation/guidelines/

National Park Service. *Technical Preservation Brief 3, Improving Energy Efficiency in Historic Buildings.*
http://www.National Park Service.gov/tps/how-to-preserve/briefs/3-improve-energy-efficiency.htm

DRAFT 07/21/15

National Park Service. Technical Preservation Services. *New Technology and Historic Buildings.*
http://www.National Park Service.gov/tps/sustainability/new-technology.htm

National Park Service. Technical Preservation Services. *Solar Panels on Historic Buildings.*
http://www.National Park Service.gov/tps/sustainability/new-technology/solar-on-historic.htm

National Park Service. Technical Preservation Services. *Weatherization of Historic Buildings.*
http://www.National Park Service.gov/tps/sustainability/energy-efficiency/weatherization.htm

Wolff, Sarah Donahue. Preservation North Carolina. *Historic Windows and Energy Efficiency.*
https://www.presnc.org/historic-windows-energy-efficiency/

Repair and Maintenance of Buildings

National Park Service. *Illustrated Guidelines on the Sustainability for Rehabilitating Historic Buildings.*
http://www.National Park Service.gov/tps/standards/rehabilitation/guidelines/

National Park Service. Listing of Preservation Technical Briefs.
http://www.National Park Service.gov/tps/how-to-preserve/briefs.htm

National Park Service. *Technical Preservation Brief 2, Repointing Mortar Joints in Historic Buildings.*
http://www.National Park Service.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm

National Park Service. *Technical Preservation Brief 4, Roofing for Historic Buildings.*
http://www.National Park Service.gov/tps/how-to-preserve/briefs/4-roofing.htm

National Park Service. *Technical Preservation Brief 8, Aluminum and Vinyl Siding on Historic Buildings.*
http://www.National Park Service.gov/tps/how-to-preserve/briefs/8-aluminum-vinyl-siding.htm

National Park Service. *Technical Preservation Brief 9, Repair of Historic Wooden Windows.*
http://www.National Park Service.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm

National Park Service. *Technical Preservation Brief 10, Exterior Paint Problems on Historic Woodwork.*
http://www.National Park Service.gov/tps/how-to-preserve/briefs/10-paint-problems.htm

National Park Service. T*echnical Preservation Brief 24, Heating Ventilation and Cooling of Historic Buildings: Problems and Approaches.*
http://www.National Park Service.gov/tps/how-to-preserve/briefs/24-heat-vent-cool.htm

National Park Service. *Technical Preservation Services 32, Making Historic Buildings Accessible.*
http://www.National Park Service.gov/tps/how-to-preserve/briefs/32-accessibility.htm

DRAFT 07/21/15

National Park Service. *Technical Preservation Services 47, Maintaining the Exterior of Small and Medium Sized Historic Buildings.*
http://www.National Park Service.gov/tps/how-to-preserve/briefs/47-maintaining-exteriors.htm

Commercial Buildings

National Park Service. *Federal Tax Credits for Rehabilitation of Historic Main Street Commercial Buildings.*
http://www.National Park Service.gov/tps/tax-incentives/taxdocs/intro-main-street.pdf

National Park Service. *Technical Preservation Brief 11, Rehabilitating Historic Storefronts.*
http://www.National Park Service.gov/tps/how-to-preserve/briefs/11-storefronts.htm

Technical References

McAlester, Virginia and Lee. A Field Guide to American Houses. 1984.

Local References

City of Alexandria, Virginia. *Zoning Ordinance*. Published by Municode. https://www.municode.com/library/va/alexandria/codes/zoning?nodeId=12429.

City of Alexandria, Virginia. The History of Del Ray and the Town of Potomac. *National Register Nomination for Town of Potomac, Del Ray Interpretive Signs, Oral History Project, and Other Information.*
http://alexandriava.gov/historic/info/default.aspx?id=29264

DRAFT 07/21/15

My House Journal - Architectural Character

Feature	Architectural Character Notes
Building Shape	*What is the general shape and height? How does it compare to your neighbor and others on the street?*
Roof and Roof Features	*What is the form and pitch of the roof? Are there dormers or a chimney? Are there decorative features, materials, or special gutters?*
Openings – Doors + Windows	*Is there a rhythm, pattern, or symmetry? Are there special details within the openings? Look the relationship of the glazing and the dimensions of the framing.*
Projections – Porches, Stairs, Additions	*Are there projecting parts of the building that are important to the character of the house?*

DRAFT 07/21/15

My House Journal - Architectural Character

Walls and Trim	*Describe the wall surfaces and trim. Are there special features that make the building distinctive?*
Materials	*What is it about the building materials, textures, and dimensions that add to the appeal? Look for any specialty details.*
Setting	*What is it about the setting that makes the house special? How does it relate to neighboring homes and to the street?*
Interior - Spaces, Features, Materials	*Look at arrangement of interior spaces and how they relate. Are there decorative features that help define the character of the house? Are there unique interior finishes or materials?*

DRAFT 07/21/15

My House Journal - Project Record (and Ideas)

Location	*Description*
Kitchen	
Bath	
Front Porch	
Bedroom	
Family Room	

DRAFT 07/21/15

My House Journal - Pictures

Before	*After*
Before	*After*

DRAFT 07/21/15

My House Journal - Building Maintenance Checklist

Building Element	Comments
Roof and Gutters	*Inspect for loose materials, water leaks, and damage. Inspect chimneys and flashing.*
Exterior Walls and Foundation	*Inspect foundation for loose materials, cracks, and damage. Inspect walls and siding for cracks, peeling paint, missing trim, etc.*
Porches and Stairs	*Inspect porch flooring and stairs for deterioration. Inspect painted surfaces for deterioration.*
Windows and Doors	*Inspect sashes and surrounds for peeling paint and sealed and aligned joints. Replace broken glazing. Caulk gaps.*

DRAFT 07/21/15