

Appendix A

Directory of Architectural Styles

DIRECTORY OF ARCHITECTURAL STYLES - RIVERSIDE - AVONDALE HISTORIC DISTRICT

The Riverside - Avondale Historic District contains a variety of architectural styles popular between the 1880's and the 1930's. Although the range of styles varied from the formal to the more vernacular, most of the buildings have exterior features reflective of one or more architectural styles. For example, over 60% of the houses in Riverside are bungalows or show influence of that style. Other styles and architectural influences found in Riverside include the Prairie School, Mediterranean Revival, Colonial Revival, Queen Anne, Neo-Classical, Shingle Style, Tudor Revival and Art Moderne. Being developed later than Riverside, Avondale contains houses designed in the revival styles popular during the first quarter of the twentieth century. In particular, these styles include the Mediterranean Revival, Tudor Revival, Colonial Revival, Georgian Revival, Prairie School and Bungalow.

The directory of styles, which immediately follows this page, is a general description of the major architectural styles found in Riverside and Avondale. The glossary in the appendices define many of the architectural terms used in the description of styles. There are several factors that may affect the dating of houses or buildings based on style. First many styles have persisted over a long period of time or lingered beyond their period of popularity. Second, many older houses have been "modernized", resulting in a change of style. As noted above, during the first quarter of the century, there has been a mixing of stylistic elements resulting in fewer "pure styles".

Therefore, care should be taken when trying to date or attach a specific style of architecture to an older house or building. A good architectural style book such as A Field Guide to American Houses, by Virginia and Lee McAlester (New York, 1984) is valuable in providing an explanation of the characteristics of each style, as well as the period of popularity of that style.

MASONRY VERNACULAR (1900-1940)

Masonry vernacular buildings are generally brick or stucco and are either one or two stories in height. In Avondale masonry vernacular buildings are predominately residences and in Riverside most are small apartments or commercial buildings with fixed glass storefronts, dating from the 1910-1920 period. Ornamentation is simple, usually cast concrete detailing or decorative brick work such as corbeling. Roofs are usually hip or flat built-up types with parapet on commercial buildings.

ornamental brick such as corbelling.

Characteristics:

1. *Plan: regular, rectangular.*
2. *Foundation: continuous or slab (commercial), brick or concrete.*
3. *Height: two stories (apartments); one story (commercial).*
4. *Primary exterior material: brick, common or running bond; stucco, rough texture.*
5. *Roof type: hip; flat with parapet (commercial).*
6. *Roof surfacing: composition shingles; built-up, commercial.*
7. *Ornamentation: simple; usually cast-concrete or*

COLONIAL REVIVAL (1900-1940)

The Colonial Revival style, which became popular around the turn of the century, is prevalent throughout Riverside and Avondale. The Colonial Revival style traces its roots to the 1876 Philadelphia Centennial Exposition, where many of the exhibit buildings sought to revive and interpret historical "colonial" types. These structures were rich in borrowed details, based largely on the classical tradition that produced the styles now known as "Georgian," "Federal," and "Jeffersonian." The major elements of these styles were symmetrical facades, prominent porticos, molded details in bas-relief, rectangular windows with small panes, and fanlights over the front door.

Colonial Revival style buildings in Riverside and Avondale are generally two to two-and-one-half stories in height. Most are symmetrically massed and exhibit a tall hip roof and hip dormers, as well as a one story full facade entrance porch or verandah. One variant, the Dutch Colonial Revival, features a gambrel roof. Decorative elements include columns of various orders, balustrades, modillions and dentils. Entrances often feature transoms, fanlights, sidelights, plinth, fluted pilasters, hoods, pediments, and other detailing. Windows are usually double-hung sash with 1/1 or 3/1 lites, although there are some with lattice upper sash. Bays and oriels are frequent. Exterior fabrics include brick, particularly in Avondale and west Riverside; weatherboard; drop siding; and shingles.

Characteristics:

1. *Plan: regular, rectangular or nearly square.*
2. *Foundation: brick piers or continuous brick.*
3. *Height: two to two-and-one-half stories.*
4. *Primary exterior material: horizontal wood siding, shingles; less frequent brick.*
5. *Roof type: hip; hip dormers frequent secondary roof type; gambrel roof on Dutch Colonial Revival.*
6. *Roof surfacing: embossed sheet metal or shingles; composition, asbestos shingles.*
7. *Ornamentation: classically derived--columns, balustrades, modillions, dentils. Entrance detailing--transom, sidelights, fanlights, ornamental woodwork--common.*

SHINGLE STYLE (1880-1914)

The Shingle Style originated in the seacoast towns of New England towards the end of the Victorian Era and became a popular alternative to the exuberance of the Queen Anne vocabulary. This style emphasized the exterior surface of the building which was usually uniformly covered with stained shingles. The porch posts and roof dormers were sometimes covered with shingles as well. The usage of brick or rough-cut stone along the base of the house or at piers and chimneys complimented the shingles and added to the overall texture of the design. Various roof formats included long sloping gables, circular turrets, hip configurations, gambrel types and multi-planed ridges. The roofs eaves found in the Shingle Style were usually abbreviated, however, some examples found in Riverside and Avondale contain broad overhangs in response to the Florida sun. The windows are usually subdivided into a multitude of small panes in the Victorian manner and are often grouped to form horizontal bands.

Characteristics:

1. *Plan: irregular and open*
2. *Foundation: continuous*
3. *Height: usually two stories or more*

4. *Primary exterior material: stained shingles with brick and stone accents*
5. *Roof type: high pitched in various forms*
6. *Roof surfacing: originally covered with shingles to match the walls*
7. *Ornamentation: leaded or multi-paned wood windows, bands of wood trim to connect the windows, shingles with simple geometric inserts applied to porch columns, exposed roof framing sometimes found along eaves.*

MEDITERRANEAN INFLUENCE (1915-1940)

The roots of Mediterranean influenced architecture in Florida can be traced to the Spanish, Spanish Colonial, and Moorish Revival hotels in St. Augustine developed by Henry Flagler and others during the 1880s. Spanish and other Mediterranean influenced styles were popularized during the Panama-California International Exposition at San Diego in 1915, and by the 1920s had swept California and the southwest. The most important early twentieth century Mediterranean building in Florida was Villa Vizcaya in Miami, which was drawn from Italian precedents. One of the most significant architects associated with Mediterranean influenced architecture was Addison Mizner, who designed a number of Spanish Colonial Revival buildings in Palm Beach, Boca Raton, and other Florida cities.

The Spanish Colonial Revival, Mission, and other Mediterranean influenced styles were among the most common in Florida during the Boom of the 1920s. As a result, these styles are quite common in Avondale and West Riverside. Identifying features include red tile roofs; stucco exterior walls; straight or arched windows; iron window grilles and balconies; arcades; ceramic tile decoration; and ornate, low-relief carving highlighting arches, columns, window surrounds, cornices, and parapets.

Characteristics:

1. *Plan: irregular.*
2. *Foundation: continuous.*
3. *Height: two stories.*
4. *Primary exterior material: stucco.*
5. *Roof type: hip roof; flat with curvilinear parapet (Mission).*
6. *Roof surfacing: barrel, French interlocking tile.*
7. *Ornamentation: plaster and terra cotta detailing highlighting arches, columns, window surrounds, cornices, and parapets; wrought iron grilles, balconies, and balconets.*

TUDOR (1915-1940)

The Tudor Style is loosely based on a variety of late Medieval English prototypes. The American expression of the Tudor emphasized steeply pitched, front-facing gables which are almost universally present as a dominant facade element. Many Tudor style buildings have ornamental half-timbering, executed in stucco, masonry, or masonry veneered walls. Uncommon before World War I, the Tudor became widely popular after World War I as masonry veneering techniques allowed even the most modest examples to mimic closely the brick and stone exteriors seen on English prototypes. There are numerous examples of the style in Avondale and west Riverside, but few in older sections of Riverside. The examples range from simple to extremely high-styled. The presence of Harold Saxlebye, an English-born architect who designed many residences in Avondale, was a contributing factor to the prevalence of the style there.

Characteristics:

1. *Plan: regular, rectangular.*
2. *Foundation: continuous brick.*
3. *Height: two to two-and-one-half stories.*
4. *Primary exterior material: brick, first story; stucco and wood, second story (half-timbering).*

5. *Roof type: gable.*
6. *Roof surfacing: composition shingles.*
7. *Ornamentation: prominent gables, oriel windows, massive chimneys, pointed elliptical arch.*

Dormer - A secondary feature of a building housing a window or vent, which is set upon the slope of a roof surface. Dormers may provide ventilation, lighting, or auxiliary living space.

Eave - The projecting overhang at the bottom edge of a roof surface.

Entablature - In classic architecture, the horizontal group of elements immediately above the columns or pilasters and consisting of an architrave, frieze, and cornice.

Exposed beams - A decorative wooden beam that appears to support eaves, prevalent on Bungalow-style residences.

Facade - The elevation or face of a building.

Fascia - A flat horizontal band usually found in combination with moldings, such as the corona of a classical cornice, or a face board covering rafter ends.

Fenestration - The arrangement of windows in a building.

Finial - A crowing ornament at the top of a spire, gable or post.

Footprint - The outline of a building's ground plan from a top view.

Frieze - A wide facing board located at the junction of the exterior wall and roof eaves.

Frieze molding - Decorative wooden molding located at the point where the eave meets the exterior wall.

Gable roof - A triangular section at the end of a pitched roof.

Gambrel roof - A double-sloped gable roof, which allows additional living or storage space.

Hip roof - A roof with sloping sides and ends.

Jacksonville Historic Preservation Commission (JHPC) - A seven-member board of residents of Jacksonville appointed by the Mayor and approved by the City Council who exercise defined historic preservation responsibilities.

Jalousie - A type of window comprised of a series of horizontal slats connected to a mechanical device operated by a crank.

Jerkinhead or Clip Gable - A gable cut off by a secondary slope forming a hip.

Knee brace - A wooden triangular brace that supports the eaves of a building. Knee braces were frequently utilized in the construction of Bungalow style residences.

Recessed panel - A recessed area usually located in the frieze band of residential buildings. Recessed panels decorative elements that often function as an area for signage.

Rehabilitation - The process of returning a building to a state of usefulness through repair or alteration which preserves those features that are historically or architecturally significant.

Relocation - Any change in the location of a building from its present setting to another setting.

Restoration - The process of accurately recovering the form and details of a building as it may have appeared at an earlier time.

Ridge - The highest part of a roof.

Sash - A frame that encloses the panes of a window.

Scale - A term used to define the proportions of a building in relation to its surroundings.

Scrollwork - Wooden cut-out ornamentation accomplished by a jigsaw or a scroll saw.

Setback - A term used to define the distance a building is located from a street or sidewalk.

Shed roof - A roof with a single sloping pitch.

Sidelight - A glass window pane located at the side of a main entrance way.

Soffit - The underside of an overhang, arch, lintel, or other spanning member.

Stucco - A masonry material applied as exterior wall fabric.

Transom window - A glass pane, usually rectangular, which is located above a window or door.

Truss - An assemblage of beams forming a framework, that serves as a bracket to support other members or to bridge a span.

Vergeboard or bargeboard - A vertical board that is set under and follows the line of a gable, often decorated by carving.

Window sign - A sign which is painted on or attached to a window and is visible to pedestrian or vehicular traffic.

Wood shingles - A type of wooden siding comprised of milled shingles which overlap each other. The bottoms of wood shingles when cut diagonally, round, or triangularly, create a decorative feature.

The Jacksonville Planning and Development Department maintains a historic resource data file based on the Florida Master Site file, survey reports, as well as individual files. The data base contains basic information on each site such as Florida Master Site File Number, National Register status, and if known, date of construction, architect and builder. Contact the Planning and Development Department at (904) 630-1904, Florida Theatre Building, 128 East Forsyth Street, Suite 700, Jacksonville, Florida 32202.

3. Building Permits:

The Building and Zoning Inspection Division, City of Jacksonville, located on the first floor, City Hall has building permit records going back to 1904 on microfilm. These rolled microfilm records are organized by year and building permit number. The building permit numbers are taken from the card file which lists each address and gives the permit history. Unfortunately, in many cases, the permit history listed on the card is incomplete, especially in the identification of older permitted activity. The building permits and building permit applications list the year issued, the applicant's name, general location, legal description, general physical description, and in later years, the builder and architect. Please note that the city's boundaries changed over the years; thus many older buildings were originally located outside the city limits. Regrettably, the county building records that

existed before consolidation in 1968, have been lost.

4. Maps:

The Sanborn Map Company has produced detailed street maps of cities and towns for fire insurance underwriting purposes since the mid-1800's. These large maps depicted the configuration of buildings and houses and indicate the type of construction, number of floors, and use. Sanborn maps were produced for Jacksonville in 1884, 1887, 1891, 1897, 1903, 1913, 1924, 1949 and later. The earlier maps covered the core area of downtown; however, each subsequent edition covered a broader area of the city. In many cases the maps were not replaced with new editions but updated with paste-overs. In researching an older house or building, it is best to start with the uncorrected maps to determine the original footprint and use the corrected versions or later editions to verify changes over time. Sanborn maps were also produced for Jacksonville Beach (Pablo and Mayport) in 1903, 1909, 1917, 1924 and 1931. The Planning and Development Department has black and white prints of the uncorrected maps from 1884, 1887, 1891, 1897, 1903 and 1913, as well as selected Jacksonville Beach maps. The Florida collection, Haydon Burns Public Library has microfilmed copies of the Sanborn maps, as well as several original volumes which have been corrected.

newspaper indexes are located in the Florida Collection, Haydon Burns Public Library. Using the indexes for researching older houses and buildings will require a general idea of the original construction date.

Most construction activity is listed under the subject heading of building permits; however, relevant articles about new subdivisions may also be located by subject in the indexes.

7. Original Blueprints and Plans:

Many older houses were not designed by an architect, and may not have had any drawn plans or blueprints. The Building and Zoning Inspection Division has microfilmed building plans going back to the early 1900's. However, the plans are usually for commercial or institutional buildings and are incomplete. Some property owners have been fortunate to locate the original plans within the house or have obtained copies from previous owners. Some more established architectural firms have maintained plans and records of houses and buildings designed by their firm over the years.

8. Oral Sources:

Oral sources such as previous owners or long-term residents can provide valuable information in researching an older house or building. In many cases, oral sources will be the starting point for

document research or can reinforce written documentation on a house.

9. Property Records:

The Property appraiser's Record Cards contain valuable information about a structure and lot. These cards are located in the Property Appraiser's office, Claude Yates City Hall Annex. The cards can be accessed by address, real estate number or legal description. In addition to building and lot size, most of the cards have a construction date and may have a basic footprint of the structure and adjacent outbuildings. From the Deed Books, Official Records and plat books at the Office of the Circuit Court, Duval County Courthouse, property transactions can be traced. Although documenting change of property ownership over time, these records will not necessarily confirm a construction date.

10. Architectural Style, Materials and Methods of Construction:

Many times the general date and origin of a house can be determined within a broad range by the architectural style, materials and method of construction. There are several factors that may affect the dating of houses or buildings based on style. First, many styles have persisted over a long period of time or lingered beyond their period of popularity. Second,

APPENDIX D: TAX INCENTIVES FOR REHABILITATION OF QUALIFIED HISTORIC BUILDINGS

Federal Tax Credit

The federal government encourages the rehabilitation of historic buildings through a tax incentive program. Beginning with the 1976 Tax Reform Act and the 1978 Revenue Act, federal tax law has contained provisions that favored the retention of older buildings. In 1981, Congress further encouraged preservation with a change in the tax code that allowed taxpayers a credit equal to twenty-five percent of qualified expenditures for certified and substantial rehabilitation of qualified buildings. The 1986 Tax Reform Act retained the credits, though at a reduced rate. Current (1991) law provides for a twenty percent credit upon the expenses incurred in rehabilitating a certified historic building and a ten percent credit for buildings more than fifty years old. The current law applies only to income-producing properties.

The tax law also permits a charitable deduction for federal estate and income tax purposes to a landowner who makes a "qualified conservation contribution" of land. The code defines that contribution as a "qualified real property interest" to a qualified organization exclusively for conservation purposes. Among such purposes are the preservation of a certified historic structure. A further provision in the federal tax code favoring historic preservation is one that exempts the

interest on Industrial Revenue Bonds employed for historic preservation purposes from federal taxation under Section 103 (b) of the Internal Revenue Code of 1954. While each state has a precise limitation upon the amount that can be exempted, the quota is generous. This federal incentive for historic preservation will probably remain substantial.

For more information regarding these incentives please contact *The Division of Historical Resources, Florida Department of State, 500 South Bronough, Tallahassee, Florida, 32399-0250 (904-487-2333)*.

Local Property Tax Exemption

In November of 1992, Florida voters overwhelmingly approved by referendum an amendment to the Florida State Constitution authorizing units of local governments to provide a partial ad valorem property tax exemption to owners who rehabilitate historic properties. In April of 1994, the Jacksonville City Council approved Ordinance 94-308-168 which provided for a ten year, one hundred (100) percent property tax exemption for the value of improvements to historic properties designated under Jacksonville's historic preservation ordinance. The Jacksonville Historic Preservation Commission approved the use of the model tax exemption application prepared by the Florida Division of Historical Resources. Information and application for the local property tax exemption are available from the Jacksonville Planning and Development Department.

Historic Springfield Community Council

210 West Seventh Street
Jacksonville, Florida 32206
(904) 355-5012

Mandarin Community Club

Mandarin Historical Society

Post Office Box 23171
12447 Mandarin Road
Jacksonville, Florida 32241-3172
(904) 268-1622

APPENDIX G: SELECTED REFERENCES

Historic Preservation and Architecture:

Blumenson, John J.-G. *Identifying American Architecture, A Pictorial Guide to Styles and Terms, 1600 - 1945*. American Association for State and Local History, Nashville, 1977.

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Riverside Avondale Historic District







Prepared by:
Planning and Development Department
GIS Section
City of Jacksonville
June, 1997



Scale 1:4500

LEGEND

-  Riverside Avondale Historic District Boundary
-  Parcels
-  Water
-  St Johns Quarter Historic District



