



HYATTSVILLE HISTORIC DISTRICT STYLE GUIDE



A RESOURCE FOR HOMEOWNERS



DECEMBER 2009



Created for the Hyattsville Preservation Association by graduate students in Historic Preservation at the University of Maryland School of Architecture, Planning and Preservation, December 2009.

ACKNOWLEDGEMENTS

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The studio team acknowledges the enthusiasm of the Hyattsville community and to the individual residents who we met over the past several months as we walked each neighborhood block and viewed each home.

In addition, special thanks to all those who attended and participated during the mid-semester studio presentation held on October 29, 2009, and for the suggestions and ideas that were provided.

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Any errors that still remain in this guide are the responsibility of the authors.

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Letter from the HPA President

Located just seconds away from the Maryland, Washington, DC line, Hyattsville is a classic American hometown. At its beginning, Hyattsville was a community for families with children. Families have lived, worked, gone to school, attended church or synagogue, sold Girl Scout cookies, and played here for generations. The games have changed --soccer is played along with football--and last names reflect an increasingly diverse population. The playing fields at Magruder Park remain active and reverberate with "via! via!" and "kick it," strong encouragement from sidelined parents.

Historic Hyattsville's public and private architecture reflects this history as a Washington suburb for families. Interspersed among the houses are numerous churches, small shopping districts and public and private schools. One can park the car and walk. Sidewalks, large verandas and front porches set close to the street and picket fences encourage evening strolls and chatting with neighbors.

Hyattsville was incorporated in 1886. Proximity to waterways, railroads, and the Washington-Baltimore Turnpike (now Route One), a major artery along the East Coast, fueled the plans of land seekers and builders. Early developers built substantial Victorian homes including those in the Queen Anne style. Victorians were followed by an eclectic mix of four-square bungalow and craftsman homes, Colonial and Spanish Revival, and Tudor inspired designs among others. While most of historic Hyattsville's housing stock predates World War II, there are also many post -1940 homes. Over time some of the larger homes were converted to boarding houses, and apartments for middle class families were added to the landscape.

Most of the current building in the historic district consists of renovations to already existing structures, as young families move into old houses. The boarding houses have been re-converted back into family homes.

It has been the Hyattsville Preservation Association's great pleasure to have hosted master degree candidates in Historic Preservation from the University of Maryland's School of Architecture and Design Studio. The resulting style guide will serve as a useful reference for Hyattsville's homeowners. By promoting and endorsing this project, the HPA encourages those who wish to replicate and preserve our architectural heritage, an important and worthwhile venture, and part of what makes Hyattsville a classic American hometown.

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The historic preservation studio class in the Historic Preservation Master's Program at the University of Maryland's School of Architecture, Planning and Preservation produced this Hyattsville Style Guide during the fall of 2009. This one-semester project was created at the request of the client, the Hyattsville Preservation Association.

The client wanted an educational resource for those living in the Hyattsville Historic District when planning additions or changes to their homes. Thus, the purpose of this guide is to provide residents with the best practices in regard to maintaining the historical integrity of their property.

The very first task that the class undertook was to complete an accurate inventory of the houses in the Hyattsville Historic District. The class split into teams and walked every street in the neighborhood, verifying house styles and noting, where applicable, any major additions or changes. This nearly two month effort yielded what we hope is the most accurate inventory of the Historic District in existence.

This data was compiled into a complex database that allowed a team of students to utilize a GIS (Geographic Information System) program to create detailed maps of the historic district using many different layers of information.

Once the inventory data was analyzed, the class chose five major styles to include in the architecture section; numerically, they represent the majority of housing styles in the study area. Each style has received its own section, complete with that style's history and a guide to understanding the architectural features of that particular style. Homeowners can flip to the section that best fits the style of their home for educational guidance on the historic fabric of their home, as well as basic recommendations



for what kind of additions are best suited to that particular house. This architecture section really is the heart of the Hyattsville Style Guide.

It is nearly impossible in this day and age to undertake any kind of home improvement project without considering the “green” factor. We have devoted an entire chapter to describing sustainable options to consider when undertaking home improvements. Once a change to the historic fabric has been made, it can rarely be undone.

Also included in this Hyattsville Style Guide is a chapter on development history of Hyattsville, which focuses not on the social history but rather how Hyattsville developed spatially over a period of 200 years, and what factors played a role in the particular way the city grew.

With careful thought, research, and consideration, this guide should help homeowners make those decisions and allow the Hyattsville Historic District to retain its uniqueness and historical integrity for decades to come.

Please note: Additions and alterations should only be completed after contacting the Prince George’s County Permitting and Zoning Office. Please be aware that regulations change and all decisions need to be approved by the appropriate offices. Information given here was accurate as of printing but is subject to change.

It is also important to remember that the information found in this document is only suggestive. Any modification to your property should be undertaken only after careful consideration utilizing professional architects and contractors. Information contained in this document is for educational purposes only and does not constitute approved options to be undertaken by homeowners. Drawings are illustrative only.






CHAPTER 1

DEVELOPMENT

HISTORY



Hyattsville, Maryland is located in Prince George's County, Maryland, six miles northeast of Washington, D.C. The city was named for Christopher Clarke Hyatt, who built his store at the intersection of the Baltimore-Washington Railroad and the Washington and Baltimore Turnpike. It was these two elements that would allow Hyattsville to develop into a prominent suburb of Washington, D.C.

Hyattsville's Humble Beginnings: 1742-1899

Before there was Hyattsville, there was Beall Town. This settlement, created in the early eighteenth century, was named after John Beall, one of two local landowners with large tracts of property in the area. The exact location of Beall Town is unknown, but was most likely located in the Ravenswood area of modern-day Hyattsville. John Beall sold several lots in the small town, but the location was not ideal for trade or residential development. At this time, residents farther south petitioned to have a town platted along the Anacostia River. This town was Bladensburg, established in 1742. The area around Beall Town remained primarily agricultural and was linked by minor roads to the ports of Georgetown, Washington, and Baltimore.

The coming of the railroad and the turnpike created the avenues of transportation that spurred growth in the area. In 1812, the state of Maryland established the Washington and Baltimore Turnpike. The turnpike connected these two cities with a major road for purposes of trade. The 60-foot wide stone and gravel road ran through the rural landscape of Prince George's County, including Beall Town, down to the port city of Bladensburg. This road would be renamed Baltimore Avenue and eventually became the major artery through Hyattsville.

The Washington Line of the Baltimore and Ohio Railroad was com-

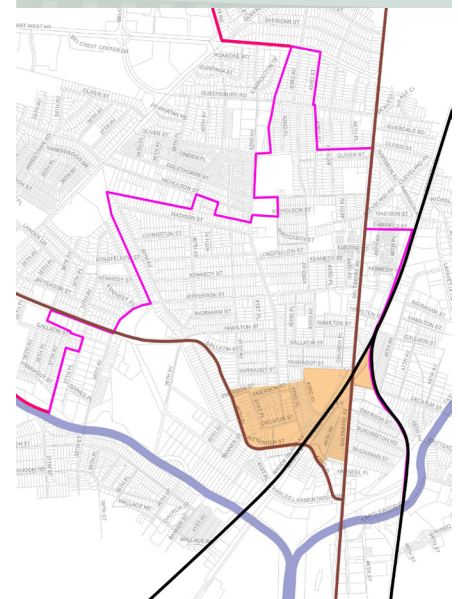


pleted in 1835 and ran parallel to the turnpike. The railroads provided merchants with access to wholesalers in Baltimore and New York, successfully enabling interior trade. Railroads began adding stations along the tracks to pick up passengers as an additional source of income in the mid nineteenth century. Stations became focal points of villages and towns that lined the tracks, which radiated out of the city. These railroad suburbs offered escape from the city to the countryside, but generally did not encourage large scale residential development in Prince George's County, where the railroad was mainly used to transport freight. The convergence of the train tracks of the B&O and the turnpike created the ideal setting for a commercial operation. Before long, it attracted the attention of Christopher Clarke Hyatt, a successful Bladensburg merchant. Hyatt recognized the value of a parcel of land created by the juncture of the railroad and turnpike; this triangular lot offered easy access to the stagecoach line, mail route, turnpike, railroad, and telegraph lines. Hyatt purchased the lot in 1845 and opened a general store that sold merchandise and tobacco. He built his home, a grand, thirty-two-room residence, on the west side of the railroad tracks, across from the store. Slowly, a community began to grow around the modern crossroads of the tracks and the turnpike. By January 1859, the federal government had appointed Hyatt as postmaster of the area, and the town of Hyattsville first began to appear on regional maps and mailing addresses.

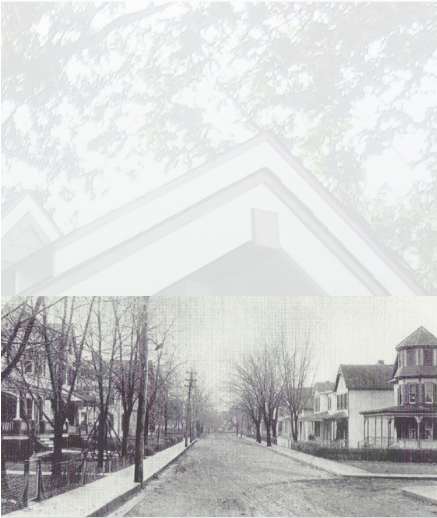
Anticipating a future demand for housing from the growing population of Washington, D.C., Hyatt purchased another large tract in 1859. This tract, platted in 1873, was named Hyatt's Addition. It contained 28 subdivided lots and was laid out along two roads: County Road (now Crittenden Street) and Central Avenue (now 41st Place). This addition was located on the west side of the tracks, opposite what was then the core of Hyattsville. At this time, settlement in Hyattsville still centered around Hyatt's general store located on its triangular lot along Baltimore Avenue, east of the tracks. Lots in Hyatt's Addition did not sell right away. It was not cost-effective at the time to commute back and forth to Washington on the train, so that middle class workers in Washington, D.C. did not have easy access to the Prince George's County suburbs. This was typical of an area still dominated by agriculture.

During this time, many homes in Hyattsville were located along the B&O Railroad tracks, as many of those who lived in them derived their livelihood from services surrounding the train. One block, known as

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Hyattsville was founded at the intersection of several major thoroughfares between Washington and Baltimore. The outline of the present-day Historic District is in purple.



A streetscape typical to a Wine & Johnson subdivision. This view taken in 1911, looks south from Gallatin Avenue down 42nd Avenue. Photo courtesy of Mary and John Sibley/Andra Damron, Hyattsville, Images of America.

Railroad Avenue, ran along the east side of the tracks and held a row of modest dwellings that housed local working class white and African-American families. Two of these types of houses, 5600 and 5602 Rhode Island Avenue, still stand today.

Thomas Parker, Jeremiah Bartholomew, and Benjamin Franklin Guy undertook another large development initiative in Hyattsville in 1874. They purchased ten acres between the railroad, the turnpike, and the Northeastern Branch of the Anacostia River specifically for suburban development. This subdivision, located to the east of the tracks and south of Hyatt's store, was called Cottage Square, named after the five identical Italianate cottages built there. These houses were rented to families visiting the spa and springs in nearby Bladensburg. Like Hyatt's Addition, the Cottage Square development was also slow to attract permanent residents.

Several small adjacent plats were created and new streets were laid out following the development at Cottage Square. Developers Wine and Johnson platted two of the largest sections after 1882. Their development was located west of the tracks, near Hyatt's Addition. While most of the 50 by 150 foot lots were sold unimproved, Wine and Johnson did build homes on a few of the plots of land in order to attract buyers. Lots were sold for around \$340, and many buyers spent up to \$2,000 on house construction.

Even after two major development initiatives, however, there was little large-scale residential development. Most of the houses in Hyattsville at this point were built by local landowners who chose a vernacular style for their houses. The Victorian Queen Anne style was the dominant architectural style in Hyattsville at the end of the nineteenth century, which echoed its popularity on a national scale. These homes improved the streetscape of the city by presenting ornate side and rear elevations to the street. This style of housing, specific to the suburbs, was well-suited for small, contiguous lots.

By 1887, ten additions encompassing over 180 acres had been surveyed and platted. Of the 611 building lots created, however, only 20 had been improved with houses, mostly centered around the B&O station or adjacent to the turnpike. Still, residents believed that it was only a matter of time before extensive building would begin in the area and incorporated the City of Hyattsville by an act of the State Legislature on April 7, 1886. Incorporation allowed the town leaders to plan im-



provements such as gas, sewer, and water services for Hyattsville. The residents began to see the expected development materialize with the arrival of yet another mode of transportation: the electric streetcar.

Hyattsville and the Streetcar: 1899-1929

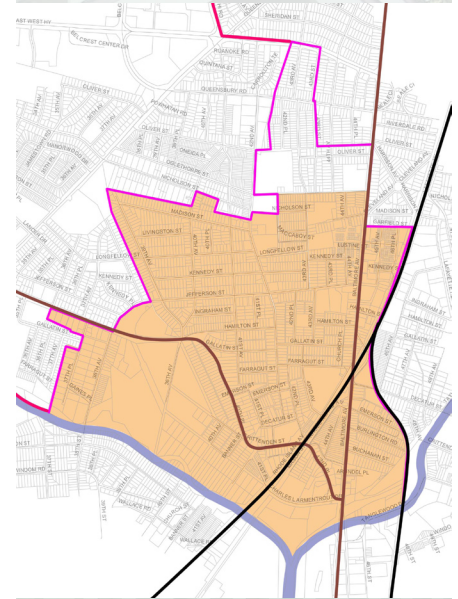
The early 1890s was a period of hard economic times for the nation, but its recovery in the latter half of the decade brought with it an increasing demand for affordable housing. Many Washington residents began to look toward the Prince George's County suburbs because of their relatively inexpensive land and low tax rates. One problem still remained: there was no cost-effective way to get from the city to the suburbs. It was the development of the streetcar lines (also known as trolleys) that finally resolved the problem. Their more frequent stops made streetcars slower than the railroad, but the stops were also built closer to where people lived, finally making the commute from the city to the suburbs feasible.

During the 1890s, private companies began building streetcar lines to carry streetcars out from the city to the railroad suburbs of Prince George's County. The City and Suburban Railways laid tracks from Washington, D.C., to as far as Mount Rainier (two miles south of Hyattsville) by 1897. In 1899, the tracks finally reached Hyattsville.

Now there was a convenient method for the middle class to commute from Washington to Hyattsville. The streetcars brought a wide range of Washingtonians to the small city, from the working class to the upper-middle class, with the majority being middle class. Riders from Hyattsville could buy their tickets at Well's Drugstore, located near the streetcar stop at Rhode Island Avenue and Crittenden Street, and ride the streetcar, which ran fairly parallel to the B&O rail tracks, into D.C. in a matter of minutes.

Streetcar service would usher in a period of intense growth for Hyattsville. Prospective buyers were lured by the attractively laid out plots, and the ease of commuting by streetcar. Seizing the opportunity, developers (such as Wine & Johnson) began building homes on a few lots that offered amenities such as indoor plumbing, built-in gas and electric facilities, and central heating to lure in home buyers. Between 1900 and 1942, an additional 25 subdivisions were created in Hyattsville, the smallest containing 17 lots, while the largest contained 498. Some of the homes built were summer homes for Washington resi-

CHAPTER 1



Hyattsville's expansion to 1929.



Streetcar service to Hyattsville brought growth and prosperity. Photo courtesy of HPA/Andra Damron, Hyattsville, Images of America.



Railroad crossing grade at Rhode Island Avenue. Photo courtesy of PGCHS/ Andra Damron, Hyattsville, Images of America.



Houses that faced the railroad tracks had to be demolished or relocated to make way for the construction of Rhode Island Avenue. Photo courtesy of Doug Dudrow/Andra Damron, Hyattsville, Images of America.

dents, but the majority of the houses were year-round residences for commuters and local businessmen. The Hyattsville Building Association was created in 1887 to secure financing for prospective buyers in Hyattsville.

On the west side of the railroad tracks, a two-block downtown area was developed, with dry goods and grocery stores, wood and coal dealers, realtors, barbers, and druggists. Located on Maryland Avenue, this became Hyattsville's main retail and service artery. Even after other towns were built up and down the streetcar line, Hyattsville remained the preeminent business and banking center of eastern Prince George's County.

The success of Hyattsville as a streetcar suburb necessitated the installation of public amenities, often undertaken by the developers who subdivided the land. The water system in Hyattsville, completed in 1905, was one of the first in the state of Maryland. When the state legislature created the Washington Suburban Sanitary Commission (WSSC) in 1918 to provide clean water and sewerage for Washington D.C. and the Maryland suburbs, the WSSC built their headquarters in Hyattsville.

The types of houses constructed at this point in time in Hyattsville were single family homes, built to accommodate households moving into Hyattsville at a quick pace. These included styles such as the Victorian, Bungalow, and Colonial Revival.

Hyattsville and the Automobile: 1930 to Today

The Washington and Baltimore Turnpike, now Baltimore Avenue, had not been maintained for many decades and was deteriorating quickly. The railroad had become a stiff competitor for the turnpike after the Civil War, resulting in the dissolution of the turnpike company in 1866. Early in the twentieth century, automobile traffic began to steadily increase along Baltimore Avenue. The B&O grade crossing became a safety hazard to pedestrians and motorists alike. A new roadway was proposed west of the train tracks that would divert automobile traffic off of Baltimore Avenue. This road was named Rhode Island Avenue and opened on December 7, 1929.

Houses that had been built along the tracks were razed or moved in or-



der to make way for the new road. Rhode Island Avenue became a major thoroughfare for drivers commuting from Prince George's County into Washington, D.C. Further cementing Hyattsville's place on this transportation corridor, the federal government designated Hyattsville's main road, Maryland Avenue, as part of Route 1, a major travel route stretching from Maine to Florida.

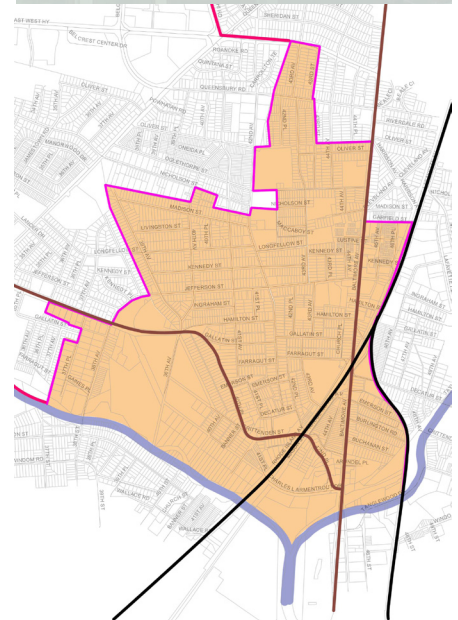
Due to the increased automobile traffic, a better solution to the railroad crossing was needed. An overpass was constructed across the tracks to connect Baltimore Avenue to Rhode Island Avenue. This greatly mitigated the traffic concerns, but also created a physical divide between the two halves of Hyattsville. The area east of the tracks, containing the Cottage Square addition and the site of Hyatt's Store, was now isolated from the residential growth occurring to the west. Industrial development would eventually claim much of the original housing stock on the east side of the tracks.

The growing popularity of the automobile and the continued growth of Washington stimulated more residential and commercial growth in Hyattsville. Between the 1920s and 1950s, approximately 700 new buildings were constructed. These included 600 residences, 50 commercial buildings, three churches, a post office, two schools, a meeting hall, a municipal building, and an automobile repair garage. Many of the newer commercial buildings were located close to Route 1 to service passing motorists.

While the automobile brought increased prosperity to Hyattsville, it was also responsible for the destruction of a large portion of the original part of the city. Many of the residential buildings along Baltimore Avenue were demolished to make way for transportation and service-related buildings, such as auto repair businesses, filling stations, and garages. Baltimore Avenue became known as "Auto Alley" due to these businesses, one of which included the Lustine-Nicholson Automobile Showroom. The few residential homes that remained along Route 1 were eventually converted for commercial use.

On May 1, 1940, nearly all of Hyattsville's street names were changed and houses renumbered by the Maryland National Capital Parks and Planning Commission (MNCPPC). This was done partly to conform to the standards of the United States Postal Service and also as part of a countywide project to extend the street pattern established in Washington, D.C.

CHAPTER 1



Hyattsville's expansion to 1950. One of the last sections of the present-day Historic District to be incorporated into Hyattsville was part of West Riverdale, located at the northern end of the district.



By the 1950s, growth in Hyattsville had begun to slow and the city looked much as it does today. The streetcar line closed in 1958 and regional bus service took its place. Business in town began to lose customers to newer shopping centers, such as Prince George's Plaza.

Today, the city covers 2.5 square miles, encompassing over 2,500 single-family homes. Its wide variety of housing styles supply homes for working and middle class families of diverse ages and ethnicities. The growth of Hyattsville has created an attractive blend of historic and modern homes set within a historic development pattern that contributes to the overall charm and distinction of the area. Easy accessibility to shopping, schools, and transportation continues to make the city a collection of stable and attractive neighborhoods. The preservation of these homes and neighborhoods will help to keep the community strong and vital for many years to come.



CHAPTER 2

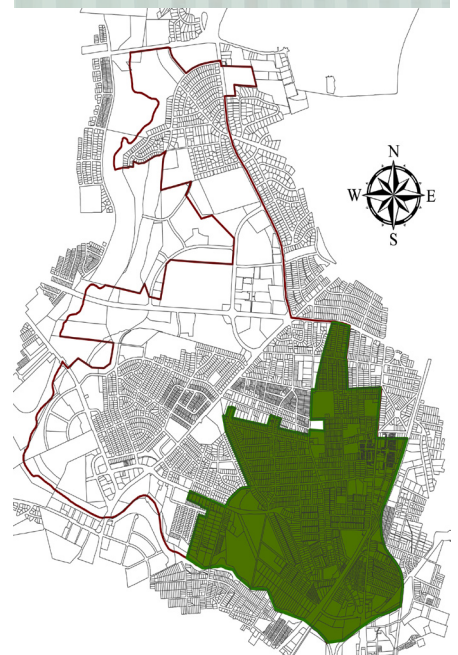
NEIGHBORHOOD PORTRAIT

Hyattsville's tree-shaded neighborhoods developed outward from a core area along Route 1 on the southeast side of the city, not far from the juncture of the Northwest and Northeast branches of the Anacostia River. While the area east of the railroad tracks, which parallel Route 1, has largely been converted to light industrial use, several blocks of homes built prior to 1920 still occupy the eastern boundary of the city along the Northeast Branch. West of Route 1, development generally moved outward in all directions until bounded by the Northwest Branch to the south in the 1930s and to the southwest in the 1950s. Residential development in the city as a whole was largely complete by the end of the 1960s.

In 1982, a large portion of the city was added to the National Register of Historic Places as a historic district. Expanded in 2004, the Hyattsville Historic District now includes nearly 1,000 contributing structures, mostly residential (see map at right). The Hyattsville Preservation Association (HPA) was also formed in 1982 as a voluntary community association dedicated to preserving the historic character of these buildings and the neighborhoods that provide their setting.

Most of Hyattsville's oldest buildings are located within the National Register district, which is the area colored dark green in the map shown on the right. The boundaries of the district follow the southeast boundary line of the city itself from Madison Street at Rhode Island Avenue on the east to 37th Place at the Northwest Branch on the south. The western and northern boundaries are jagged and somewhat similar in profile to the city's boundaries, shown in red, but run southeast of Queens Chapel Road and south of Queensbury Road, with one section reaching up to join East-West Highway to the north.

During the first phase of this project, many hours were spent walking throughout the National Register district. The style of each house in

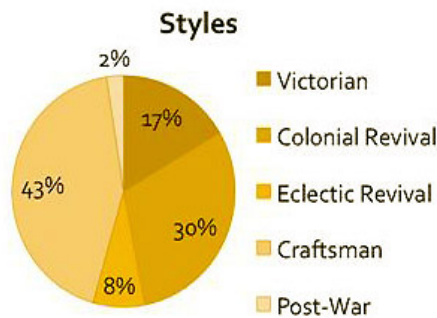


Hyattsville's city boundaries with the Historic District in green.



the District was noted, then used to compile the statistics shown at left.

The style for a particular house as determined in this process occasionally varied from that listed in the National Register due to a variety of factors. For example, a Victorian-style house that has a mixture of Stick and Queen Anne details may be determined to be Stick style due to its date of construction – the Stick style appeared in the 1860s, while the Queen Anne style did not appear until the 1880s, so an 1860s construction date would indicate the earlier style. However, if the house was built during the 1880s, when both styles were popular, it is more difficult to determine the actual style; the house may even have been designed to contain elements of both styles. At this point, it was the details that appeared most prevalent to the observer that determined which style was assigned. When making these assessments, the most frequently-used reference was *A Field Guide to American Houses* by Virginia and Lee McAlester, which is listed in the Bibliography at the end of the guide.



Distribution of architectural styles in the Hyattsville Historic District.

Victorian	181
Colonial Revival	337
Eclectic Revival	65
Craftsman	485
Post-War	27
TOTAL in Survey	1095

Total houses surveyed by architectural style.

The District encompasses most of Hyattsville's Victorian homes, built in the latter half of the nineteenth century, as well as most of the homes constructed within the first two decades of the twentieth century. While these later houses also included Victorian architectural styles, other styles began to appear during this period, chiefly the Craftsman and Colonial Revival styles. By the 1920s, development was proceeding at an increasing rate, with the Craftsman bungalow clearly the most popular style. Colonial Revival styles appear in good number throughout the first half of the twentieth century, but became most popular in Hyattsville from the 1930s forward.

The number of houses built in each style, as shown at left, helps to illustrate the building history of Hyattsville. Victorian-style houses were built in Hyattsville from the Civil War era until the early twentieth century, a time span of almost 60 years, yet there are more than twice as many Craftsman-style homes, a style which was most popular only from about 1905 to the 1930s. Colonial Revival styles also have a larger presence than Victorian styles, becoming the most popular as the era of the Craftsman style began to decline. The presence of each housing style in these numbers echoes the slow growth of the city prior to the twentieth century, the building boom that came after the introduction of the streetcar lines, and the slower but steady filling-in of the area as it completed its change from a rural to a suburban community.



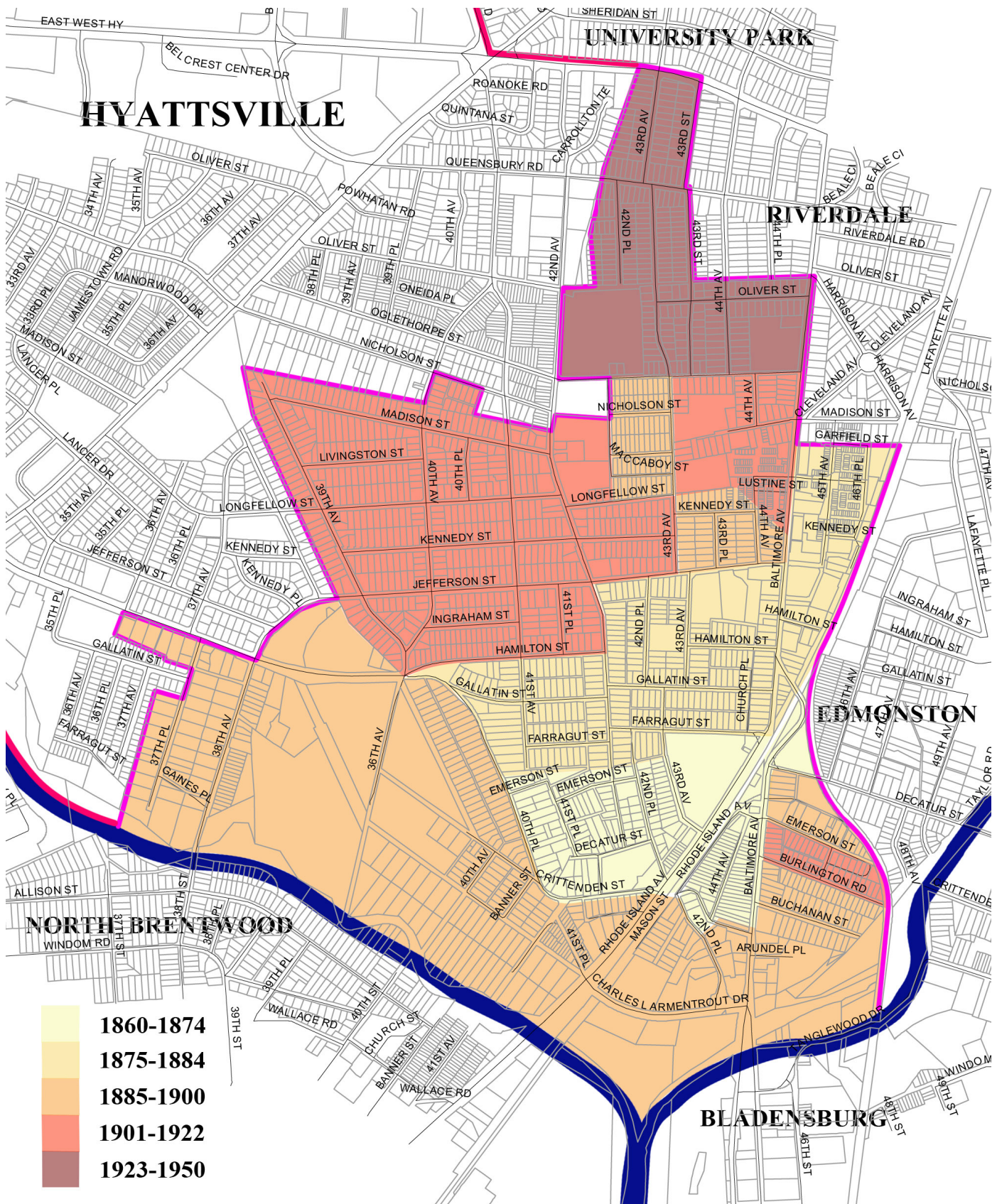
Following this pattern on the development map tells another part of the city's history. The maps on the following page show when lots were subdivided for residential development in each section of the district, and the distribution of architectural styles in historic Hyattsville. The lightest colors on the development map indicate the oldest development areas, so it comes as no surprise to find that these areas are also where most of the Victorian-style houses are to be found on the architectural styles map. However, these light-colored areas also include large numbers of later housing styles. This building pattern illustrates how the timing differed between plans for development and the actual building of the houses that completed those plans.

Due to this history of sporadic development, each street within the historic area has achieved its own unique appearance. Nineteenth-century Victorians were often built in groups of three or four with intervening lots left undeveloped. Some houses stood alone on streets with no other contemporary development until more intensive development began in the 1900s. The older houses were gradually surrounded by the newer Colonial Revival and Craftsman bungalow styles, as well as lesser numbers of houses built in the Dutch Colonial Revival, Craftsman four-square, and Tudor Revival styles. Many other styles are represented in lesser numbers, but all tend to blend in quite naturally with their neighbors in the overall landscape.

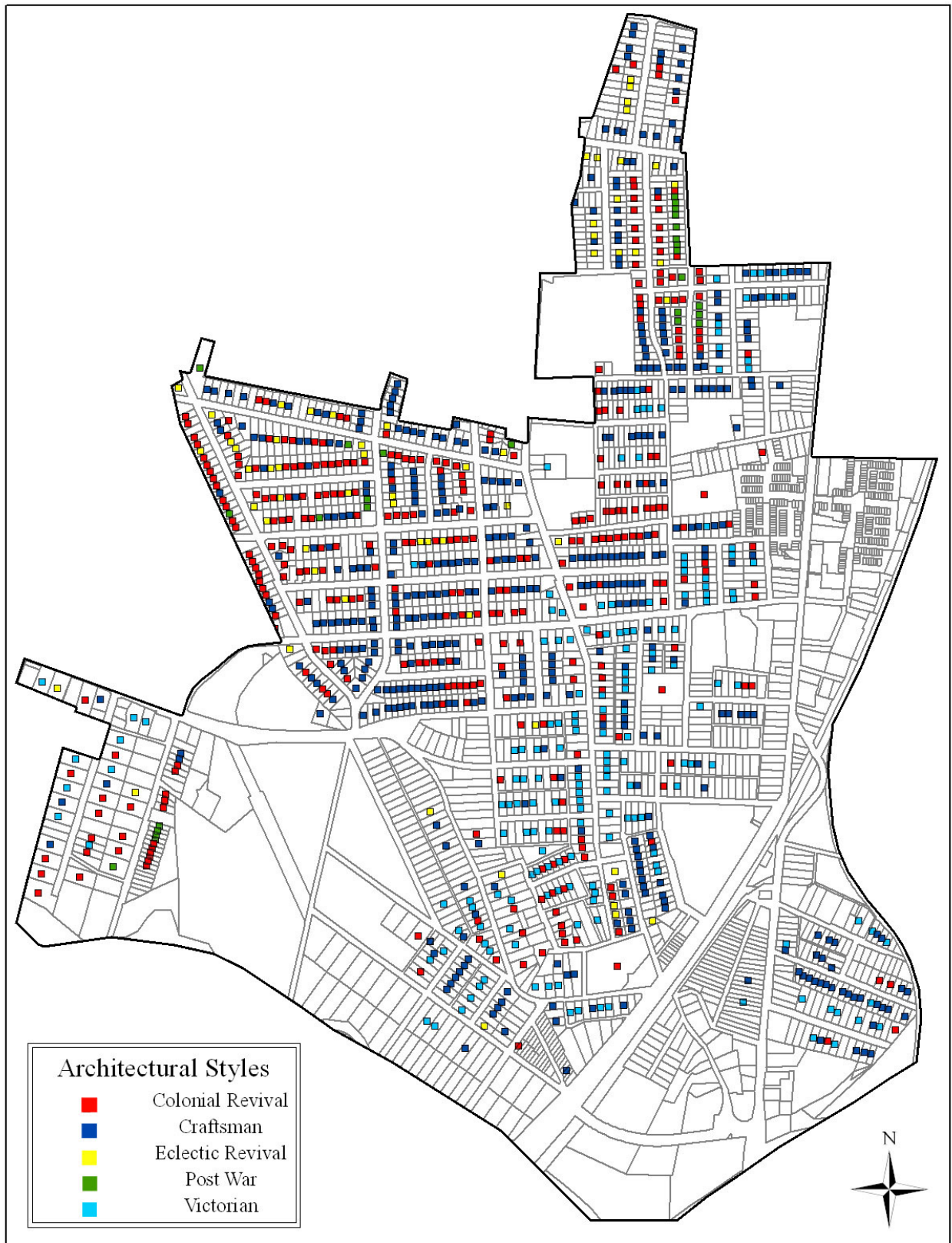


Mature trees and plants provide an attractive setting.

CHAPTER 2



Map of Hyattsville Historic District showing the town's expansion from 1860 to 1950. Growth radiated outward from the original settlement located at the intersection of the railroad and the major road leading between Washington and Baltimore.



Map showing the distribution of the dominant architectural styles in the Hyattsville Historic District.



Trees provide shade along many neighborhood streets.

The mature tree growth helps with this blending process. The extensive tree cover provides plenty of shade and allows the larger houses to appear as though nestled into the landscape. Trees and shrubbery also provide an infill component that minimizes differences in lot or house sizes, giving each building a sense of both privacy and belonging.

Many streets have trees planted along the verge between the sidewalk and street, although it is just as common for sidewalks to adjoin the curb. Still other streets have sidewalks only along one side.

The streets themselves tend to run fairly straight, but are rarely parallel, and many are only a few blocks long. The hilly terrain and occasional curves make it easy to become lost as one winds through the maze created by frequent one-way signs.



Curving streets and hills create a sense of peaceful isolation.



Many of the homes have driveways and garages, with some Colonial Revival and Post War styles incorporating the garage into the basement of the house itself. Many of the streets surrounding schools and government buildings also have restricted on-street parking, reserving the space for residents-only during the day.

The setback between homes can be as narrow as a single driveway, although most are 25 to 30 feet wide. House setbacks from the street are generally from 25 to 35 feet. Most yards are not fenced along the street, although some have wooden post or picket fences, or masonry retaining walls of various materials. Many of the houses are situated slightly above or below street level and have sidewalks and steps, when needed, from the street to the front entrance, which is often covered by a porch. Most houses have their main entrance facing the street, although it is not unusual for houses on corner lots to be set on an angle to overlook the intersection.

Lot sizes vary widely but are usually rectangular, with the length generally two to three times the width. More than 70% of lots range between 5,000 and 10,000 square feet, with the most common lot size measuring 7,500 square feet, or roughly 50 feet by 150 feet. The remaining lot sizes are equally distributed between less than 5,000 and over 10,000 square feet, with some measuring over 20,000 square feet.

Typical setbacks on a street with Craftsman bungalows.



A house with basement parking.



A prominent house on a large lot.



CHAPTER 3

ARCHITECTURAL STYLES



Introduction

This chapter takes a detailed look at each of the styles most often found in the Hyattsville National Register Historic District. A brief history of each style is followed by a list of its chief characteristics; stylistic details that are often, but not always, present; and the typical materials used on the exterior. Photos are also used to illustrate the various features and to provide a mosaic of houses that show prominent characteristics of the style. The styles are arranged chronologically, in the order in which they appeared in Hyattsville.

Keep in mind that some houses are more difficult to categorize than others, having lost key design elements over the years or having elements added that change its appearance. If your house is one of these, this guide can help you play house detective and determine its original style. It is not unusual to find original materials and patterns beneath siding added at a later date, or the ghosts of decorative details that have been removed from under eaves and gables. Although this guide is a good overview, you may want to find out even more information about your particular house; the appendices at the very end of the guide can help you to do just that.

Following the description of the architectural styles, there is a section that discusses making alterations and additions to historic homes, and a glossary of architectural terms. This section provides suggestions and illustrations of how to make changes that will be complementary to the original scale and style of your historic home without overwhelming it. Please remember that any plans for additions and alterations should only be completed after contacting the Prince George's County Permitting and Zoning office. Any modifications to your property should be undertaken only after careful consideration utilizing professional architects and contractors. The ideas contained in this document are suggestions only and do not constitute approved options to be undertaken by homeowners; drawings are illustrative only.

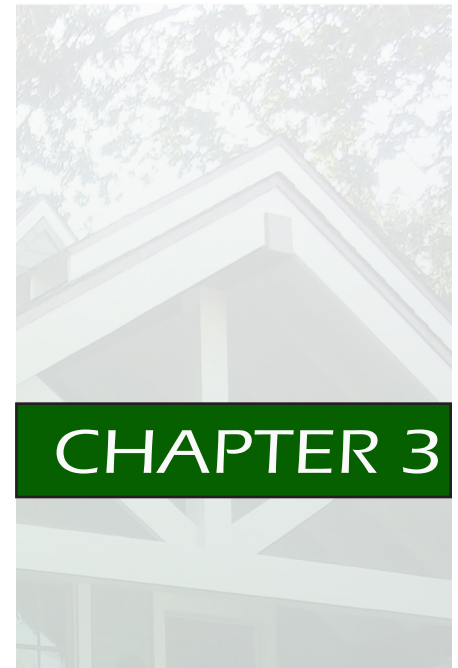


VICTORIAN

This style, named after Queen Victoria of Britain, who reigned from 1837 to 1901, refers to the style of architecture popular during the last few decades of her reign. There are numerous sub-styles within the Victorian umbrella, though the Stick and Queen Anne styles make up the majority of Victorian homes in Hyattsville.

Stick Style

Popular from 1860 to around 1890, the Stick style is a transition between the Gothic Revival style of the mid-nineteenth century and the Queen Anne style that arose after it. The Stick style recreates the feel of patterned stone and brick work from the High Victorian Gothic style, but by using wood. This style is known for its characteristic application of “stickwork,” a decorative element that would evolve and lead to the widespread use of applied decoration seen in the Queen Anne style.



Map showing the distribution of Victorian style houses in the Historic District. Red=Queen Anne, Blue=Stick, Green=Victorian.

A representative Stick style house in Hyattsville.



Wooden "X" decoration and faux half-timbering in the gable on a Stick style house.



The wooden "X" pattern is repeated in the front porch balustrade.

Hyattsville Stick style houses are characterized by irregular massing and steeply pitched roofs with either decorative trusses or faux half-timbering inside the gable fronts. A common Hyattsville feature of Stick houses is a wooden "X" motif, seen either as a balustrade, truss, or cladding pattern.

STICK STYLE CHARACTERISTICS

Form

- False gables or steeply-pitched dormers pierce roof
- Full-width or partial porches
- Asymmetrical façade
- Roofs often have wide overhang, usually with slight flare
- Steeply-pitched roofs

Stylistic Detail

- Corner boards support roof braces
- Extended brackets and wide band of trim under cornice
- Eastlake trim or spindle work common decoration
- Embellished decorative trusses in gables
- Windows with one-over-one or two-over-two panes
- Square bays; cornice and brackets over bay windows
- Wooden siding applied in various directions on flat surfaces to add texture

Construction Materials

- Wood frame with clapboard siding
- Wooden stickwork used to emphasize patterned wall surfaces
- Wood siding and wood shingles applied in the square and triangular spaces created by the stickwork



KEY FEATURES

- Steeply-pitched gable with embellished truss
- Porches with rigid, angular, decorative “stickwork”
- Juxtaposition of horizontal and vertical siding
- Asymmetrical massing



Stick style example showing the juxtaposition of horizontal and vertical siding, combined with the distinctive “X” motif.

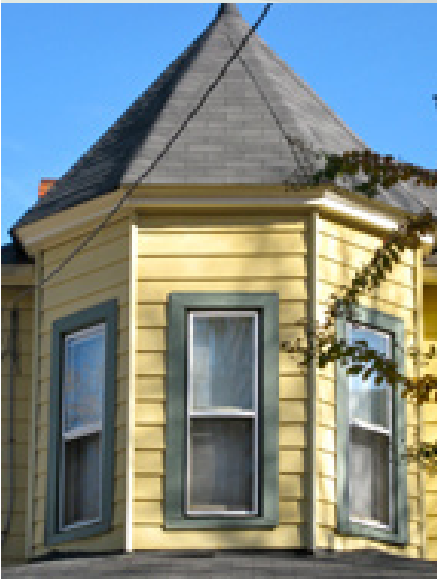
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Steeply-pitched gable with embellished truss and flared overhanging eaves.



Queen Anne with a wrap-around porch and polygonal tower.



Large, vertically oriented windows on a three-sided tower.

Queen Anne

The Queen Anne style, most popular between 1880 and 1910, was influenced by Medieval English forms and popularized by the Englishman Richard Norman Shaw. This style spread across the United States, thanks to advertising in the popular magazine *The American Architect and Building News*, and the easy shipping of pre-cut building materials by railroad. The early Queen Anne style first concentrated on half-timbering and patterned masonry techniques, but later evolved to include the spindlework and free classic forms.

Queen Anne houses in Hyattsville are mostly wooden Free Classic examples, with emphasis on large front gables, full porches and bay projections. They range from high-style examples with elaborate decorative finishes, to simpler forms of the style, characterized by irregular massing rather than fine detail work.



An example of the irregular massing and applied detail typical of a Queen Anne house.



QUEEN ANNE CHARACTERISTICS

Form

- Irregular, steeply-pitched roof
- Asymmetrical facade
- Partial or full-width, one-story porch that can wrap around to either or both side elevations
- Square, round, or polygonal towers

Stylistic Detail

- Cutaway bay windows
- Single-pane window sashes (sometimes bordered by small square or rectangular panes)
- Doors commonly detailed with delicate carving and a single large pane of glass in the top half
- Wall surfaces are decorated both through the use of materials (patterned wood shingles) and by adding or cutting away from the wall plane (towers, bays, overhangs, wall projections)
- Dominant front gable often has decorative half-timber or patterned shingle detailing

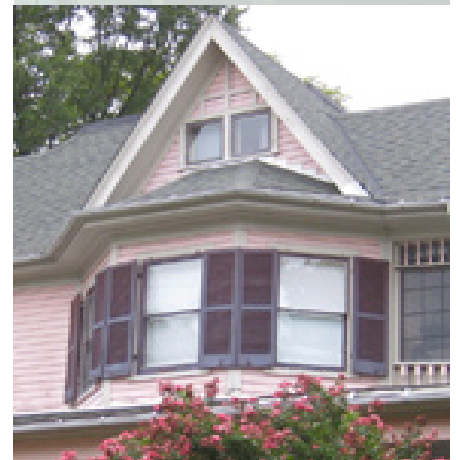
Construction Materials

- Wood frame with clapboard siding
- Wood shingle over clapboard or brick used in the different stories of the house



A gable-front roof with polychrome color scheme and decorative shingle work.

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This three-sided bay projection adds dimension and visual interest to this Queen Anne house.



The full-length porch on this Queen Anne is one of its most distinctive features.

KEY FEATURES

- Prominent porches spanning length of façade
- Gable-front roofs with decorative shinglework
- Large single-pane, vertically-oriented windows
- Bay projections to add dimension



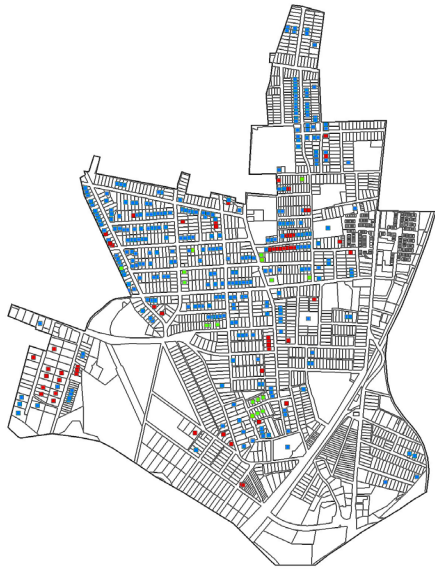
COLONIAL REVIVAL

The Colonial Revival style refers to houses constructed in the first half of the twentieth century of brick and wood with colonial-inspired architectural features such as the easily identifiable symmetry of doors and windows. Though Hyattsville has many variations on this theme, the predominant sub-styles discussed below are the two-story Colonial Revival, the Cape Cod, and the Dutch Colonial Revival.

History

The Colonial Revival style is based on classical and colonial architectural styles and details. Colonial Revival architecture became immensely popular in America after the centennial celebration in 1876, when there was a rebirth of interest in early American history, and remained popular through the 1950s. The Colonial Revival style is noted for its expressive use of historically-inspired architectural features and building forms that are blended with modern interior design features. Colonial Revival houses combine various colonial features into an eclectic mixture rather than attempting to accurately reproduce historic precedents.

In Hyattsville, this architectural style developed through three distinctive time periods resulting in notable variations to the building form resulting in uniquely vernacular architectural design features.



Map showing the distribution of Colonial Revival houses in the Historic District. Red=Cape Cod, Blue=Colonial Revival, Green=Dutch Colonial.

1. 1930 -1950: The majority of Hyattsville's Colonial Revival houses were constructed between this time period. They typically feature symmetrical façades, a center hallway, a small front and/or side porch, double-hung multi-paned wood windows, and an exterior chimney at the gable end. Garages are typically attached to the side of the building though they may also appear in the basement level where grading permits. Homes are either rectangular or square-shaped forms, covered with brick veneer and/or wood siding. Some of the more stylized homes have slate roofs and ashlar stone walls. In addition, wood-sided houses have been re-clad in other building materials such as asbestos, aluminum, and vinyl siding. Colonial Revival homes constructed in the late 1940s and throughout the 1950s are typically more simplified than those constructed earlier and are distinguished by their loose interpretation of colonial design elements.



2. 1910-1930: These homes typically exhibit symmetrical façades that more closely resemble colonial era features. Brick and wood construction usually have either side-gabled or hipped roofs, and may also include gabled or hipped window dormers. Front door surrounds feature prominent pediments and fanlights. Some homes feature large front porches that extend across the full width of the building.
3. Prior to 1910: There are approximately 12 houses constructed during this time period in Hyattsville. They feature asymmetrical façades with colonial-era design features. Construction is predominantly wood frame with a hipped roof. These homes also feature large front porches that may extend across the full width of the building.

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This Colonial Revival displays many of the key features of the style, including a symmetrical façade, six-over-six sash windows, pedimented front entrance and heavy chimney on the gable end.



Six-over-six double hung wood windows are one identifying feature of the Colonial Revival style.



An ornate, classically pedimented entry typical of the style.

COLONIAL REVIVAL CHARACTERISTICS

Form

- Symmetrical, 1 ½, 2, or 2 ½ story rectangular or square-shaped block forms
- Medium-pitched side-gabled roofs; some may exhibit hipped roofs
- Use of gabled and hipped-style dormers
- Prominent brick chimneys on end gables

Stylistic Detail

- Use of crown or broken pediment decoration around front door surround with classically styled moldings
- Small open and covered front porches with pilasters or supported by slender wood columns
- Fanlights and/or sidelights present around door surrounds
- Symmetrically-placed windows with double-hung wood sashes and multi-pane windows (typically six-over-six or eight-over-eight lights per sash); may contain operable wood window shutters with hardware
- Bay and/or box bay windows
- Classically-styled cornices that may include boxed cornices

Construction Materials

- Brick veneer with Flemish and Common bond patterns
- Wood frame with beveled clapboard siding
- Composition roof shingles; stylized versions may contain slate and metal roofing and use of copper flashing and gutters

KEY FEATURES

- Symmetrical façade
- Six-over-six double-hung sash wood windows
- Prominent brick chimneys at gabled ends
- Classical-styled, pedimented entry



Cape Cod

History

The Cape Cod home is closely associated with the Colonial Revival style and was popular from the 1930s until the 1950s, influenced by the restoration work underway at Colonial Williamsburg. It is particularly noted for its design simplicity, and its imitation of seventeenth century New England architecture. Cape Cod houses are usually symmetrical, consisting of a 1 ½ story rectangular form with a steeply-pitched roof with end gables. A dominant architectural feature is the use of window dormers that are symmetrically placed. Dormers are constructed of wood and typically clad in wide clapboard or shingles. Houses are further distinguished by brick chimneys at gabled ends. Additionally, the use of colonial-era architectural features further propelled the popularity of the Cape Cod.

In Hyattsville, the Cape Cod was favored by builders and homeowners for both its interior design, which allowed flexibility in the floor plan, and its low building cost. Cape Cods are typically constructed of brick veneer, are 1 ½ stories in height with a side-gabled roof, and have both front and rear window dormers. They can be recognized by the rigid symmetry of the front door and window-opening placements, as well as by an end-gabled chimney placement. Some of the later-built Cape Cods also exhibit asymmetrical building forms that may not feature front and/or rear window dormers.



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A typical Cape Cod, showing the steeply-pitched roof, symmetrical window dormers, and colonial-era architectural features.



A simple door surround characteristic of Cape Cods.

CAPE COD CHARACTERISTICS

Form

- Symmetrical, 1 or 1 ½ story rectangular-shaped block form
- Medium to steeply-pitched, side-gabled roof containing single gable or hipped dormers
- Prominent brick chimneys at gabled ends

Stylistic Detail

- Classically-styled moldings around front door surround
- Symmetrically-placed double-hung wood sash multi-pane windows (typically six-over-six lights); may contain operable wood window shutters with hardware
- Wooden clapboard dormers
- Use of flat arches around window openings with or without a keystone

Construction Materials

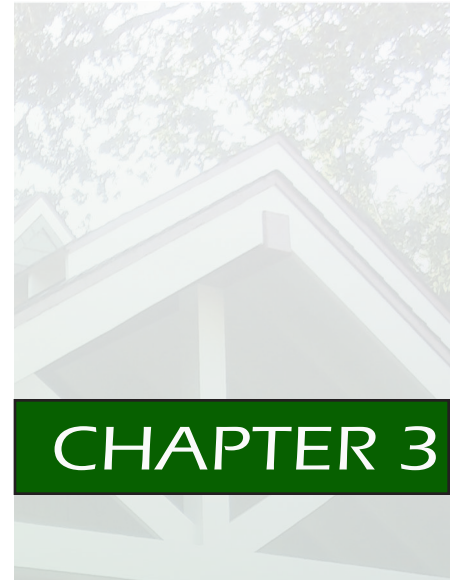
- Brick veneer with Flemish or Common bond patterns
- Composition roof shingles; stylized versions may contain slate roofing, and use of copper flashing and gutters

KEY FEATURES

- Symmetrical façade
- Simple colonial-style door surround
- Gabled dormers with six-over-six double-hung wood windows



Cape Cod with symmetrical dormers and windows and side-gabled roof.



A 1½ story Cape Cod featuring gabled dormers with six-over-six windows, slate roofing, and Flemish bond brick veneer.

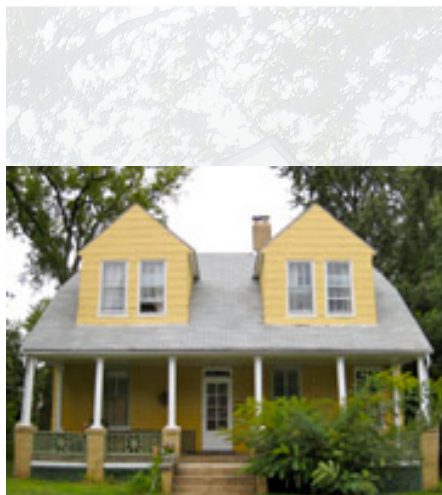


Dutch Colonial Revival

History

Popular from 1895 to the 1940s, Dutch Colonial Revival is closely associated with the Colonial Revival style, though it freely borrows details from English and Dutch Colonial houses as well as Victorian precedents. Its most identifying characteristic is the gambrel roof. Reminiscent of a barn, this roof style has two distinct pitches and provides more usable living space on the second floor than a more steeply-pitched gable roof. Dutch Colonial homes built in the eighteenth century were often austere, with wide eave overhangs and modest decoration. Houses built in the generally more exuberant Dutch Colonial Revival style have more complex rooflines; the simple gambrel silhouette is often pierced with dormers of various sizes, sometimes large enough to span the length of the house, called a shed dormer. Front doors are highlighted with side-lights, small porches, and Georgian details such as broken pediments. High-style examples may be clad in brick or wood siding with decorative detailing such as quoins and operable shutters.

Becoming fashionable when featured in housing magazines and pattern books in the 1920s and 1930s, Dutch Colonial Revival houses fit well into rapidly-growing suburban towns such as Hyattsville, with its rolling, tree-lined streets. In Hyattsville, some Dutch Colonial Revival houses have the distinctive gambrel roof with a cross-gable that is gambrel as well. The interior floor plans tend to be compact, and almost cubic in form. Windows are usually multiple-pane double-hung sashes in a balanced arrangement on the front facade. Though the symmetry is not as rigid as in other Hyattsville Colonial Reviv-



The broad gambrel roof is pierced by multiple dormers on this Dutch Colonial Revival house where the double pitch of the roof is best seen from the side of the house.



Classic Dutch Colonial Revival house with balanced façade and prominent gambrel roof.



al examples, there is an overall sense of regularity to the main facade. Front doors are generally emphasized with a small recessed porch or portico, and decorative wood moldings around doors and windows have minimal relief or are even flat.

DUTCH COLONIAL REVIVAL CHARACTERISTICS

Form

- Typically symmetrically-balanced on the façade with a prominent front entrance
- Gambrel roof, sometimes having cross-gables (the main gable may face the street or may be perpendicular to the street)
- Roofline often broken by several dormers or one large shed dormer

Stylistic Detail

- Front door emphasized with a pediment or portico over the entrance
- Windows are double-hung and may be set individually or in pairs on the façade

Construction Materials

- Frame with brick veneer, wooden clapboard, or shingles (usually asbestos or wooden)

KEY FEATURES

- 1½ to 2 stories
- Gambrel roof that recalls the shape of a barn
- Prominent front door with small porch or pediment
- Double-hung divided-light windows, often paired



The double pitch of the gambrel roof provides more living space under the gable.

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Paired double-hung windows on this dormer mix traditional details in a new way.



The small pediment on this Dutch Colonial Revival house emphasizes the front entrance.



ECLECTIC REVIVAL

Eclectic is a broad term for the architectural styles of the early twentieth century that combine details from many eras and influences with modern conveniences. The two main sub-styles addressed here are the Tudor Revival and the Spanish Revival. Dutch Colonial Revival, described more fully in the section on Colonial Revival, is closely related and could easily be grouped with the Eclectic styles as well.

Tudor Revival

History

Beginning in the 1890s and lasting through the 1940s, Tudor Revival homes were designed to imitate Medieval English houses. With faux half-timbering and structural brick, most Tudor Revivals are a mixture of many old English styles - from simple cottages to palaces - with details ranging from stone quoins to Craftsman woodwork. The most identifying features of these houses include a steeply-pitched cross gable on the front façade and a prominent chimney, sometimes emphasized with decorative brick patterns, multiple chimney flues, and exotic chimney pots. The exterior is usually playful, with a mixture of cladding materials ranging from stucco to brick, stone, and shingles. Early examples of this style were often very expensive to build due to multiple craftsmen needed for all of the various materials.

By the 1920s, building technology had changed greatly, and the technique of masonry veneer made Tudor Revival houses more accessible and fashionable in many of the quickly developing suburbs, such as Hyattsville. With an eclectic mixture of details and materials, Tudor Revival houses in Hyattsville range from modestly decorated cottages to complex compositions of materials and forms. The plans of these houses are compact yet appear rambling, with small side porches or entryways added to a rectangular plan. To emphasize the front door, it is often seated within a steeply-pitched cross gable that may have one end dramatically flared. On many examples, the front entrance is made welcoming with an arched door surrounded by cut stone or other contrasting materials, yet there are no porches on the front facade.

While not always highly detailed, chimneys in Hyattsville Tudor Revival houses are used as decorative features and are prominently placed, sometimes on the front near the entrance. These houses also have a



Map showing the distribution of Eclectic houses in the Historic District. Red=Tudor Revival, Blue=Spanish Colonial Revival.



The chimney on this Tudor Revival draws attention to the front façade and steeply pitched gabled roof.



mixture of window types, combining casements and double-hung sashes in inventive groupings on the façade.



A typical Tudor Revival with quoined doorway and a mixture of window styles.

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This Tudor Revival house shows the classic steeply-pitched gable over the main entrance. Other details like the rounded door and prominent chimney show the eclectic use of details on this small cottage.



A Tudor Revival with prominent chimney, quoined door surround and front gable entrance.



The steep pitch and dramatic flair of the front cross gable is a classic form for Tudor Revival houses.



Wood batten front door with rounded top and stone quoin surround.

TUDOR REVIVAL CHARACTERISTICS

Form

- Asymmetrical facade
- Steeply-pitched roof, often with many gables or a dormer, typically on the main façade
- Entrance is through a large gable on the front of the house

Stylistic Detail

- Front door emphasized, often made of wood battens with a striking shape that is rounded at the top; on brick versions, stone surrounds the front door to highlight the entrance
- Windows are a mixture of styles, but double-hung are predominant; casement windows usually have diamond-pattern window panes
- Prominent use of decorative chimneys with ornamental brickwork and chimney pots on top

Construction Materials

- Exterior consists of a mixture of materials, including stucco, brick veneer, false half-timbering, and stone veneer

KEY FEATURES

- Steep, cross-gabled roofs with front gable entrance
- Wood batten front doors with rounded tops and surrounding quoins
- Combination of materials on exterior
- Prominent chimneys
- Combination of window styles on the same façade



Spanish Revival

History

Popular from 1915 to 1940, Spanish Revival is an eclectic mixture of Spanish Baroque, Moorish, and Mission Style details popularized at the Panama-California Exposition held in San Diego in 1915. Most popular in areas that have a deep Spanish influence such as California, the Southwest, and Florida, this style grew out of the Arts & Crafts movement that emphasized local building craft traditions and simplicity of forms. Characterized by rounded wall edges created with stucco and faux adobe, these houses are usually one story in height and have a rambling plan. Details range from heavy mouldings around doors and windows borrowed from the Spanish mission churches, to flat roofs with false wooden beams or *vigas* that extend beyond the roof as used in Pueblo communities. Other decorative features commonly combined in this style include scrolled ironwork ballustrades, rounded batten doors and windows, and colorful tile work.

In Hyattsville, there are only a few examples of the Spanish Revival, nearly all located in the northern part of the historic district. Somewhat exotic on the East Coast, this style harmonizes with its neighbors through earthy color choices for trim and details. The distinctive stucco exteriors are accented by red clay tiles that cover decorative shed roofs over the entrance, which lend a Mediterranean flavor to the exterior. The main roofs of these houses are either flat or very low-pitched and are surrounded by a small parapet on the one-story examples. The front doors are rounded, sometimes mirrored by a fanlight over another window on the front façade. Low-slung even in the two-story example, these houses have a compact appearance with simple lines, which hides the asymmetrical plans within.



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This classic one-story stucco Spanish Revival house shows the rounded front door mirrored in the shape of one of the front windows.



Assymetrical details and stucco exterior are typical features of Spanish Revival homes.

SPANISH REVIVAL CHARACTERISTICS

Form

- Asymmetrical façade
- One story houses are low-slung
- Roofs are flat or low-pitched

Stylistic Detail

- Front doors are emphasized with wood batten doors, sometimes rounded at the top
- Flat roofs usually have small parapets while the low-pitched roofs are typically covered in red clay tiles

Construction Materials

- Stucco exterior, often of intense or concentrated colors

KEY FEATURES

- Single story, asymmetrical plan with flat or low-pitched tile roof
- Wood batten front door and stucco exterior



The red clay tiles on the decorative shed roof give this house its Mediterranean flavor.



CRAFTSMAN

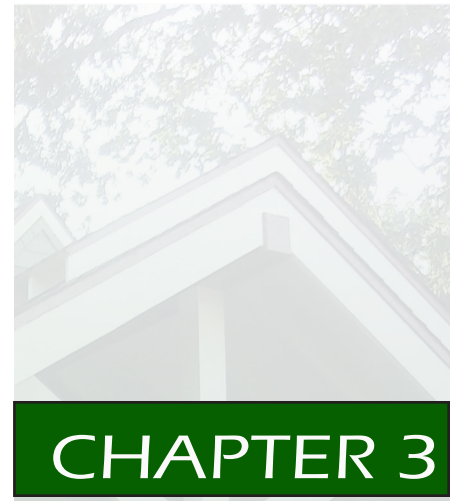
The Craftsman style was popular in the nation from the late nineteenth until the mid-twentieth century. A hugely popular style in Hyattsville, the majority of houses in the Historic District are Craftsman style, built in the American Foursquare or Bungalow form described in this section. There are also a few examples of more simplified houses in Hyattsville that also show the signature pure geometry, handcrafted details, and quality materials of the Craftsman style.

American Foursquare

History

The Craftsman style, which includes the Bungalow and American Foursquare, was popular during the late nineteenth century until the 1930s. The Craftsman style in architecture was part of the larger Arts & Crafts movement, which began in Great Britain in the 1860s as a response to the perceived degradation of human labor during the Industrial Revolution. This housing style in particular sought to distance itself from the opulence and over-decoration of Victorian architecture. Whereas Victorian architecture is known for complex façades, turrets, and wild color schemes, Craftsman architecture emphasizes handmade qualities, local materials, and simple embellishments.

The American Foursquare can be seen as a basic box-shaped house that, to fit the Craftsman ideals of simplicity and function, does not have the elaborate porches, turrets, and/or cladding seen in the Victorian style. The hallmarks of the style include a basically square, boxy design, 2½ stories high, usually with four large, square rooms to a floor, a central dormer, and a large front porch with wide stairs. Its square shape provides a maximum amount of interior room space to use a small city lot to its best advantage. Other common features include a hipped roof, arched entries between common rooms, built-in cabinetry, and woodwork composed of geometric details and rich tones.



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The distribution of Craftsman houses in the Historic District. Red=Bungalow, Blue=Craftsman, Green=Foursquare.



A typical American Foursquare design.



Classic Foursquare house with hipped roof and square plan.



Foursquare exhibiting typical square massing and pyramidal roof.



AMERICAN FOURSQUARE CHARACTERISTICS

Form

- Symmetrical façade
- Low-pitched, hipped roof, often with cross gables
- Deep, overhanging eaves
- 2 to 2 ½ stories

Stylistic Detail

- Lack of detailing, simplistic style
- Four-over-one or six-over-one double-hung windows

Construction Materials

- Wooden clapboard
- Brick

KEY FEATURES

- Symmetrical façade, 2 to 2 ½ stories
- Noted for lack of detailing, simplistic approach
- Hipped roof, nearly pyramidal with single, hipped roof dormer

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Simple details are a hallmark of the American Foursquare.



Craftsman Bungalow

History

With design roots in India, the Bungalow style house became hugely popular in the United States at the turn of the twentieth century because they were both affordable and attractive. Bungalows are considered the first building style that allowed middle-class families to live in a “high-style” house. Architecturally, they are characterized by low-pitched roof lines on a gabled or hipped roof; deep, overhanging eaves; exposed rafters or decorative brackets under the eaves; and a front porch beneath an extension of the main roof. Inside, their floor plans are continuous, having little or no hallway space.



Bungalow showing a combination of materials typical of the style.



A Craftsman bungalow with a centered gable dormer, brackets under the eaves, and a porch composed of square posts resting on massive brick piers.



Builders in Hyattsville used a wide variety of materials for bungalows, including concrete block, stone, brick, and wood to create a textured streetscape. Hyattsville bungalows also vary widely in the level and type of detail, from elaborate decorative trusses and exposed rafters to austere and sturdy piers supporting an open and inviting porch.

CRAFTSMAN BUNGALOW CHARACTERISTICS

Form

- Symmetrical façade
- Low-pitched, gabled or hipped roofs
- Deep, overhanging eaves
- Front porch beneath extension of roof
- 1 to 1 ½ stories
- Typically has a centered shed or gable dormer

Stylistic Detail

- Exposed rafters or decorative brackets under eaves
- Four-over-one or six-over-one double-hung windows
- Square-shaped, tapered columns supporting porch

Construction Materials

- Wooden clapboard with wooden shingles
- Combination of materials, including stone, brick, and concrete block

KEY FEATURES

- Symmetrical façade, 1 to 1 ½ stories
- Centered shed or gable dormer
- Front porch supported by short, square upper columns resting upon massive piers
- Blend of exterior materials, such as wood shingles and brick

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Bungalow with its distinctive symmetrical facade, .



Typical gable roof dormer with brackets and exposed rafter tails.



Map showing the distribution of Postwar houses in the Historic District. Red=Post War, Blue=Ranch.

POSTWAR

Ranch

Houses designed after World War II both built on traditional housing forms and drew on new influences to meet the changing needs of American families. These houses often had more open floor plans, larger windows, simplified details, and more integration of outdoor space. In Hyattsville, there are a variety of housing types with these characteristics, but the most prevalent in the Historic District is the Ranch style.

History

Ranch houses were first built during the 1920s and 30s, and were constructed with an informal design emphasizing a relationship between the structure and the outdoor environment. The style embraced both Hispanic and American colonial architectural traditions. The Ranch style also has its origins rooted in the Usonian architectural design,



A Ranch house with its distinctive low-slung, asymmetrical facade, .



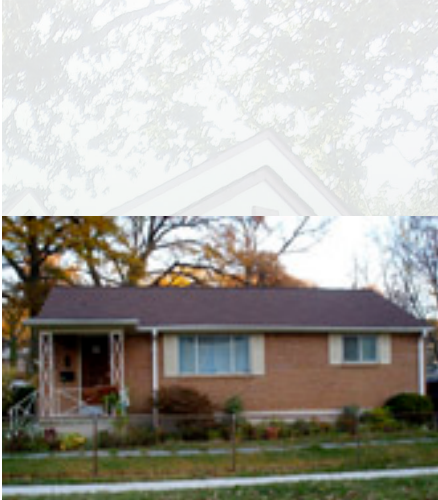
A typical Ranch house.

created by Frank Lloyd Wright. The Usonian style abandoned all historical architectural references, created simplified rooflines, and sought to blur the concrete distinction between interior and exterior spaces. Wright's Usonian houses were typically one-story, L-shaped structures with large windows and an attached carport.

Cliff May, one of the first architects in California to design a Ranch-style house, followed Wright's concept of the Usonian house by keeping the style a single story with an open floorplan and creating large picture windows that allowed natural light to fill the interior space and blur the line between interior and exterior space. May also stressed affordability in his design by using materials that were readily available, such as wood, stone, and brick.

As the automobile became the main source of transportation across the country, the Ranch style gained in popularity. Compact housing on small lots was steadily replaced by sprawling designs on much larger lots. The long front façade of the Ranch house emphasized the use of large land space. Ranch houses in Hyattsville are free adaptations of the traditional Ranch style. Some of the houses belonging to the Ranch style in Hyattsville utilize Colonial Revival details, including shutters and multi-paned windows, instead of the traditional picture windows.

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An asymmetrical façade, large picture window and iron porch supports are typical features.



A Ranch house with attached carport, which accentuates the wide overhanging eaves.

RANCH CHARACTERISTICS

Form

- Asymmetrical façade
- Single story
- Low-pitch, side gabled roof
- Wide, overhanging eaves
- Long façade
- Attached garage

Stylistic Detail

- Use of large windows, including ribbon, picture, and double-hung
- Use of iron or wooden supports for porch or stair railings
- Presence of shutters is atypical, appearing only in vernacular or altered examples
- Lack of detailing

Construction Materials

- Brick veneer with common bond pattern
- Wood frame with wooden siding
- Composition roof shingles

KEY FEATURES

- Wide, overhanging eaves
- Use of picture or ribbon windows
- Long façade, low to the ground



MAKING MAJOR CHANGES

When making the decision to alter or build an addition to your house, it is important that you recognize and respect the architectural and stylistic features of your historic home. These are the elements that give your home its character, look and feel. Additions and alterations to the structure should complement the old without making an exact copy; sympathetic changes allow the house to retain its historic features while it grows and evolves with the neighborhood.

ADDITIONS

When making additions, you should consider the following:

- Add on to the back or side of the house when possible. Making the addition less visible on the main façade will help the historic structure remain the focal point on the property while not disrupting the rhythm of the street.
- Make the addition smaller than the original house. You don't want to overwhelm the historic features with an outsized addition that overshadows the character of your home.
- Design an addition that is distinguishable from the existing structure in order to visually convey how the building has evolved through its history. Caution should be exercised so the design of the addition does not damage, destroy, or remove original architectural details and building materials.
- Highlight the stylistic details unique to your house. Look to the key features of your house design and try to incorporate those into the addition. If your house is a relatively simple design, don't add complicated moldings and other architectural details, either from the same or another style.
- Emulate the pitch of the original roof in your addition. The shape of your roof, whether steeply-pitched and gabled or nearly flat gives the house a distinct form. When designing the addition, a similar and complementary shape should be used so that the addition both harmonizes with the older structure and yet is distinct.

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- Use compatible materials, windows, and doors on the addition. Dramatic contrasts between the addition and the historic fabric can be visually jarring. You want to distinguish your new addition while allowing your historic house to be the focus.
- Look to the plan of your original house for cues to the design of your addition. The plan of any addition should add to the house in a way that does not detract from the original form. If the plan is simple, then adding a complex addition will compete with the historic structure.

ALTERATIONS

When making alterations to any style home, remember that certain features highlight the history of your house and should be emphasized:

- Repair original windows whenever possible. If beyond repair, replacement windows should be similar in size, shape, and orientation to the originals. Also, try to retain the same number of panes in your replacement windows as this adds to the overall character of the façade.
- The front door of a home visually defines the front entry. It is one of the most important elements of a home since it is used as the primary entrance and exit point. If doors require replacement, avoid door kits that are poorly detailed and are constructed of composite materials, such as vinyl-clad particle board. When selecting a new door, try to match the style of the original door as closely as possible. Also when possible, invest in a solid wood door that harmonizes better with the original materials and style of your house and has a longer lifespan than composite material.
- Do not cover original cladding in aluminum or vinyl siding. This approach traps moisture within the original structure, particularly wood clapboards, causing serious damage. A new coat of paint will protect the wood and give a clean new appearance to your home.
- If your house has a porch, do not enclose this space.



These generous outdoor spaces provide a buffer between the street and the house.

- Repair any deteriorating woodwork and keep the wood painted. This preventive maintenance will preserve the original features that define your house.

Here are some style-specific suggestions for making alterations and additions that accompany the historic structure:

Stick Recommendations



- Keep the large open porch when adding to these houses, rather than enclosing them. If appropriate, extend the porch around the new addition to continue the open feeling.
- When adding on to these houses, try to add to the rear or side to minimize the impact on the historic form.



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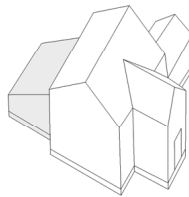
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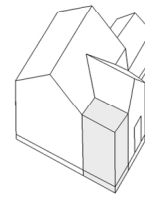
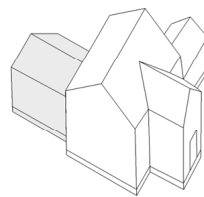
Queen Anne Recommendations



- If your historic house doesn't have flat exterior walls, design an addition that includes projecting or cut-away bays.
- Try to emulate the steep pitch of the roof in any additions. These pointed gables give Queen Anne houses a light, vertical feel, and any additions should continue that character.



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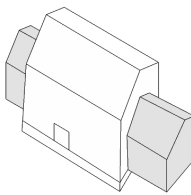


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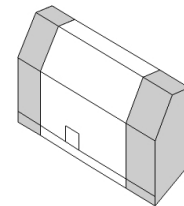
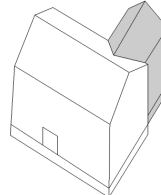
Colonial Revival Recommendations



- Retain the symmetry of the façade when making any additions.
- Don't overwhelm the original house with additions that are outsized.



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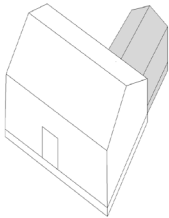
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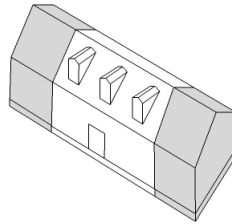
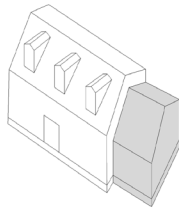
Cape Cod Recommendations



- Retain the symmetry of the façade, particularly when adding dormers. Place dormers directly over the windows on the first level, and retain the size and proportions of any existing dormers.
- Put additions on the back or side.



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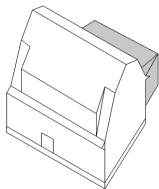


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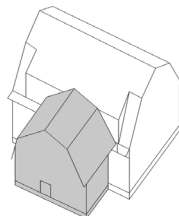
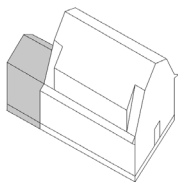
Dutch Colonial Recommendations



- Use simple forms for any additions to these houses. Don't add a steeply-gabled addition. This will compete with the gambrel roof.
- If you need more space and light, consider adding dormers.



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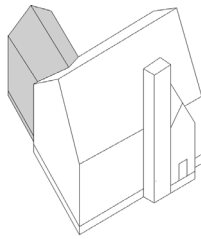
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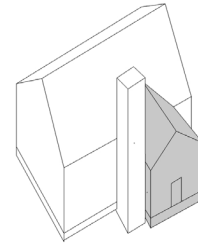
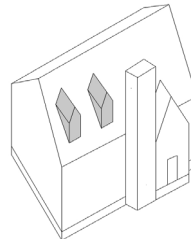
Tudor Revival Recommendations



- Emulate the moderate pitch of the main gable in any addition.
- Don't cover the decorative chimney when adding to the house. Try to add to the back or side without competing with the main house.



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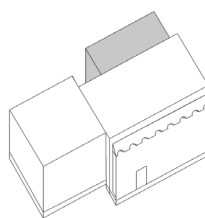


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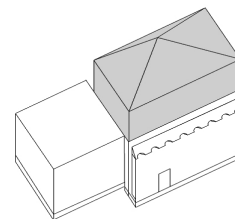
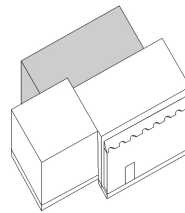
Spanish Revival Recommendations



- Retain the low pitch of the roof on any addition. Don't add a steeply-pitched roof or change the pitch of the roof over the main house.
- Add on smaller spaces to the back or sides.



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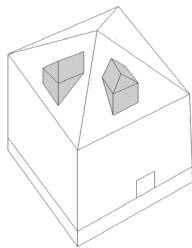
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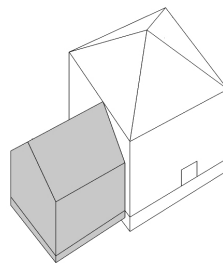
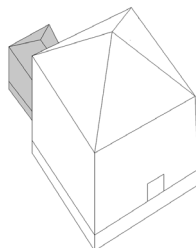
American Foursquare Recommendations



- Don't build overly complex additions. Retain the elegant simplicity of the original house.
- Try to add to the back or side of the house, so that the addition does not overwhelm the original house.



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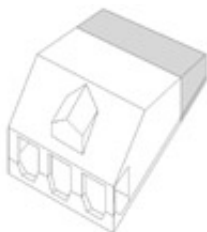


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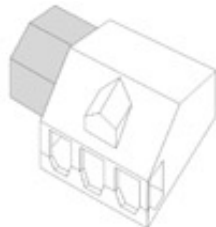
Craftsman Bungalow Recommendations



- Put additions on the back or side of the house to keep the open feel of the front entrance, and retain the distinctive front porch.
- Keep the roof pitch low on any addition to mirror the low-slung design of the original house.



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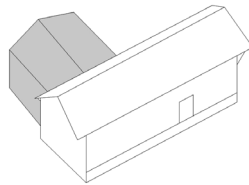
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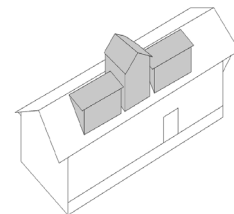
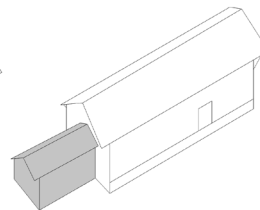
Ranch Recommendations



- Retain the picture window and asymmetry of the façade.
- Don't change the low pitch of the original roof. Any addition should also be one story and complement the long, narrow nature of the structure.



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NOT RECOMMENDED