

**HISTORIC PRESERVATION
GUIDELINES FOR THE
RIVERSIDE AND AVONDALE
HISTORIC DISTRICTS**



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for the

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BUNGALOW (1910 - 1930)

The Bungalow is the domestic building style most common to Riverside and Avondale. It is most numerous in Riverside, but is also found in significant numbers in Avondale. The earliest American Bungalows appeared in the 1890s, but they only became widespread after the turn of the century when plans began to appear in such publications as Bungalow Magazine and The Craftsman. Bungalows came in various shapes and forms, but small size, simplicity and economy generally characterized the style.

The Bungalows in Riverside and Avondale generally have a rectangular ground plan, with the narrowest side oriented toward the street. They have gently sloping gable over gable roofs that face the street. A variety of exterior materials are employed including weatherboard, shingles, and stucco. There are often lattice roof vents in the gable ends. The porches are dominated by short, oversized, tapered or square columns which rest on heavy brick piers connected by a balustrade. Rafter ends are usually exposed and often carved in decorative patterns to combine structure and ornament. Wood sash windows usually have three lights in the upper unit and one in the lower, although there are many examples of multi-light sash or casement windows.

Characteristics:

1. *Plan: regular, rectangular, usually oriented with the narrow side facing the street.*
2. *Foundation: brick pier or continuous brick or concrete block.*
3. *Height: one story; belvedere, two stories.*
4. *Primary exterior material: horizontal wood siding, shingles; less frequent stucco.*
5. *Roof type: gable main roof over gable porch roof; shed dormers frequent secondary roof type; less frequent multiple gable, belvedere.*
6. *Roof surfacing: composition, asbestos shingles.*
7. *Ornamentation: simple; exposed structural elements (ridge beams, truss work, rafters, purlins); knees braces; battered porch piers; tapered chimneys.*

ROOFS AND ROOF SURFACES

Applicable Standards: 2, 4, 5, 6, 9.

- 2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.***
- 4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.***
- 5. *Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.***
- 6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.***
- 9. *New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the***

historic integrity of the property and its environment.

Roofs are highly visibly components of historic buildings. They are an integral part of a building's overall design and often help define its architectural style. Examples of significant roof features or materials in Riverside and Avondale include dormers; gambrel roofs; embossed or crimped sheet metal; and barrel or French tile.

Roof forms comprise an important part of the streetscape in Riverside and Avondale. They create a unified rhythm with neighboring buildings. The most common residential roof types in the three Jacksonville districts are gable, hip, or a combination. Occasional examples of the gambrel and clipped gable (jerkinhead) are found in Riverside. Flat roofs with parapet are the universal roof type in commercial areas such as Five Points in Riverside.

In planning roof repairs, it is important to identify significant features and materials and treat them with sensitivity under standards 2 and 5. Under standard 6 significant features and materials should be repaired rather than replaced. If replacement of a deteriorated feature is necessary, the new materials should closely match the original.

Roofs perform an essential function in keeping a building weathertight. As a result, they are particularly subject to change. Some historic changes to roofs have gained a

significance in their own right.

Many of the roofs in Riverside and Avondale have been previously repaired or replaced. In Riverside the most common original roofing materials were embossed or crimped sheet metal and sawn wood shingles. Virtually all of the wood shingle roofs have been removed and replaced by sheet metal or asbestos or asphalt shingles.

Where existing roofing material is non-original, there is greater flexibility. The existing roof may be retained, replaced in a manner known to be accurate based on documentation or physical evidence, or treated in a contemporary style in compliance with Standards 4, 6, and 9. In reviewing replacement of non-historic roof surfacing, it is important to keep in mind, Standard 9. Even if the existing surfacing is inappropriate, the replacement material must be compatible with the overall design of the building.

Rooftop additions are another common change to historic buildings. They are generally not suitable for smaller buildings of three stories or less or for buildings with very distinctive rooflines. They can, however, meet Standard 9 if certain conditions are met. The addition should be designed to be distinguished from the historic portion of the building; be set back from the wall plane; and be placed so it is inconspicuous when viewed from the street.

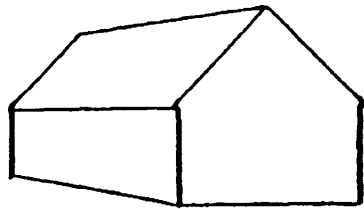
Recommendations:

1. Preserve the original roof form in the course of rehabilitation.
2. Provide adequate roof drainage and insure that the roofing material provides a weathertight covering for the structure.
3. Replace deteriorated roof surfacing with new material, such as composition shingles or tabbed asphalt shingles, in dark shades that match the original in composition, size, shape, color, and texture.
4. Retain or replace where necessary dormer windows, cupolas, cornices, brackets, chimneys, cresting, weather vanes, and other distinctive architectural or stylistic features that give a roof its essential character.

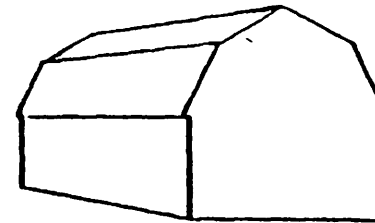
Avoid:

1. Changing the essential character of a roof by adding inappropriate features such as dormers, vents, skylights, air-conditioners, and solar collectors which are visible from public right-of-ways.
2. New materials, such as roll roofing, whose composition, size, shape, color, and texture alter the appearance of the building.

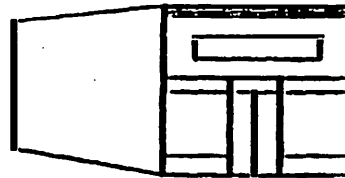
Roofs and Roof Surfaces



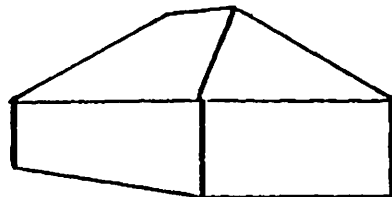
Gable



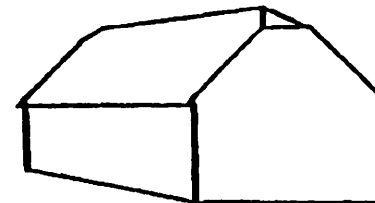
Gambrel



Flat



Hip



Clipped Gable



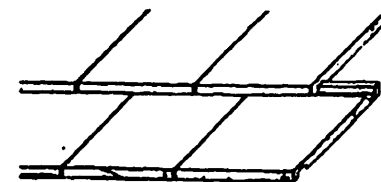
Pressed Metal Shingles



Pantile



Barrel Tile



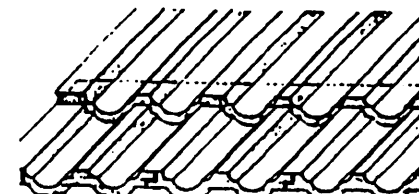
Flat



Metal 3-V Crimp



Composition Shingles



French