

## F. Examples of Historic Architectural Styles

This section includes several photographs that illustrate the city's most common building types, historic styles and significant features. This section will assist the design review authority in determining the significance and appropriate treatment of a building.

Each of the following styles/descriptions includes several photographs illustrating Sausalito's most common historic styles and their basic features. Examples of residential buildings are followed by examples of commercial buildings. However, styles are rarely "pure" in form, and there are a wide range of variants that may exist within individual styles. It may also be that alterations or additions have been made to these structures, resulting in features which are not characteristic of the style of the building.

### Residential Buildings

#### FOLK HOUSES

c. 1860-1900

##### Vernacular or National

Sometimes referred to as "other", "no style" or "folk houses", the vernacular residential style focuses on being functional. These houses are constructed of simple designs, some of which remained common for decades. Many of these designs were indeed based on popular styles of the time, but the vernacular structures were much simpler in form, detail and function. Elements from other styles will appear on the vernacular type but in simple arrangements.

While Sausalito's neighborhoods include "folk houses" of several types, the most prevalent is the Gable Front. The Gable Front Vernacular, usually one-story or one-and-a-half-stories, has a front-facing gable roof with a porch.

##### Character-defining features:

- Gabled or hipped roof over the main block
- Porch, with steps
- Round columns
- Raised first floor
- Eaves encased and trimmed with moldings
- Small dormers
- Lap siding

**Character-defining features:**

- Simple roof line
- Double-hung windows
- Lap siding
- Porch
- Modest bay window form
- Raised foundation



*Vernacular style*

**Character-defining features:**

- Simple roof line and trim
- Double-hung windows
- Lap siding
- Simple porch with railing
- Raised foundation



*Vernacular style*

## ROMANTIC ERA

c. 1860-1880

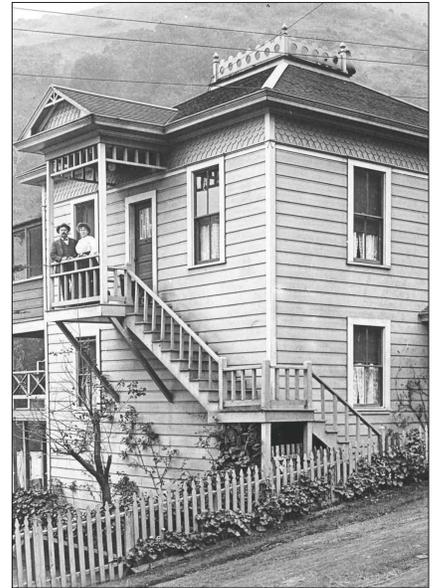
Nationally, the picturesque styles from the Romantic era—especially the Gothic Revival and the Italianate—began during the 1830s and moved westward with expanding settlement. Architectural styles in Sausalito that represent the Romantic era include the Italianate, Gothic Revival (or Folk Victorian) and Greek Revival.

### Italianate and Italianate Cottage

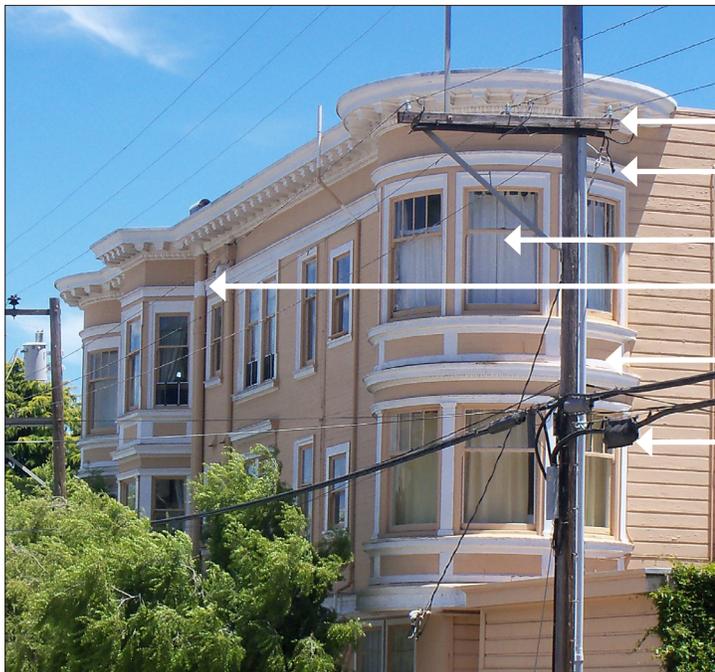
The Italianate style, along with other styles of the Picturesque Movement such as Gothic Revival and the Victorian era, were a reaction to the formal classicism of the Greek Revival. The Italianate style was introduced by Andrew Jackson Downing in his 1850 publication, *The Architecture of Country Houses*.

#### Character-defining features:

- Low pitch hipped roof
- Double-hung, narrow windows, often with round arch heads
- Window panes are either one-over-one or two-over-two
- Hooded window moldings and protruding sills
- Wide, overhanging eaves
- Ornate treatment of the eaves, including the use of entablature, paired brackets, modillions and dentil courses
- Bay windows, often rectangular shape
- Rusticated quoins at building corners
- Cresting on roofs
- Transom, often curved, above the front door
- Ornate porch treatment, with round columns or square posts



*This building has several features that are characteristic of the Shingle style. Key features include an entablature, hip roof, roof cresting, front porch, and overhanging eaves.*



*The influence of the Italianate style is visible on this residence.*

#### Character-defining features:

Overhanging eaves with brackets and molding

Trim

Four over one double-hung windows

Bay window

Corner bay window

Narrow wood lap siding

**Character-defining features:**

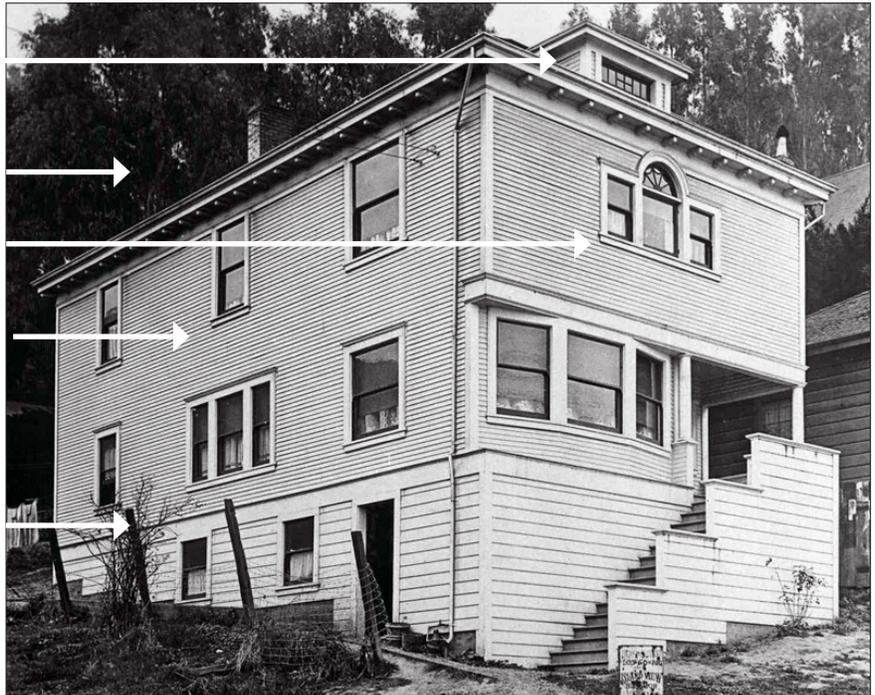
- Roof dormers with brackets
- Overhanging eaves with brackets
- Entablature
- Hooded window moldings with protruding sills
- Palladian window
- Narrow wood lap siding



*The influence of the Italianate style is visible on this residence.*

**Character-defining features:**

- Dormer
- Wide overhanging eave with brackets
- Palladian window
- Narrow lap siding
- Bay window
- Raised foundation



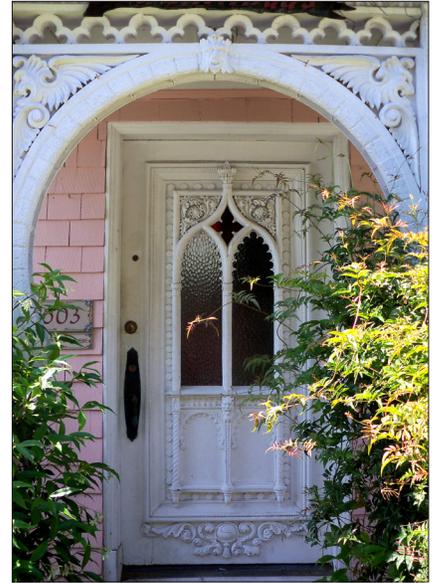
*The influence of the Italianate style is visible on this residence.*

### Carpenter Gothic or Folk Victorian

The Carpenter Gothic style was part of the Romantic movement that valued emotion over rational thought. As a rejection of classicism the most vocal proponent of this style, Andrew Jackson Downing, emphasized vertical lines, deep colors and applied ornament.

#### Character-defining features:

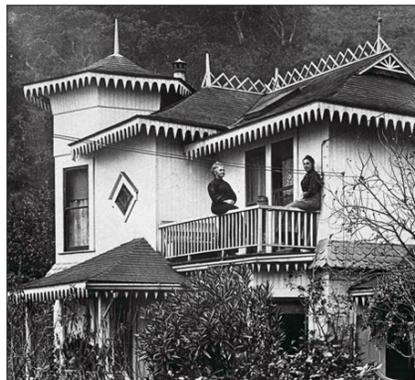
- Often used “classic cottage” building form, with steeply pitched gables and dormers
- Cross gable roof plan or side gable roof plan with central cross gable over the door
- Clapboard or plaster siding
- Highly emphasized decorative ornament
- Dormers and eaves lines ornamented with decorative wooden bargeboards
- Pediments over windows
- Full-length windows and bay windows
- Lancet windows
- Elaborate turned posts, cut-out boards



*Classic gothic detailing is visible on this door.*

#### Character-defining features:

- Dormer finial
- Dormer
- Ornamental window canopy
- Window-box brackets
- Window tracery
- Shingle siding



*Eclectic Carpenter Gothic details are visible on both of these buildings.*



## VICTORIAN ERA

c. 1860-1900

Technically the word “Victorian” refers to the long reign of Queen Victoria, which lasted from 1833 to 1901, and encompassed the rich variety of architectural styles that were popular during the nineteenth century. Architecturally the word “Victorian” evokes the complexity and irregularity seen in the massing and materials of modest homes to large mansions.

Architectural styles in Sausalito that represent the Victorian era include the Queen Anne, Stick and Shingle.



## Queen Anne

Proponents of the Queen Anne style found their inspiration from the medieval art and architecture of its namesake’s reign (1702-1714), growing out of recognition of vernacular, modest, pre-industrial structures and a desire to bring about a close relationship of architecture to ornamentation. In the United States, it developed from a desire to identify a national style. Both the Centennial Exposition, held in Philadelphia in 1876, and the popularity of New England coastal towns exposed Americans to their colonial, vernacular architectural past. The style introduced a new kind of open planning and a new way of massing volumes of space; it was inherently eclectic and became available to homeowners of all income levels.

### Character-defining features:

- Irregular, asymmetrical massing
- One to two stories
- Bay windows, towers, turrets, oriels, dormers, gables—anything that protrudes from the wall and the roof
- Windows with leaded or stained glass (usually at staircase)
- Tall brick chimneys (usually ornate)
- Multi-gable roof with predominate front gable
- Shingles used as embellishment, especially in gable ends and dormer walls
- Ornamental woodwork, especially on gables and porches
- Combinations of siding materials, e.g., horizontal siding on the first story and shingles on the second
- Double-hung wood sash windows in tall narrow openings



Queen Anne style.



**Character-defining features:**

- Turret with conical roof
- Varied materials and textures
- Porch with decorative trim
- Asymmetrical shape

*Queen Anne details were added to this residence early in its history.*



**Character-defining features:**

- Finial
- Board and batten gable end with decorative accents
- Porch with ornamental trim work
- Two-story bay window

*These cottages, originally part of a set of three matching Queen Anne designs, have been adapted to commercial uses, and some original features are therefore altered, but the ornamental bracket supports, strapwork detailing and variety of materials continue to reflect the original character.*

## Stick Style

The Stick style is generally considered a transitional design between the Gothic Revival and the Queen Anne periods. Where early Gothic Revival homes had highly ornate detailing applied to the doors, windows and cornices, the Stick style stressed the wall surface itself as the decorative element. This style is purely defined by its decorative detailing—the characteristic multi-textured wall surfaces and roof trusses whose “stickwork” somewhat mimics the exposed structural members of Medieval half-timbered houses. Varied patterns of wood siding and shingles are typically applied in the square and triangular spaces created by this “stickwork.”

### Character-defining features:

- Combinations of materials: For example, horizontal siding can be seen on the first story and shingles are used on the second
- Shingles are the most commonly used embellishment on gable ends and dormer walls
- Horizontal wood siding has a crispness that gives the building a repetition of light and shadow that is texturally rich.
- Fancy scroll cut wood work, especially around gables and porches
- Cornerboard and bargeboard trim
- Squared bay windows

### Character-defining features:

- Dormer
- Scrollwork
- Strapwork detailing
- Bay window
- Varied materials and textures
- Porch



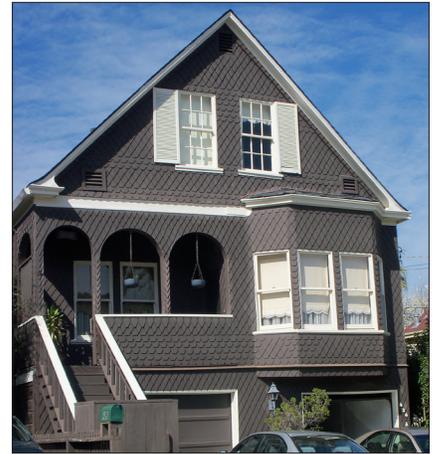
*The influence of the Stick style is visible on this residence.*

## Shingle

With its lack of decorative detailing, the Shingle style house was a stark contrast to the Queen Anne houses that were most popular in the years preceding 1890. Architects and designers of the style used the complex forms of Queen Anne design, but were also influenced by Richardsonian Romanesque and American Colonial architecture. Unlike Queen Anne, which was adapted to the small, vernacular cottage, Shingle influences rarely appear on small-scale dwellings and never became a style that was mass-produced.

### Character-defining features:

- Primarily wood shingles
- Secondary materials include stone foundations and wood for windows and trim
- Simple and complex roof forms
- Curved surfaces and shapes (curved bays, arched porch openings, Palladian windows)
- Large, dominant front gable
- Prominent front porch, typically with the front elevation dominated by a curved bay
- Grouped windows
- Double-hung multi-lite windows



*This building has several features that are characteristic of the Shingle style. Key features include wood shingles, front porch, dominant front gable.*



### Character-defining features:

- Steep roof pitch
- Multi-lite windows
- Shingle siding
- Grouped windows
- Elevated porch

*The influence of the Shingle style is visible on this residence.*



*The influence of the Neoclassical style is visible on these two buildings. Key features include the window surrounds and embellished eave on the top building. A classic portico adorns the lower building.*

## COLONIAL REVIVAL PERIOD

c. 1890-1930

The popularity of classical influences persisted in Sausalito, as elsewhere in the nation, from the 1890s through the 1920s. Two distinct phases are represented, however, in the forty-year time frame. Architecture from the earlier phase tended to use classical elements in a strict sense, whereas the later phase interpreted them in a more modern, scaled-down vernacular form.

The Colonial Revival period tends to be a more symmetrical and formal style than others discussed in this chapter. It incorporates less applied decorative detailing than the Victorian era and displays traditional features that are restrained and classically inspired like fluted columns and pediments.

Architectural styles in Sausalito that represent the Colonial Revival Period include the Neoclassical Cottage, Colonial Revival and Dutch Colonial Revival.

### Neoclassical

Inspired by some of the smaller pavilions at the Colombian Exposition in 1893, the Neoclassical style was for those who did not appreciate the excessive monumentalism of the Beaux-Arts movement. Incorporating less decorative details, smooth, plain walls and simple moldings, this style was still grandly assertive.

### Character-defining features:

- Classical columns and pediment over the entrance
- Low porch rails with turned balusters
- Hipped or gabled roofs
- Eaves with simple dentils, modillions, frieze
- Paneled doors surrounded by sidelights, pilasters and a pediment
- Palladian window (usually on front elevation)
- Narrow, clapboard or stucco siding
- Double-hung windows, 1/1, multi-pane/1, multi-pane, leaded glass in upper sash

## Dutch Colonial Revival

The Dutch Colonial Revival style is named so because of the use of a gambrel roof. This style is closely allied with the Shingle and the Queen Anne styles. The details, such as the window pattern, porches and materials are very similar.

### Character-defining features:

- Gambrel roof, both side- and front-facing variations can be found
- Shingled gable end
- Two story, with the second floor in the roof form
- Prominent front porch, with classically-detailed porch supports and plain balustrades
- Double-hung sash windows, with either single panes or multiple panes in the upper sash



### Character-defining features:

Gambrel roof

Chimney

Shingle siding and dormer

Divided casement windows

*The influence of the Dutch Colonial Revival style is visible on this residence.*



*These gambrel roofs are typical of the Dutch Colonial Revival style.*



*This building has several features that are characteristic of the Craftsman style. Key features include grouped double-hung windows, wood shingles and exposed roof rafters.*

## Arts and Crafts Period

c. 1900-1925

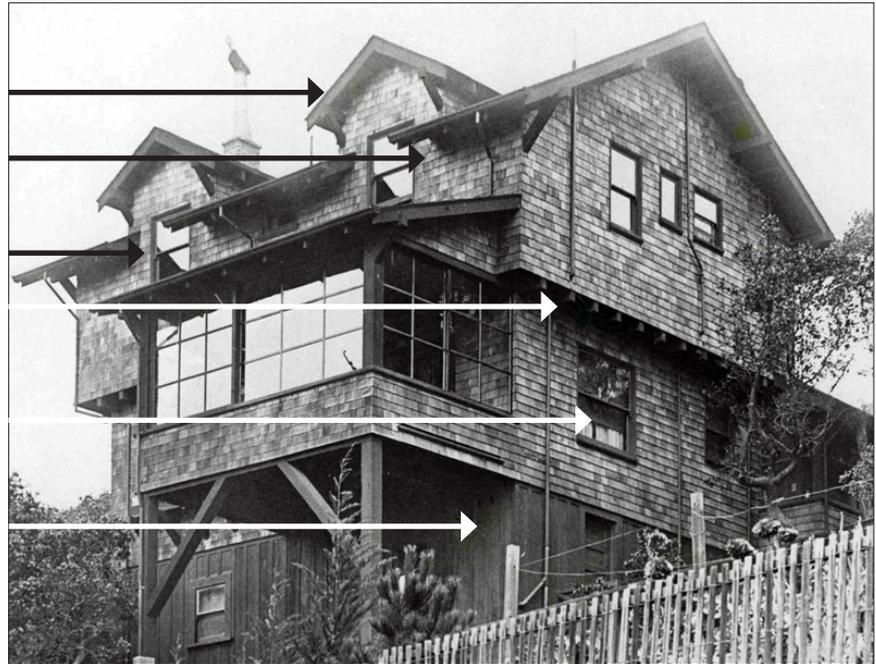
In contrast to the vertical orientation and outspoken decoration characteristic of Victorian era homes, the many configurations of houses during the Arts and Crafts period had in common a new horizontality emphasized by broad gables, overhanging eaves and an informal plan which spreads out to hug the landscape. The use of brick and stone for foundations, porch walls, chimneys, retaining walls and horizontal siding or shingles stained dark brown or green tended to make the homes merge with the landscape.

The Arts and Crafts period dwelling is represented in three distinct forms: the Bungalow, the Craftsman and the flat-roof Prairie house. During the Arts and Crafts period, other influences in residential designs were introduced in Sausalito neighborhoods. Architects and designers created moderate and large size homes that were inspired by the English Arts and Crafts movement and philosophical idealism of American Colonial life.

Architectural styles in Sausalito that represent the Arts and Crafts Period include the Craftsman, Bungalow and Prairie.

### Character-defining features:

- Dormers
- Exposed roof rafters
- Shingle cladding
- Exposed floor rafters
- Double-hung windows
- Board and batten clad foundation



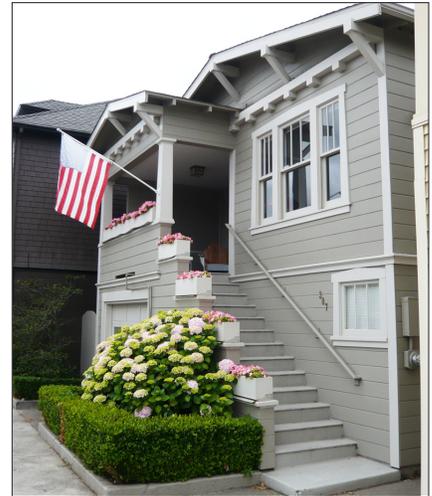
*The influence of the Craftsman style is visible on this residence.*

## Craftsman

Craftsman homes were originally inspired by two California brothers—Charles Sumner Green and Henry Mather Green—who practiced in Pasadena from 1893 to 1914. Beginning as simple bungalows, the Craftsman style was known as the “ultimate bungalow.” Influenced by the English Arts and Crafts movement and oriental wooden architecture, elements such as low-pitched, gabled roofs, wide eaves, exposed roof rafters and porches with tapered columns were common.

### Character-defining features:

- Low-pitched gabled roof
- Decorative beams or brackets under gables
- Grouped windows with multi-lites in upper sash
- Prominent lintels and sills
- Full or partial, open porch with square posts and tapered arched openings
- Gable or shed dormers
- Exposed rafters
- Wide eaves
- Outside siding: wood clapboard, stucco, shingle
- Concrete or brick foundation



*This building has several features that are characteristic of the Craftsman style. Key features include grouped double-hung windows with multi-divided lites, wood siding, roof brackets and exposed roof rafters.*



### Character-defining features:

Roof bracket

Low-pitched gable roof

Exposed rafters

Grouped windows with multi-divided upper lights

Shingle siding



*The influence of the Bungalow style is visible on these buildings. Key features include double-hung windows, wood siding, hipped shaped roof and porch.*

## Bungalow

The word “bungalow” denotes a type of building rather than a style of architecture. It is believed that the word comes from a type of East Indian dwelling with broad verandas. Its immense popularity in the United States springs from a rejection of the constraints of the Victorian era and from the fact that it lent itself well to both modest and impressive house designs.

Although bungalows display a variety of materials and details, they are easily recognized by their wide, low-pitched roofs and broad front porches that create a deep, recessed space. Many bungalows fall readily into the Arts and Crafts categories, with exposed brackets and rafters, the use of “art” glass in windows and the combination of different textures, such as cobblestone and shingles. Others represent scaled-down Prairie style versions, with low-pitched roofs, broad eaves and simple geometric shapes that provide an overall horizontal appearance.

### Character-defining features:

- Simple massing
- Primary roof form: shallow pitched gable or hipped
- Brick, plaster or wood lap siding
- Wide, overhanging eaves
- Asphalt shingles
- Exposed rafters, brackets — details highlight structural components of the building
- One-story porch with knee wall or baluster
- Thick, tapered porch posts/columns
- Grouped windows and bay windows
- Simple wood window casing
- Small-paned windows in gable ends
- Hip, gable or shed dormers
- Battered foundation wall
- Wood doors with panels and windows in the upper third
- “Art” glass located within transom window

### Character-defining features:

Low-pitched hip roof with dormer

One-story porch

Wood siding

Low knee wall



*The influence of the Bungalow style is visible on this residence.*

## **20TH CENTURY REVIVAL PERIOD [ECLECTIC]**

c. 1920-1940

After World War I, revival styles for houses grew in popularity. Changes in building technology, such as inexpensive methods to apply brick, stone veneer or stucco to the exterior of the traditional wood-framed house, facilitated the popularity of Twentieth Century Revival styles. The period encompasses the reworked versions of the Spanish Colonial, Tudor, French Norman and classically-inspired architecture along with many other variants used throughout the country's colonial history. With the exception of the Neoclassical, which was generally reserved for mansions, period revival styles lent themselves well to designs for modest homes and offered an alternative to the bungalow.

Developers and builders found that evoking a cozy image of the past sold well, and that revival styles satisfied the need of home buyers to conform to tradition while making use of contemporary convenience and floor plans, such as the "L-shaped" living room.

Architectural styles in Sausalito that represent the Twentieth Century Revival Period include the Tudor Revival, Mission Revival, Spanish Colonial Revival or Spanish Eclectic, Pueblo Revival, Mediterranean Revival and Italian Renaissance Revival.