ARCHITECTURAL

CHARACTER

OF THE

DISTRICT

ARCHITECTURAL CHARACTER OF THE DISTRICT

		
Residential Landmark *712 West 16th Street*	*Commercial Landmark* *1717 West Avenue*	*Residential Landmark* *1615 Pearl*

A. GENERAL CHARACTER

The following description of the overall landscape and streetscape of the District is founded upon the National Register Bulletin *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*.

Historic Homes in the Judges Hill Area

The Judges Hill area incorporates a number of properties that are designated as History Landmarks. These properties were all originally built as residences and most are still in use as residential properties today. The boundaries are not yet set for the Local Historic District but these pages highlight the historic properties within the "Judges Hill District" as designated by the Downtown Austin Plan. ***Surveys for all of the landmark and contributing properties have been included in this application to demonstrate the style diversity of the district.***

Landmark designations include:

- Two properties individually listed on the **National Register of Historic Places**
- Seven properties designated as **Recorded Texas Historic Landmarks**
- Nineteen City of **Austin Historic Landmarks** (these include the properties with National and State designations)

Navigate these pages using the links to the right to view landmark properties by street as well as details on individual landmarks.

Judges Hill Area History

Established in 1851 as Austin's original city neighborhood, the Judges Hill Neighborhood contributes significantly to the historical appreciation of Austin. Judges Hill is still the setting for many handsome single-family homes built more than 75 years ago, with many residents who have occupied the dwellings for more than 50 years. The Neighborhood is located north of the central business district

of downtown Austin on the eastern bluff overlooking Pease Park, bordered by West Avenue, 15th Street, Martin Luther King, Jr. Blvd and Lamar.

In 1839, the Congress of the Republic of Texas condemned land surrounding the village of Waterloo (now known as the City of Austin), offering the grant holders land elsewhere in Texas as compensation. The City of Austin was founded when sovereignty and initial ownerships were established. Many of the homes in the Judge's Hill Neighborhood are part of the Republic of Texas Outlots 10 and 11, Division E, later approved for sale as City of Austin Lots in 1850 by the State of Texas Legislature and by Governor Bell in1852.

In 1851, Judge Elijah Sterling Clark Robertson built the Original City Neighborhood's first home near the corner of 18th and San Gabriel. The house was subsequently demolished in 1966. Judge Robertson was the first among neighborhood resident judges and attorneys who earned the neighborhood the name of Judges Hill. From its inception, Judges Hill was home to many prominent Austin citizens including but not limited to:

- Colonel E. M. House, close advisor to President Woodrow Wilson;
- Josh Wesley Robertson, Mayor of Austin;
- James P. Alexander, Chief Justice of the Texas Supreme Court;
- Few Brewster, Associate Judge of Texas Supreme Court;
- Ireland Grave, Judge of the 26th Judicial District;
- Judge St. John Garwood;
- Judge Alexander S. Walker; and,
- Judge Edward R. Kone.

1. Land Use Activities

Historic Land Use Patterns

- In the historic period, residential properties were intermixed with commercial and institutional properties.

Current Land Use Patterns

- Today, residential properties are intermixed with commercial and institutional properties.

Multi-family Residential Land Use

- Several multi-family structures exist along West Avenue where historic structures formerly were located (The House House). Structures include privately owned condominums as well as apartment homes.

Commercial Land Use

- There are some LO and NO offices located along West Avenue, generally with restrictive covenants. No CO structures exist in the district.

Institutional Land Use

- There are no institutional land uses within the district.

Open Space

- There is some existing City of Austin Park Land located along the perimeter of the district along the North side of 15th street, just West of West Avenue, adjoining the back

lots of properties along 16th street. There is also some privately held open land along West avenue between 15th and 16th streets that is zoned for Single Family Development.

2. Natural Environment

Topography

- Land generally slopes toward Shoal Creek beginning from West Avenue heading west along 16th, 17th. Land generally slopes toward Lady Bird Lake beginning from 18th Street heading South along San Gabriel, Pearl and West Avenue.

Trees and Natural Landscape

- Large heritage oaks are located throughout the district with added Pecan, Cedar Elm and Sycamore.

Designed Landscape

- There is an eclectic variety of landscape including native in-formal, formal, cottage gardens, xeriscape. There is not a particular type of landscaping that dominates the district.

3. Circulation Networks

Street Patterns

- The street pattern follows a straight grid that does not deviate in response to natural features such as waterways or changes in topography.

Major Thoroughfares

- Borders of the district are major thoroughfares including West Avenue, Rio Grande, 12th, 15th and 19th Streets.

Alleys

- There is an alleyway between West Avenue and Rio Grande and between 15th and 14th.

Sidewalks

- Sidewalks are located on West Avenue, 16th, and Pearl. Sidewalks are partially included on 18th, 17th, and San Gabriel (in front of some houses, not others). All sidewalks are poured concrete.

4. Spatial Organization

Subdivision of Lots

- Lot sizes vary significantly from .25 of an acre to more than 1 acre.

Organization of Lots

- Houses are generally set back along the streetscape and garages are not in front of the structures, generally located behind the residential structure.

Setbacks

- Majority of district adheres to residential setbacks (SF3).

5. Boundary Demarcations

District Boundaries

- There exists no formal signage for the district boundaries.

Property Boundaries

- There is no hedgerow or distinctive property boundaries for the district.

Fencing

- None.

Retaining walls

- None.

6. Small-scale Elements

Signage

- There exist some JHNA signs on the street signs to identify the area.

Lighting

- There is only City of Austin provided lighting in the area.

Street Furniture

- There is no street furniture in the district.

B. LOCAL ARCHITECTURAL TYPE AND CHARACTER

Property types and architectural styles are useful categories for analyzing general types of historic resources commonly found within historic districts. The inventory of historic properties provides a list of the specific property types and architectural styles found within the historic district. The following analysis sets forth typical character-defining features of property types and architectural styles. Note that many examples of historic resources do not strictly fit any property type or architectural style classification. Similarly, a typical example of a property type or architectural style may exhibit some of the character-defining features below, but not all. Other examples of historic resources may combine eclectic elements from several property types or architectural styles. This analysis of property types and architectural styles seeks to find commonalities among general trends, though the inventory of resources within a historic district inevitably will include exceptions.

Property type designation is primarily based upon the function intended for the building at the time of its construction. Because form follows function, properties that share a use-type often share similarities in floor plan, roof form, size, and scale. Similar property types often are clustered together due to a variety of factors influencing development, including proximity to transportation, property values, desire for visibility versus desire for privacy, and convenience. Property Type Classifications are based on a combination of the resource's original use or function, stylistic influences, and form/plan type. Although this system works well for the majority of the identified resources, some properties are unique and may not fall under a single standard property type classification. Standard definitions for property types are set forth by the National Park Service in Bulletin No. 16a, *How to Complete the National Register Registration Form*.

Bungalow (located in the District)

	
District at 901 West 16th Street	*District at 906 West 17th Street*

The bungalow is a nationally popular house form that was always constructed after the arrival of the railroad, and typically constructed after local popularization of the automobile. Bungalow plans were standardized, often distributed through lumber companies. Bungalows are usually one-story in height, but sometimes, one-and-a-half or two-stories. Floor plans usually are organized with the living room, dining room, and kitchen aligned on one side of the house, and the bedrooms aligned on the other side, so that corridor space is minimized. In Austin, bungalows typically are set back from the street, with a front yard. Concrete sidewalks or driveway runners may be present. Because bungalows often were constructed after the advent of the automobile, a detached garage may be associated with the house, and/or a porte *cochere* attached to a side façade of the house.

- Exterior Walls: Typically constructed of milled lumber with wood siding finished with paint, but sometimes constructed of brick or stone masonry.
- Foundation: Typically pier and beam with brick piers, but sometimes concrete stem wall and footing.
- Porches: Typically partial-width with a front-gabled roof form and wood or concrete porch floor. Often feature Craftsman Style tapered porch piers, sometimes on wood or stone bases. However, sometimes feature Classical Revival Style, Tudor Revival Style, Spanish Colonial Revival Style, or Mission Revival Style porch supports and detailing.
- Roofs: Roof form typically front- or side-gabled, with deep eaves. Originally usually standing seam metal or asphalt or asbestos shingle. Often detailed with exposed rafter ends.
- Windows: Double-hung wood-sash, usually with a one-over-one configuration. Often feature wood screens with geometric detailing on the upper sash with Craftsman Style or Prairie Style motifs. Eyebrow gable windows may be present.
- Doors: Typically paneled wood with glazing.
- Chimneys: Typically brick masonry chimney located at the side elevation.

American Four-Square Plan (located in the District)



Proposed District at 803 West 17th Street

American four-square houses were always constructed after the arrival of the railroad, and often constructed after local popularization of the automobile. American four-square houses are usually two- or two-and-a-half stories in height. Floor plans typically include four rooms on each floor, with entry into one of the front rooms on the ground floor. In Austin, these houses typically are set back with a front yard. Concrete sidewalks or driveway runners may be present. They often include a detached garage and/or a *porte cochere* attached to a side façade.

- Exterior Walls: Typically brick masonry, but sometimes constructed of milled lumber with wood siding finished with paint.
- Foundation: Pier and beam, typically with brick piers.
- Porches: Typically full-width with a front-gabled or shed roof form and wood or concrete porch floor. Often feature Craftsman Style tapered porch piers, sometimes on wood or stone bases. However, sometimes feature Classical Revival Style, Tudor Revival Style, Spanish Colonial Revival Style, or Mission Revival Style porch supports and detailing.
- Roofs: Roof form typically low-pitched hipped or pyramidal. Originally usually standing seam metal or asphalt or asbestos shingle.
- Windows: Double-hung wood-sash, usually with a one-over-one configuration. Often feature wood screens with geometric detailing on the upper sash with Craftsman Style or Prairie Style motifs.
- Doors: Located asymmetrically, offset to one side of front façade. Typically paneled wood with glazing.
- Chimneys: Typically brick masonry chimney located at side façade.

Two-Story Center Passage Plan (located in the Proposed District)

	
District at 1711 San Gabriel	*District at 1711 Pearl*

Most examples of the two-story center passage plan house in Austin were constructed after the arrival of the railroad, and many were constructed after local popularization of the automobile. This house form is two- or two-and-a-half stories in height, featuring a floor plan with a central entry hall on the ground floor, leading to a central stair. These houses usually are set back with a front yard. Concrete sidewalks or driveway runners may be present. A detached garage and/or a *porte cochere* may be associated with the main house.

- Exterior Walls: Typically brick masonry, but sometimes constructed of milled lumber with wood siding finished with paint.
- Foundation: Pier and beam, typically with brick piers.
- Porches: Either partial-width or full-width, with a projecting front-gabled, flat, or shed roof form. Porch floors may be wood or concrete. Often feature Classical Revival Style, Tudor Revival Style, Spanish Colonial Revival Style, Mission Revival Style, Prairie Style, or Craftsman Style porch supports and detailing.
- Roofs: Roof form typically low-pitched hipped or pyramidal. Originally usually standing seam metal or asphalt or asbestos shingle.
- Windows: Double-hung wood-sash, usually with a one-over-one configuration. Often feature wood screens with geometric detailing on the upper sash with Craftsman Style or Prairie Style motifs.
- Doors: Located at the center of the front façade. Typically paneled wood with glazing.
- Chimneys: Typically brick masonry chimney located at side façade.

Cape Cod (located in the Proposed District)



District at 903 West 17th Street

Examples of the Cape Cod house form in Austin were often constructed after local popularization of the automobile. The form is always one-and-a-half stories in height with dormer windows. The floor plan usually features a central entry hall on the ground floor, leading to a central stair. In Austin, these houses typically are set back with a front yard. Concrete sidewalks or driveway runners may be present. A detached garage often is associated with the house.

- Exterior Walls: Either brick masonry or constructed of milled lumber with wood siding or wood shingles, either unfinished or finished with paint.
- Foundation: Pier and beam, typically with brick piers.
- Porches: Often lack a porch or feature only a bracketed portico. When present, porches may be partial-width or full-width, with a projecting front-gabled, flat, or shed roof form. Often feature Classical Revival Style, Tudor Revival Style, Spanish Colonial Revival Style, or Mission Revival Style porch supports and detailing.
- Roofs: Roof form always side-gabled or gambrel. Originally usually standing seam metal or asphalt or asbestos shingle.
- Windows: Double-hung wood-sash, usually with a one-over-one configuration.
- Doors: Typically paneled wood with glazing.
- Chimneys: Typically brick masonry chimney located at side façade.

Ranch (located in the Proposed District)

	
District at 1001 West 17th Street	*District at 1706 San Gabriel*

The Ranch house probably is the most common house form found in Austin. These houses were constructed nationwide beginning ca. 1940 and continuing with the post-World War II housing boom. Ranch houses were constructed using prefabricated building materials, and often standardized plans were repeated within subdivisions. The Ranch house form is nearly always one-story. The footprint may be rectangular, L-plan, rambling and irregular, or even split-level. The interior floor plan of a Ranch house is open, with free-flowing living, dining, and kitchen spaces, many of which open out to outdoor spaces, such as courtyards or patios. Ranch houses typically lack applied architectural ornament, and instead feature details integral to the design of the house that are influenced by the Ranch Style, Modern Style, or Contemporary Style. In Austin, neighborhoods of Ranch houses include typically suburban landscape patterns, with houses set back from the street with a front yard. Concrete sidewalks and driveways are often present. Garages or carports are integral to the overall form and design of the Ranch house, and most examples include an attached carport or one- or two-car garage.

- Exterior Walls: Sometimes constructed of milled lumber with wood siding finished with paint or asbestos shingle siding, and sometimes brick or stone masonry. Masonry units often thin with horizontal emphasis, such as Roman brick or flagstone.
- Foundation: Typically concrete slab.
- Porches: Typically partial-width and recessed under the main roof form. Often feature geometric wood or decorative metal porch supports, or porch roof may be cantilevered. Porch floors typically concrete. Brick or stone planters sometimes integrated into porch design.
- Roofs: typically low-sloped and hipped or side-gabled, sometimes with deep eaves. Originally usually asphalt or asbestos shingle.
- Windows: Often wood or metal casement; awning or jalousie; or double-hung metal sash. Often feature large, fixed-pane picture windows.
- Doors: Typically wood, often with geometric glazing or relief patterns.
- Chimneys: When present, often wide, constructed of Roman brick or flagstone masonry, and set asymmetrically on front façade.

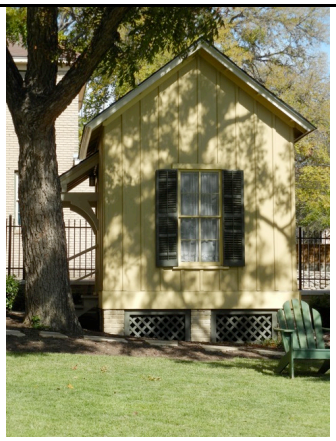
Domestic Outbuildings (located in the Proposed District)

	
District at 805 ½ West 16th Street	*District at 1502 West Avenue*

The detached garage is the overwhelmingly most common historic domestic outbuilding found in Austin. Detached garages typically are one-story in height with a rectangular footprint and a single, open interior space. Garage apartments may be two stories in height, with an open garage space on the ground floor and a living space above. Some domestic properties retain agricultural outbuildings, such as barns or sheds, which pre-date the residential development of the surrounding neighborhood. Domestic outbuildings typically are sited at the rear of the lot, behind the main house.

- Exterior Walls: Most commonly wood siding or board-and-batten, but may be brick or stone.
- Foundation: Usually poured concrete slab, but some examples have no foundation, only a dirt floor.
- Porches: Domestic outbuildings seldom include porches.
- Roofs: Roof form most often front-gabled, but may be side-gabled or hipped. Roofing material usually matches the associated main house.
- Windows: Usually limited to side façades. Window materials and configuration typically match associated main house.
- Doors: In garages, overhead rolling doors are common, but original hasp-hung doors or hinged doors may be present.
- Chimneys: Domestic outbuildings seldom include chimneys.

Early Texas Vernacular (located in the Proposed District)



Proposed District at 712 West 16th Street

Many homes constructed in Austin in the nineteenth century are modest properties with no defined architectural style. In the Field Guide to American Houses, Virginia and Lee McAlester call this the National style. Blake Alexander refers to these homes as either Frontier Settlement or Ante-Bellum South architecture in his Texas Homes of the 19th Century. These homes were built using local materials, without formal plans.

- Building Form: Center-passage, L-plan, or two-story center-passage plan.
- Exterior Walls: Various forms of wood siding, including board and batten and weatherboard; limited use of limestone.
- Foundation: Often screened with wood, metal, or stone
- Porch: linear porches across the front of the house, either full or partial width.
- Roof: Gabled.
- Windows: Double-hung wood, often with multi-lite sash and exterior blinds.
- Doors: Typically wood stile and rail.
- Chimneys: Brick or stone, if extant.

The nature of American folk housing changed with the arrival of the railroad in 1871. No longer fully dependent on the local natural resources of timber, limestone, and clay, new materials could be more readily transported to Austin.

Revival Styles (located in the District)

(1)

	
District at 1503 West Avenue	*District at 1700 West Avenue*

Tudor Revival

- Building Form: Bungalow, L-plan, or irregular.
- Exterior Walls: Usually brick masonry in varying colors, patterns, and textures, with exaggerated mortar joints, sometimes seeping. Sometimes stucco. Faux half-timbering often adorning gable-ends. Wing walls or buttresses sometimes accenting front façade.
- Foundation: Usually skirted with brick.
- Porches: If present, sometimes include low-sloped Gothic arches supported by brick piers.
- Roofs: Gable-on-hip or front gabled. Often complex. Eaves sometimes swept.
- Windows: Usually double-hung wood sash. Window openings sometimes feature low-sloped Gothic arches. Sometimes feature picture windows with leaded glass in a lattice pattern.
- Doors: Round-arched wood doors with small lites.
- Chimneys: Prominent brick chimneys, often on front façade. Sometimes feature chimney caps with corbelling or crenellations.

Revival Styles (located in the Proposed District)

(2)



District at 900 West 17th Street

Colonial Revival

- Building form: American four-square, two-story center-passage, or bungalow.
- Exterior walls: Typically red brick.
- Foundations: Typically pier and beam skirted with brick.
- Porches: Often lack porches. Sometimes include front-gabled or arched awnings over the main entrance, supported by brackets. If present, porches usually partial-width, with front-gabled roof supported by white wood or stone columns.
- Roofs: Side-gable. Wood cornice and enclosed eaves, often painted white.
- Windows: Typically double-hung wood sash, painted white. Often flanked by wood shutters.
- Doors: Typically wood, sometimes topped with fanlights. Commonly include sidelights, ornate door surrounds, pediments, etc.
- Chimneys: Typically red brick.

Spanish Colonial Revival

- Building form: L-plan, bungalow, or irregular.
- Exterior walls: Stucco, sometimes with texture or molded decorative wall elements.
- Foundation: typically skirted with masonry finished with stucco.
- Porches: Often lack porches. Sometimes feature cantilevered awnings over entrance, or partial-width porches with arched openings supported by masonry piers.
- Roofs: Typically flat or low-sloped hipped, typically covered with clay tile.
- Windows: Double-hung or casement windows, with metal or wood sash. Sometimes featuring wrought-iron grates or balconies.
- Chimneys: Stucco, often with tile caps.

Victorian Era Styles (located in the Proposed District)

	
District at 1700 San Gabriel	*District at 1510 West Avenue*

Italianate

- Building Form: Center-passage, L-plan, two-story center-passage plan, or irregular.
- Exterior Walls: Wood siding, brick, or stone masonry. Stone quoins common at the corners of masonry examples.
- Foundation: Often screened with wood, pressed metal, brick, or stone.
- Porch: Often lacks porch. Entrance may be protected by an awning supported by brackets, or a small portico supported by columns.
- Roof: Flat, cross-gabled, or hipped. Bracketed eaves and ornate, molded cornices typical. Often clad in imbricated slate shingles.
- Windows: Typically double-hung wood sash. Segmental-arched windows with ornate window hoods or surrounds common.
- Doors: Typically wood, sometimes with glazing, transoms, and/or sidelights.
- Chimneys: Brick or stone, if extant.

Second Empire

- Building Form: Rectangular, center wing, asymmetrical, or towered.
- Exterior Walls: Usually masonry, brick with stone accents, or solid stone.
- Foundation: Foundation: Typically screened with skirting of brick or stone.
- Porch: Feature decorative woodwork, such as turned balusters and spindle friezes. Wraparound porches common. Porch floors often wood and porch ceilings often bead board.
- Roof: Distinctive Mansard roof, accented with patterned roof tiles or slate, trimmed with cornices and roof cresting.
- Windows: Typically 1-over-1 double hung wood sash.
- Doors: Wood, with glazing, transoms, and/or sidelights.
- Chimneys: Brick or stone if extant.

Architectural Character of the District



District at 1611 West Avenue

Queen Anne

- Building Form: L-plan, modified-L, or irregular.
- Exterior Walls: Usually wood siding or wood shingle, but sometimes brick or stone. Often with a variation of materials and textures.
- Foundation: Often screened with skirting of wood, pressed metal, brick, or stone.
- Porch: Feature decorative woodwork, such as turned balusters and spindle friezes. Wraparound porches common. Porch floors often wood and porch ceilings often bead board.
- Roof: Cross-gabled, gable-on-hip, hipped, or pyramidal, often with dormers.
- Windows: Typically double-hung wood sash. Bay windows common character-defining features.
- Doors: Typically wood, often with glazing, transoms, and/or sidelights.
- Chimneys: Commonly brick or stone, often with decorative tapestry brick or corbelling. Sometimes metal stovepipe substitutes for chimney.
- Details: One of the most ornate styles, with fine ornamentation and a high level of detail.

Folk Victorian

- Building Form: L-plan, modified-L, pyramidal-roof-square-plan, or hipped-roof-square-plan.
- Exterior Walls: Usually wood siding or wood shingle.
- Foundation: Often screened with skirting of wood, pressed metal, brick, or stone.
- Porch: Feature decorative woodwork, such as turned balusters and spindle friezes. Porch floors often wood and porch ceilings often bead board. Decorative detail typically prefabricated.
- Roof: Cross-gabled, gable-on-hip, hipped, or pyramidal.
- Windows: Typically double-hung wood sash.
- Doors: Typically wood, sometimes with glazing, transoms, and/or sidelights.
- Chimneys: Brick or stone, if extant. Sometimes metal stovepipe substitutes for chimney.

Early Twentieth-Century American Styles (located in the Proposed District)



District at 1606 Pearl

Prairie Style

- Building Form: L-plan, American four-square, two-story center-passage plan, and bungalow.
- Exterior Walls: Brick, sometimes Roman Brick, sometimes with string course for horizontal emphasis. Stone or tile detailing in geometric pattern sometimes present.
- Foundation: Typically skirted with brick.
- Porches: Supported by brick piers with stone coping and detailing.
- Roofs: Low-sloped hipped with deep, enclosed eaves.
- Windows: Typically double-hung wood sash, often with wood screens with geometric detail. Art glass sometimes present.
- Doors: Typically wood with glazing, sometimes with transoms and sidelights.
- Chimneys: Brick, often with stone coping.

Craftsman

- Building Form: L-plan or bungalow.
- Exterior Walls: Typically wood siding or asbestos shingle, sometimes brick. Sometimes feature wood shingle detailing.
- Foundation: Typically skirted with wood or brick. Skirt walls sometimes battered.
- Porches: Partial-width or full-width, often with front-gabled roof, typically supported by tapered wood or stone columns but sometimes supported by decorative metal posts.
- Roofs: Low-sloped hipped or gabled, with deep eaves, often with exposed rafter ends.
- Windows: Typically double-hung wood sash, often with wood screens with geometric detail.
- Doors: Typically wood with glazing, sometimes with transoms and sidelights.
- Chimneys: Brick, sometimes with corbelling or stone coping.

Early Twentieth Century American Styles (located in the Proposed District)



District at 907 West 18th Street

Mission Style

- Building Form: American four-square, bungalow, and irregular.
- Exterior Walls: Typically stucco, although sometimes brick or stone.
- Foundation: Typically skirted with brick or stone.
- Porches: Supported by wide masonry piers (stucco, brick, or stone), often with arched openings. Flat or shed porch roofs typical.
- Roofs: Hipped or flat. Often feature exposed rafter ends or decorative brackets. Clay tile roofing typical. Sometimes feature molded parapets, often with stone coping, and projecting wood beams or *vigas*.
- Windows: May be double-hung wood sash, wood casement, or metal casement.
- Doors: Typically wood with glazing, sometimes with transoms and sidelights.
- Chimneys: Stucco, brick, or stone, often with coping or hoods with clay tile.

Monterey Style

- Building Form: L-plan, typically two-story.
- Exterior Walls: Typically stucco, brick, or stone.
- Foundation: May be pier-and-beam or concrete slab.
- Porches: Second-story balconies common. Often feature wood or wrought iron rails with decorative detailing. Porch usually recessed under balcony.
- Roofs: Typically hipped or cross-gabled.
- Windows: Typically double-hung wood sash, but may be wood casement or metal casement.
- Doors: Typically wood with glazing, sometimes with transoms and sidelights.
- Chimneys: Stucco, brick, or stone.

Mid Century Styles (located in the District)

		
805 West 16th	*1800 San Gabriel*	*805 West 17th*

Moderne Style

- Building Form: Irregular.
- Exterior Walls: Stucco. Corners often rounded.
- Foundation: Concrete slab.
- Porches: Cantilevered flat awnings. Patios or balconies with steel railings.
- Roofs: Flat.
- Windows: Typically metal-sash casement or jalousie. Glass block sometimes present.
- Doors: Typically wood or metal, often with glazing.
- Chimneys: If present, stucco.

International Style

- Building Form: Irregular or ranch.
- Exterior Walls: Stucco, wood, Roman brick, flagstone, glass, or tile. No applied ornament.
- Foundation: Concrete slab.
- Porches: Cantilevered flat awnings, or recessed under flat roof.
- Roofs: Flat.
- Windows: Double-hung, casement, or fixed, with metal or wood sash. Horizontal bands of windows and window walls common.
- Doors: Typically wood or metal, often with glazing.
- Chimneys: If present, typically brick or stone with minimal detail.

Contemporary

- Building Form: Irregular or ranch.
- Exterior Walls: Stucco, wood, Roman brick, flagstone, glass, or tile. No applied ornament. Often curving or angular.
- Foundation: Concrete slab.
- Porches: Cantilevered flat awnings, or recessed under flat roof.
- Roofs: Flat, A-frame, angular, vaulted, or irregular.
- Windows: Double-hung, casement, or fixed, with metal or wood sash.
- Doors: Typically wood or metal, often with glazing.
- Chimneys: If present, typically brick or stone.

District Character