

Wylie Historic Review Commission Regular Meeting

March 26, 2026 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



CALL TO ORDER

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Commission regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Commission requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Commission is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

PRESENTATIONS

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

A. Consider and act upon approval of the meeting minutes from the September 25, 2025, Historic Review Commission Meeting.

REGULAR AGENDA

WORK SESSION

WS1. Work Session to discuss a Downtown Historic District building guidebook

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on March 20, 2026, at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020. Hearing impaired devices are available from the City Secretary prior to each meeting.

If during the course of the meeting covered by this notice, the Commission should determine that a closed or executive meeting or session of the Commission or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Commission at the date, hour and place given in this notice as the Commission may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

§ 551.071 – Private consultation with an attorney for the City.

§ 551.073 – Discussing prospective gift or donation to the City.



Historic Review Commission

AGENDA REPORT

Department: Planning

Item: A

Prepared By: Gabby Fernandez

Subject

Consider and act upon meeting minutes from the September 25, 2025, Historic Review Commission Regular Meeting.

Recommendation

Motion to approve as presented.

Discussion

The minutes are attached for your consideration.

Wylie Historic Review Commission Regular Meeting

September 25, 2025 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



CALL TO ORDER

Chair Sandra Stone called the meeting to order at 6:14 p.m. In attendance were Chair Allison Stowe, Vice-Chair Sandra Stone, Commissioner Kali Patton, Commissioner Tommy Todd, and Commissioner Bekka Herpeche. Staff present were Director of Community Services Jasen Haskins and Administrative Assistant Gabby Fernandez. Absent were Commissioner Edwin Caffrey, Commissioner Krisleigh Hoermann, and Commissioner Kali Patton.

COMMENTS ON NON-AGENDA ITEMS

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None approached the Commission.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

A. Consider and act upon approval of the meeting minutes from the July 24, 2025 Historic Review Committee meeting.

Commission Action on Consent Agenda

A motion was made by Vice-Chair Stone and seconded by Commissioner Todd to approve the Consent Agenda. A vote was taken and carried 4 – 0.

REGULAR AGENDA

1. **Consider and act upon a request regarding the enclosure of an existing outdoor covered storage area and conversion of a garage for overflow seating for a restaurant located in the Downtown Historic District. Property located at 302 N Ballard.**

Commission Action on Regular Agenda

A motion was made by Vice-Chair Stone and seconded by Tommy Todd to approve Regular Agenda Item 1 as presented. A vote was taken and carried 4 – 0.

ADJOURNMENT

A motion was made by Vice-Chair Stone and seconded by Chair Stowe to adjourn. A vote was taken and carried 4 – 0. Chair Stone adjourned the meeting at 6:32 p.m.

Allison Stowe – Chair

ATTEST

Gabby Fernandez - Secretary



Historic Review Commission

AGENDA REPORT

Department: Planning

Item: WS

Prepared By: Jasen Haskins, AICP

Subject

Work Session to discuss a Downtown Historic District building guidebook

Recommendation

Discussion

Discussion

Discuss a potential Downtown Historic District guidebook.

A blank guidebook, an example from Anaheim, CA, and an example using actual homes in Wylie are included in the packet for review and discussion.

A few items that need considered:

- Guidebook compatibility with Zoning Ordinance
- New construction vs historic renovation
- Staff resources for completion



City of Anaheim

Illustrated Glossary of Historic Architecture *Across Multiple Styles*

Prepared for

City of Anaheim Planning and Building Department
Anaheim, CA

Prepared by

Architectural Resources Group

February 18, 2020



Historic Architectural Feature

Chapter Overview

This Illustrated Glossary of Historic Architecture is a reference tool for owners and managers of historic buildings across multiple styles and periods of construction. You can use this document to identify the features and materials that define your building’s historic character. This guide supplements the Citywide Historic Preservation Plan (2010) by providing more detailed information specific to the preservation of Anaheim’s historic properties.

It should be noted that the information described herein is meant to provide general guidance regarding the appropriate treatment of historic buildings. Owners should consult with the City on applicable planning and zoning requirements before making any changes to their historic properties.

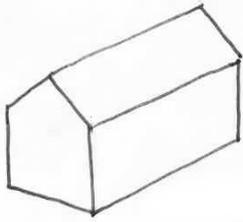
What’s Inside...

- Roofs.....1
- Wall Cladding.....5
- Chimneys.....7
- Windows.....8
- Doors.....12
- Porches.....14
- Garages, Additions, & Accessory Dwelling Units.....17
- Front Yards.....21
- Miscellaneous Features.....24

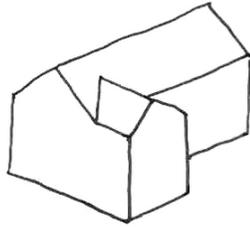
Historic Architectural Feature

Roofs

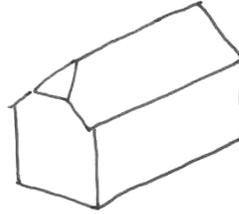
Common Roof Types



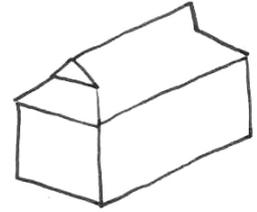
Gable



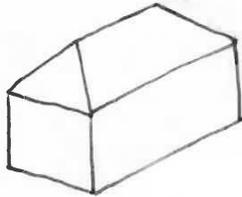
Cross-gable



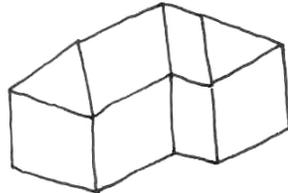
*Clipped gable
(Jerkinhead)*



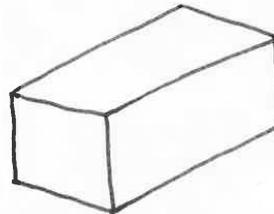
*Gable-on-hip
(Dutch gable)*



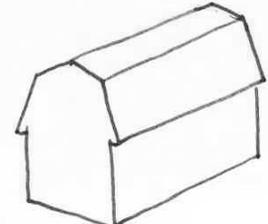
Hipped



Cross-hipped



Flat

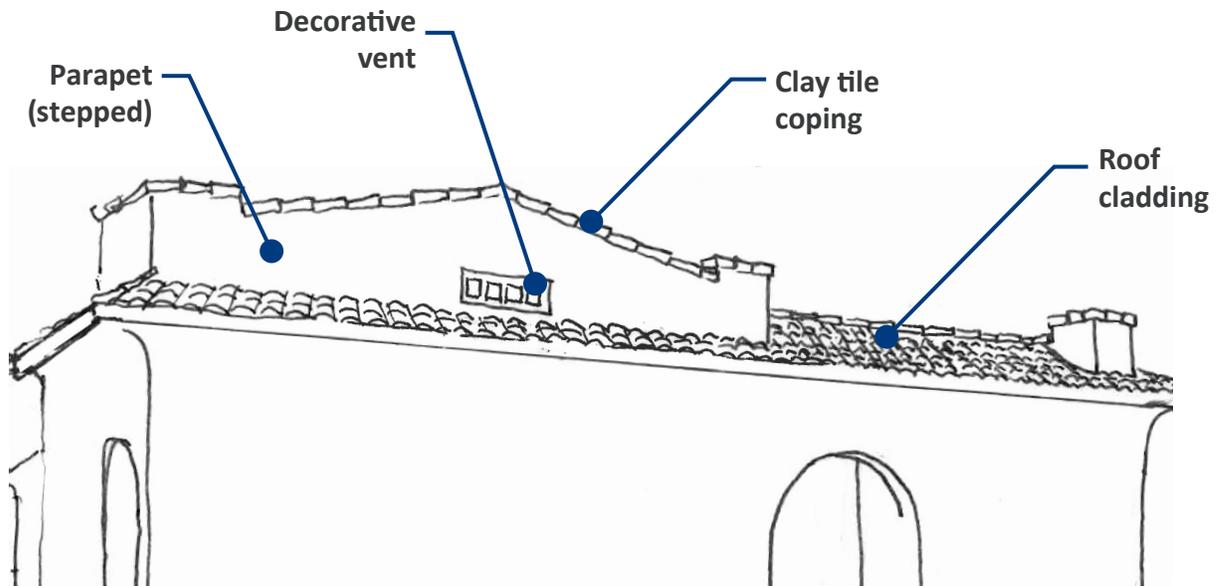
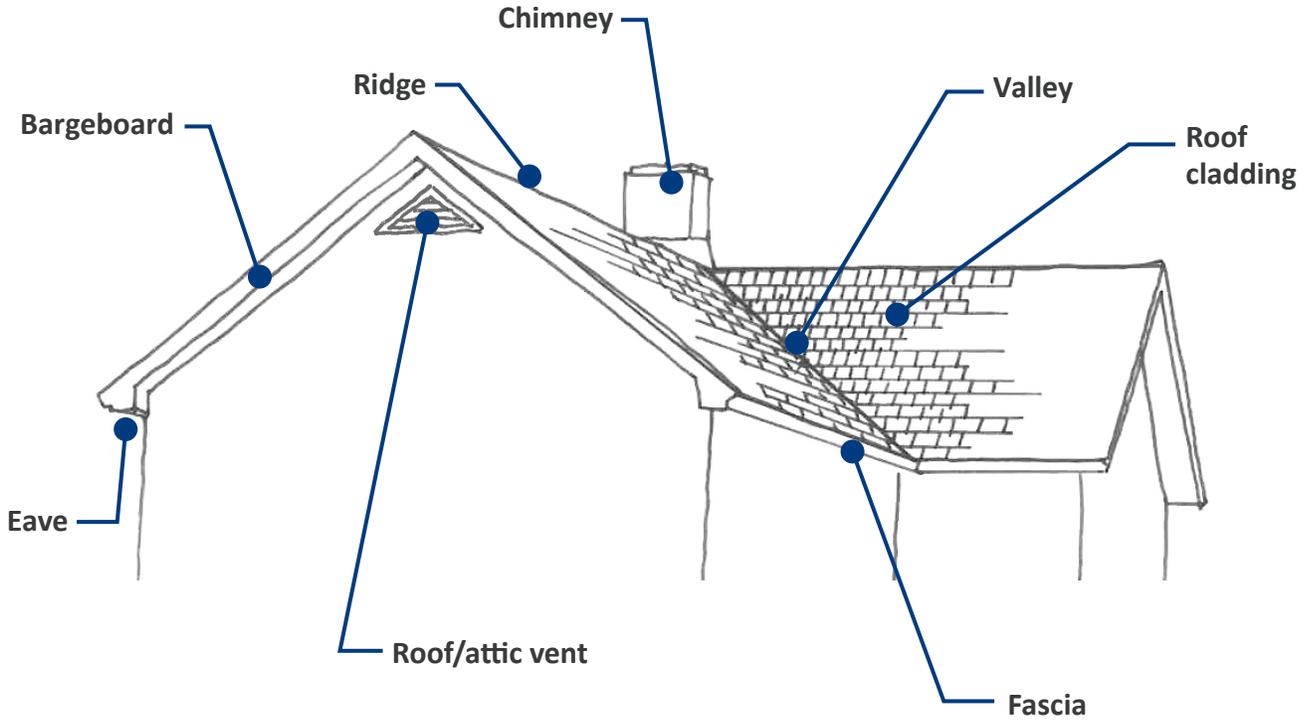


Gambrel

Historic Architectural Feature

Roofs

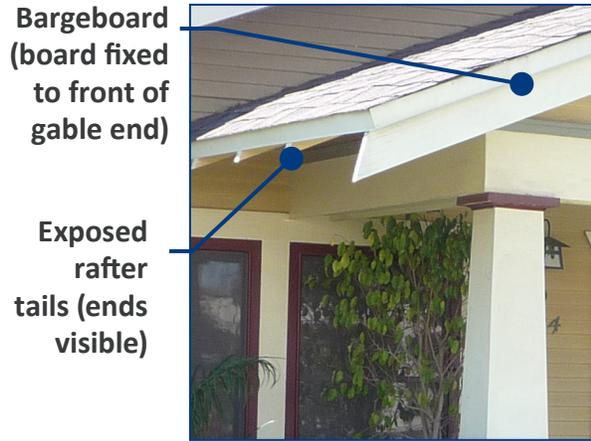
Common Roof Components



Historic Architectural Feature

Roofs

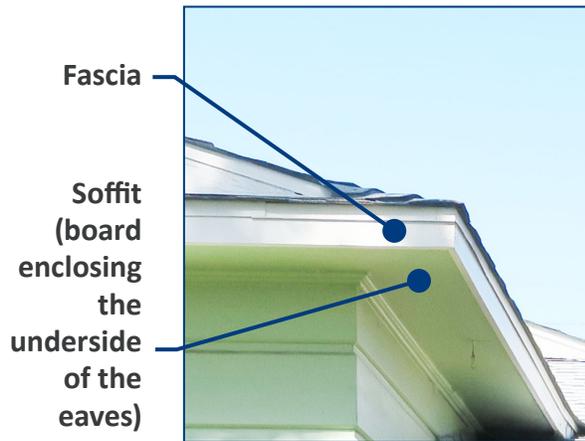
Eave Types



Open eaves



Closed eaves



Boxed eaves



Boxed eaves with eave return

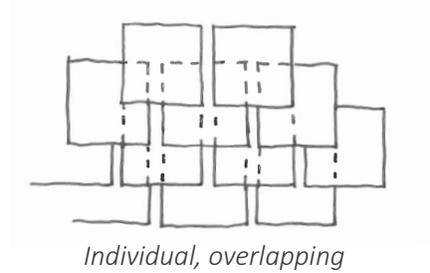
Historic Architectural Feature Roofs

Roofing Materials

Wood shingle roofing



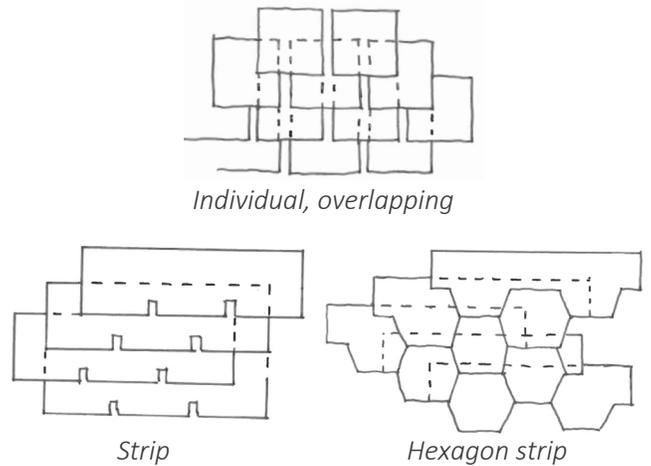
Common wood shingle patterns



Composition shingle roofing



Common composition shingle patterns



Clay tile roofing



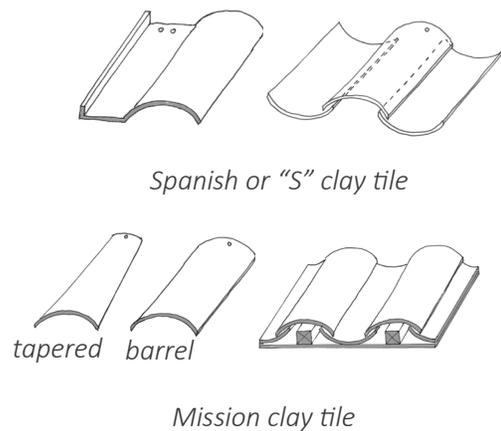
Fascia

Bird stop/
end stop

Spanish or "S" clay tile

Mission clay tile

Common clay tile systems



Spanish or "S" clay tile

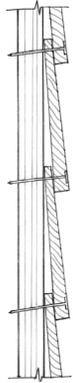
tapered barrel

Mission clay tile

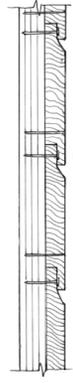
Historic Architectural Feature

Wall Cladding

Wood Cladding

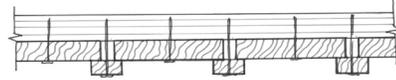


Clapboard



Shiplap

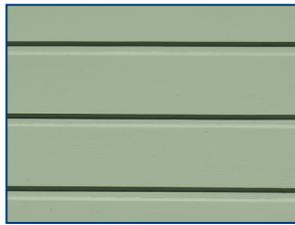
Curved profile



Board-and-batten



Clapboard



Shiplap siding may have a square or curved profile



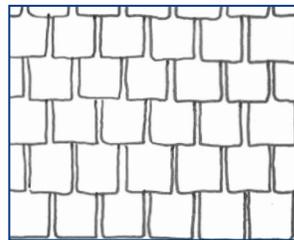
Wood board-and-batten siding is vertically oriented



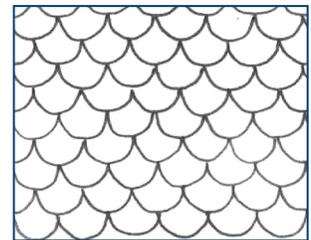
Plain



Fishscale



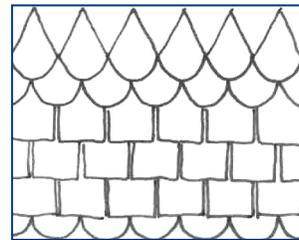
Plain



Fishscale



Variegated



Variegated

Historic Architectural Feature

Wall Cladding

Stucco Cladding

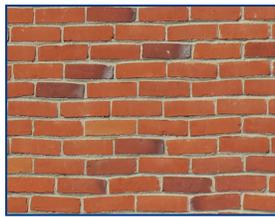
Historic stucco was mixed with small/fine (as opposed to coarse) aggregate and trowelled by hand.



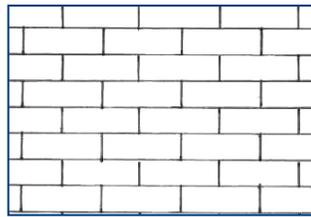
Stucco with different trowel patterns

Stucco, sand/float finish

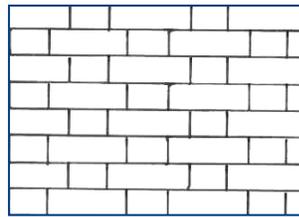
Brick Cladding



Running/Stretcher



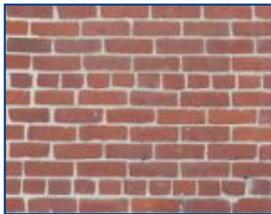
Running/Stretcher (courses of overlapping stretchers)



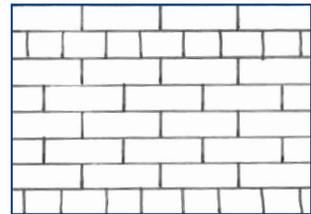
Flemish (alternating headers and stretchers at each course)



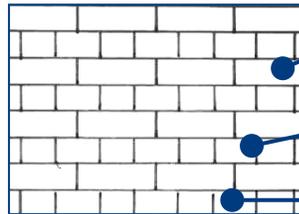
Stacked (successive courses of stretchers with mortar joints aligned vertically)



Common



Common (courses of headers between every five or six courses of stretchers)



English (alternating courses of headers and stretchers)

Stretcher
(long edge)

Header (short edge)

Course (single row of bricks)

Common brick bond patterns

Stone Cladding



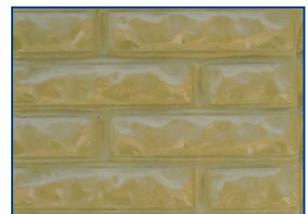
Natural stone (sometimes known as cobblestone or river rock)



Flagstone (square cut)



Flagstone (uncut)



Cast stone (concrete shaped to look like stone)

Historic Architectural Feature

Chimneys

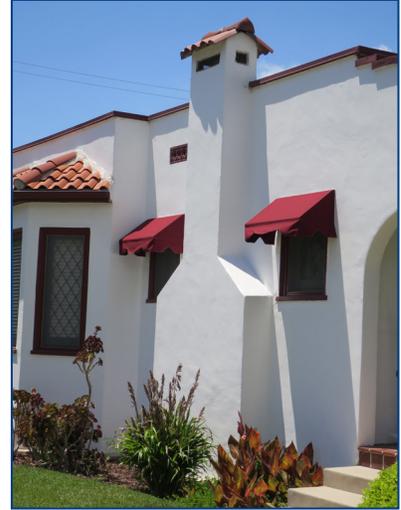
Common Chimney Types



Brick chimney, front façade



Stone chimney, side façade



Stuccoed chimney, side façade



Stuccoed chimney at gable end



Stone chimney at roof ridge



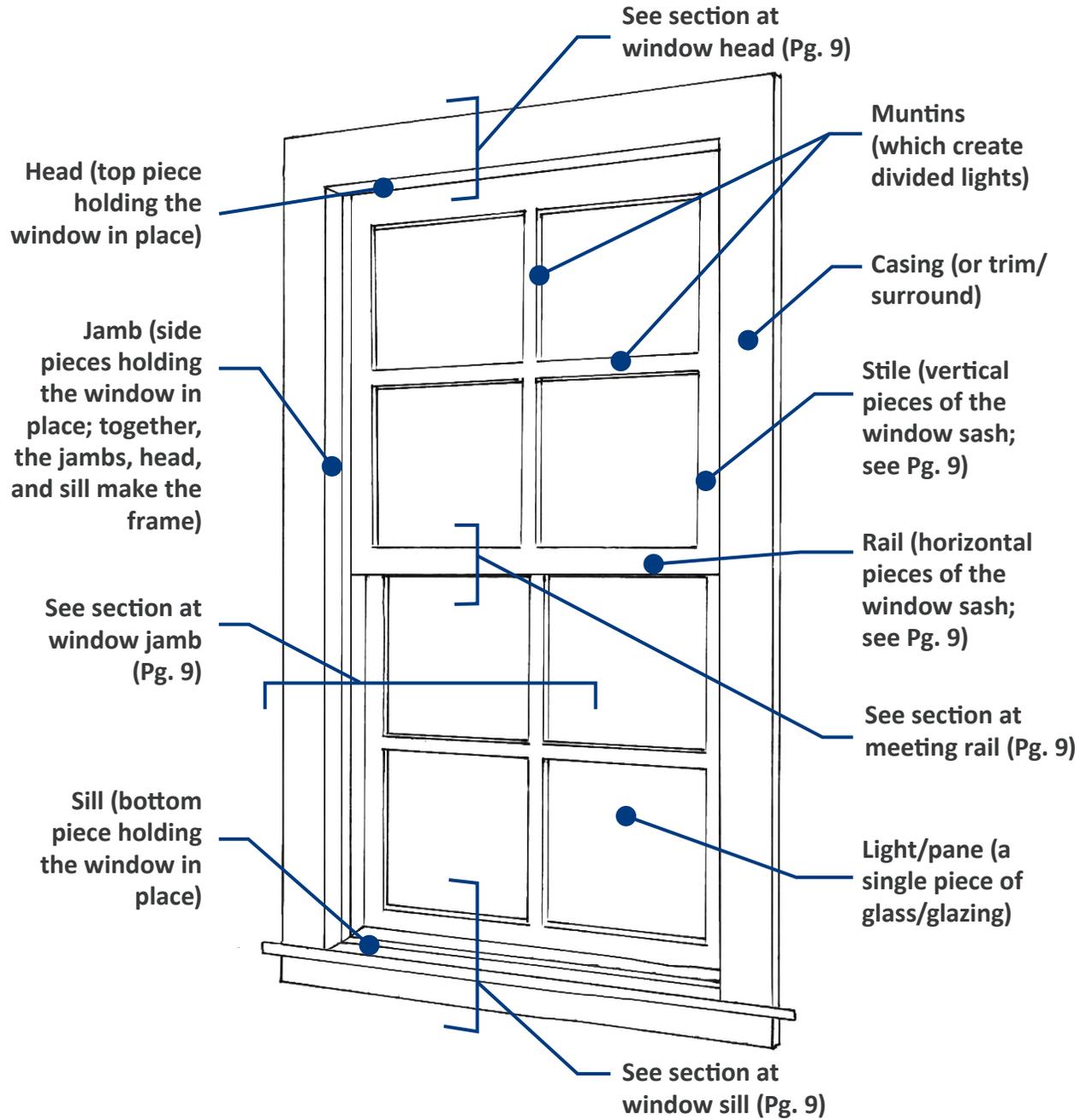
Stuccoed chimney on roof slope

Historic Architectural Feature

Windows

Common Window Materials and Components

Historic windows may be made of wood, steel, or aluminum depending on the style of the building and date of construction.

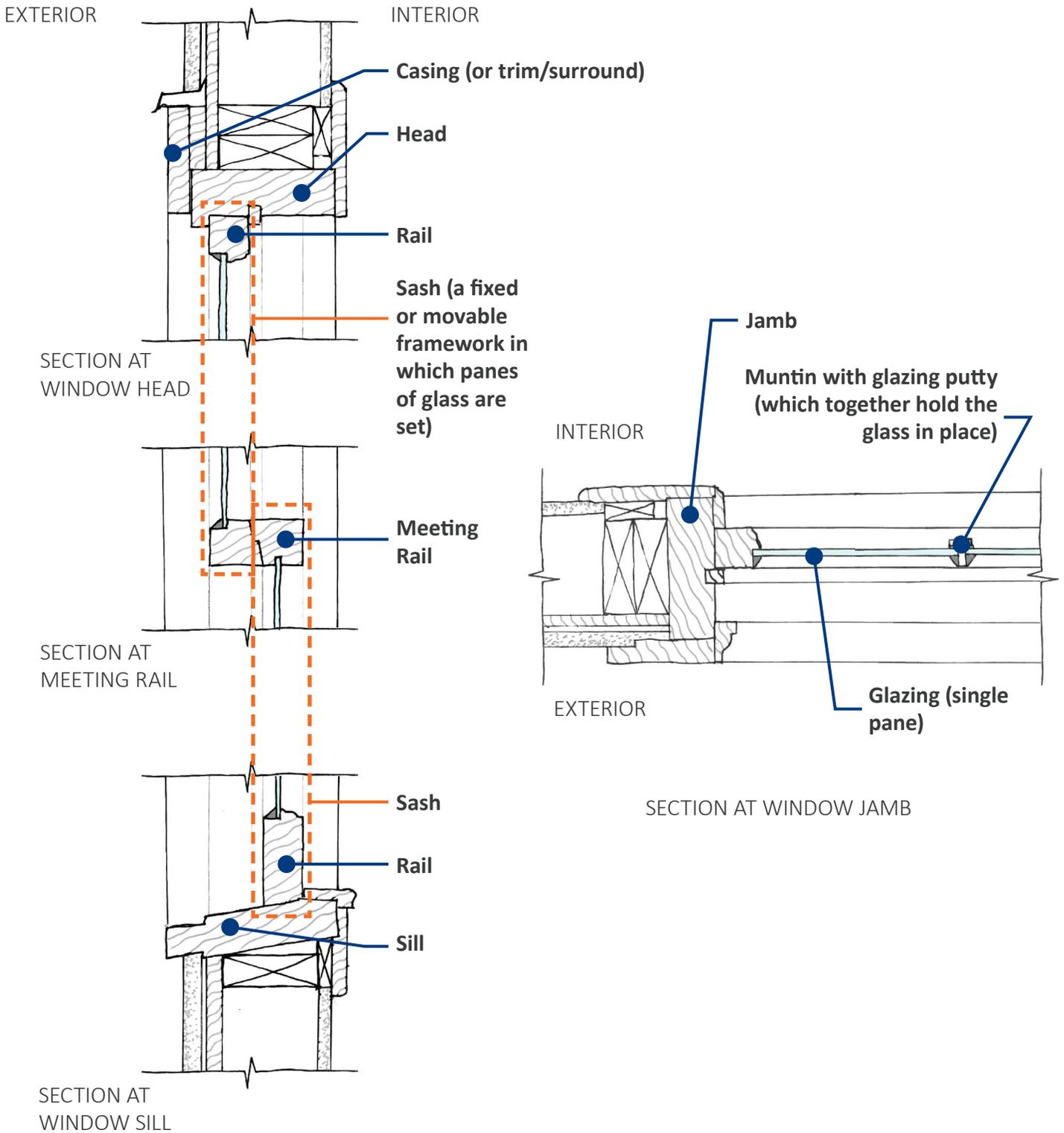


EXTERIOR VIEW

Historic Architectural Feature

Windows

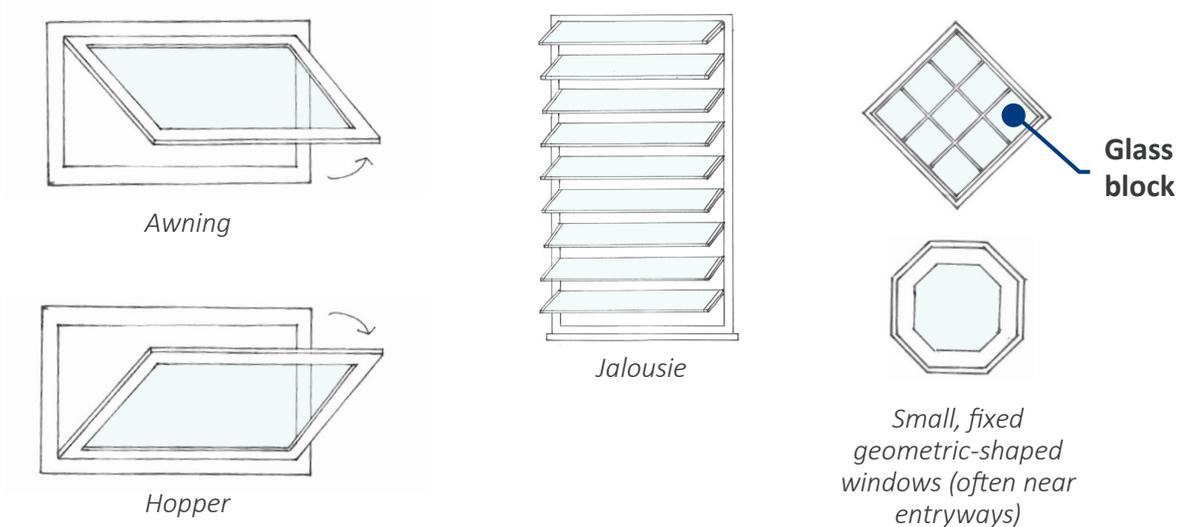
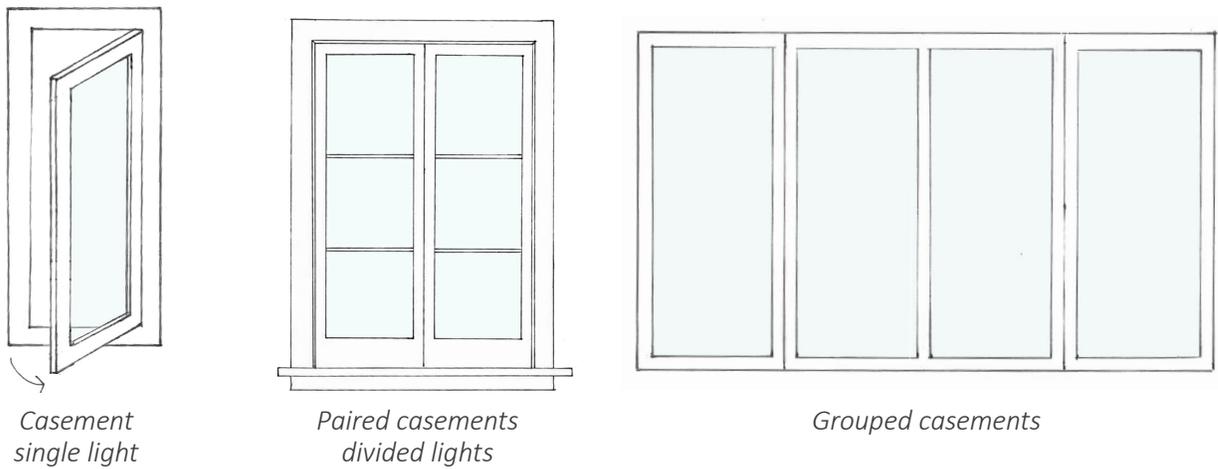
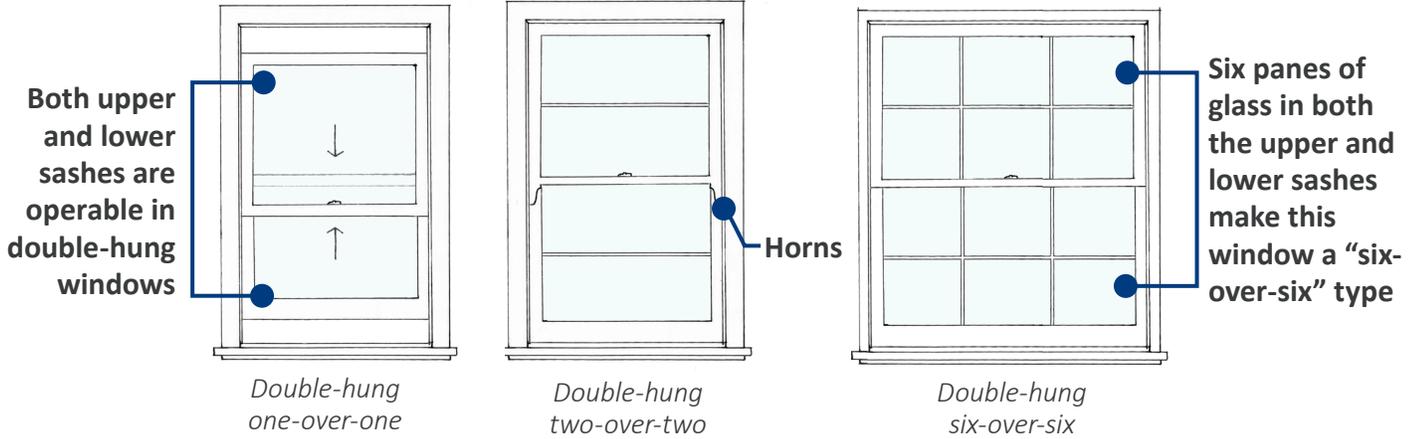
Common Window Components (Continued)



Historic Architectural Feature

Windows

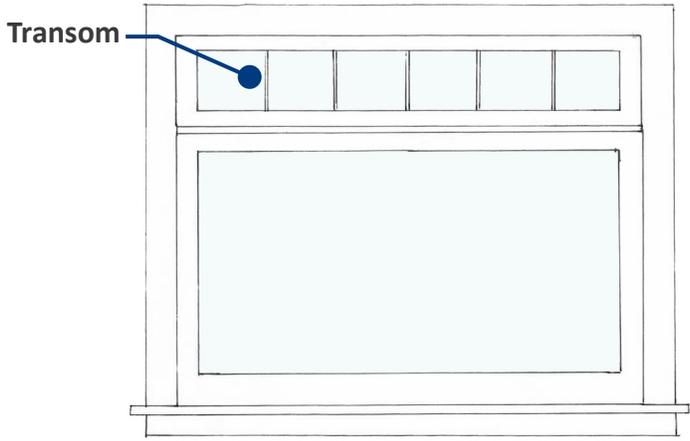
Common Window Types



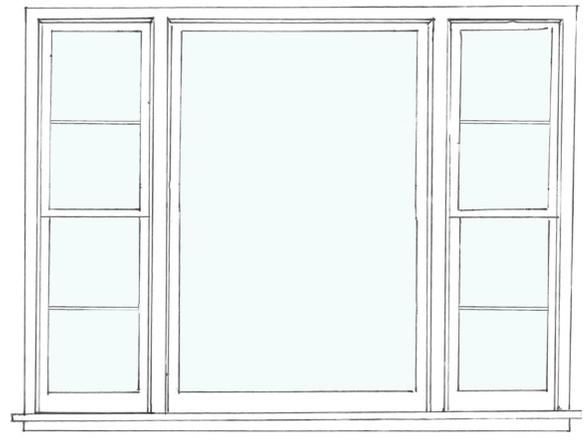
Historic Architectural Feature

Windows

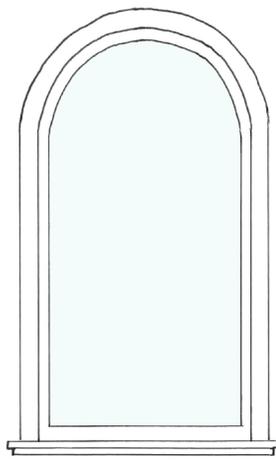
Common Window Types (Continued)



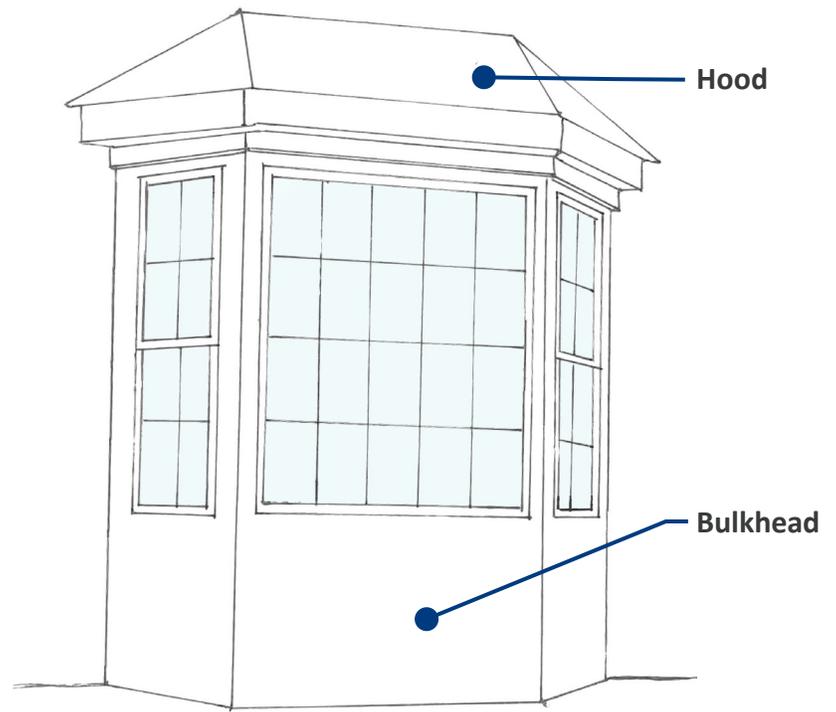
Fixed (inoperable) with transom



Tripartite (large center window flanked by smaller windows)



Fixed (inoperable) arch



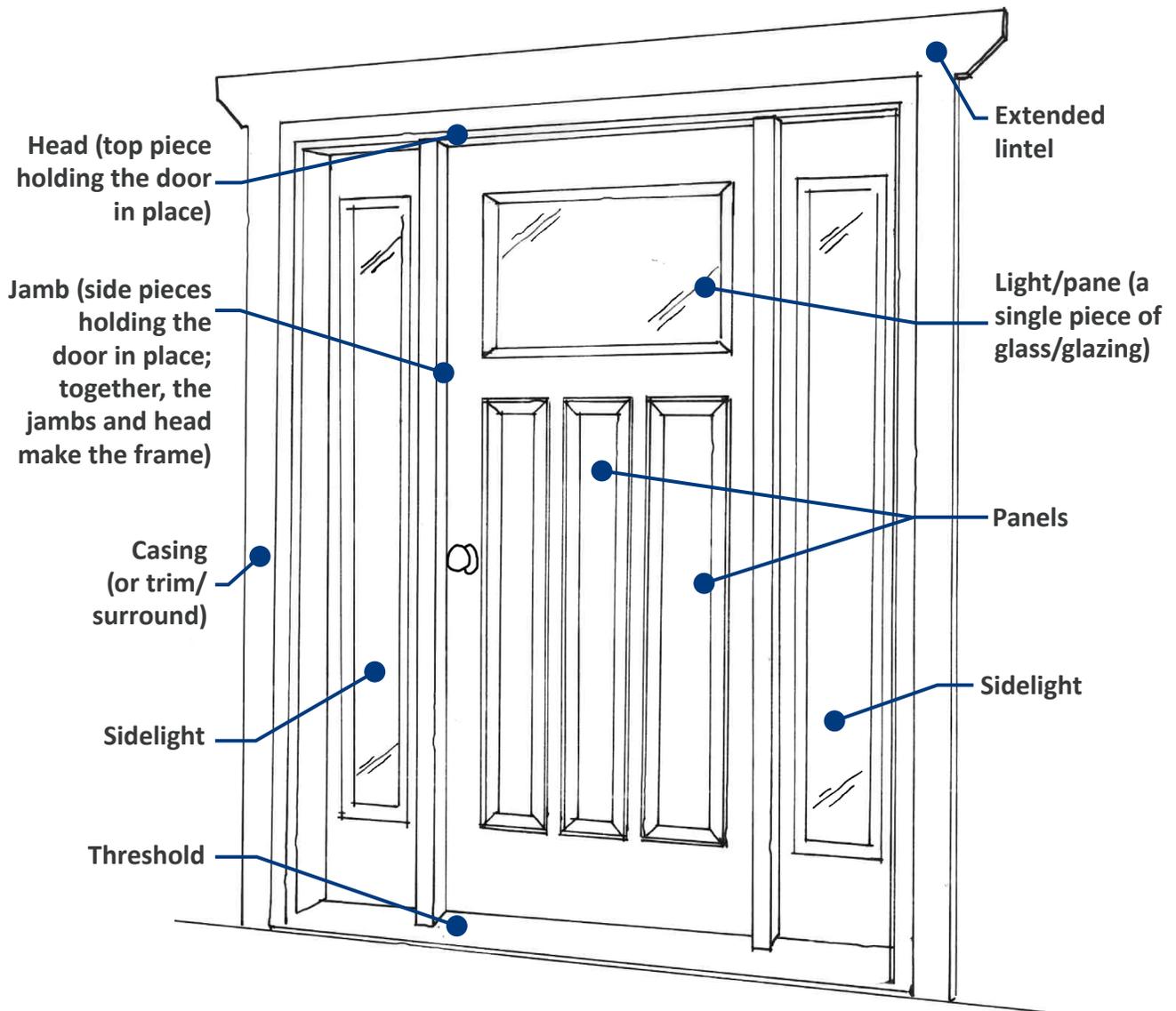
Bay window

Historic Architectural Feature

Doors

Common Door Materials and Components

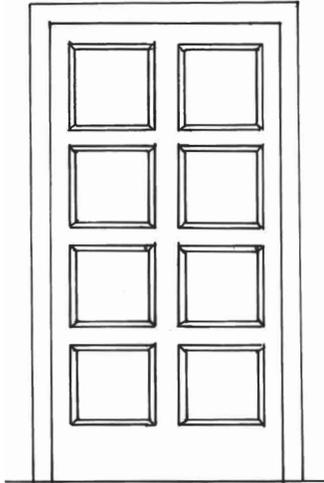
Historic doors are typically made of wood, either stained or painted.



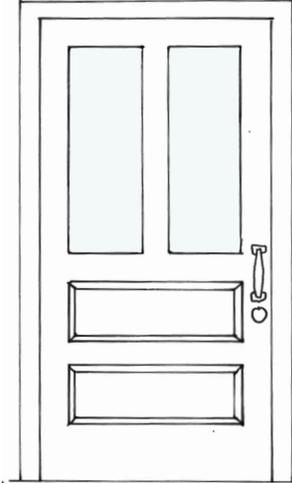
Historic Architectural Feature

Doors

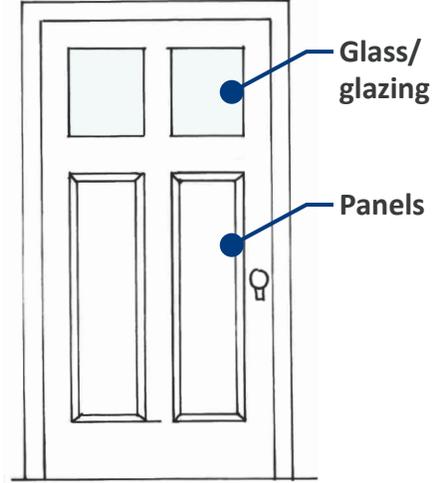
Common Door Types, Primary Façade



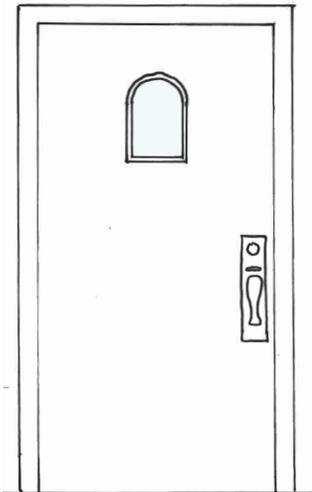
Paneled



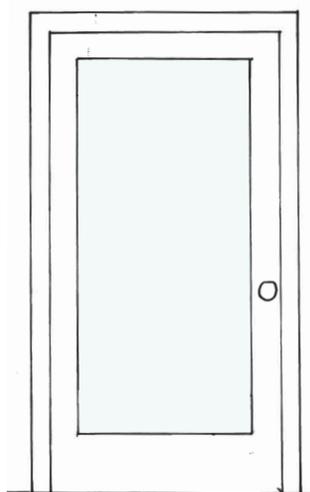
Partially glazed



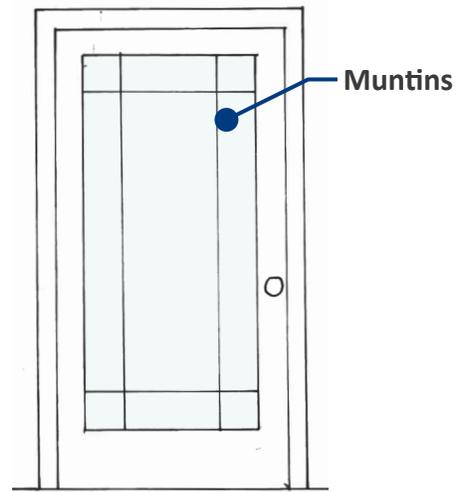
Paneled and partially glazed



Slab/flush with arched vision light (small window for viewing)



Fully glazed



Fully glazed with muntins

Historic Architectural Feature

Porches

Common Porch Types



Full-width porches



Partial-width porches

Historic Architectural Feature

Porches

Common Porch Types (Continued)



Wraparound porches



Entrance stoops



Patio entrance

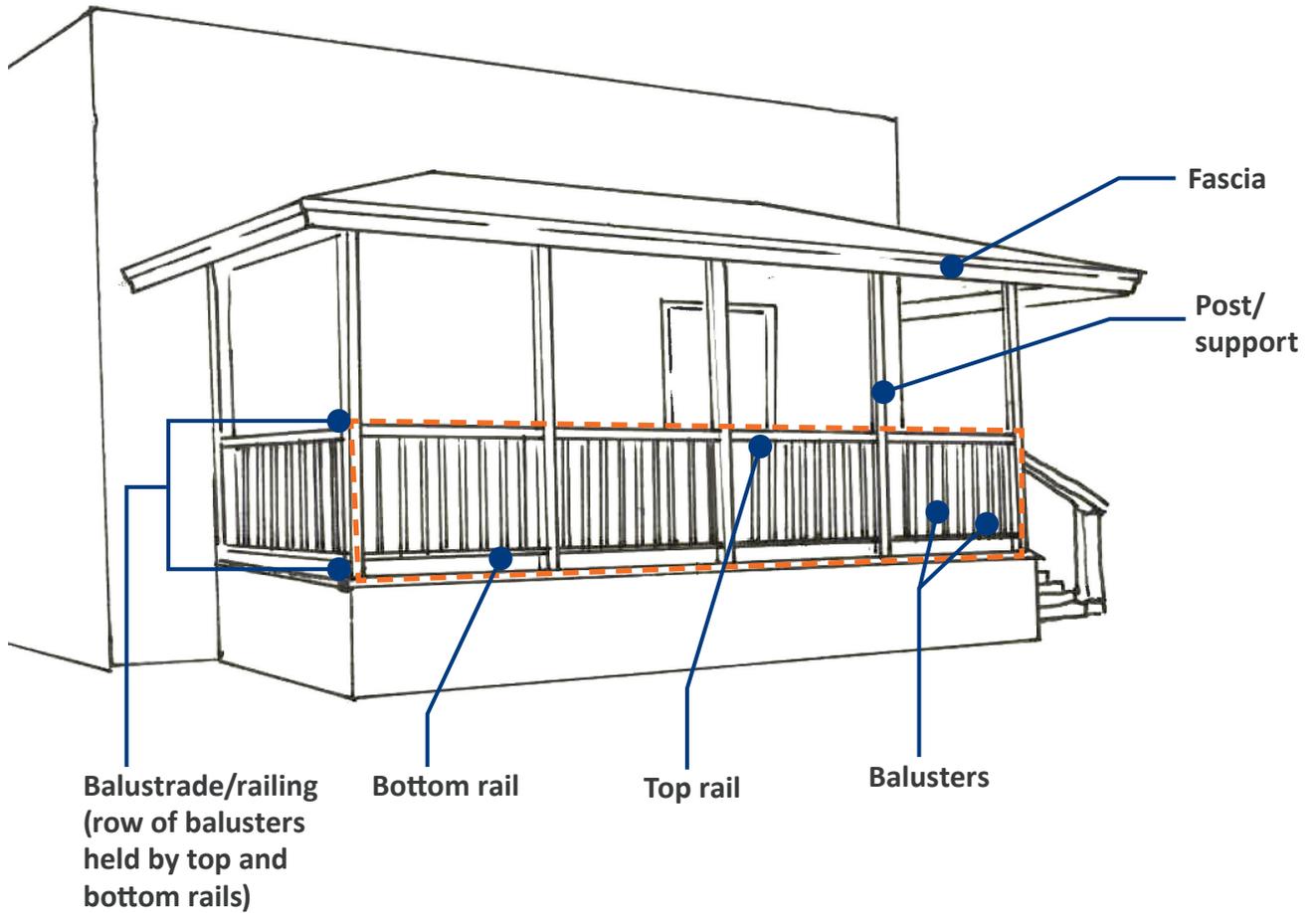


Courtyard entrance

Historic Architectural Feature

Porches

Common Porch Components

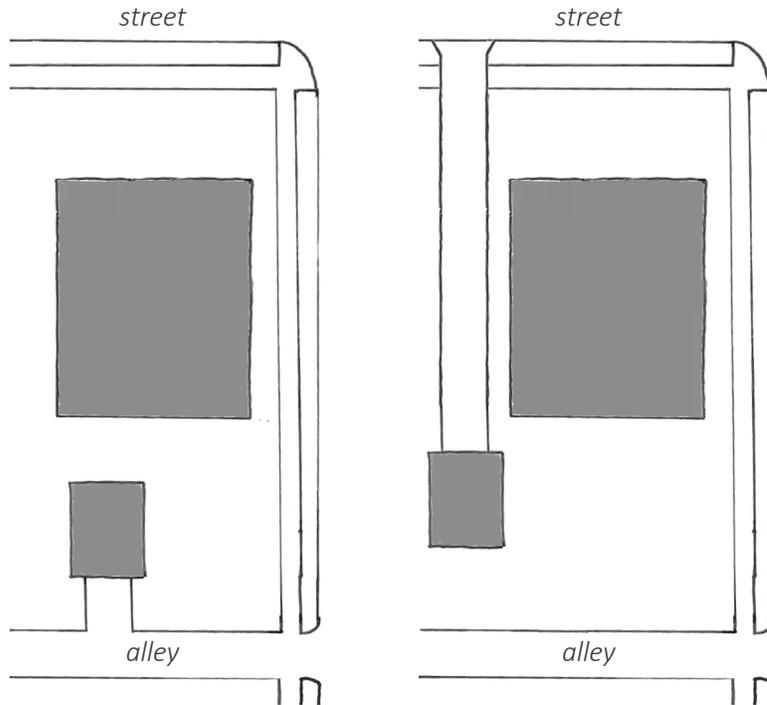


Historic Architectural Feature

Garages, Additions, and Accessory Dwelling Units (ADUs)

Historic Garage Location and Design

Historic garages, particularly those built before the late 1930s/early 1940s, are typically detached, located at the rear of a property, and may be accessed by a driveway or alley. Garages associated with houses built in the late 1930s through the 1950s may be attached. Historic garages retain similar massing and design elements of the house.



A historic detached garage may be accessed by an alley (left) or by a driveway (right)



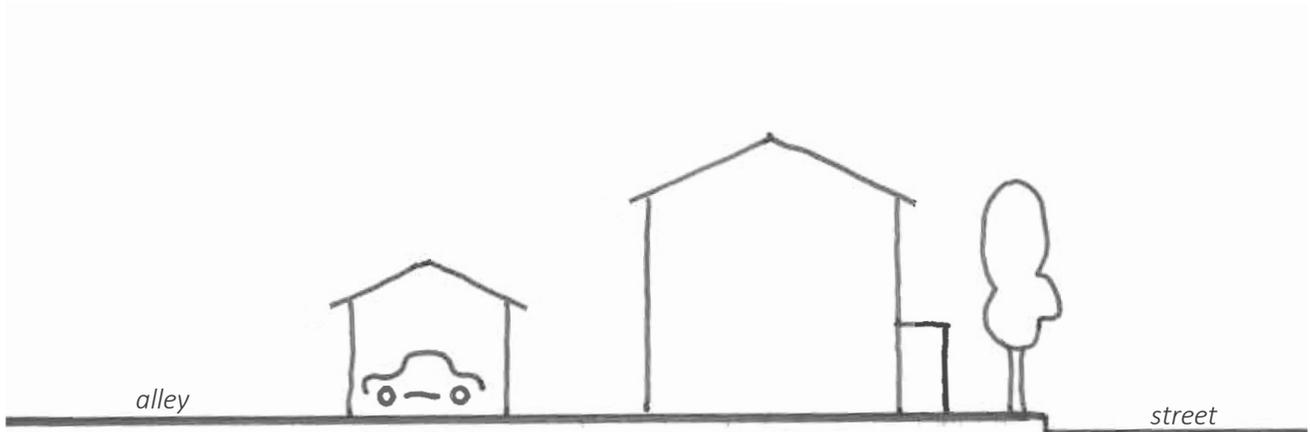
This historic garage (left image) retains similar massing and design features as the house it is associated with (right image).

Historic Architectural Feature

Garages, Additions, and Accessory Dwelling Units (ADUs)

New Garages and Detached ADUs

If a new garage or detached ADU is constructed, the garage/ADU should be subordinate to the historic building. It should generally be located at the rear of the property, minimally visible from the street, and compatible with the massing and design of the historic building.



The new building (left) has the same roof pitch and form of the historic building (right). It is subordinate to and compatible with the design and massing of the main building.

Historic Architectural Feature

Garages, Additions, and Accessory Dwelling Units (ADUs)

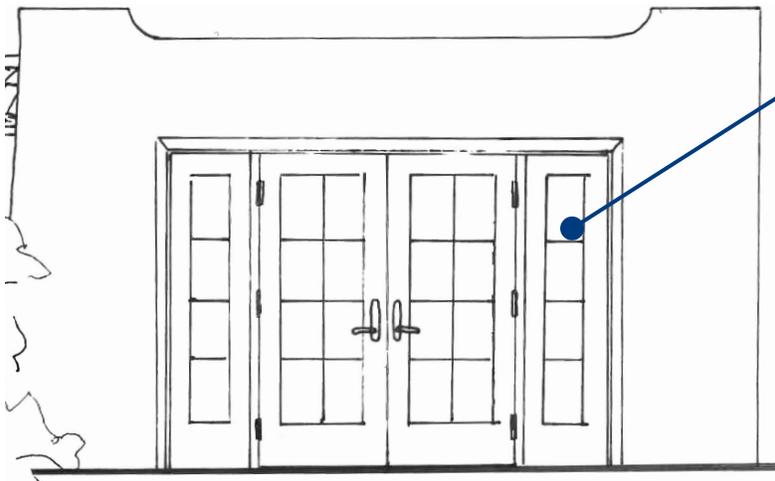
Garage Conversions

If an existing historic garage is being converted into an ADU, the garage should:

- Retain its overall massing and design features.
- The garage façade that is visible from the public right-of-way should retain the original appearance of its intended use.
- Original garage doors should be kept in place, with new entrances added at the side façade, not visible from the public right-of-way.
- Non-historic garage doors may be replaced with a new door assembly (i.e. French doors) if the garage is not visible from the public right-of-way. The garage door opening should remain the same.



Non-historic garage doors may be replaced with a new door assembly if not visible from the right-of-way



Historic Architectural Feature

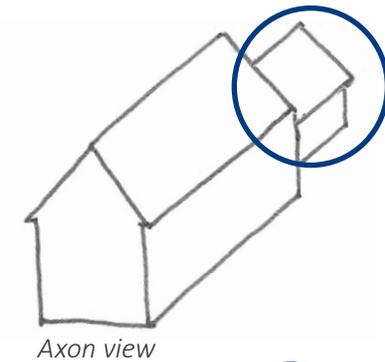
Garages, Additions, and Accessory Dwelling Units (ADUs)

Additions and Attached ADUs

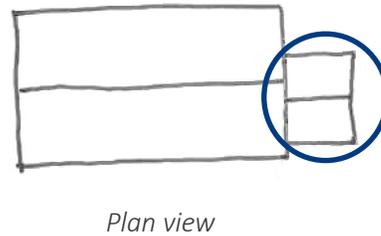
Additions (including attached ADUs) should be placed near the rear of the property to minimize their overall visual impact on the building from the public right-of-way (sidewalk/street). New additions or related new construction should be differentiated from the original, but compatible with the historic size, scale, proportion, features, and materials of the house.



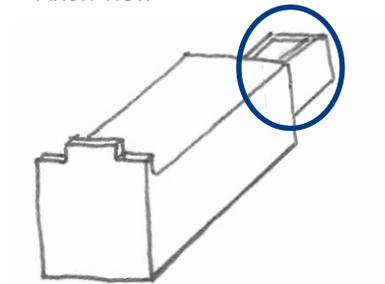
Example of a historically compatible rear addition. The addition (circled) is minimally visible from the primary façade (left photo) and is compatible with the historic house.



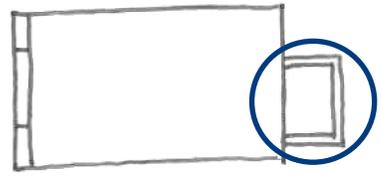
Axon view



Plan view



Axon view



Plan view

Examples of historically compatible rear additions (circled). The additions are subordinate to the original building, have the same general massing and roof type as the building, and are stepped back from the original façade.

Historic Architectural Feature

Front Yards

Landscape

Landscaping should be maintained (i.e. trimmed and watered) so as to not detract from the historic character and appearance of a property. Drought tolerant landscaping may be acceptable for a historic property. However, artificial turf and large amounts of mulch or other non-vegetative ground cover are not appropriate.



Example of a well-maintained front yard with original brick planters and lamp post



Example of a front yard with appropriate drought-tolerant landscaping

Historic landscape elements such as planters and original lamp posts are important visual features of a historic property and should be preserved. New planters should be kept low and compatible with the historic appearance of the property.



Example of original stone planters that have been preserved and maintained



Planter edging

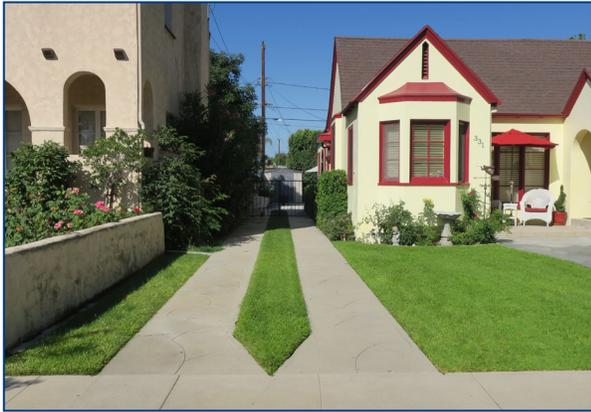
The edging around these planters is kept low, barely visible above the lawn

Historic Architectural Feature

Front Yards

Hardscape

Historic hardscape may include driveways and curb cuts, walkways and steps leading to the main entrance of the building, and other paving. Whereas driveways are typically concrete, historic walkways may be concrete, brick, or stone. Historic hardscaping is an important visual feature of a property and should be preserved. The addition of new paving is generally discouraged since it alters the historic appearance of the property.



Example of historic concrete ribbon driveway with grass in between ribbons. Driveway ribbons may alternatively be filled with mulch, decomposed granite, or another water permeable material.



Example of a historic concrete walkway and steps leading to the main entrance of the house.

Historic Architectural Feature

Front Yards

Fences

The installation of new fences is generally discouraged because they interfere with the connection between the neighborhood and historic property. However, if a fence is necessary and/or desired, it should be low so as to not obscure visibility of the property. It should also be compatible with the style and development period of the historic building. Historic fences, if present, are an important visual feature of a historic property and should be preserved.



Front picket fence, painted wood



Front yard fence, stained wood



Example of a historic front fence

Gates

Historic houses did not usually have gates. However, if a gate is necessary and/or desired, it should match any existing (historically compatible) fencing that is visible on the property.



Driveway gate, painted wood



Driveway gate, stained wood



Side yard gate, painted wood

Historic Architectural Feature

Miscellaneous Features

Mailboxes

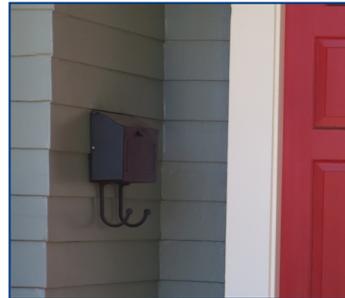
Some historic buildings have their original mailslots or mailboxes. If present, a historic mailslot is typically in the front door or in the wall next to the front door. Houses may also have historic post-mounted mailboxes. If a historic building does not have a historic mailslot or mailbox, a new mailslot or mailbox may be installed. Mailslots, wall-mounted mailboxes, and post-mounted mailboxes should generally be small, metal, simple in design, and compatible with the style and appearance of the historic building.



Historic mailslot next to the front door



Compatible wall-mounted mailboxes at entrances



Compatible post-mounted mailbox at front porch



Compatible post-mounted mailbox in front yard

Historic Architectural Feature

Miscellaneous Features

Mills Act Plaques

A Mills Act plaque should be placed in a visible location on the house, such as next to the front door or entrance porch. The plaque should not be mounted to or obscure any decorative historic elements.



Examples of appropriate locations to mount a Mills Act plaque

Contact Information

Anaheim Planning and Building Department

200 S. Anaheim Blvd., Suite 162

Anaheim, CA 92805

www.Anaheim.net/HistoricPreservation

HPreservation@anaheim.net

(714) 765-4942



City of Anaheim

Architectural Style Guide: Craftsman

Prepared for

City of Anaheim Planning and Building Department
Anaheim, CA

Prepared by

Architectural Resources Group

July 15, 2019



Craftsman

Chapter Overview

This Architectural Style Guide is a reference tool for owners and managers of historic Craftsman buildings. You can use this document to identify the features and materials that define your building’s historic character. In cases where you wish to make changes to your building, this guide will help you determine compatible features and materials. This guide supplements the Citywide Historic Preservation Plan (2010) by providing more detailed information specific to the preservation of Anaheim’s Craftsman properties.

It should be noted that the information described herein is meant to provide general guidance regarding the appropriate treatment of Craftsman buildings. Owners should consult with the City on applicable planning and zoning requirements before making any changes to their historic Craftsman properties.

What’s Inside...

- Historical Background.....1
- Character-Defining Features.....2
- Additional Examples of the Style.....3
- Variations.....4
- Roofs.....5
- Cladding and Foundations.....6
- Chimneys and Dormers.....7
- Porches.....8
- Doors.....9
- Windows, Awnings, and Window Screens.....10
- Decorative Elements and Lighting.....11
- Paint Color Schemes.....12
- Garages.....13
- Fences and Gates.....14
- Additions and Accessory Dwelling Units.....15

Craftsman

Historical Background

The Craftsman style (ca. 1905-1930) is largely a California phenomenon that evolved out of the English Arts and Crafts movement at the turn of the 20th century, a time during which Southern California was experiencing tremendous growth in population, expansion of homeownership, and new aesthetic choices. The style was popularized by magazines such as *House Beautiful* and *Architectural Record*, and pattern books, which published plans and even provided pre-cut packages of details and lumber for individual assembly. Craftsman architecture combines Swiss and Japanese elements with the artistic values of the Arts and Crafts movement. The style began to lose popularity in the 1920s with the emergence of Period Revival styles.¹

The Craftsman style is one of the most common historic architectural styles in Anaheim. The city's Craftsman buildings range from modest one-story "bungalows" to more elaborate two-story houses. Historic multi-family residential Craftsman buildings are rare. Most examples of the style are within the Anaheim Colony Historic District, which represents the original 1857 boundaries of the community. Craftsman houses outside of the Colony are typically simpler in design and historically associated with the city's early agricultural development.



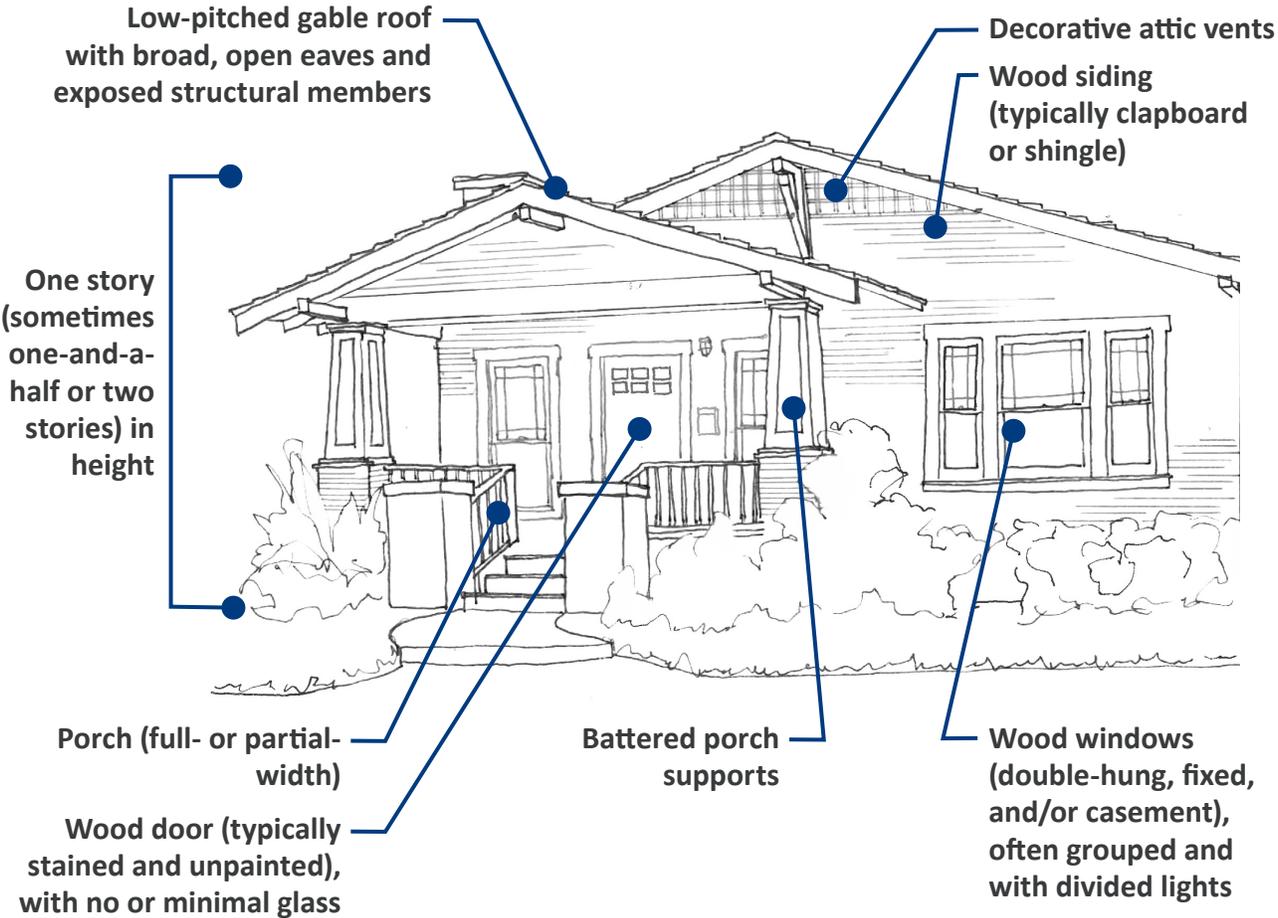
521 Lemon Street

¹ Virginia Savage McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture* (New York: Alfred A. Knopf, 2013), 568-578.

Craftsman

Character-Defining Features

- One to two stories in height (See Page 3)
- Building forms with horizontal emphasis
- Low-pitched, front- or cross-gable roofs, sometimes side-gable (See Page 5)
- Broad, open eaves, decorative attic vents, and exposed structural members such as rafter tails, purlins, knee braces, and king posts (See Pages 5, 11)
- Wood clapboard or shingle exteriors (See Page 6)
- Broad front entry porches of partial- or full-width, with square or battered (tapered) supports, or columns (See Page 8)
- Extensive use of natural materials (wood, brick, stone) on features like piers, chimneys, retaining walls, and landscape elements (See Pages 6, 7, 8)
- Wide front doors, often stained/ unpainted wood with no or minimal glass (See Page 9)
- Wood windows (double-hung, fixed, and/or casement), often placed in groups (See Page 10)
- Variations of the style include Airplane, Swiss Chalet, and Japanese-influenced (See Page 4)



Craftsman

Additional Examples of the Style

One Story



Cross-gable roof, partial-width porch



Front-gable roof, full-width porch

One-and-a-Half Story



Side-gable roof, full-width porch



Side-gable roof, full-width porch

Two Story



Cross-gable roof, partial-width porch



Side-gable roof, full-width porch

Craftsman Variations

Airplane



“Pop-up” second story

Swiss Chalet



Rectangular building forms and front-facing gable roofs

Second-story balconies

Decoratively carved wood elements

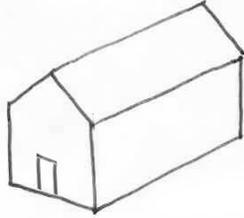
Japanese-influenced



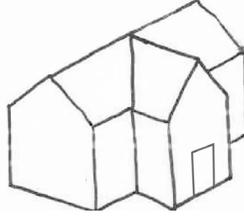
Gable roofs that peak at the top/center and flare at the ends

Craftsman Roofs

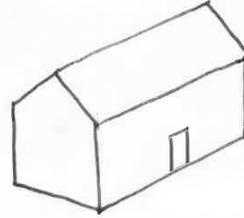
Common Roof Types



Front-gable

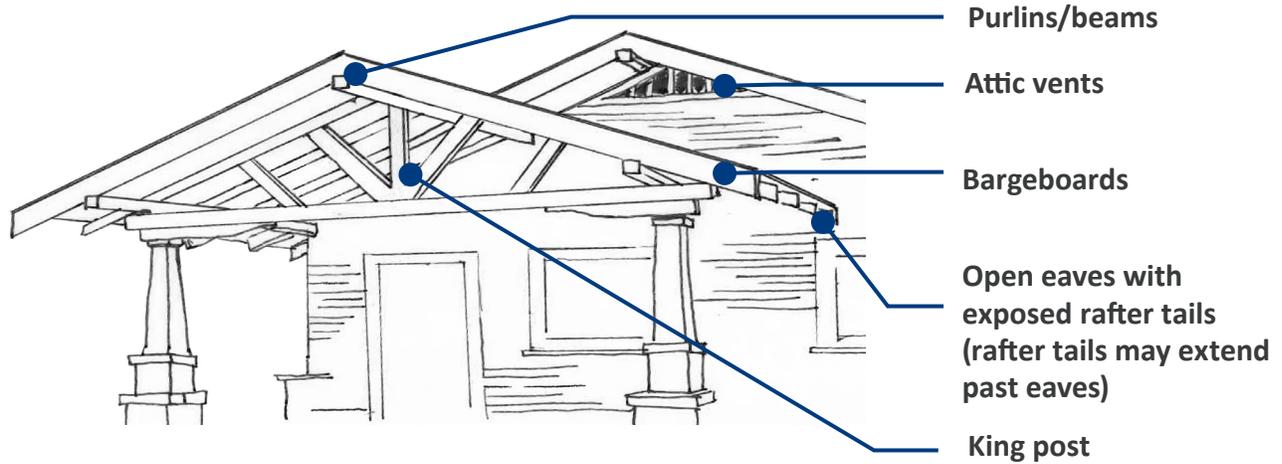


Cross-gable



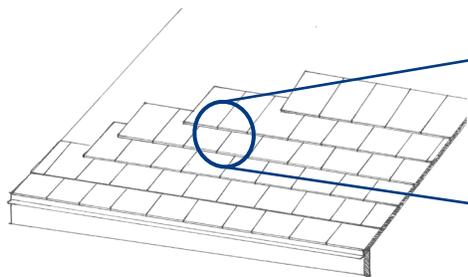
Side-gable

Common Roof Features



Roof Materials

Craftsman buildings typically had wood shingle roofing. However, asphalt composition shingle roofing is an acceptable replacement material. Roof shingles should overlap and should generally be darker and neutral in color.



Traditional overlapping wood shingles



Asphalt roof shingles

Craftsman Cladding and Foundations

Cladding

Wood clapboard and wood shingle siding are the most common types of wall cladding for Craftsman properties. Some of Anaheim’s Craftsman houses have “beaded” wood siding. Stucco cladding is less common.



Wood clapboard siding



Wood clapboard siding



“Beaded” wood siding



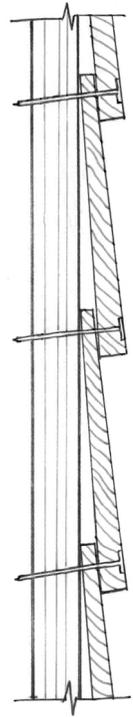
Wood shingle siding
(coursed)



Wood shingle siding (chisel)



Stucco cladding (sand/float
finish)



Wood clapboard siding profile
(dimensions and overlap vary)

Foundations

The foundation walls of Craftsman buildings are typically exposed and left unpainted.



Concrete



Cast stone
(molded concrete that
simulates stone)



Natural stone



Brick

Craftsman

Chimneys and Dormers

Chimneys

Craftsman chimneys are typically visible at the exterior and located on the side façade. Brick and stone chimneys are not painted.



Brick chimney, side façade



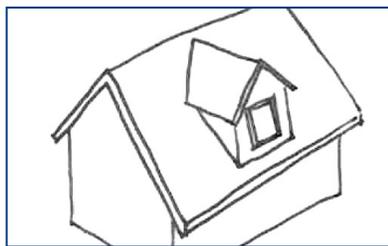
Stuccoed chimney, side façade



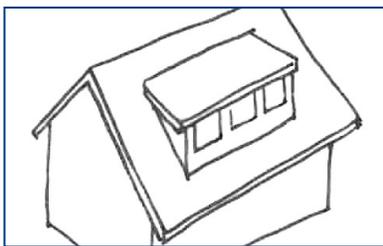
Cobble stone chimney, side façade

Dormers

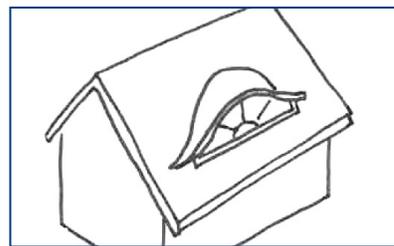
When present, dormers (windows that project vertically from a sloping roof) are often located on the front façade of Craftsman buildings.



Gable roof dormer



Shed roof dormer



Eyebrow dormer



Gable roof dormer



Shed roof dormer



Eyebrow dormer

Craftsman Porches

Common Porch Types



Partial-width porch with no railing



Full-width porch with wood railing



Full-width porch with low brick wall



Wraparound porch with low stuccoed wall

Common Porch Support Types

Battered wood support

Brick pier

Low brick wall

Brick cheek wall

Battered support, brick pier

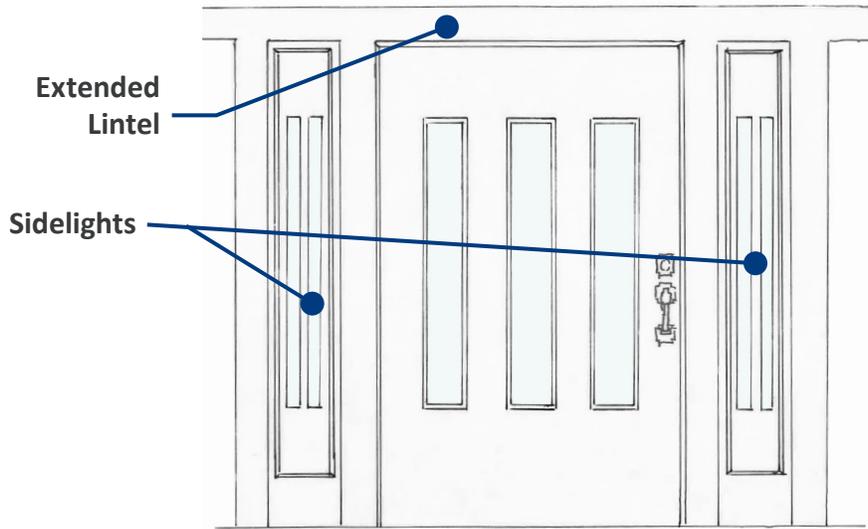
Paired columns, brick pier

Battered support, cast stone pier

Square support, stuccoed pier

Craftsman Doors

Common Door Types



Craftsman door features:

- Made of wood
- Typically stained, rather than painted
- Sometimes partially glazed
- Decorative metal hardware (typically brass, bronze, or iron)
- May have paneling, a dentil shelf, and/or an extended lintel
- May have sidelights



Elaborate metal hardware (typically brass, bronze, or iron)



Dentil shelf



Paneling

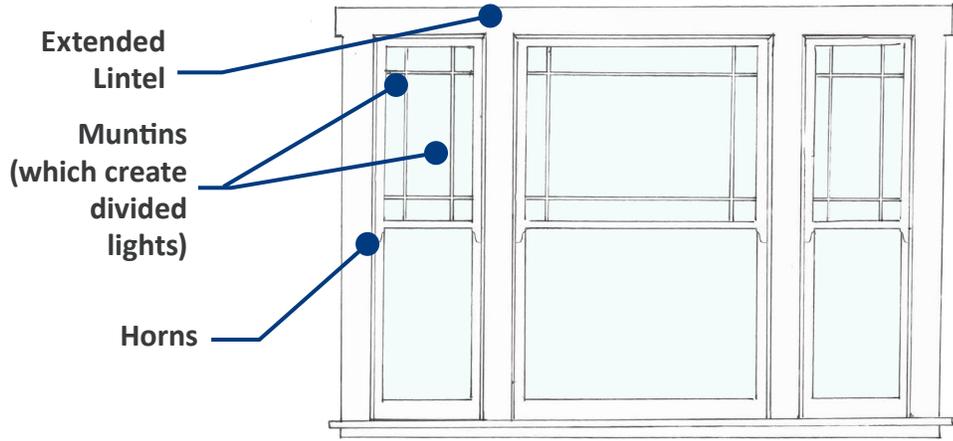


Simple wood screen door

Craftsman

Windows, Awnings, and Window Screens

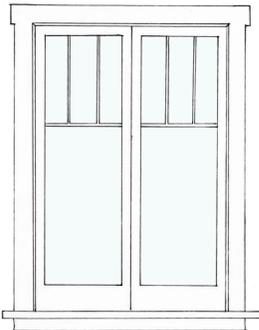
Common Window Types



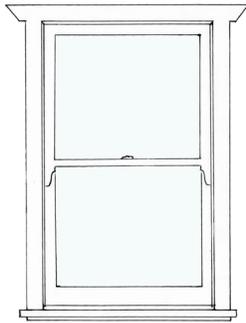
*Tripartite window
(three windows – may be double-hung, casement, or fixed
– with larger center window)*

Craftsman window features:

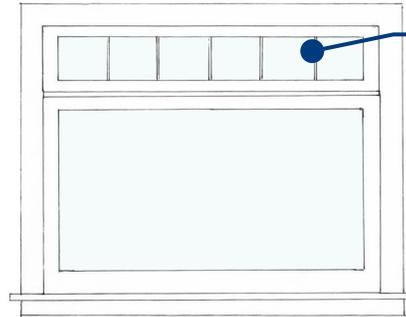
- Made of wood
- Double-hung, casement, and fixed, often used in combination
- May have decorative muntin patterns, horns, and/or an extended lintel



Paired casement windows with divided lights



One-over-one (single-light) double-hung window



Fixed single-light window with multi-light transom (transom may be fixed or operable)

Awnings and Window Screens



When present, historic awnings typically consist of shed-type roofs supported by knee braces.



Window screens should be wood.

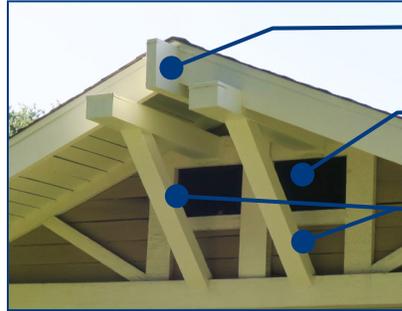
Craftsman

Decorative Elements and Lighting

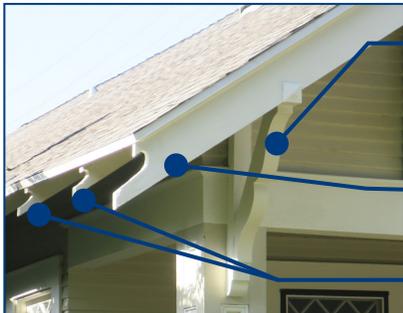
Decorative Elements



- Bargeboard
- Decorative attic vent
- Knee brace



- Purlin
- Attic vent
- Knee braces



- Ornate knee brace
- Decoratively carved bargeboard
- Decoratively carved rafter tails



- Bargeboard
- Exposed rafter tails
- Purlin



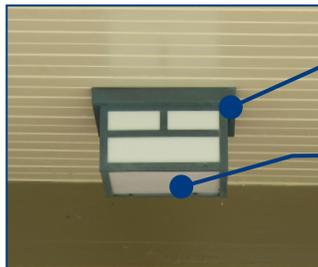
Extended lintels above doors



Extended lintel above window

Lighting

Craftsman light fixtures are typically box-shaped, relatively small in scale, and made of metal.



- Metal frame with geometric pattern
- Textured glass

Light fixture mounted at porch ceiling above door



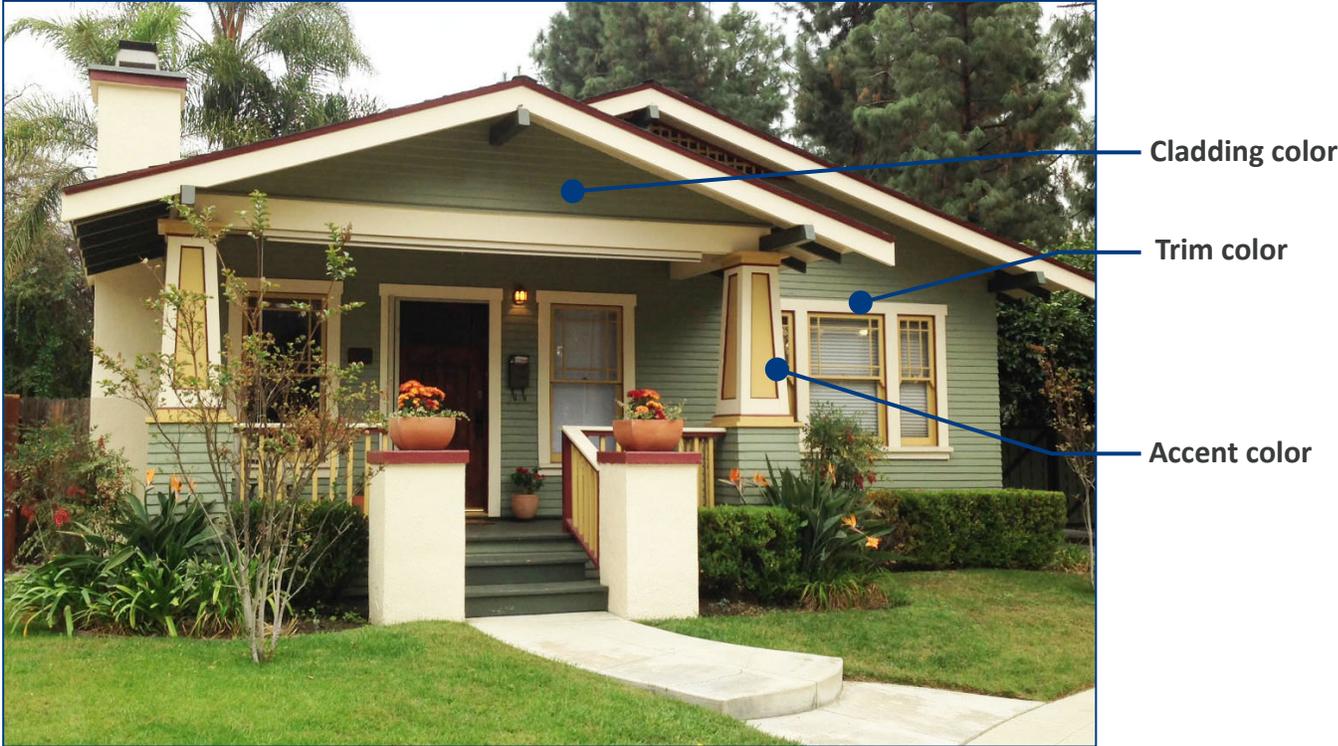
- Metal overhanging shade
- Opalescent glass

Wall-mounted light fixture next to front door

Craftsman

Paint Color Schemes

Craftsman houses were typically painted in dark neutral, earth-toned colors. However, lighter paint palettes may also be appropriate, particularly for Craftsman houses featuring classical detailing (symmetrical façades, columns). Craftsman houses commonly feature three (and sometimes four) paint colors: one for the cladding, one for trim, and one or two for accents such as windows and decorative details.



200 N. Philadelphia Street

Please visit the Anaheim Heritage Center for more information on style-appropriate paint color schemes. Contact (714) 765-6453 to schedule an appointment.

Craftsman Garages

Garage Design and Location

Garages associated with Craftsman-style houses often retain some elements of the style, including gable roofs, exposed rafter tails, and horizontal wood siding. Garages are detached and primarily located at the rear of the property. Garages are typically accessed by a concrete ribbon driveway (see below). The space between the concrete ribbons may be planted with grass or filled with another type of water permeable material such as gravel or decomposed granite.



Historic garage accessed by a concrete ribbon driveway

Garage Doors

The garage doors of Craftsman houses were paired wood doors, often with cross-bracing or panels. Doors may be unglazed or partially glazed and hinged or sliding.



Paired hinged doors with paneling



Hinged doors with cross-bracing



Sliding doors

Craftsman

Fences and Gates

Fences

Craftsman houses did not typically have fences. However, if fences are necessary and/or desired, they should be wood, either painted or stained. Other fence materials are not appropriate/recommended. Front yard fences should be kept low and should not obscure visibility of the house.



Front fence, painted wood



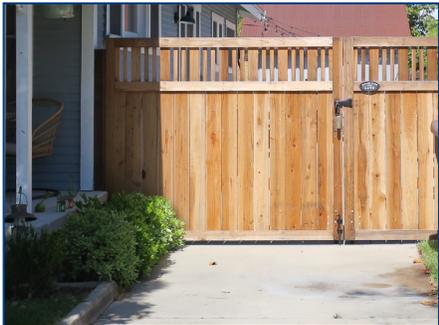
Front fence, stained wood



Side yard fence, stained wood

Gates

Craftsman houses did not usually have gates. However, if a driveway or side gate is necessary and/or desired, it should be wood, either painted or stained, and match any existing (historically compatible) fencing that is visible on the property. Other gate materials are not appropriate/recommended.



Driveway gate, stained wood



Side yard gate, painted wood



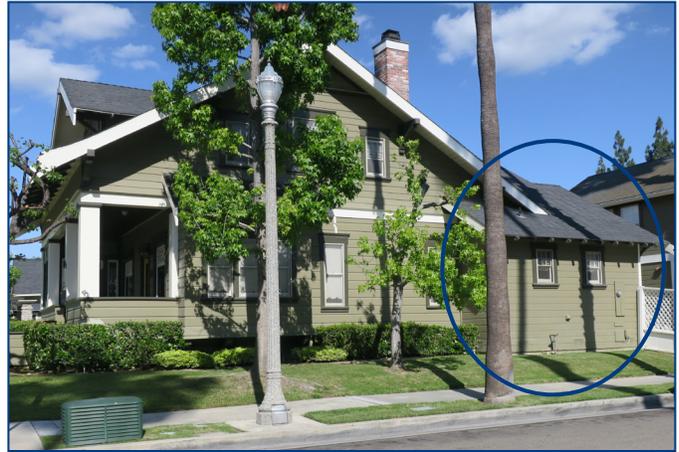
Side yard gate, stained wood

Craftsman

Additions and Accessory Dwelling Units

Additions and Accessory Dwelling Units (ADUs) (either attached or detached) should be placed near the rear of the property to minimize their overall visual impact on the building from the public right-of-way (sidewalk/street). New additions or related new construction should be differentiated from the original, but compatible with the historic size, scale, proportion, features, and materials of the house.

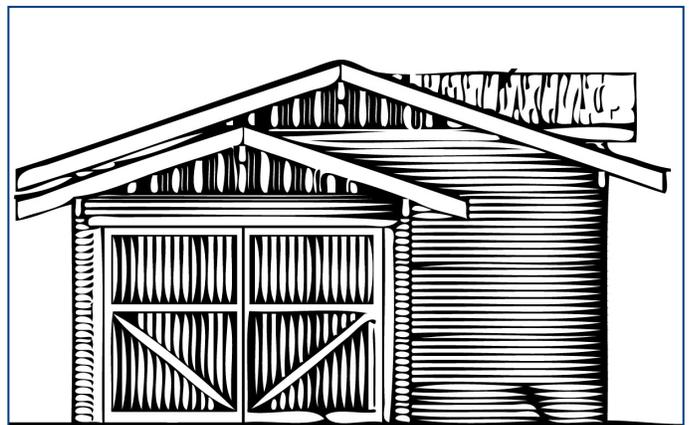
Additions



Example of a historically compatible rear addition. The addition (circled in right photo) is not visible from the primary façade (left photo) and is made of similar materials and features as the historic house.

Accessory Dwelling Units

If an existing historic garage is being converted into an ADU, the garage should generally retain its original massing and design features. The garage façade that is visible from the public right-of-way should retain the original appearance of its intended use.



Example of an appropriate garage conversion. Note the original garage doors are kept in place, with new entrances added at the side façade, not visible from the public right-of-way. The addition to the rear of the garage is compatible with the original in design and materials.

Contact Information

Anaheim Planning and Building Department
200 S. Anaheim Blvd., Suite 162
Anaheim, CA 92805
www.Anaheim.net/HistoricPreservation

Christine Nguyen, Associate Planner
CNguyen2@anaheim.net
(714) 765-4942

Jose Barriga, Planner
JBarriga@anaheim.net
(714) 765-5422

Federal: 1815—1840



Detail features:

Federal houses are square or rectangular in plan, two to three stories high, and constructed of brick or wood. Semi-circular or elliptical fanlight over front door (with or without sidelights). Most commonly a simple box, with doors and windows arranged in strict symmetry. However, the box may be modified by projecting wings or attached dependencies.

National Folk: 1850—1890**Detail features:**

The National folk/farmhouse style home consists of a rectangular shape with side-gabled roofs or square layouts with pyramidal roofs. Simple and minimal detailing, minimal to medium eave overhang. There are typically six house shapes: Gable-front, Gable-front and wing, Hall and parlor, I-house, Massed plan/side gabled, and Pyramidal.

Folk Victorian: 1870—1910**Detail Features:**

Folk Victorian have medium pitched gabled roofs with decorative shingles in gable ends, often with pent roofs. It is often identified by basic or simpler details with asymmetrical floor plans, with Carpenter Gothic detailing. Some of the features include cypress siding, a bay window, cross gabled roof, and an asymmetrical floor plan.

Queen Anne & Shingle: 1880—1900 (Brown House)



Detail Features:

Queen Anne houses are brick with wood shingled or stuccoed upper floors, or wood with surfaces variously sided with clapboards and an assortment of shingle patterns. Steeply pitched roofs of irregular shape, may have hip or multi-gabled roofs, or a combination of both. Towers, dormer windows, stained glass windows, bay windows, turrets, encircling porches, and tall chimneys with decorative brick patterns are typical.

Colonial Revival: 1880—1955



Detail features:

Colonial Revival is used to describe houses based on designs from the Colonial period in American history. Typical characteristics include windows with sashes, usually with multi-pane glazing in one or both sashes and frequently in adjacent pairs, accentuated front door, normally with decorative crown supported by pilasters or extended forward and supported by slender columns to form entry porch, sidelights and transom windows may be present, facade is typically symmetrically balanced.

Prairie: 1900—1920



Detail Features:

Houses of the Prairie style are characterized by hipped low-pitched or flat roofs with wide overhangs, banded casement windows, and low, massive chimneys. The eaves, cornices, and facade detailing emphasize the horizontal lines; often with massive, square porch supports.

Craftsman: 1905—1930



Detail features:

Most Craftsman style homes have low-pitched, gable roof (occasionally hipped) with wide, unenclosed eave overhangs; roof rafters are usually exposed and have decorative (false) beams or braces commonly added under gables; full or partial-width porches are typically covered by a lower gable, with roof supported by tapered square column; column or piers frequently extend to ground level (without a break at level of porch floor); commonly one or one-half stories high, although two-story examples occur in every subtype.

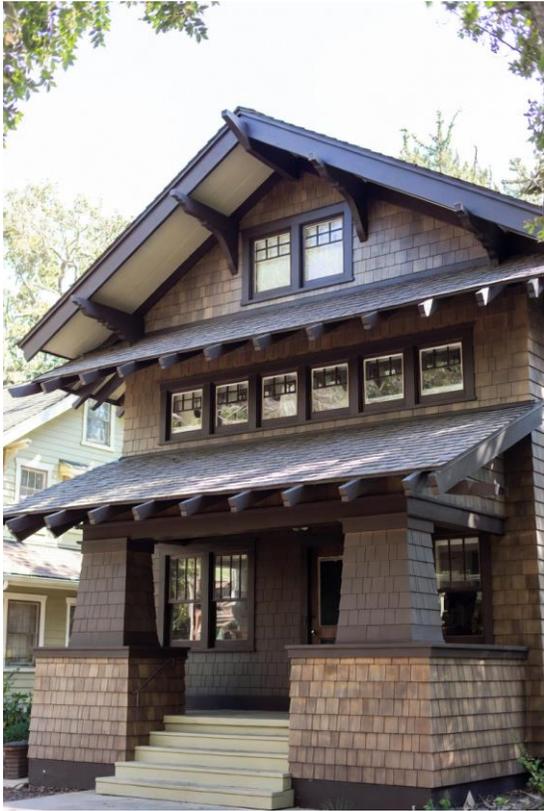
Bungalow: 1910—1940



Detail Features:

The Bungalow is a more simple Craftsman style square or rectangular plan. Simple design, sparse decoration, and natural materials are the essential components of the bungalow style. Low-sloping gable roof, open floor plans, large front windows, and broad front porches. Typically either a single story or has a second, half, or partial story, that is built into a sloped roof. Bungalows are typically small in terms of size and square footage and often are distinguished by the presence of dormer windows and verandas.

Airplane Bungalow: 1910—1925



Detail features:

The Airplane Bungalow style home is a subtype of the Craftsman style home, but has low-pitched, gabled roofs with oversized eaves and exposed rafters that create a canopy effect, and bands of windows, with a much smaller "pop-up" single room on the second floor.

Minimal Traditional: 1935—1950



Detail Features:

Low to medium pitched roof, little or no eave overhang, more often gabled roof with a front door entrance under the front cross gable, double-hung windows, typically multi-pane or 1 over 1, generally small one-story residences with minimal added architectural detail.

Ranch: 1935—1975



Detail Features:

Broad one-story shape; low-pitched roof typically with carport or garage incorporated under main roof; asymmetrical facade with front entry usually located off-center. Variations: no carport/garage, with carport or garage (1 car or 2 car).

HISTORIC ARCHITECTURE
IDENTIFYING FEATURES GUIDELINES

The Wylie City Council and Historic Review Commission has deemed the architectural character of Wylie as a valuable resource worthy of preservation. Wylie's historic style varies across the district and throughout the city.

The photos and descriptions listed in the below design guidelines are not intended to be all inclusive, but to give a small example of the various historical architectural styles that exist throughout Wylie.

First, to determine the style of your house, note the characteristics of the exterior facade.

1. What shape is the roof:
 - a. Side-gabled
 - b. Front-gabled
 - c. Cross-gabled
 - d. Gabled front and wing
 - e. Hipped
 - f. Steep pitch
 - g. Moderate or varied pitch
 - h. Low pitch
 - i. Minimal to medium eave overhang
2. What are the window arrangements:
 - a. Paired windows
 - b. horizontal panes
 - c. Large panes surrounded by smaller panes
 - d. Round windows in pediment
 - e. 2 over 2 double hung windows
 - f. Large single pane below smaller upper pane
3. What type of door
 - a. Transom lights
 - b. Round fanlight or elliptical fan light with sidelights
 - c. Rectangular transom and sidelights
 - d. Six to eight panel door
 - e. Pilasters to side of door
 - f. Curved panels on door (French Provincial)
4. What is the basic shape of the building
 - a. Broad, low one story
 - b. American four-square
 - c. bi-level split
 - d. Asymmetrical
5. What are the primary materials

- a. Wood
- b. Brick
- c. Stone

It is possible that alterations were made from its original design. It may have a different type of siding, ornaments may have been removed or added, or windows may have been changed. It is often possible to determine the style of an altered house by its shape and roof type.

Although your house will probably not be exactly like any of the examples shown, you should look for similar shapes, materials, and details. Then read the description of that style to find out more about its history and specific characteristics.

Folk Victorian: 1870-1910

Folk Victorian have medium pitched gabled roofs with decorative shingles in gable ends, often with pent roofs. It is often identified by basic or simpler details with asymmetrical floor plans. with Carpenter Gothic detailing. Some of the features include cypress siding, a bay window, cross gabled roof, and an asymmetrical floor plan.



101 S. JACKSON

Queen Anne & Shingle: 1880 To 1900 (Brown House)

Queen Anne houses are brick with wood shingled or stucco-ed upper floors, or wood with surfaces variously sided with clapboards and an assortment of shingle patterns. Steeply pitched roofs of irregular shape, may have hip or multi-gabled roofs, or a combination of both. Towers, dormer windows, stained glass windows, bay windows, turrets, encircling porches, and tall chimneys with decorative brick patterns are typical.



301 N. BALLARD

Colonial Revival: 1880-1955

Colonial Revival is used to describe houses based on designs from the Colonial period in American history. Typical characteristics include windows with sashes, usually with multi-pane glazing in one or both sashes and frequently in adjacent pairs, accentuated front door, normally with decorative crown supported by pilasters or extended forward and supported by slender columns to form entry porch, sidelights and transom windows may be present, facade is typically symmetrically balanced.



201 E. JEFFERSON

Craftsman: 1905-1930

Most Craftsman style homes have low-pitched, gable roof (occasionally hipped) with wide, unenclosed eave overhangs; roof rafters are usually exposed and have decorative (false) beams or braces commonly added under gables; full or partial-width porches are typically covered by a lower gable, with roof supported by tapered square column; column or piers frequently extend to ground level (without a break at level of porch floor); commonly one or one-half stories high, although two-story examples occur in every subtype.



211 N. KEEFER

Airplane Bungalow: 1910 To 1925

The Airplane Bungalow style home is a subtype of the Craftsman style home, but has low-pitched, gabled roofs with oversized eaves and exposed rafters that create a canopy effect, and bands of windows, with a much smaller “pop-up” single room on the second floor.



900 S. BIRMINGHAM

Minimal Traditional: 1935 To 1950

Low to medium pitched roof, little or no eave overhang, more often gabled roof with a front door entrance under the front cross gable, double-hung windows, typically multi-pane or 1 over 1, generally small one-story residences with minimal added architectural detail.



Ranch: 1935-1975

Broad one-story shape; low-pitched roof typically with carport or garage incorporated under main roof; asymmetrical facade with front entry usually located off-center. Variations: no carport/garage, with carport or garage (1 car or 2 car).



