



Village of Roslyn Historic District Board

GUIDELINES FOR ARCHITECTURAL STYLES



The Bank is an example of the Colonial Revival style.

PURPOSE

These *Guidelines* were prepared to assist property owners in understanding the historic character and special qualities of their property when considering the exterior alteration of a historic building, new construction within the context of historic buildings, or other property changes. They are not intended to replace consultation with qualified architects, contractors and the Historic District Board (HDB). The HDB will be happy to provide a preliminary consultation addressing design or materials issues to potential applicants free of charge.

These *Guidelines* were developed in conjunction with the Incorporated Village of Roslyn's Historic District Board (HDB). The HDB reviews Permit applications for proposed exterior alterations to properties within the Historic District. The applicant is responsible for complying with the provisions of the Zoning and Building Codes at the time of application. The applicant must obtain all necessary permits prior to proceeding with any work. For more information, or to obtain permit applications, please call the Building Department at (516) 621-1961.

Please review this information during the early stages of planning your project. Familiarity with this material can assist in moving a project quickly through the approval process, saving applicants both time and money. Additional *Guidelines* addressing other historic building topics are available at Village Hall and on its web site at www.historicroslyn.org.

UNDERSTANDING THE VILLAGE OF ROSLYN'S ARCHITECTURAL STYLES

The development and architectural heritage of the Village of Roslyn includes both high-style and vernacular buildings. The term "vernacular" suggests they were based upon traditional or regional forms without being designed by an architect or similarly trained individual. As a result, many of the buildings are relatively simple with embellishments that are reflective of the period or popular styles of the day.

Styles can be difficult to define because of changes over time. As the prosperity of the residents flourished and a family's needs grew, buildings were commonly enlarged and houses updated to meet the tastes of residents. Some original buildings were integrated into new construction or expanded and updated for current styles such as the adding of Italianate brackets or turned posts to porches of an earlier period to make the house appear more "Victorian." As a result, many houses reflect multiple time periods and might not be easily categorized as reflecting a single or "pure" style.

It is hoped that the images depicting the variety of the Village of Roslyn's architectural styles and the lists of locally found features will help residents identify the character defining elements of Village buildings.



There are many styles of Victorian architecture including the c. 1801 and 1965 Second Empire William M. Valentine House with its prominent Mansard roof and belvedere.

VILLAGE OF ROSLYN HISTORY

The settlement patterns and development of Village of Roslyn greatly influenced the relationship between the landscape and buildings as well as the architectural styles prevalent in the area. The following historical information was extracted from the 1986 *Roslyn Village Historic District* National Register of Historic Places Nomination Form.

The Roslyn Village Historic District is historically and architecturally significant as an intact and cohesive enclave of historic buildings and streetscapes which illustrate Roslyn's seventeenth-and eighteenth-century settlement as well as its nineteenth and early twentieth century growth and development. Predominantly residential in character, the district features significant examples of vernacular house types and styles dating from c. 1680 to 1930, as well as several distinguished architect-designed buildings including a monumental Victorian period clock tower, a Georgian Revival style library, church and theatre. Landscape features within the district, including a park and two eighteenth-century mill ponds, contribute to the district's visual setting and preserve evidence of historic industrial activity at the center of the village. Due to continuing and increasingly intensive development in the greater Roslyn area, the Roslyn Village Historic District is significant in the context of the multiple resource area as the only large concentration of historic buildings and streetscapes to survive within the village. The smaller Main Street Historic District, listed on the National Register in 1984, is located within the western half of the village historic district. Although the Main Street Historic District contributes to the overall significance of the village historic district, it retains its separate identity as an intact and visually cohesive neighborhood with a distinctive concentration of... Greek Revival style frame houses unified by similarities in scale and construction....

The Roslyn Village Historic District is located at the center of the incorporated village at the floor of a narrow valley extending southward from Hempstead Harbor. The district is wedge-shaped in plan. It contains two large mill ponds and a stream at the center, surrounded by a public park landscaped early in the twentieth century. Wooded hillsides rise sharply east and west of the district providing visual backdrops which limit vistas outside of the historic district....

The Roslyn Village Historic District is part of a small community settled in the mid-1600's at the southern end of Hempstead Bay. Originally named Hempstead Harbor, the settlement became an early focal point for trade and industry, offering a landing for small coastal schooners and bay craft and potential water power at the head of navigation. The first century of settlement in what later became known as Roslyn witnessed the creation of the two mill ponds (still present within the historic district) together with the development of a grist mill, saw mill and paper mill....

The Revolutionary War and British occupation of Western Long Island disrupted trade and agriculture in Roslyn and its hinterland and forced some residents into exile in Connecticut. As a result, there appears to have been little construction within the historic district until the end of the eighteenth century when economic and political conditions were once again favorable....

Roslyn experienced modest growth between 1835 and 1850 resulting from its increased importance as an exporter of agricultural products and paper. A large number of small, wood frame houses were built within the district during this period, many of which are detailed with late Federal style entrances with transoms and sidelights or emerging Greek Revival style elements such as broad entablatures with frieze windows....

Roslyn experienced additional growth and prosperity in the second half of the nineteenth century as regular steamboat and rail service placed the village within hours of New York City. Its picturesque setting, healthy environment, and proximity to New York began to make the area surrounding the village desirable for the development of country estates. These factors contributed to an infusion of wealth and sophistication in the village evident in a number of buildings within the historic district.... In the later decades of the nineteenth century residential construction in the district reflected the popularity of Queen Anne and Eastlake style forms and details as well as the widespread availability of stock millwork....

Architectural tastes changed sharply after 1910 reflecting national trends particularly a growing admiration for American colonial-period architecture. This change in taste coincided with the continuing gentrification of the village during the twentieth century, resulting in a collection of major civic, religious and commercial buildings in the historic district designed in variation of the Georgian and Colonial Revival styles....

The area encompassed by the Roslyn Village Historic District was largely built-up by 1930, and there has been relatively little new construction in the district since that date. As a result, the district has retained much of its historic character and scale. The survival of this historic and predominantly residential enclave in the face of intensive development pressures since 1950 is remarkable, given the proximity of the district to major transportation corridors and its accessibility to and from New York City.

COLONIAL ERA

Colonial homes tend to be one room deep, one or one and one-half story residences. Roof shapes are generally side gable or in the case of Dutch Colonial, side gambrel roof forms, with minimal rake overhang

and eave detailing. Chimneys tend to be prominent and massive. Window and door openings tend to be limited and small, with multi-paned glazing.



← Massive brick chimney

← 1½ stories in height, side gable roof form with minimal rake overhang and cornice detail

COLONIAL ERA

Local features:

- Late 17th – early 19th century
- 1-1½ stories in height
- 1 room deep
- Steeply pitched side gable roof
- Side gambrel roof after mid 18th century
- Little or no overhang at the gable or gambrel end
- Minimal cornice detailing
- Massive chimney
- Multi-paned double-hung or casement windows

The c. 1680 Van Nostrand-Starkins House with its asymmetrical side gable roof is the oldest known house in Roslyn. It was restored to its 1810 appearance by the Roslyn Landmark Society.



← 1½ stories in height, side gable roof form with minimal rake overhang and cornice detail

← Central entrance door and narrow sidelights

← 12/12 double-hung windows

The Classical Revival entrance porch is a later addition to the c. 1750 Valentine-Losee House.

GREEK REVIVAL

Greek Revival architecture was most common in the United States from the early to mid 19th century following the 1804 “discovery” of the Parthenon in Athens by Lord Elgin. The style was based upon classical Greek temples and was commonly used for residences as well as public and civic buildings. The overall form can vary from having a front gable roof, with the pediment facing forward, most common in this area or a hipped or side gable roof with an entry porch featuring Classical detailing. Greek Revival buildings were constructed of masonry or clapboard and generally have a symmetrical principal façade with an entry door or porch featuring classical detailing.

Typical features include low-pitched gable or hipped roofs; pedimented gable ends; simple architrave bands at the eaves, entry porches with Classically styled columns and horizontally spanning entablature; paneled front door with narrow sidelights and rectangular, semi-circular or elliptical fanlights; and multi-paned double or triple hung windows. Door and window surrounds can be fairly elaborate and might include Classical detailing. Tripartite window configurations, referring to a central window flanked by two smaller windows, might be present. Porches can be limited to the entry, extend across the full width of the façade, and be one or two stories in height.



The c. 1830 George Allen House typifies the Greek Revival style with its symmetrical façade, small windows at the wide roof cornice board, and narrow transom windows and sidelights at doors.



The Obadiab Washington Valentine House c. 1835 features classical pilasters and a prominent cornice at the front entry. The paneled door has a narrow transom and sidelights. A shed roof dormer was added in about 1910 along most of the principal façade allowing for taller windows at the second floor.

- ← Shallow pitched roof
- ← Frieze-band windows
- ← Central entrance with narrow transom and sidelights
- ← Multi-paned double-hung windows

GREEK REVIVAL

Local features:

- Early - mid 19th century
- Symmetrical façade
- Low-pitched gable roofs
- Columns and pilasters
- Pedimented gables
- 1 or 2 story entrance or full-width porches
- Paneled entrance doors with narrow sidelights and transoms
- Multi-paned double or triple hung windows
- Frieze-band windows, typically one-light in height
- Tripartite windows
- Classical detailing

VICTORIAN ERA

The period of Victorian architecture in America generally coincides with the last forty years of the reign of Britain's Queen Victoria from 1860 through 1900. During this period of rapid industrialization, and development of the balloon frame construction technique, traditional rectangular floor plans and elevations were freed and decorative details were mass produced. The period also marked a proliferation of pattern books, which were descriptions and drawings of buildings and decoration that were used as a design guide, most notably by A. J. Downing in the 19th century. During the period, property owners would generally retain local carpenters to approximate the designs from the guides rather than retain an architect.

There are several styles that fall under the general heading of "Victorian", each with its own character defining features. These include Second Empire, Stick (or Carpenter Gothic), Queen Anne, Shingle Style, Italianate, Eastlake, Gothic Revival, Victorian Gothic, Richardsonian Romanesque, and Vernacular (or Folk) Victorian.

Although each of the Victorian styles has its own characteristics, there are similarities that tend to be present in most Victorian architecture. These similarities include asymmetrical façades, multi-colored and/or multi-textured wall surfaces, and steeply pitched roofs.

Second Empire

The Second Empire style was popular from 1860 to 1900 and is often similar in form and detailing to the Italianate style, with the exception of its Mansard, or dual pitched hipped roof. Many Mansard roofs were originally slate, and featured dormer windows, wide overhanging eaves and decorative brackets. Double-hung windows can be found in single or paired configurations and tend to have 2/2 windows, often with hood moldings. Entrance doors are often glazed in either a single or paired configuration.



This Second Empire house features a Mansard roof with projecting eaves featuring heavy brackets.

SECOND EMPIRE

Local features:

- 1860 – 1900
- Mansard roofs with dormers, often with patterned slate
- Bracketed cornices and overhanging eaves
- Symmetrical façade with a central entry
- Tall narrow windows, generally 2/2 double-hung, often paired
- Elaborate window hood moldings
- Restrained porch with square or turned posts
- Heavily molded doorways with single or paired doors, often glazed

Gothic Revival

Gothic Revival can be found in the region beginning in the mid 19th century through the 1870s. Gothic Revival architecture tends to have a vertical emphasis, with steeply pitched roofs possibly with cross gables and gable dormers; scrollwork at gable ends and porches; pointed arch, lancet, windows; and grouped windows.



This cottage's vernacular Gothic detailing includes a steeply pitched roof and pointed arch window.

Italianate

The forms of many Italianate buildings, dominant from 1840-1880, can be similar to those of Gothic Revival style. Typical features include low pitched or flat roofs with heavily molded or bracketed overhanging eaves, and tall narrow double-hung windows in 1/1 or 2/2 configurations, in single, paired or tripartite groupings.



The c. 1858 Willet Titus House has elaborate wood molding at the windows and cornices.

GOTHIC REVIVAL

Local features:

- Mid 19th century – 1880
- Steeply pitched gable roof
- Vertical emphasis
- Cross gables or gable roof dormers
- Scrollwork or decoration at gable ends and porches
- Pointed arch lancet windows
- Windows and walls extending into gables
- Grouped windows
- Residences with 1 story full width or entry porch with flattened arch detailing

ITALIANATE

Local features:

- 1840 – 1890
- Flat or low-pitched roofs
- 2-3 stories in height
- Overhanging eaves with brackets or highly molded cornices
- Symmetrical façade with a central entry
- Tall narrow windows, generally 1/1 or 2/2 double-hung, commonly with arched or rounded tops, often grouped
- Elaborate window hood moldings
- Restrained porch with square posts
- Heavily molded doorways with single or paired doors

Stick Style

The Stick Style, also known as Carpenter Gothic, can be found in the region beginning in the mid 19th century through about 1890. Stick Style architecture tends to have a steeply pitched gable or cross roofs, exposed rafter ends, wood wall surfaces, possibly with vertical, horizontal or diagonal raised board patterns.



The c. 1865 Henry Western Eastman Dower Cottage exemplifies the Stick Style.

STICK STYLE

Local features:

- Mid 19th century – 1890
- Steeply pitched gable or cross gable roofs with overhanging eaves and dormers
- Wood wall cladding with raised wood pattern
- Decorative trusses at gable ends
- Diagonal or curved brackets at porches or projections
- Residences with full width or entry porch

Vernacular Victorian

Vernacular Victorian, also known as Folk Victorian, can be found in the region from around 1870 century through about 1910. Vernacular Victorian architecture tends to be based on traditional architectural house forms with spindle or flat jigsaw cut Victorian detailing and trim applied to porches and cornice lines.



The Estelle Seaman Cottage has overhanging eaves and a spindlework porch.

VERNACULAR VICTORIAN

Local features:

- 1870-1910
- Traditional house form with applied Victorian detailing at porches and cornices
- Gable or cross-gable roof, possibly with dormers
- 1-3 stories in height
- Overhanging eaves, possibly with brackets or highly molded cornices
- Spindlework porch detailing or possibly jigsaw cut trim

COLONIAL REVIVAL

Colonial Revival represents the most ubiquitous architectural style in the United States. Begun in the later 19th century, Colonial Revival architecture draws its inspiration from the study of Colonial-era buildings that remain popular today. In many instances, stylistic elements from various early examples are combined and

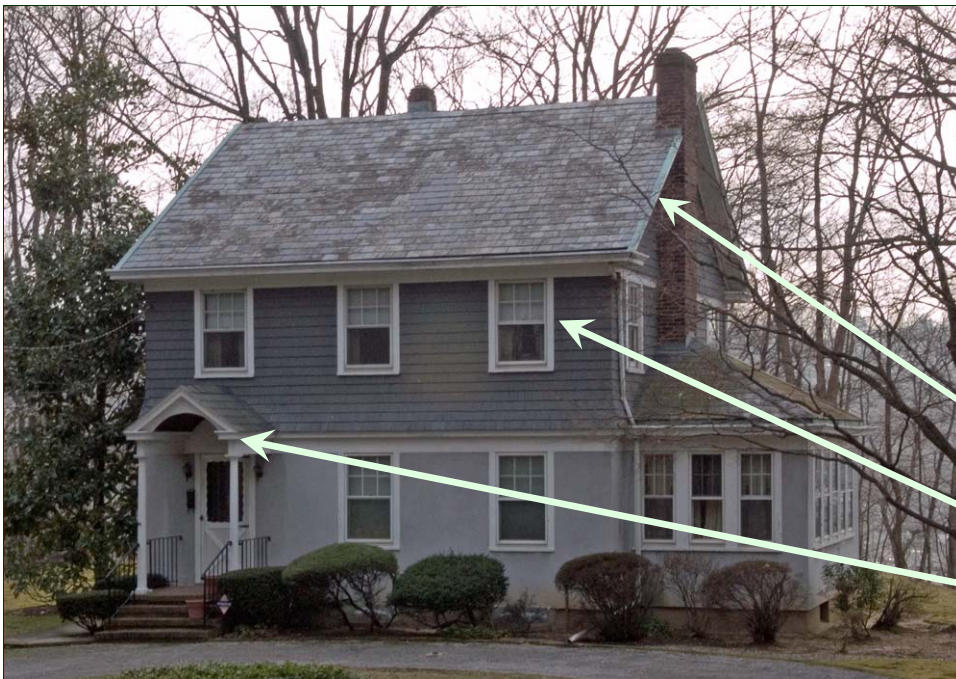
re-imagined at an exaggerated scale compared to 18th century examples. Typical features include a pronounced central entry door, often with porches, door hoods, transom, or side lights; and multi-paned, single or paired, double-hung windows.



Gambrel roof with overhanging eaves and rake boards has continuous shed roof dormer with tripartite 6/1 double-hung windows

Grouped 6/1 double-hung windows

Dutch Colonial Revival houses with a continuous shed dormer were popularized in the 1920s.



COLONIAL REVIVAL

Local features:

- 1880 – present
- 1-3 stories in height
- Colonial-era forms including gable, hipped, and gambrel roofs
- Accentuated front entry door with decorated hood, porch, transom window, or sidelights
- Single or paired, multi-paned, double-hung windows
- Colonial-era materials including stone, brick, stucco and wood clapboard for the wall surfaces, slate or wood shingles for the roof (or synthetic alternatives)

Side gable slate roof decorative cornice and gable end chimney

6/1 double-hung windows

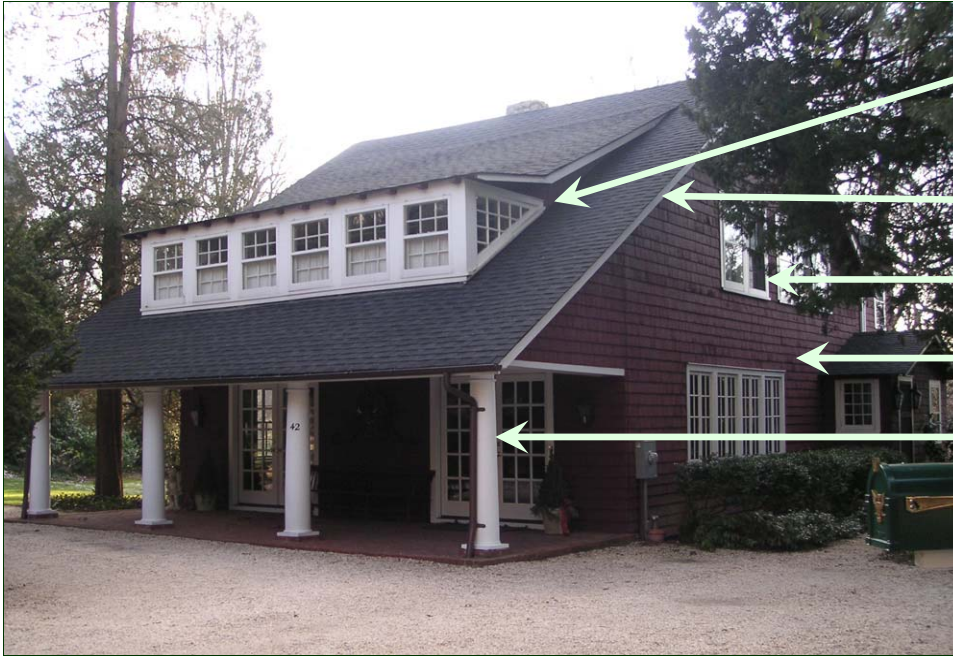
Accentuated front door with porch supported by narrow columns

This Colonial Revival house features a side gable roof and 6/1 double-hung windows.

BUNGALOW

The word “Bungalow,” as used in the United States was borrowed from the 19th century British term for a small one-story house in India with an encircling veranda and tile or thatched roof. The North American examples date from 1890 to 1935 with later examples being influenced by the Arts and Crafts movement and popularized when they became available by mail order from Sears and Roebuck. Bungalows are characterized

by a low, broad form; materials expressive of their natural state to harmonize with the landscape; free-flowing floor plans with a central dominant fireplace; and a lack of applied ornament. Typical features include low-pitch gable, or less often hipped, roofs with full or partial-width porches, often recessed under the principal roof, and single and grouped multi-paned window sash.



Continuous shallow shed roof dormer with grouped multi-paned windows

1 ½ stories, accentuated side gable roof

Grouped multi-paned double-hung or casement windows

Wood shingle walls with lack of applied detailing

Full-width, recessed porch supported by columns extending to porch level or ground

This example of a Bungalow features a unique triangular window at the return of the shed dormer.



An example of a Bungalow with a full-width recessed porch and the addition of reproduction Victorian brackets at the porch posts.

BUNGALOW

Local features:

- 1890 -1935
- 1-1½ stories
- Low-pitched gable roof with exposed rafters at overhanging eaves and prominent chimney
- Full or partial-width porches supported by square posts or piers, often tapered, extending to porch level or ground
- Use of natural materials, typically with high craftsmanship
- Single or grouped multi-paned windows
- Simple detailing with lack of applied ornament

COMMERCIAL AND INSTITUTIONAL ARCHITECTURE

As the Village of Roslyn grew, so did its need for commercial and institutional buildings to serve its residents. The commercial architecture of the Village was principally located along Old Northern Boulevard and the northern portion of Main Street.

Similar to residential architecture, commercial and institutional buildings can be identified by architectural style. Although there are similar style characteristics between residential and commercial buildings, roof forms tend to be simpler in commercial architecture.



The two-story front porch was probably inspired by George Washington's house, Mount Vernon.



The 1928 Roslyn Presbyterian Church was designed by William Bunker Tubby.

COLONIAL REVIVAL

Local features:

- 1880 – present
- 1-3 stories in height
- Colonial-era forms including gable, hipped, and gambrel roofs
- Accentuated central front entry door with decorated hood, porch, transom window, or sidelights
- Single or paired, multi-paned, double-hung windows
- Colonial-era materials including stone, brick, stucco and wood clapboard for the wall surfaces, slate or wood shingles for the roof (or synthetic alternatives)

Roslyn's commercial and institutional building construction generally coincides with periods of prosperity in the Village and reflects the current tastes and architectural styles.

Commercial and architectural styles in Roslyn include Queen Anne, Italianate, Tudor Revival, Colonial Revival and Neoclassical, as well as former residences that were adapted for commercial use.

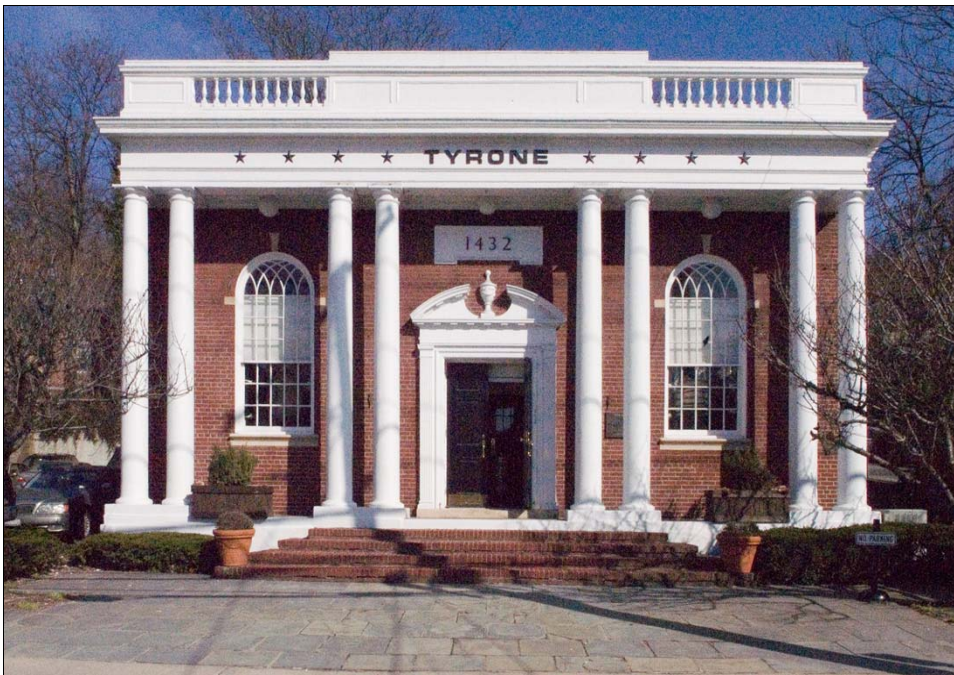


This Tudor Revival Building features elaborate half-timbering below the second floor windows.

TUDOR REVIVAL

Local features:

- 1900 – 1940
- 1-3 stories in height
- Façade dominated by one or more cross gables, usually steeply pitched
- Decorative half timbering, with stucco or brick wall cladding
- Decorative brickwork, often with undulating or patterned surface



The front porch features paired Doric columns and roof line balustrade above the cornice.

NEOCLASSICAL

Local features:

- 1895 – 1950
- 1-2½ stories
- Gable or hipped roof forms
- Full-height classically inspired entry porch supported by columns, can feature a pediment
- Symmetrically balanced façade with central door
- Elaborate entrance doors possibly with transom windows and sidelights
- Single or grouped, multi-paned, double-hung windows
- Classical detailing

DETERMINING A BUILDING'S STYLE

When trying to determine a building's style, it is helpful to know the original dates of construction and any major additions. If this information is not available, consider the major forms of the building such as the roof shape and composition of major volumes, and then consider the individual features such as the porches, windows, doors, etc. to try to identify the style. When trying to determine a building's style, it can be helpful to keep in mind:

- Style is not a function of building use - churches, courthouses, schools and residences can be of various styles
- Style is not a definitive function of period – multiple styles tend to overlap any given period, and although certain styles were most popular during a specific period, property owners often continued to build in that style
- Styles blend into each other where specific features from an earlier or different style will be incorporated into a building of an altogether different style to achieve a certain effect or design
- Several of the Village of Roslyn's historic buildings were stylistically simplified because they were constructed by homeowners or builders with limited budgets and knowledge of high styles and detailing
- Many of the Village of Roslyn's buildings evolved over a period of time and earlier houses could have been subsumed into larger buildings or decorated to appear more up to date and stylish
- Original elements could have been removed, replaced or modified so that they are no longer in keeping with the characteristics of the original style – such as the replacement of multi-paned windows with 1/1 windows at a Greek Revival style building or the removal of porch brackets at an Italianate building

Some buildings defy any one style “label” and are difficult or impossible to classify. It is often the case that previous owners made choices or alterations based upon personal tastes, needs, economy or whimsy. It is more important to know what the most significant remaining features of a building are, and consider and protect those features when planning changes, than it is to categorize a building by a style label.

The HDB is available to provide assistance with identifying building styles. Residents are encouraged to reference individual *Guidelines* for architectural vocabulary related to each materials or feature and the *Guidelines for Historic Properties* for a list of architectural style books and architectural dictionaries.



This porch, reconstructed based upon a historic photograph, represents blending of architectural styles to achieve a desired result. The simple gable roof form, elliptical opening at the porch and classical post capitals suggest the Colonial Revival Style, while the jigsaw cut porch posts, similar in detailing to the entrance door surround, suggests Victorian design tendencies.



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