

THE DATING GAME



STACI RICHEY -- CITY OF COLUMBIA

Why do we Date Resources?



Historic Preservation = Preserving **Historic** Resources

(buildings, bridges, cemeteries,
landscapes, battlefields)



- Historic = Importance
- Historic = Section 106 and other review
- Historic = Contribution to a National Register or Local Historic District
- Historic = Coincides with Important Person or Event
- Historic = Treatment Methods for maintenance and repairs
- Historic = Review of Changes by boards or commissions, avoid disasters
- Historic = Qualify for grants, tax advantages at federal, state and local levels
- Historic = Encourage owners to retain, maintain a site



Two Methods to Find Your Date

Research (Likes & Dislikes)

- Start Big: Published Stuff (books, NRHP)
- Maps, Census, Directories
- Digitized Newspapers
- Local History folks
- Deeds, mortgages and wills
- Building permits, maybe
- Tax assessments
- Pattern books and catalogues
- Photographs
- Old architectural surveys
- Archival collections (letters, architectural renderings)
- People

Observation (Good Looks)

- Start Big: Context
- Database in your brain (learn from examples with confirmed dates and integrity)
- Building style (consult books)
- Details, details, details



RESEARCH



EVERYTHING IS IMPORTANT

Process of Research

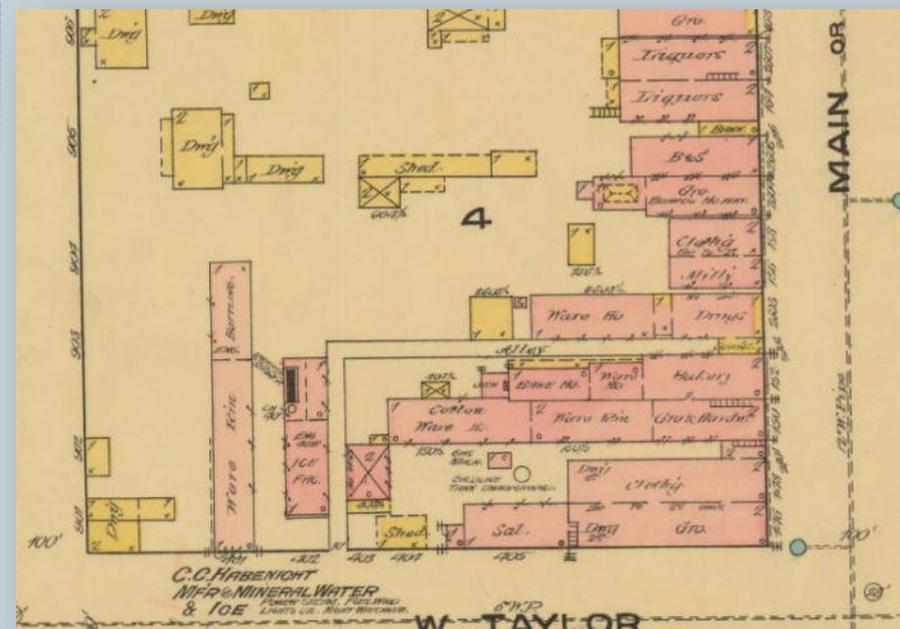
Best Process for Urban Areas:

1. Get a correct address
 - *city directories
 - *maps
 - *work backwards
2. Get a name
 - *city directories
 - *deeds
 - *digitized newspapers

- *Take good notes
- *Label photographs, maps
- *Note all of the information needed for a bibliography
- *Note the repository



Russell Maxey collection, Richland Library



RURAL AREA RESEARCH

TIP:

Use a scanner or your camera for free copies of maps (ask permission first) and ALWAYS capture the date, name and KEY for that map!!

1916 Richland Cty Soil map, 1935

USGS Topo, 1942 Richland Cty Hwy

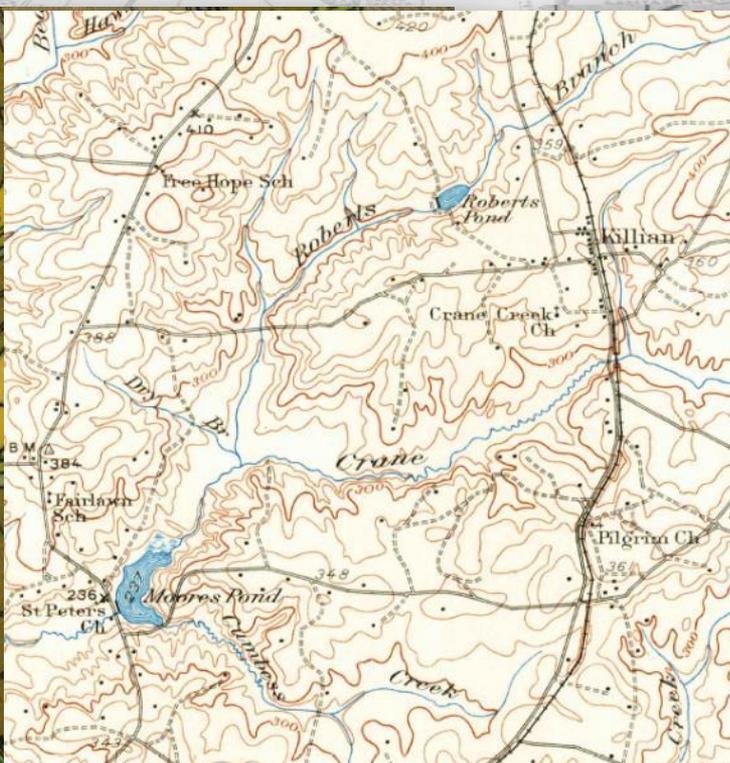
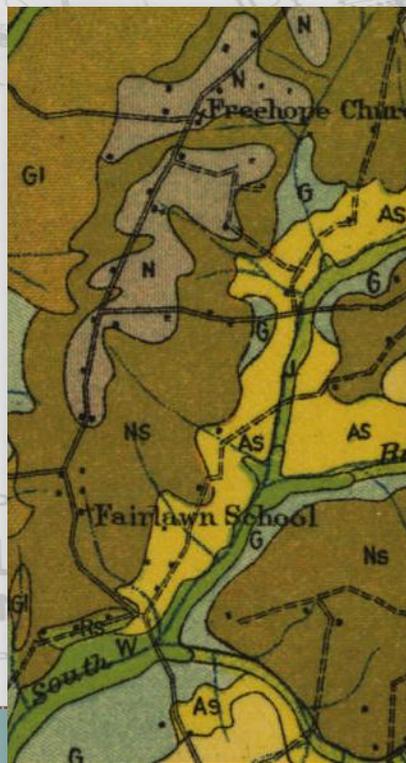
Topographic, soil, and highway maps (race)

Local libraries (news clippings, photographs)

County deeds and plats

Aerial photographs

Maps from the Digital Collections of the USC Libraries





1938, 1959, 1970 aerials

From the Digital Collections of the USC Libraries



Tips and Tricks for Research

- * City Directories usually only cover the city proper in the early years of the 1900s, new subdivisions are not included, #s change
- * Digitized newspapers will show different results for the same search, use a variety of search terms, and use language of the day
- * Be wary of local histories
- * Look at photograph collections over and over



S.C. State Museum Standard Federal Collection

c. 1905



HIGHLIGHTS: "watch Columbia grow"

WATCH COLUMBIA GROW

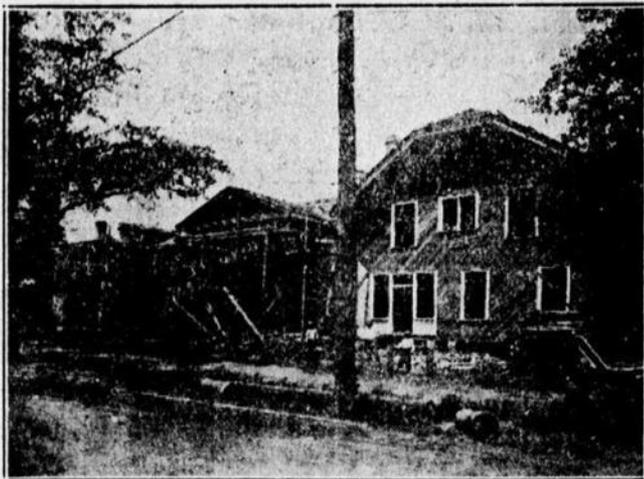


Photo by Blanchard
Three Residences Being Erected by Black Contracting Co. on Laurel, Between Bull and Pickens Streets.



Photo by Blanchard.

RESIDENCE OF W. HAMPTON MIXSON, JR.
The Mixson Home, 2822 Divine Street, Shandon, is One of the Many Handsome Dwellings Erected in Columbia Recently. It is of Doric Type, Contains Ten Rooms and is Elaborately Equipped. House and Lot Are Valued at \$10,000.



Photo by Staff Photographer.
NEW HOME OF WESLEY FROST.

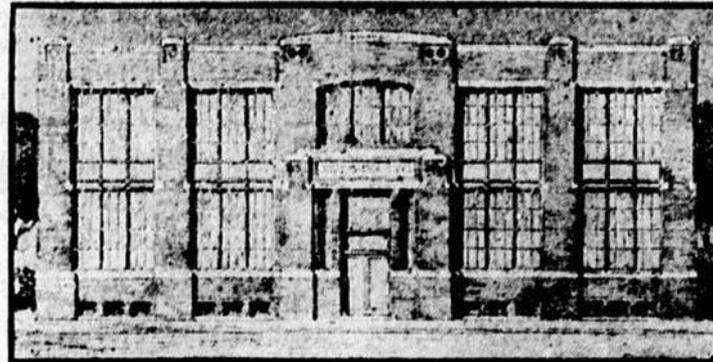
This New Cottage at College View, Eau Claire, Has Just Been Completed at a Cost of About \$3,000. It Has Eight Rooms and is Located at the Corner of Muller Avenue and Hyatt Street.

Digital News:
Find a Series
Find a Photographer
Find an architect
Find a neighborhood

Left and Top Right:
1916

Images and text from *The State*,
digitized and copyrighted by
NewsBank

WATCH COLUMBIA GROW



C. C. Wilson, Architect.

The above is a drawing of the new home to be erected by the R. L. Bryan company on Sumter street for its printing department. The work on this handsome building will be started at an early date, possibly as soon as next week. It will be two stories, the attractive front being of texture brick.

OBSERVATION



EVERYTHING IS IMPORTANT

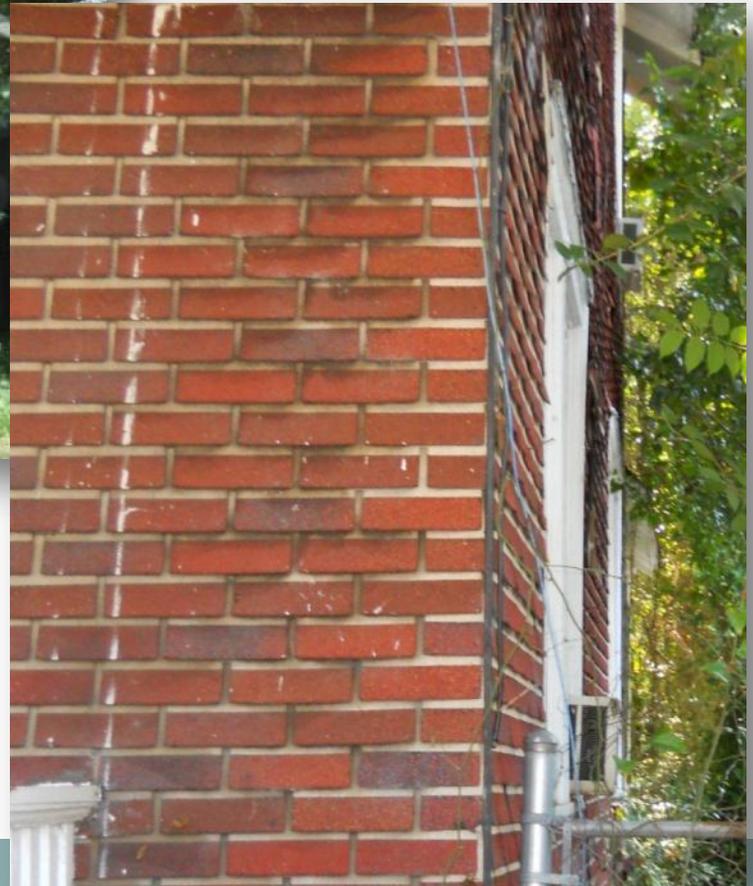


IMPROVING YOUR OBSERVATIONAL SKILLS



New Construction





Asphalt Siding Made to Look Like Brick



3/29/2014 14:11





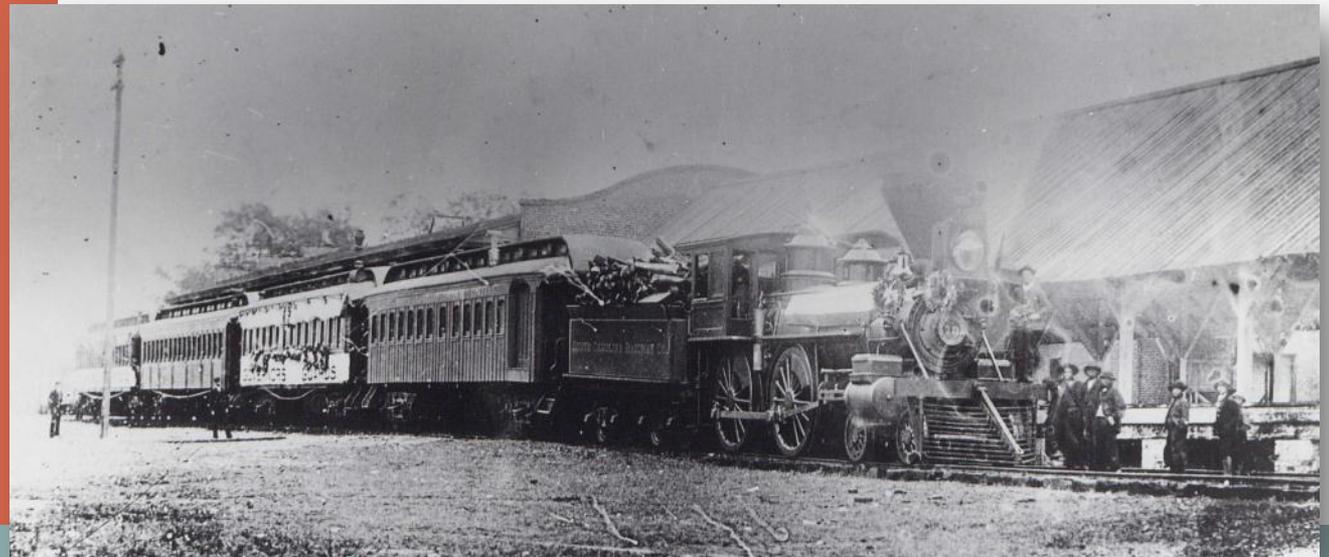
Observation: Context

PHYSICAL CONTEXT

+

HISTORIC CONTEXT

- Cities grow out with somewhat clear “growth rings” or pockets, look for patterns
- What’s around? Does this fit into the pattern of lot size, building orientation, size, scale, architecture?
- Was this part of town historically significant? Was it part of a particular event, ethnic group, mill village, planned development?
- Was there an obvious catastrophic or transportation event that influenced this area? (streetcar, fire, flood, urban renewal)



Observation: Database



- Learn the basic architectural styles
- Translate those into vernacular
- Practice dating buildings (flash cards)
- Look at a ton of historic photographs
- Look at a ton of buildings
- Look at new buildings
- Look at similar buildings

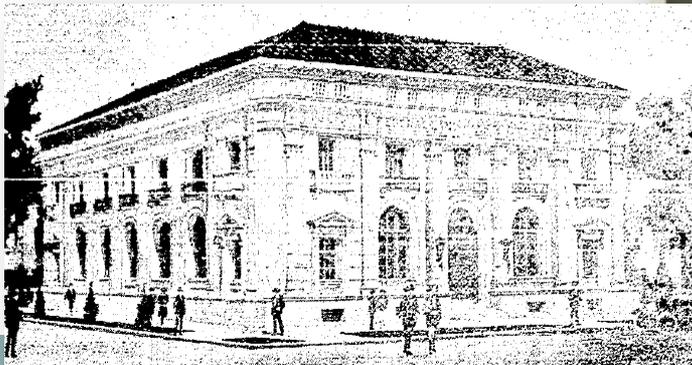


Image from *The State*, digitized and copyrighted by NewsBank

Observation: LOOK at the Building

- Go look at the building in person if possible
- Slow down and notice the surroundings
- Start from top to bottom or vice versa
- Make a mental note of what doesn't "fit"
- Study the details
- Take notes
- Take photographs, use your ZOOM lens
- Walk around to see as much as you can, while staying on public property!
- Aerials are great ways to get a look at the back of the building



Best Way to Date Buildings? Architectural Styles

Architectural Styles found in Lettered Streets, South Hill & York Neighborhoods

Greek Revival



The Greek Revival style gained popularity in America in the early 1800s, especially for public buildings as a symbol of democracy. The style's popularity declined in the west by 1840 but could still be found through the end of the century in Washington State. The style is based on Greek Classical buildings and is characterized by a temple front with pediment and columns, symmetrical facade, and a flat or low-pitched roof. The cornice is emphasized with moldings and often dentils. Windows are ordered across the facade, have multiple panes and are often quite large.

Gothic Revival



Emerging in the late 1830s, Gothic Revival style's greatest proponent was Alexander Jackson Davis who popularized it through his book *Grand Architecture* in 1837. The style was already outdated on the East Coast by the time it reached the Oregon Territory. Gothic Revival appears primarily in residences and churches and is characterized by an emphasis on the vertical, with steeply pitched gable roofs and ligature ornamentation. Complex bargeboards, brackets, and porch trim are principal characteristics. Largest windows with leaded glass are common, as is vertical board-and-batten exterior cladding. The style was popular in Washington from around 1820 to 1880, especially for churches.

Italianate



The Italianate style emerged as part of the picturesque movement of the 1830s along with the Gothic Revival. The Italianate style emphasized an asymmetrical plan, flat or low pitched roof, and paired brackets at the eaves. Windows usually had arched tops and were often paired. Most Italianates will also have a three-sided bay window either in front or on the side. Larger Italianates will have a square tower or belvedere on the roof.

Vernacular



"Vernacular" described buildings that were constructed to address local needs using readily available materials, in a style typical to a period and/or place. Often owner-built, "vernacular" is used to describe buildings that have few or no distinctive stylistic classification elements.

Queen Anne



The Queen Anne style is characterized by asymmetrical massing, wrap-around porches and a variety of decorative surface materials. Towers are a characteristic feature. A variety of window types and turned decorative elements. The style dates back to the late 1870s and was most popular in Washington from the 1880s to 1900.

Colonial Revival



Colonial Revival style houses started appearing around 1880 in Washington State. The full complement of classical decorative elements were used and applied to symmetrical forms. In the 1920s, Colonial Revival houses found their way into catalogs in a bungalow form. Naturally symmetrical with minimal classical detailing. Colonial Revival style houses are usually side gabled with multiple windows. The Dutch Colonial Revival is a variant on the Colonial Revival and follows the same chronology. Its character-defining feature is a second story concealed in a gambrel roof.

Arts & Crafts



Arts and Crafts is a stylistic term under which the term Craftsman falls. Derived from the house design published by Gustav Stickley in *Craftsman Magazine* from 1903 to 1916, the style promoted use of natural materials, hand-craftsmanship, good air circulation, sterile bathrooms and kitchens and generous living spaces, and stressed health and happiness through design. Craftsman style is characterized by wide eaves with exposed rafters and brackets, and full porches with tapering posts and solid rails. A variety of window types and decorative surfacing were employed. Rarely is a Craftsman style house seen in Washington State before 1900.

American Foursquare



Low of style than a form, the American Foursquare is a hip-roofed, factory house with a square plan, two rooms deep and two rooms wide. Sometimes called a "Classic Box," the Foursquare was a common style in Washington State at the turn of the century, from around 1900 until 1915. However, Foursquares in Bellingham have been found dating between 1890 to 1930, showing how frequently the form endured. Foursquares usually have full-width front porches and dormers. Decorative elements are usually confined to the upper tails and the porch.

Beaux Arts



The Beaux Arts style was popular in the U.S. between 1890 and 1920, and was often used for public buildings such as schools and train stations. The style is characterized by a symmetrical facade, low pitched roof, and an abundance of detail. Beaux Arts buildings are built of "ornamental" materials such as stone, terra cotta and/or brick. Often the facade projects and recesses giving an articulated footprint, and the roof usually steep upward to highlight the entrance. The term American Renaissance is often used interchangeably with Beaux Arts, although usually considered more absent of detail.

Tudor Revival



In addition to revivals of early American building types, in the mid-1900s, there was a resurgence of the Tudor style. Tudor style houses typically have steep roofs, half-timber walls, round-top doorways, and leaded casement windows — all reminiscent of Tudor England, or at least an American's interpretation of 16th century Tudor architecture. Tudor residences were particularly popular in the suburbs of the late 1920s and early 1930s, and Bellingham has a particularly large sampling of them in South Hill.

Spanish Revival



Like Tudor Revival, Spanish Colonial Revival was an American interpretation of what architects saw in Mexico and California. Characterized by red-tile roofs and stucco walls, the style took its inspiration from the Spanish Colonial architecture, particularly California missions and presidios. Arches and large porch areas characterize the style, and larger houses have courtyard entries. Windows are often casement with leaded panes. Small details in terra cotta can sometimes be found on both the exterior and interior features.

French Revival



Like Tudor Revival, French Revival was an American interpretation of what architects saw in France, particularly in the quest of historical. Soldiers returning from World War I brought mementos and photos from France and were inspired to recreate the quaint cottages they had seen. The French Revival style is characterized by stucco walls, steeply pitched roofs without eave overhang, and leaded glass casement windows. Entrances are often highlighted by a round tower, and the massing of the chimney is often quite large.

Art Deco



The Art Deco style favors cantilever forms and geometric patterns inspired by cubism and the machine age, and spread to the world as an international art trend in 1925. Primarily a style of decoration rather than an architectural concept, most Art Deco style buildings in the United States are commercial, industrial, and civic — there are few single-family residential examples. Art Deco style buildings may have symmetrical or asymmetrical, flat or steeply pitched roofs, especially where the outline meets the sky, though rounded corners are not uncommon. Surfaces are composed of flat and often metallic materials and other materials. Besides the large wall panels, small-scale materials include glass, metal, and stone. The style is characterized by bold, geometric forms, horizontal and vertical banding, as well as stylized figure sculpture, often reminiscent of machines.

Ranch



The "Ranch" style originated with California architects in the mid-1930s and was the most popular style of architecture from the 1940s through the 1960s. Ranch houses tend to maximize facade width and have attached garages. The style thrived on the increased use of the automobile, as it was no longer necessary to live in proximity to bus and streetcar lines. This style is dominated by asymmetrical, one-story plans with low-pitched roofs and moderate overhangs, and is characterized by large picture windows in the living area, decorative iron or wooden porch supports, and either wood or brick wall cladding. Formally enclosed patios or courtyards were influences from early Spanish Colonial precedents.

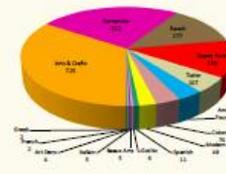
Modern



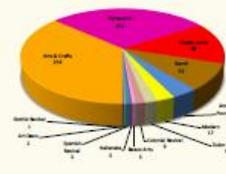
Modern refers to architect-designed, high-style, high-tech fusions of the International and Ranch style being produced after World War I. With an influential architecture program at the University of Washington, this building style is found throughout the state, often in commercial and public buildings as well as for housing. Modern buildings have flat or low-pitched gabled roofs, exposed structural members such as beams or posts that support wide roof overhangs. Large expanses of glass with narrow mullions are characteristic of the style. Many of these one-story buildings employ a variety of exterior surfacing materials such as wood, brick, and stone — often used in conjunction with each other. As with most modern styles, no traditional detailing is used to frame windows or otherwise embed the structure.

Summary Statistics

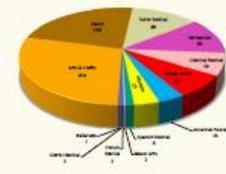
All 3 Neighborhoods



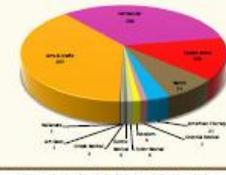
LETTERED STREETS



SOUTH HILL



YORK



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1823

c. 1886



c. 1850

c. 1893





c. 1900, SCDAH image

Substantial New Residence



—Photo by Newsbank.
The commodious two story house shown in the above picture has recently been built in the Newman development by A. J. Derrett, chief clerk in the division counsel, Southern railway. It is one of the number of attractive homes being erected in this suburb.

1922, The State, Newsbank



1912, all three



1937



1928, Google image



Trouble Makers: Revival Styles



c. 1912



c. 1850
relocated

Trouble Makers: Colonial Revival

1926
1939
1950



A



B



C



D

Troublemakers: Vernacular



c. 1857



c. 1880



c. 1910s,
alterations



c. 1940



c. 1950

Troublemakers: Ranch Houses



1945
1952
1960



Troublemakers: Relocated Buildings



Clue: No brick piers or
basement in foundation wall



It's All in the Details



READING FEATURES





WINDOWS

1800s windows could be rope and pulley or friction, they occurred simultaneously

Upper and lower sashes matched until technology allowed larger panes after the Civil War, did not become popular until around turn of the century

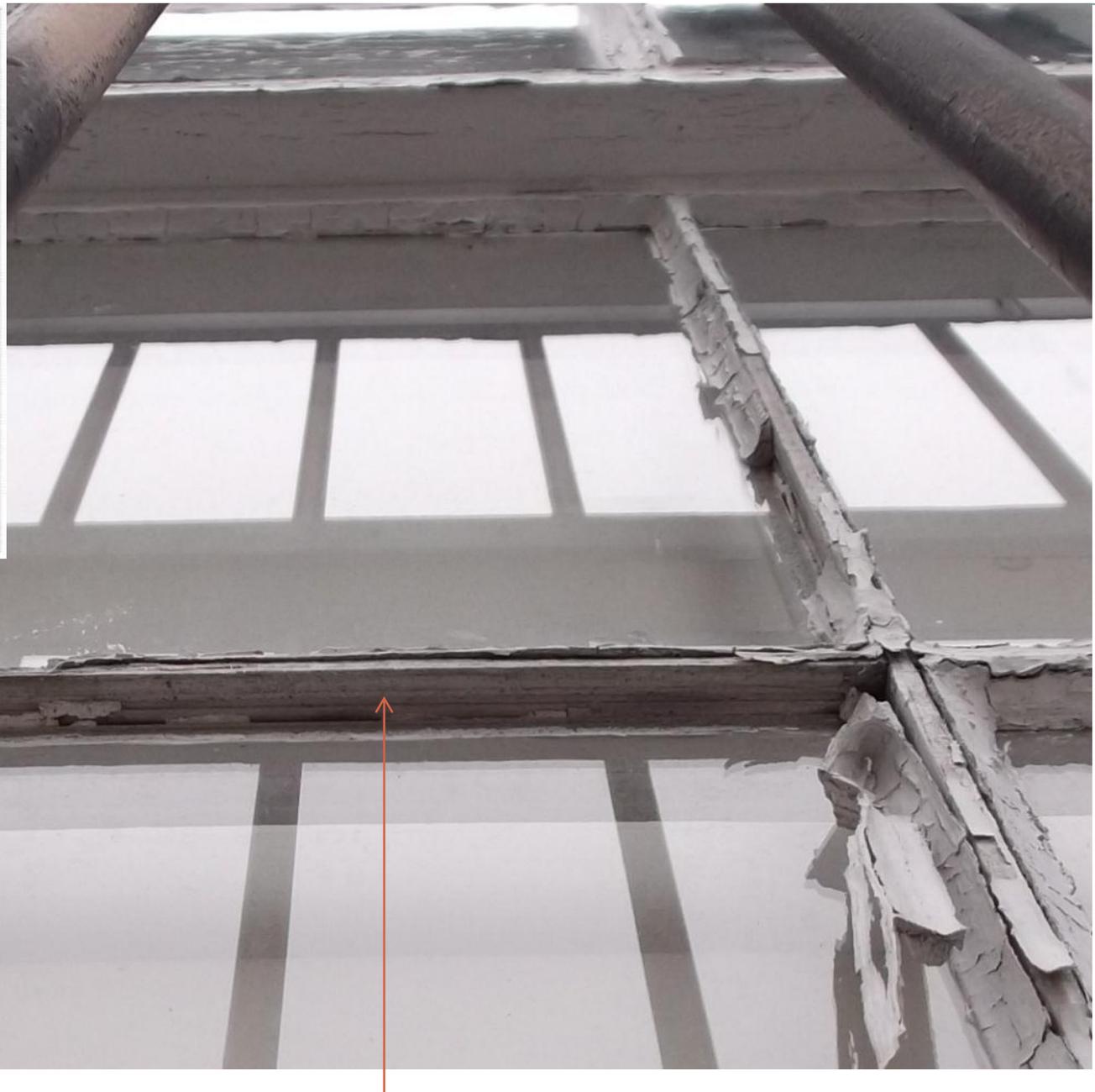
Rope and pulley gave way to aluminum jamb liners and spring mechanisms after World War II



A survey of muntin cross sections from windows of the last three centuries shows the great variety of these tiny members. In general, muntins are thinner for sash with more lights and also on mass-produced sash later than the end of the 19th century. They also varied by era, style, region, and production method. Although you can purchase router and shaper bits designed to cut muntins, it is unlikely you'll find an exact match for yours. Putting the finishing touches on the moulding may require some hand rasp and sanding work. Or have your cutters custom ground to match. Muntin profiles courtesy of the Preservation Assistance Division, National Park Service.

A MUNTIN SURVEY

 1823	 1845	 1850s
 1870s	 1879	 1890s
 1897	 1901	 1915
 1932	 1927	 1930s



Clue: Kerf cut in muntin is a modern feature, so sash is not original to 1872 house



PORCHES

c. 1860, Flinn Hall, USC





True historic balustrade on left, reproduction porch on the right

Paneled ceiling is an 1800s feature, the beadboard porch ceiling is an early 1900s feature



← The porch is not original, it infringes on the door and window trim along the top



Reconstructed porch has new balusters that are taller to bring them up to code, new columns



SHEATHING

1800s: appears to be none

First Decade of 1900s-1910s: varies

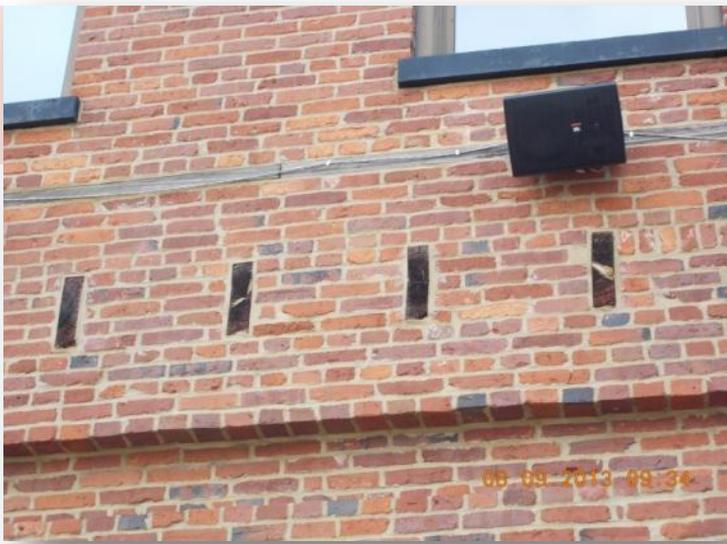
By late 1910s and into 1920s: diagonal 1"x6"

By the 1950s fiberboard gains popularity

Particle board is modern material from past several decades



BRICK





**If All Else
Fails, Look at
the Sinks and
Toilets**





Other Clues

Churches:

- *Cornerstones
- *Call church office
- *Look at context

Warehouses:

- *Roof types
- *Tile coping
- *Aerial images

Schools:

- *Cornerstones
- *Call school
- *Research county school board records
- *Look for additions
- *Look at context

- Roof materials (pressed metal)
- Hardware on doors and windows
- Light fixtures
- Mantels and hearths
- Flooring



PERIOD OF SIGNIFICANCE



- * CONSTRUCTION DATE**
- * DATE OF RESIDENCE OF PROMINENT PERSON**
- * DATE OF CULTURALLY SIGNIFICANT EVENT**
- * DISTRICTS: DATES OF MAJOR ERAS OF DEVELOPMENT**

INFORMS:

- * APPROPRIATE MATERIALS, ALTERATIONS**
- * CONSERVATION OF UNIQUE FEATURES**
- * LEVELS OF PROTECTION**
- * PURVIEW OF HISTORIC COMMISSIONS**

Period of Significance



- Integrity of current materials?
- History of the property (significant event?)
- Proof of previous appearance?
- Amount of reconstruction necessary?



Period of Significance: How to Determine

RESEARCH

- Compare maps
- Find images
- Use newspapers
- Find plat for area



OBSERVATION

- Survey the neighborhood or photograph the building and its surroundings
- Identify key features
- Date the features and determine approximate age (if possible)



Period of Significance: Local District



- Consider thinking ahead
- Leave some wiggle room
- Identify architecture vs. time period
- Be flexible with infill that has reached 50 years
- Write guidelines flexible enough to work
- Educate board members about validity of various styles and eras
- Allow oddities of type if they fit in the period



Thank You!



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