RESIDENTS' PERCEPTIONS OF VISUAL COMPATIBILITY IN TWO HISTORIC DISTRICTS:

POTWIN PLACE HISTORIC DISTRICT, TOPEKA, KANSAS AND SOUTH SANTA FE AVENUE HISTORIC DISTRICT, SALINA, KANSAS

by

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ABSTRACT

This study deals with visual compatibility between newer infill houses and the older neighborhoods in which they are built. Methodologically, this study uses twenty houses from Potwin Place Historic District in Topeka, Kansas, and twenty houses from South Santa Fe Avenue Historic District in Salina, Kansas, as a basis for judging visual compatibility. Photographs of these forty houses are used in a sorting and ranking survey completed by residents from these two neighborhoods.

Twenty-one respondents from Potwin Place and twenty respondents from South Santa Fe Avenue were asked to sort photographs of houses in neighborhoods not their own in order to become familiar with the buildings' images. The participants were then asked if they noticed any common characteristics among the houses. Participants were finally directed to sort the houses into groups according to the respondents' personal preferences.

Analysis of the surveys' responses indicate that the houses "most preferred" by respondents had massing, ornamental detail and architectural features similar to other houses in the historic district. On the other hand, the "least preferred" houses did not have similar massing, ornamental detail and architectural features. In this sense, the "least preferred" houses were dissimilar, both as a group and as compared to other houses in the historic district. This finding indicates that the massing and decorative aspects of houses play an important role in people's architectural awareness and their perception of houses' visual compatibility in residential districts.

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Chapter One:

Visual Compatibility in Historic Neighborhoods

Introduction

Visual compatibility between new infill buildings and existing neighboring buildings is important because compatibility contributes to the overall sense of place determined by the existing buildings in historic districts. These buildings may have features like bay windows or materials such as stucco that have created a district worthy of being preserved. Such noteworthy districts may go through a formal nomination process to become a federally recognized historic district. With the completion of the nomination process and the establishment of a historic district, a local preservation ordinance is developed to guide future historic preservation efforts in the area. In the United States, the basis for any local ordinance is the Secretary of the Interior's Standards For Rehabilitation (Hume et al., 1990).

The ten "standards" in this federal document (see table 1.1) were created to aid work on historic buildings under the control of the federal government and to insure that work on a building or new construction in a historic district is consistent with a building's or district's historic character. As the list in table 1.1 suggests, the aim of the ten standards is to document history through the preservation of the original features and materials in historic properties. By guiding repairs to historic buildings and construction in historic districts, these standards try to prevent damage or destruction to the features, materials and design of properties that made them worth preserving in the first place.

In this sense, the ten standards provide a guide to preserve historic materials and features of many different types of historic buildings and historic districts and, as table 1.1 suggests, are deliberately general in order to fit any situation. This breadth can sometimes be a problem, since "state historic preservation officers routinely recommend

Table 1.1
A Summary of the Ten Standards for Rehabilitation (Hume et al., 1990, p. 6)

1. A property should be used for its original purpose. If it is no longer feasible to use the building as originally intended, the defining characteristics of the building and its surrounding environment should be changed as little as possible.

2. In order to maintain the historic character of a property, historic materials, features and spaces should not be removed or changed.

3. Each property is a material record of time, place, and use. Changes to the property should not misrepresent the historical integrity of the building by adding features or elements that are inappropriate for the building.

4. Any changes to the property that have become historic should be preserved.

5. Distinctive characteristics, such as special finishes or construction techniques, should be preserved since they give the property its historic integrity.

6. Wherever possible, the historic features that characterize a property should be repaired instead of replaced. If a feature must be replaced, it should complement the original in design, color, texture and materials, if possible.

7. If historic materials need to be cleaned, only the mildest methods should be used. Harsh treatments, such as chemicals or sandblasting, can damage materials and should be avoided.

8. If there are archeological sites on a historic property, any work on the property should not disturb these areas. These sites should be preserved, if they must be disturbed, they should be protected from any damage that might occur.

9. A new building added to a historic environment should not detract from its environment and additions should not destroy historic fabric of the original building.

10. New additions to a building, or new buildings in a historic environment should be built so that if they are removed, they have not damaged the original property or its environment.

that the Standards for Rehabilitation be adopted as part of local preservation ordinances. However, the Standards does not give the kind of specific direction necessary in a regulatory context" (Ridley, 1990, p. 16). Because of this lack of specific direction, there have been many cases of buildings that did not "fit in" with their architectural surroundings, although they followed the Standards For Rehabilitation. Shortly, I will discuss some examples of poor fitting additions in the following literature review.

This thesis focuses on only one of the ten guidelines of table 1.1—Standard Nine, which deals with the construction of new buildings in historic districts and also with additions to historic buildings. The aim of this standard is to prevent a new building from detracting from its environment or an addition from destroying the original historic fabric. The intent is to be able to discern a new building or addition from the original historic building and also to make the recent construction consistent with its historic environment.

Specifically, Standard Nine states: "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment" (Hume, et al., 1990, p. 6). According to several experts—for example, Groat, 1984; Day, 1992; Low and Ryan, 1985; and Brent Brolin (1980) in particular—it is necessary to have a specific statement on ornament and small detail included in Standard Nine instead of relying on the non-specific reference to architectural features. Brolin feels that the public notices ornament and small detail and that massing, size and scale play secondary roles in the public's perception of visual compatibility (Brolin, 1980, p. 37).

Although most preservationists agree that the maintenance of massing, size, scale and architectural features in a historic district is necessary to make infill buildings visually compatible, several studies have shown that these factors are not always those on

which the public focuses. For example, in "Public Opinions of Contextual Fit," Linda Groat (1984, p. 74) states that "facade design is more important than either site organization or massing in linking new to old." Also, Linda Day (1992), in "Placemaking by Design," found that a photograph of a building with a re-used façade was grouped with photographs of similar older buildings despite having a new roofline (1992, p. 340). In a similar way, Setha M. Low and William P. Ryan (1985, p. 22) found that "public perceptions of vernacular architecture focus on the architectural details that have particular local meaning." In addition, Groat found that there was a high degree of consensus among the varying interview groups—individuals with expertise in design versus those without—with respect to their preference judgments of contextual relationships (Groat, 1988, p. 240). In short, both the Groat and Low and Ryan studies found that ornament and detail contributed to a building's being perceived as visually compatible.

The Main Hypothesis of This Thesis

More will be said about these studies in the following literature review, but first it is important to state the central hypothesis of this thesis: *Visual compatibility between infill construction and neighboring buildings will be improved in historic districts if Standard Nine includes a specific statement on ornament and small detail as suggested in Brolin's* Architecture in Context (1980).

When one looks at examples of infill buildings in books, magazines and historic districts, it seems that often there appears to be an element missing from some of the new buildings. Some infill buildings seem compatible to the district, but others do not. The Standard Nine criteria of massing, size, scale and architectural features at first may seem adequate, especially since they are written to be applied to any situation. In fact,

according to Standard Nine, it is acceptable for a new building to look new in a historic environment. In this sense, the intent of the standard is to make the new building compatible by suggesting that the massing, size, scale and architectural features of the existing buildings be taken into consideration. However, ornament and small detail are not specifically mentioned, and this lack is the key focus of this thesis.

After one reads Architecture in Context (Brolin, 1980) and the studies done by Groat (1983, 1984, 1988), Day (1992), and Low and Ryan (1985), it becomes apparent that other researchers felt that something could be done about infill buildings being even more visually compatible with existing structures. Particularly important is Brolin's work, which includes a checklist that incorporates the Standard Nine criteria but also adds criteria for ornament and small detail.

Using Brolin's study (Brolin, 1980) as well as the work of Groat (1984), the present author developed a hypothesis stating that visual compatibility between new infill construction and historic buildings would be improved if a specific statement on ornament and small detail was included in Standard Nine. By photographing forty houses in two historic districts in Topeka and Salina, Kansas, and surveying approximately twenty residents from each district, it was possible to determine if these residents were aware of the importance of ornament and detail in residential infill housing. Awareness was determined by asking if any common characteristics were noticed among the houses viewed. Respondents were also asked which houses they would prefer to have in their neighborhood.

Through an analysis of resident responses, this thesis will demonstrate that people do notice ornament and detail as well as massing, size and scale. One focus of this thesis is new buildings fitting into historic neighborhoods and preserving and maintaining the atmosphere of historic districts. More will be said about these issues in the following

chapters but, first, it is important to provide a more extensive review of the literature on historic preservation and Standard Nine.

Historic Preservation and Standard Nine

The founding of the historic preservation movement in the United States began with the formation of the Mt. Vernon Ladies Association in 1859 (Fitch, 1990, p. 13). At that time, preservation was largely the realm of private citizens concerned with the future of specific historic houses in their city. Preservation of historic buildings in a special setting began with Williamsburg, Virginia, in 1927. John D. Rockefeller, Jr., funded this effort. W.A.R. Goodwin, an associate of Rockefeller's, had motivated him to this philanthropy with talk of "the Cradle of the Republic," "the birthplace of Liberty," and rescuing "the spirit of the past" (Murtagh, 1988, p. 36). Henry Ford followed this effort by founding Greenfield Village in Dearborn, Michigan, and using the historic buildings moved there as teaching tools (Murtagh, 1988, p. 36).

The first designation of an "Old and Historic District" occurred in Charleston, South Carolina, in 1931 as a result of the city council passing a zoning ordinance (Murtagh, 1988, pp. 36, 206). Federal legislation concerning preservation began in 1906 when Congress passed the Antiquities Act. In 1916 the National Park Service was begun and "took over the administration of nine existing national monuments" (Murtagh, 1988, p. 206). In the 1930's the National Park Service acquired stewardship of other historic areas and began documenting historic properties using measured drawings, surveys and photographs. In 1949 Congress chartered the National Trust for Historic Preservation.

In 1966 the National Historic Preservation Act was signed into law. This act established an extensive National Register of Historic Places (Murtagh, 1988, p. 207). By 1969 the Department of Interior included not only the National Park Service but also the Office of Archeology and Historic Preservation within the Park Service, and the Historic American Engineering Record. The Tax Reform Act of 1976 established tax incentives for preservation and rehabilitation of historic structures and tax penalties if historic buildings were demolished. Because of abuse, these incentives were reduced in 1986. Despite this reduction, the National Park Service reported that from 1976 to 1987 "total investment in historic properties was more than $12 billion, involving almost 19,000 properties" (Murtagh, 1988, pp. 208, 211, 212). Today, the number of sites, districts, and monuments listed in the National Register of Historic Places exceeds 55,000 (McMahon, 1991, p. 30).

National Register properties and their plans for preservation and rehabilitation are subject to the Secretary of Interior's Standards for Rehabilitation, which was first devised for the use of the federal government. The role the Standards currently plays has been expanded to include their use as guidelines for design committees in historic districts as well as their use as rules for design-award programs. This widespread use of the Standards for Rehabilitation has led to their service as an ethical basis of preservation and has made them vital in the effort to save our nation's architectural history (Gillette, 1992, p. 56).

The co-authors of the Standards, W. Brown Morton, III, and Gary L. Hume, sought to establish a basic philosophy of preservation, emphasizing the preservation of

historic material and significance. As table 1.1 indicates, the Standards were written to be open to interpretation and to "suggest that interpretation be careful and case specific" (Gillette, 1992, p. 57). An article in Historic Preservation by Ridley (1990, p. 16) gives Standard Nine as an example of a standard which, although philosophical in nature, has been transformed into a guideline which gives specific directions.

Originally, Standard Nine stated that: "Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment" (Morton et al. 1976). However, because there was no clear statement about new construction within a historic district, Standard Nine was revised in 1990. Another reason for revision was that the 1976 version did not say that new construction should be different from historic buildings but still be compatible with the district. The revised Standard Nine states: "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment" (Hume et al. 1990, p. 6).

Morton and Hume, as authors of the Standards, "hoped that the language of Standard Nine would discourage wholesale copycat architecture in historic districts" (Gillette, 1992, pp. 94-95). Morton states that he "did not want the Standards to discourage in any way great contemporary work in a historic district" (Gillette, 1992, p.

94). In fact, a new house or addition that cannot be differentiated from the old is judged to be in non-compliance with Standard Nine: "New design should always be clearly differentiated so that the addition does not appear to be part of the historic resource" (Morton et al., 1992, p. 90).

The justification for differentiation between old and new is that the public should not be fooled (Gillette, 1992, p. 95). This assumption has stirred controversy. Some preservationists feel that there must be distinction between old and new in order not to confuse the public; others ask who the public is—experts, teachers, children, middle class, upper class? Another group of preservationists feels that Standard Nine is appropriate for public resources but not for private property, since the choices of the owner can be restricted (ibid., p. 95). These varying opinions have led to a variety of interpretations of Standard Nine.

This variation is evident when one examines local historic district ordinances from across the country. Local ordinances on new construction in historic districts may use Standard Nine to determine guidelines for appropriate new construction or may have no special historic district ordinances at all. William J. Murtagh, in Keeping Time (1988), gives Georgetown, Washington, D.C., as an example of a historic district with a restrictive ordinance. This ordinance requires all new construction within its district to use the proportions, materials, textures, and silhouettes of traditional Georgetown architecture (Murtagh, 1988, p. 106). On the other hand, Savannah, Georgia, and the Society Hill district in Philadelphia, Pennsylvania, "allow for a continuum of stylistic creativity within the neighborhood rather than a strict homogeneous adherence to the

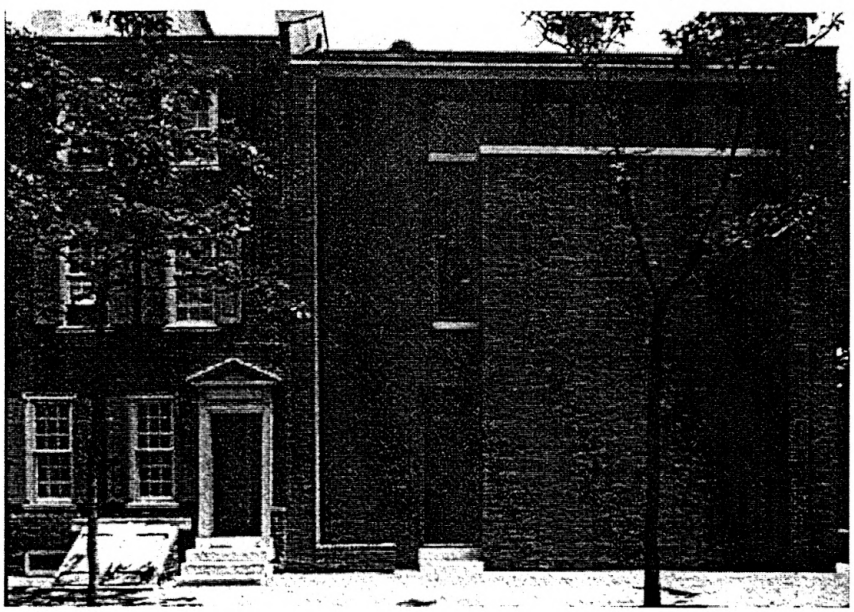
styles of design indicated by adjacent historic structures" (ibid., p. 107). However, even if they do not follow Standard Nine to the letter, these district's ordinances have strict rules governing scale, mass, height, width, materials, roof and window shapes and setbacks from the street (Murtagh, 1988, p. 107).

Despite rules and ordinances, there are buildings in some historic districts that just do not belong. Brolin (1980, p. 68) uses a townhouse in the Society Hill district of Philadelphia as an example of not belonging. The townhouse has the same height, proportions and materials as its neighbor but does not fit. The reason, as is clearly seen from the photograph in figure 1.1, is that while using similar proportions in the door and second floor window areas adjacent to the older building, the facade of the new townhouse has been constructed as a large blank, brick area (ibid., p. 68).

Another example of not belonging, according to Brolin, is the Jehovah's Witnesses Building in Brooklyn Heights, New York, as shown in the photograph in figure 1.2. Brolin feels that this building, although it is constructed of the same materials and is similar in height and floor and window levels, is not visually compatible with its neighbors. The older buildings on the block all have stoops, bay windows and decorative cornices. Brolin feels that the composition of the Jehovah's Witness Building is at fault because it does not look complete without at least some of these features. The building is horizontal in its emphasis and looks as if construction was stopped only because the older buildings were in the way (ibid., pp. 63-64).

On the other hand, figures 1.3 and 1.4 are houses that are compatible, according to Brolin. Both of these photographs illustrate additions to existing houses. Figure 1.3 is

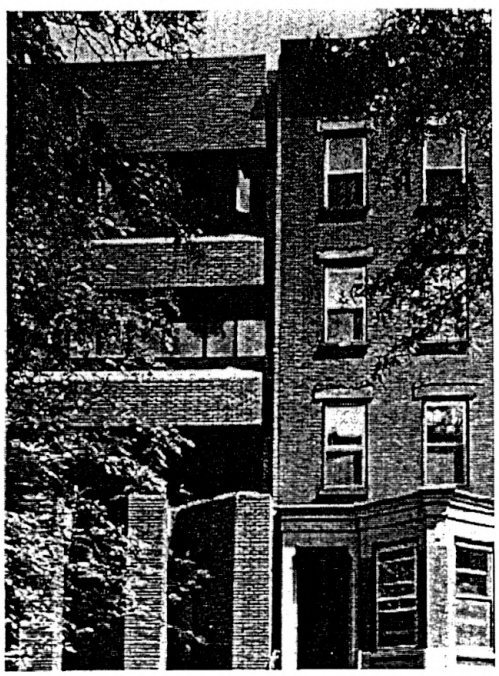
Figure 1.1
Society Hill Townhouse (from Brolin, 1980, p.68)



Townhouse, Society Hill section of Philadelphia (ca. 1980s).

Figure 1.2
Jehovah's Witnesses Building (from Brolin, 1980, p. 63-64)

Jehovah's Witnesses Building,
Brooklyn Heights, New York:
Ulrich Franzen Associates (1970).



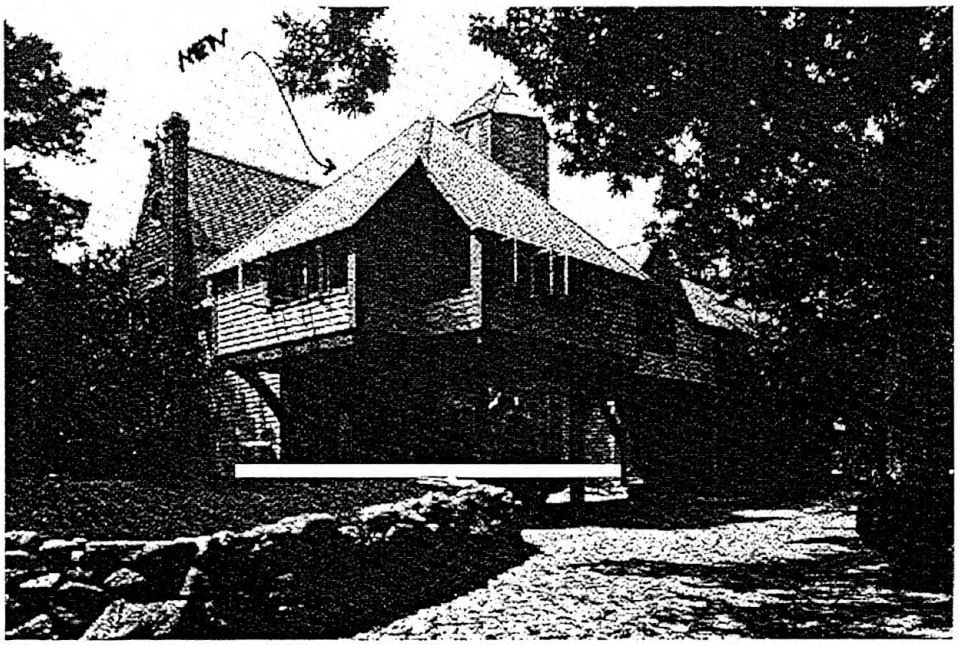
Detail of Jehovah's Witnesses
Building showing adjoining houses.

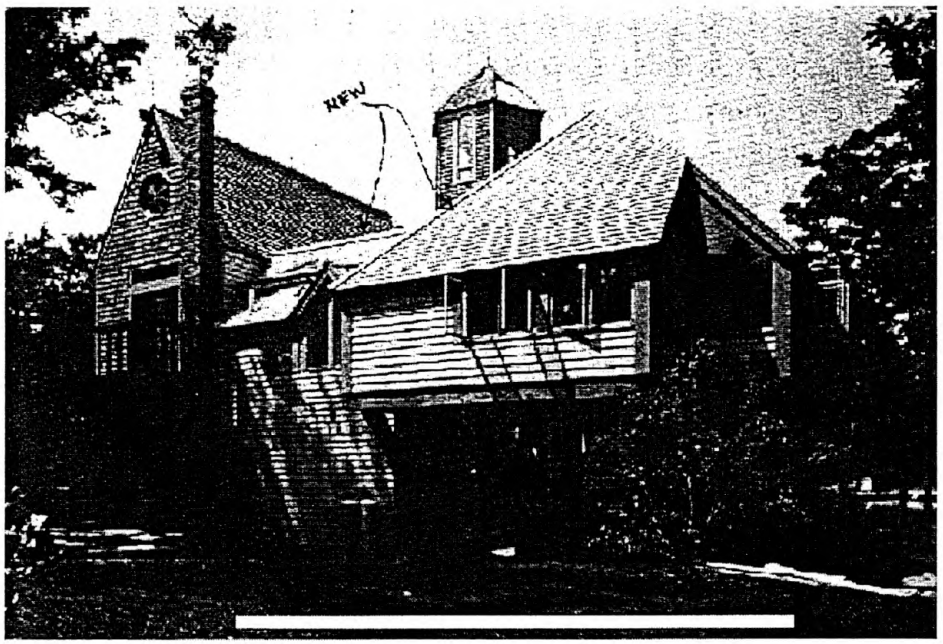
Figure 1.3
Elliot House (from Brolin, 1980, p. 74-75) (line denotes new addition)

Detail of "link" between new (left) and old; Elliot House, Chevy Chase, Maryland; Hugh Newell Jacobsen (1976).

Overall view of Elliot House.

Figure 1.4
Martha's Vinyard (from Brolin, 1980, p. 76-77) (white underline denotes new additions)





Two views of an addition to a house on Martha's Vinyard, Massachusetts; Armstrong Childs Assocs. (1978).

the Elliot House in Chevy Chase, Maryland. The addition to this house is on the left and is an exact copy of the original. According to Standard Nine this is not an acceptable addition because it could fool people into thinking that the addition is really the original house. According to Brolin, however, this addition works because it contains an element of surprise, which alerts the viewer that although things may look the same they might actually be different. This element of surprise is a glass link between the original and the addition, which prevents the addition from being deceptive (Brolin, 1980, pp. 74-75).

Figure 1.4 illustrates a visually compatible addition to a house on Martha's Vinyard, in Massachusetts. Brolin feels that this addition is compatible because it echoes the sense of style of the original house's tower and steeply pitched roof. The addition uses the same materials, color and pitched roof to integrate it with the main house, but still manages to "have a flavor all its own" (ibid., pp. 76-77).

As figures 1.1-1.4 illustrate, there are several factors involved in designing a compatible or non-compatible building. In short, Standard Nine's criteria are open to interpretation, with varying results. Some buildings respect the older environments in which they are built and others do not. Figures 1.3 and 1.4 illustrate building designs which show an awareness of the surrounding environment. All the criteria of Standard Nine (massing, size, scale and architectural features) are observed. On the other hand, figures 1.1 and 1.2 illustrate buildings that use only one or two of the Standard Nine criteria, such as size or scale but do not fully meet these criteria successfully. In these buildings, no attention was paid to providing some sort of decorative response to the ornament of the surrounding buildings. This lack of concern for ornament and detail

under the vague Standard Nine category of architectural features results in buildings which detract from, instead of contributing to, their environments. In short, one can say that historic district rules and ordinances for new construction are derived from Standard Nine's criteria of massing, size, scale and architectural features, but Standard Nine does not give clear examples of these criteria.

As stated earlier in this paper, the studies by Groat (1983, 1984, 1988), Day (1992), and Low and Ryan (1985) show that people have opinions on what elements make a building fit into its environment. It may be that the elements that make a building visually compatible have more to do with materials, windows, style and detail than massing or site organization (Groat, 1983, p. 42). While materials, windows, style and detail are all "architectural features," it becomes apparent that the term architectural features covers a wide range of meanings that could be ignored in comparison with the more straightforward meanings of massing, size and scale. This thesis hypothesizes that Standard Nine include a specific statement on ornament and detail to help define the term "architectural features." Brolin (1980) feels strongly that this addition would make visual compatibility easier to achieve in new infill buildings. His argument is reviewed next.

Alternatives to Standard Nine

Brent C. Brolin, in Architecture in Context, states that "architecturally felicitous relationships do not depend on copied architectural styles, or even on slavishly following some well-meant lists of design criteria" (1980, p. 18). Rather, he argues that when a

building meets certain guidelines in a list, most people will assume that the building will automatically harmonize with the neighborhood. As the earlier examples illustrated, however, this sense of visual compatibility does not always happen. Brolin feels that modern prejudices against historic styles and ornament prevent most design criteria lists from being good aids in establishing sympathetic relationships between buildings (Brolin, 1980, pp. 61, 62). Ornament and detail are often mentioned when discussing a building but then ignored during the design process, although their use is "one of the easiest ways to make a clear and direct connection between old and new" (ibid., p. 153).

As the earlier figures 1.1-1.4 illustrated, Brolin is primarily concerned with a new building's "fitting in" visually, and he feels that ornamentation and small details are the best way to achieve this goal. He is not against modern architecture in historic districts but he feels that more attention to detail and ornament is necessary because ornament was integral to most styles before the advent of the modern period. He is also concerned with the feelings of the people who live in the district. If the people of a district do not feel that a building fits in, they should be allowed to voice their opinion.

In order for people to do this effectively, Brolin has developed a checklist of visual characteristics, which he believes will help people better describe and understand building facades. When one studies this list (see table 1.2), he or she notes that it is more detailed than the broad phrasing of Standard Nine. Like Standard Nine, Brolin's checklist asks about massing, size and scale, but differs in that it has questions about building set back, and window and door shapes and placements. There is also an extensive section concerning ornament and detail that is absent from Standard Nine.

Table 1.2
Brolin's Checklist to Evaluate a Proposed Infill Building's Visual Compatibility (Brolin, 1980, pp. 153-154)

General Attributes

Is the proposed building similar to or different from its neighbors in:

1. Setback from the street
2. Spacing from adjoining buildings
3. Massing (how the main volumes of the building are composed)
4. Approximate height
5. Façade proportions and directionality
6. Shape and silhouette
7. Window and door dispositions
8. Window and door sizes and proportions
9. Materials
10. Color
11. Scale (how the building is perceived in relation to human size)

Historical and Non-Historical Style Attributes

Is the proposed building similar to or different from its neighbors in terms of:

12. Where ornament occurs:
    tops and bottoms of buildings
    around windows and doors
    concentrated at focal points
    spread in a general pattern or texture
13. Does ornament create a feeling of:
    agitation or calm
    rhythm – regulated or syncopated
14. Is color an important ornamental element and if so, how is it used?
15. Does the ornament give the building a feeling of:
    massive solidity or thinness and linearity
16. Is the ornament:
    angular or curving
    soft or hard looking
    visually heavy or light
    busy or plain

As shown in table 1.2, Brolin's checklist begins with a series of questions on the general attributes of the building and then asks specific questions about historical and non-historical style attributes. The general attributes questions (numbers 1-11) are similar to Standard Nine in that they ask about massing, size and scale. However, questions 12-16 deal with historical and non-historical style attributes concerned with ornamentation that are not mentioned in Standard Nine. These questions are concerned with where ornament occurs on a building and how it affects the way the building is perceived (question 12). The questions also ask if the ornament on the building creates a feeling of agitation or calm (question 13), if it creates a rhythm which is regulated or syncopated (question 13) and the shape of the ornament (question 16). The checklist also asks if color is important to the building (question 14). Using Brolin's checklist, one can hypothesize that houses found to be compatible with their neighborhood should also be the houses that respondents prefer because of a similar liking for ornament and detail. Later in the thesis, this potential relationship will be a key focus in studying respondents' reactions to infill houses in the two historical neighborhoods.

Other Relevant Studies

There are other studies dealing with visual compatibility that also have a bearing on the methods and results of this thesis. In "A Study of Meaning and Architecture," Robert Hershberger (1988) discusses the different ways architects and non-architects perceive meaning in buildings. He hypothesized that there would be differing responses

between the two groups and this was found to be true (Hershberger, 1988, p. 192). Specifically, he found that, although architect and non-architect groups evaluated the space, organization and potency of certain buildings in similar ways, their importance to each respondent group was not the same (Hershberger, pp. 181-182). The architect and non-architect groups differed most on what was meant when a building was found pleasing and exciting (ibid., pp. 190-191). Pleasantness was defined through the perception of a building's space, which would be labeled pleasing according to its perceived spaciousness, cheerfulness, delightfulness or comfort (ibid., pp. 180, 181, 183). A building's excitement was defined by the aesthetic quality of its shapes, which could be perceived as bold, unique, and interesting (ibid., pp. 180, 181, 183). Herschberger also demonstrates that the ability of an architect to communicate what a design is meant to convey to the public is important, especially if the designer and the public do not agree with what aspects of design are most important (ibid., pp. 192-193).

Preiser and Rohane (1988) found the public is capable of judging aesthetic issues and is aware of such elements as height, set back, scale and massing. Also, Nasar (1988) demonstrated that design review guidelines could help residents and architects in adjusting new buildings to fit into existing environments. For two separate groups (residents and architects), diversity (ornate/plain), ambiguity (fitting in, or not, with the existing built environment) and enclosure (open or natural) were found to be the most important visual aspects of the scenes used in the survey (ibid., pp. 286-287). Groat (1988) agrees with this assessment. In her study of non-experts (residents and users) and experts (members of three design review commissions), she finds that new buildings with

a high degree of façade replication were the most preferred buildings, while buildings with too much contrast between themselves and the existing environment were least preferred (ibid., pp. 236, 242). In this sense, most people prefer a new building which has contemporary elements but also draws on the façade design of its older neighbors (Groat, 1984, p. 72).

In this study, Groat (1988, p. 251) also finds that "the consistency of aesthetic judgments . . . is much higher than is customarily suggested in architectural literature. . . and that there is a relatively high degree of consistency in the preference judgments of several diverse respondent groups and subgroups." Groat also finds that "design strategies that embody a relatively high degree of replication, especially in aspects of facade design, are consistently preferred over other types of design strategies" (ibid., p. 251, 252). This conclusion lends support to Brolin's argument that small-scale facade details and ornament may be "the critical element in contextual design" (Brolin, 1980, p. 143; Groat, 1988, p. 253).

To gain an empirical picture of visual preference, Groat (1984, p. 9) interviewed 97 non-experts (users, residents) and experts (members of design review commissions). A non-expert group (73 members) was interviewed at each of three sites: Farmers and Merchants Union Bank, Columbus, Wisconsin; Alumni Center, University of Michigan, Ann Arbor, Michigan; and Summit Place, St. Paul, Minnesota. The expert group (24 members) was composed of design review commissioners from the Milwaukee, Wisconsin, metropolitan area (Groat, 1988, pp. 236-237). All the participants were asked "to rank order the scenes according to his or her preference to the contextual relationship.

More specifically, the respondents were asked to establish a rank order based on the extent to which they liked or disliked the relationship between the infill building (which was underlined) and the surrounding context" (ibid., p. 237). After rank ordering the responses, it was found that "the preference judgments of the two major respondent groups [non-experts and experts] was very similar" (Groat, 1988, p. 238).

In her study, Groat used color photographs "of a range of twenty-five urban scenes, each of which included both a recently designed infill building and several of the immediately adjacent buildings" (ibid., p. 235). The final selection of the scenes was based on the analysis of four judges who were familiar with architectural research. These judges developed a profile score based on site organization, massing, and facade design. These categories were selected because Groat was concerned "only with the design attributes that are under the architect's control" (ibid., p. 233).

The six most preferred scenes were the same for each group and the six least preferred scenes differed by only one scene (ibid., pp. 238-239). The six most preferred scenes replicated facade design, as well as having similar site organization and massing, while the least preferred scenes did not replicate façade design (ibid., pp. 251, 253). None of the least preferred scenes had facades similar to their neighbors and had only weak correlations in site organization and massing (ibid., pp. 243-251).

In Linda Day's study (1992) of the Galtier Plaza in St. Paul, Minnesota, she found that respondents noticed differences between building façades and used differences, and similarities, in the buildings' façade details to sort photographs (Day, 1992, pp. 342-345). The architects who developed the Galtier Plaza re-used two brick facades from a building

that originally stood on the site and added a new building whose façade features related to the architectural features of the existing surrounding buildings (ibid., p. 327). A glass atrium was also added between an older façade and a newer one.

In order to determine if people thought the facades were compatible with the surrounding older buildings, seventy-three interviews were conducted in one afternoon in Mears Park during the St. Paul Winter Carnival (Day, 1992, p. 329). The majority (80%) of the respondents were from the Twin Cities, the remaining respondents (20%) were divided into equal groups of participants from Minnesota and out of state (ibid., p. 330). During the interviews, participants were asked to sort the photographs into groups based on criteria provided by the participant. Each respondent was asked to group the photographs three times, however, only forty-six did so. The remaining respondents did fewer groupings (ibid., pp. 333-335).

The comments provided by the respondents during the groupings were used to determine what architectural characteristics were noticed about the building facades, if the facades were seen as old, and if they were connected by respondents to an older St. Paul (ibid., pp. 327, 336-343). The respondents noticed windows, age, roofs, context, and a category described by Day as affect, which was based on responses such as "go together" (ibid., pp. 339-340). From the respondents' comments and groupings, Day was able to conclude that respondents found the re-used facades to be the most successful in terms of visual compatibility with the surrounding area. The new façade, with architectural features related to the existing structures, was not as visually compatible, according to respondents. The majority of the responses (16 out of 21) regarding the

glass atrium were positive, although participants felt that the atrium did not "fit" with its surroundings (ibid., pp. 340-343). As a result of these findings, Day (1992) concluded that noticeable differences in building facades are acceptable to the lay public as long as architectural features, such as windows and stylistic references to existing buildings, are replicated (Day, 1992, p. 343).

In order to determine what elements of façade design people saw when they looked at buildings, Low and Ryan (1985) conducted a survey of original vernacular houses in Oley Valley, Pennsylvania. They found that the vernacular architecture of the region was composed mostly of stone farmhouses "with relatively simple variations on consistent themes of massing and materials" (Low and Ryan, 1985, p. 6). The researchers were concerned with what elements came to the mind of residents when they talked about farmhouses in Oley Valley—not with how often certain elements appeared or what elements had been removed or added that might be stylistically incorrect (ibid., p. 20).

The architectural characteristics that current residents felt were typical of the local stone farmhouses were: windows, wall openings, shutters, exterior materials, main facades, gables, chimneys, porches and porticoes, roof detailings, overall mass, and roof accessories. Drawings of each of these elements were used during the interviews to ask respondents which drawings looked most like and which looked least like a farmhouse in Oley Valley (ibid., p. 6, 7). Low and Ryan discovered that relatively immediate responses were received when drawings contained architectural elements such as chimneys, dormers, volume, and materials. Questions concerning style and architectural

appropriateness were raised when the drawings dealt with smaller detailed elements such as shutters, doors and windows.

Low and Ryan concluded that avoiding architectural elements which can be placed into a "stylistic" category and using elements which instead are easily observable and not stylistically specific, can lead to "establishing communication based on the community's perceptions on their environment," (Low and Ryan, 1985, p. 21). The authors suggest that their methodology could be "a helpful tool in the development of appropriate design guidelines in historic preservation projects and for infill housing" (ibid., p. 22).

As a whole, these studies show that people notice their built environment and visual details in that environment. Groat's study dealt with scenes of buildings, Day's study with building facades around a park, and the Low and Ryan study dealt with vernacular architecture in a single area. Drawing on ideas and methods from these three studies, this thesis focuses on two urban residential historic districts, using existing buildings and asking residents what they see. Following chapters will demonstrate that, in surveying the residents of the two historic districts, it became apparent that the residents had definite images of what their neighborhoods should look like and definite opinions on what kind of buildings were appropriate. However, before these findings are presented in detail, it is important to present the method used to elicit residents' visual preference for their neighborhood. This coverage is provided in the next chapter, which gives a brief history of the two historic districts and explains how a residential survey was developed.

Chapter Two:

A Description of Potwin Place and South Santa Fe Avenue Historic Districts and the Selection of Houses

As indicated in the literature review of chapter 1, a combination of the studies by Groat (1982, 1983, 1984), Day (1992) and Low and Ryan (1985) is used in this thesis to prove that visual compatibility between infill and neighboring buildings would be improved in historic districts if Standard Nine included a specific statement on ornament and detail. Methodologically, to examine this claim, the thesis developed a procedure to evaluate buildings' visual compatibility with the existing neighborhood. Specifically, photographs of the houses of the two historically significant neighborhoods were used to develop respondent survey similar to the one in Groat (1988). Following her approach, the author asked respondents which buildings (in the neighborhood not their own) were preferred or not preferred and asked respondents to sort the buildings according to visual like or dislike.

This chapter begins by explaining how the two urban historic districts were selected for the survey. A brief history of each neighborhood is included. Photographs of the houses chosen for the survey are discussed by district and are briefly described in terms of the houses' styles, dates of construction and integrity levels.

Choosing Neighborhoods

There were several reasons Potwin Place and South Santa Fe Historic Districts were chosen for this study. The first reason is that Greenwood Street in Potwin Place in Topeka, Kansas, and South Santa Fe Avenue in Salina, Kansas, are stable historic urban districts and have distinct breaks between building periods. For each district, four years or more elapsed between the three primary building periods of the late 1800's, early 1900's and late 1900's. Because of these distinct breaks and the small number of new houses (approximately 20) built after 1940, the districts are suited to the evaluation of visual characteristics on primary facades. Visual characteristics were chosen because the Standard Nine criteria of massing, size, scale and architectural features could be easily translated into visual terms. Similarly, Brolin's work deals primarily with visual characteristics and thus is readily identified in the houses.[1]

Another reason Potwin Place and South Santa Fe were chosen was that houses could be easily categorized as late nineteenth century, early twentieth century, or late twentieth century. In addition, the areas, as well as their nomination information and historic resources surveys, were easily accessible. Also, the visual characteristics of the primary facades of most of the houses in both neighborhoods have not been removed or obscured by additions or remodeling and few changes have been made to the architectural features of the houses.

[1] Standard Nine and Brolin both deal with new buildings, which are easier to detect when added to a neighborhood than additions to houses already built.

This stability was a factor in selecting both historic districts for the survey because a great deal of change in the features of the original houses would make the application of visual criteria from Standard Nine and Brolin (1980) difficult. A large amount of change would also have made it difficult for new buildings to have the visual context of a neighborhood in which to fit. If a strong neighborhood fabric had not been present for new construction, this study would not have been possible using the two present districts. In order for new houses to be compatible with old houses, there have to be enough old houses in the area to create the idea of a historically significant neighborhood.

This lack of change in both neighborhoods is documented by the National Register Inventory - Nomination Forms done for Potwin Place (Potwin Place nomination form, 1979, pp. 3-30) and Application #HC91-4 done for South Santa Fe Avenue (Salina Heritage Commission Application #HC91-4, Staff Report, 1991, p. 5). The document for Potwin Place explains that fifty percent of the buildings in Potwin Place Historic District are of excellent or above average integrity and thirty percent are of average integrity (Potwin Place nomination form, 1979, pp. 16-26). For the Potwin Place nomination form, a rating of excellent integrity indicates that few changes have been made and above average integrity means that any changes that have been made have been historically sensitive or that only minor alterations have occurred. An average integrity rating indicates that some kind of modification, such as a poorly done addition, has occurred. The property's historic character is still dominant but the modification has significantly marred its character. A house in which some historic character is apparent but does not stand out, is rated as having below-average integrity (ibid., p. 3).

Similarly, the South Santa Fe Avenue Historic District has nine percent of the houses designated by local landmark status and forty-seven percent as contributing structures. In the South Santa Fe nomination form, local landmark status is given to buildings worthy of being preserved because they are historically and architecturally significant to the city of Salina, Kansas. Houses are designated "contributing" if they add to the historic integrity and character of their district. In contrast, non-contributing houses (forty-four percent for South Santa Fe) do not add to the significance of the district because of lack of age, architectural integrity or character (Salina Heritage Commission Application #HC91-4, Staff Report, 1991, pp. 2-3).

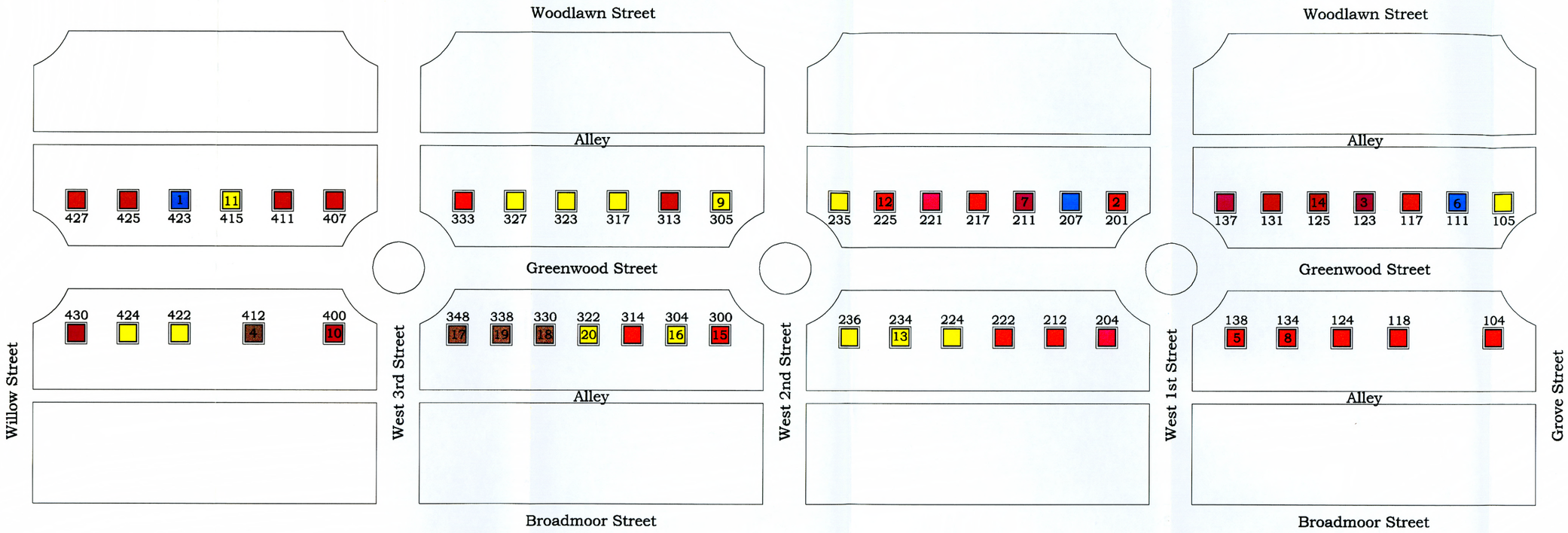
Potwin Place Historic District

Beginning with Potwin Place Historic District, this section describes the two historic neighborhoods and their houses. The National Register of Historic Places defines a district as ". . . a geographically definable area—urban or rural, small or large—possessing a significant concentration, linkage, or continuity of sites, buildings, structure, and/or objects united by past events or aesthetically by plan or physical development" (Andrus and Shrimpton, 1991, pp. 5-6). As the map in figure 2.1 illustrates, Potwin Place Historic District is geographically defined by the boundary of Willow Street on the south, the alley west of Woodlawn Street on the west, Grove Street on the north, and generally the alley east of Greenwood on the east (Potwin Place nomination form, 1979, p. 1). The district is "urban and small," located within the city limits of Topeka, and comprising eight blocks. For the purpose of this study, only one street (Greenwood Street),

Figure 2.1
Potwin Place Historic District

(Numbers inside the house squares denote the photograph number of the house in the survey; numbers outside the house squares identify the address of the house.)

Map not to scale



Integrity Levels

- Excellent
- Above-average
- Average
- Below-average
- Non-contributing

Source: National Register Inventory - Nomination Forms, 1979.

composed of four blocks, was chosen so that the number of houses in each district was similar. The district also possesses "a significant concentration of buildings," with eighty percent of the buildings being contributing members of the district. On the district's main streets of Woodlawn and Greenwood, ninety-five percent of the buildings contribute to the historical character and integrity of the district. Potwin Place's distinctiveness is a result of large houses built in the nineteenth and early twentieth centuries in a variety of harmonious styles (Potwin Place nomination form, p. 3).

Potwin Place at one time was its own city. The area was platted in 1882 with seventy acres being subdivided into 80 lots 122 1/2 feet front by 205 feet deep. Lots in the covenanted neighborhood were placed on the market in the fall of 1885 and the house had to be constructed in six months and cost at least $2,000 (McLellan and Ripley, 1968, p. 6). Potwin City was incorporated in 1888 and the small town continued to develop. However, in 1899 the councils of both Potwin City and Topeka agreed to "unite through consolidation" (McLellan and Ripley, 1968, p. 6).

The map in figure 2.1 illustrates Greenwood Street in Potwin Place as it is currently laid out. Houses are represented as squares and the map is not to scale. The colors represent the level of integrity of the house. Red indicates an excellent ranking, orange signifies an above-average ranking, and yellow means the house has an average contributing status. The colors blue and brown indicate a ranking that is below-average (blue) or non-contributing (brown). Houses that rated excellent are spread throughout Greenwood Street except for on the 300 block. Above-average and average houses are dispersed through each block. The 300 block of Greenwood Street does not have any below-average houses but has three out of the four non-contributing homes. Looking at

the homes in the entire neighborhood, one notes that the various integrity levels are fairly uniformly distributed among the homes along Greenwood Street.

Figure 2.2 provides a complete set of photographs of the houses on Greenwood Street in Potwin Place Historic District that were used in the residents' survey. Beside each house's picture, the address, date of construction, style and integrity rating are given. Whether the house is in the late nineteenth century, early twentieth century or late twentieth century category is also noted. The number beside each photograph indicates how the house was identified during the historic district surveys. The letter with the number was added after the survey for clarity when comparing and contrasting the photographs. The letter S signifies South Santa Fe Avenue and the letter P signifies Potwin Place. For example, photograph P10 is the picture of house ten in Potwin Place.

As the images in the figure illustrate, Greenwood Street in Potwin Place has several different styles of houses, a range of construction dates and varying levels of integrity. Of the twenty houses used in the survey, five are Queen Anne (125, 234, 304 322 and 423 Greenwood). Two are Shingle style with Queen Anne details (134 and 305 Greenwood); two are bungalows (300 and 415 Greenwood) and one is Arts and Crafts style with Shingle details (138 Greenwood). Other styles represented are Italianate (123 Greenwood), Stick style (201 Greenwood), Prairie School (400 Greenwood), Prairie Square (225 Greenwood), Period House-Colonial (211 Greenwood) and Ranch style (412 Greenwood). There are also three neo-Victorians built in 1992 (330, 338 and 348 Greenwood). One house (111 Greenwood) has an unknown style, which is the result of a large addition to the front that obliterates the original details.

Figure 2.2
Houses Selected from Potwin Place and Arranged Numerically by Address

111 Greenwood
1890
Late 19th Century
Unknown
Below Average
Integrity
P6

201 Greenwood
1887
Late 19th Century
Stick
Above Average
Integrity
P2

123 Greenwood
1887
Late 19th Century
Italianate
Excellent
Integrity
P3

211 Greenwood
1909
Early 20th Century
Period House/
Colonial
Above Average
Integrity
P7

125 Greenwood
1920
Early 20th Century
Queen Anne/
Half Timber
Above Average
Integrity
P14

225 Greenwood
c. 1915
Early 20th Century
Prairie Square
Above Average
Integrity
P12

134 Greenwood
1887
Late 19th Century
Shingle/Queen Anne
Above Average
Integrity
P8

234 Greenwood
1888
Late 19th Century
Queen Anne
Average Integrity
P13

138 Greenwood
c. 1915-20
Early 20th Century
Arts&Crafts/Shingle
Above Average
Integrity
P5

300 Greenwood
c. 1915
Early 20th Century
Bungalow
Above Average
Integrity
P15

Figure 2.2 continued

304 Greenwood
1887
Late 19th Century
Queen Anne
Average Integrity

P16

348 Greenwood
1992
Late 20th Century
Neo-Victorian
Non-contributing

P17

305 Greenwood
1886
Late 19th Century
Shingle
Average Integrity

P9

400 Greenwood
1927-28
Early 20th Century
Prairie School
Excellent Integrity

P10

322 Greenwood
c. 1910
Early 20th Century
Queen Anne
Average Integrity

P20

412 Greenwood
1951
Late 20th Century
Ranch
Non-contributing

P4

330 Greenwood
1992
Late 20th Century
Neo-Victorian
Non-contributing

P18

415 Greenwood
1920's
Early 20th Century
Bungalow
Average Integrity

P11

338 Greenwood
1992
Late 20th Century
Neo-Victorian
Non-contributing

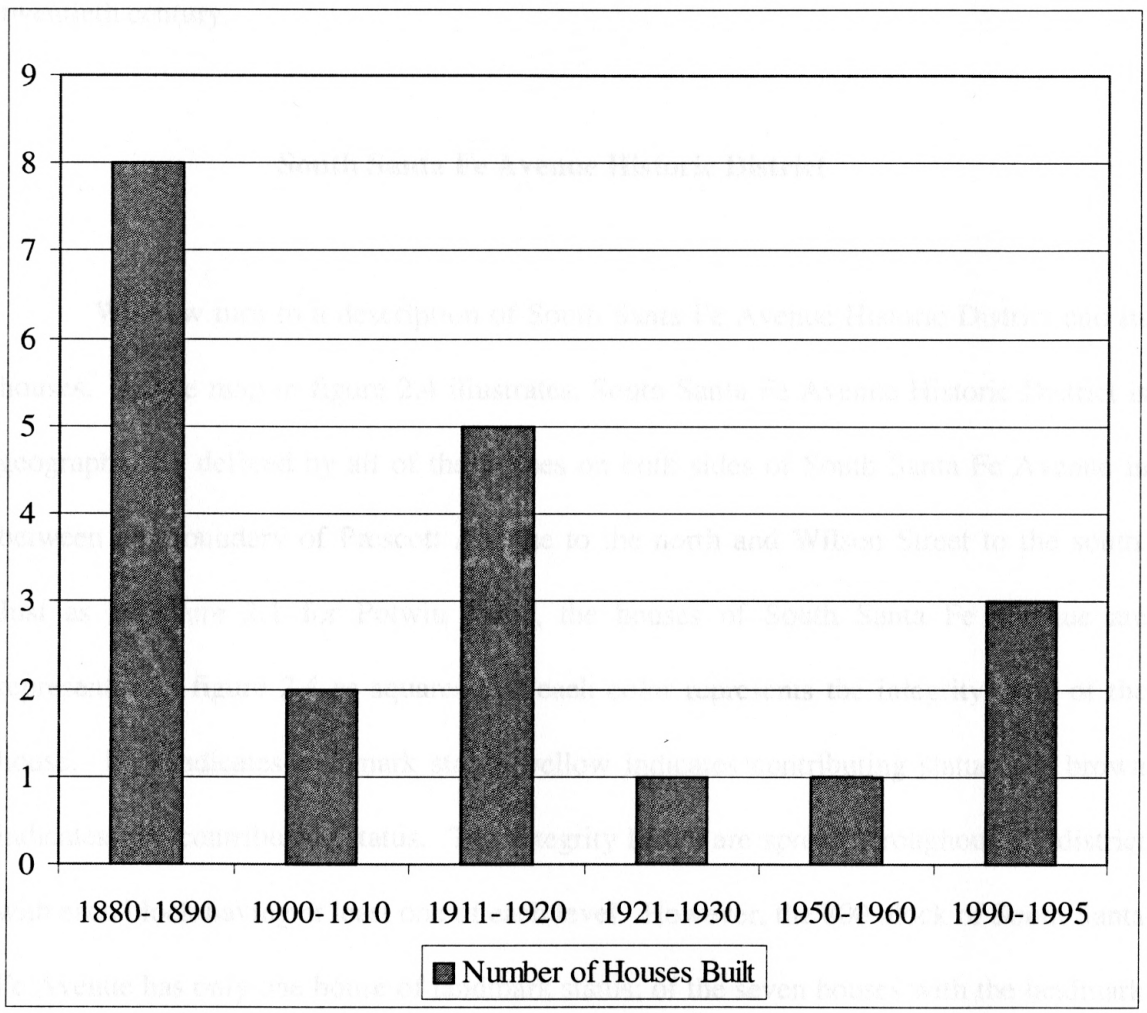
P19

423 Greenwood
1889
Late 19th Century
Queen Anne/
Shingle
Below Average
Integrity
P1

As illustrated in figures 2.2 and 2.3, the construction dates of the houses on Greenwood Street range from 1886 to 1992, and figure 2.3 summarizes these dates in terms of six historical periods. Eight houses were built from 1886 to 1890. Of these houses, four were built in 1887. During the early 1900's eight more houses were built, with all but one being constructed between 1909 and 1920. The last house built during this time was begun in 1927 and completed in 1928. After 1945 only four houses have been built on Greenwood Street. One was built in 1951 and, as mentioned above, the other three were built in 1992.

Also included in figures 2.1 and 2.2 are the integrity rankings for the houses in Potwin Place. When the structures were identified for integrity in the historical review process, two houses achieved an excellent integrity rating—an Italianate (123 Greenwood) and a Prairie School (400 Greenwood). This means that these two houses had experienced few or no changes. Seven houses had above-average integrity, which indicates minor changes or changes that have become historic (125, 134, 138, 201, 211, 225 and 300 Greenwood). Five houses had an average integrity rating, signifying that a modification of some kind has occurred which does not necessarily detract from the historic character of the building but is not sympathetic either (234, 304, 305, 322 and 415 Greenwood). Finally, two have an addition or change that makes it difficult to see any of the historic character in the buildings, causing a below-average integrity rating (111 and 423 Greenwood). The four houses that were built less than fifty years before Potwin Place became a historic district have a non-contributing ranking (330, 338, 348 and 412 Greenwood). These houses do not contribute to the historic character of the neighborhood because of their age.

Figure 2.3
Dates of Construction for Potwin Place Historic District



Overall, Potwin Place is a well-cared-for neighborhood. From the appearance of the houses, one can suppose that the residents take great pride in their houses and the sense of place and atmosphere created by their historic homes. There are several houses in Potwin Place which are excellent examples of the Victorian style of building. In this sense, these houses provide a stable setting for the neo-revival structures built in the twentieth century.

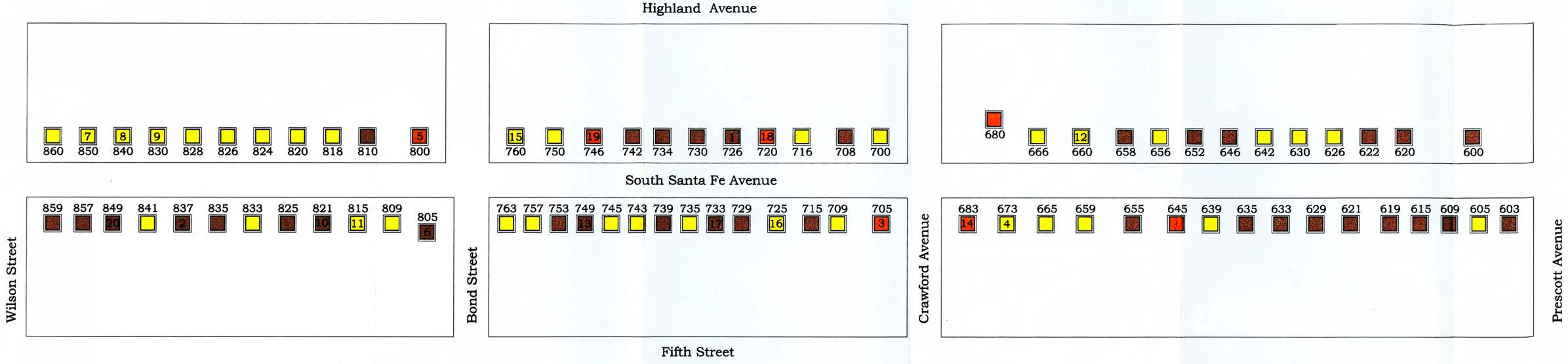
South Santa Fe Avenue Historic District

We now turn to a description of South Santa Fe Avenue Historic District and its houses. As the map in figure 2.4 illustrates, South Santa Fe Avenue Historic District is geographically defined by all of the houses on both sides of South Santa Fe Avenue in between the boundary of Prescott Avenue to the north and Wilson Street to the south. Just as in figure 2.1 for Potwin Place, the houses of South Santa Fe Avenue are represented in figure 2.4 as squares and each color represents the integrity level of the house. Red indicates landmark status, yellow indicates contributing status and brown indicates non-contributing status. The integrity levels are spread throughout the district with each block having at least one of each level. However, the 800 block of South Santa Fe Avenue has only one house of landmark status; of the seven houses with the landmark designation, three are on the corner of South Santa Fe and Crawford Street. Houses with contributing and non-contributing status are dispersed fairly evenly throughout the rest of the district.

Figure 2.4
South Santa Fe Avenue Historic District

(Numbers inside the house squares denote the photograph number of the house in the survey; numbers outside the house squares identify the address of the house.)

Map not to scale



Integrity Levels
Landmark
Contributing
Non-contributing

Source: Staff Report, Salina Heritage Commission, Application #HC91-1 and #HC91-4

During 1983 and 1984, the city of Salina conducted a historic resources survey that listed eleven significant residences in the South Santa Fe historic district. (Salina Heritage Commission Application #HC91-4, Staff Report, 1991, pp. 3-5). The survey also found that there had been some redevelopment (such as homes converted into apartments) and demolition. However, most of the houses have retained their "distinctive architectural styling and integrity, serving as excellent examples of period construction methods and materials" (ibid., pp. 4-5).

In 1859, the city of Salina was first surveyed and laid off into streets, lots, squares and public grounds, comprised of 600 lots generally measuring 50 x 120 feet (Bramwell, 1969, 20). Construction started on the 400 block of South Santa Fe Avenue during a housing boom, which began in the 1870's, and reached the 700 block by the late 1880's. Most of the houses cost between $2,000 and $5,500 (Robbins, Salina Historic Resources Survey Part I, 1984, p. 81).

The photographs shown in figure 2.5 are of the houses in the South Santa Fe Avenue Historic District that were used in the survey. As with Potwin Place, the houses are listed numerically by street address. Next to each photograph, the address, date of construction, style and integrity level of the house is given. The late nineteenth century, early twentieth century and late twentieth century categories are also given. As in the earlier figure 2.2 for Potwin Place, the letter and number beside each photograph show how the house was identified during the survey.

As figures 2.4 and 2.5 suggest, the South Santa Fe Avenue Historic District has a range of house styles, construction dates and levels of contributing status. Of the twenty houses selected for use in the survey, eight are either foursquare or a variation of the

Figure 2.5
Houses Selected from South Santa Fe Avenue and Arranged Numerically by Address

660 S. Santa Fe
1917
Early 20th Century
Prairie School
Foursquare
Contributing
S12

673 S. Santa Fe
c. 1900
Late 19th Century
Post-Victorian,
Colonial Revival
Contributing
S4

683 S. Santa Fe
1887
Late 19th Century
Shoppel Pattern Book,
late Victorian
Landmark
S14

705 S. Santa Fe
1887
Late 19th Century
Itailianate
Landmark

S3

720 S. Santa Fe
1887
Late 19th Century
Shingle
Landmark

S18

725 S. Santa Fe
c. 1922
Early 20th Century
Colonial Revival
Contributing

S16

726 S. Santa Fe
c. 1905
Early 20th Century
Post-Victorian,
Enlarged Foursquare
Non-contributing
S1

733 S. Santa Fe
c. 1909
Early 20th Century
American Foursquare
Non-contributing

S17

746 S. Santa Fe
1887
Late 19th Century
Victorian Stick
Landmark

S19

749 S. Santa Fe
c. 1911
Early 20th Century
Foursquare,
Colonial Revival
Non-contributing
S13

Figure 2.5 continued

760 S. Santa Fe
1906
Early 20th Century
Elongated Foursquare,
Colonial Revival
Contributing
S15

800 S. Santa Fe
1887
Late 19th Century
Shingle/Queen Anne
Landmark

S5

805 S. Santa Fe
c. 1904
Early 20th Century
Craftsman Cottage
Non-contributing

S6

815 S. Santa Fe
c. 1905
Early 20th Century
Modified Dutch
Colonial Revival
Contributing
S11

821 S. Santa Fe
1952
Late 20th Century
Ranch
Non-contributing

S10

830 S. Santa Fe
c. 1919
Early 20th Century
American
Foursquare
Contributing
S9

837 S. Santa Fe
c. 1941
Early 20th Century
Colonial Revival
Non-contributing

S2

840 S. Santa Fe
1916
Early 20th Century
Shirtwaist Prairie
School Foursquare
Contributing
S8

849 S. Santa Fe
1952
Late 20th Century
Ranch
Non-contributing

S20

850 S. Santa Fe
1911
Early 20th Century
Foursquare,
Craftsman/ Prairie
School Details
Contributing
S7

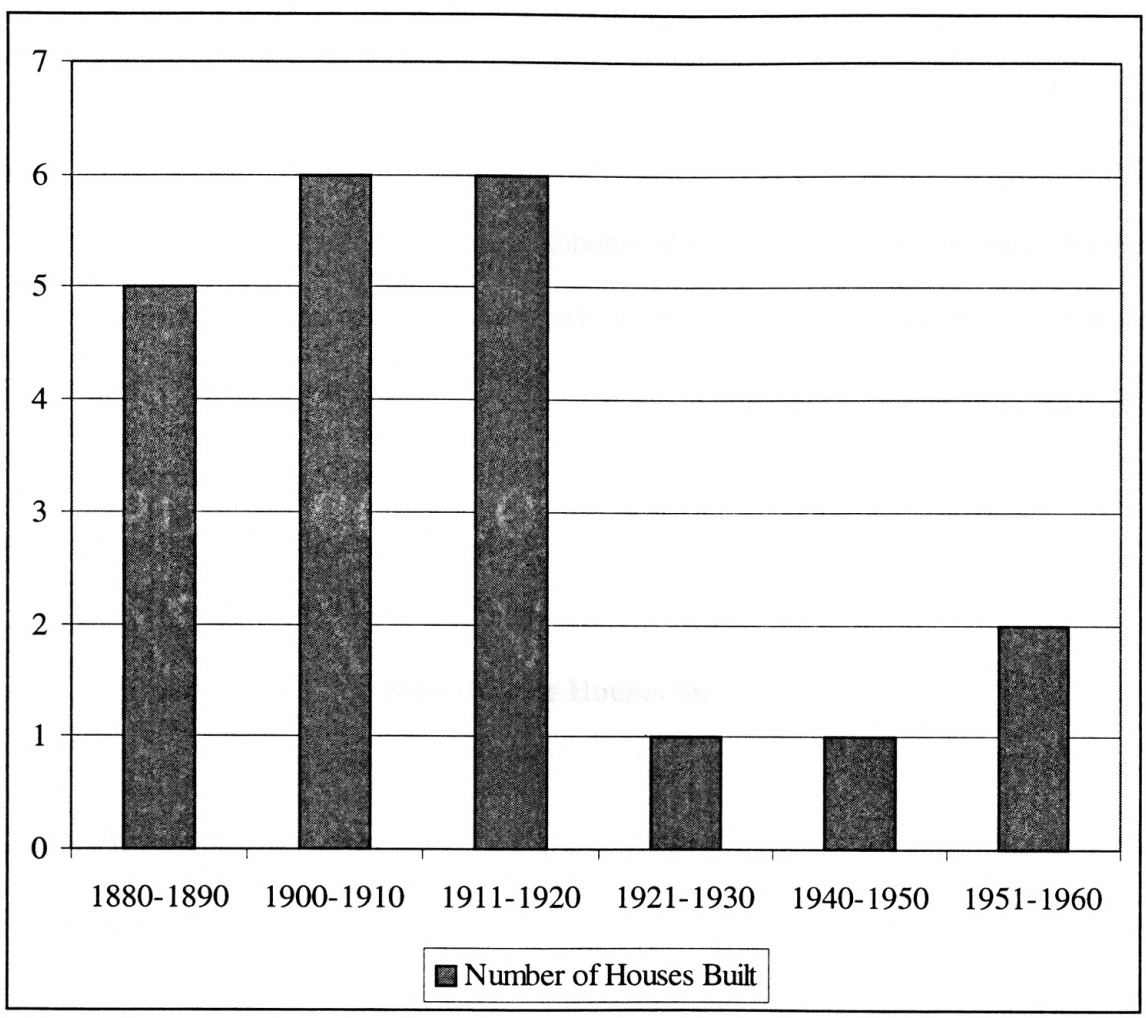
foursquare plan (660, 726, 733, 749, 760, 830, 840 and 850 South Santa Fe). There are also three Colonial Revival style houses (673, 725 and 837 South Santa Fe) and a modified Dutch Colonial Revival (815 South Santa Fe).

Five Victorian houses were also built in the South Santa Fe Avenue historic district. One of these was Stick (720 South Santa Fe) and one an Italianate (705 South Santa Fe). Another Victorian style house was Shingle (720 South Santa Fe) and another was Shingle with Queen Anne details (800 South Santa Fe). The last Victorian style house was a Queen Anne that was built from a Shoppel Pattern Book (683 South Santa Fe). Other styles in the district include Craftsman cottage (805 South Santa Fe) and Ranch (821 and 849 South Santa Fe).

As illustrated in figure 2.6, the dates of construction along South Santa Fe Avenue span from 1887 to 1952. Five of the twenty survey houses were built in 1887 (683, 705, 720, 746 and 800 South Santa Fe). The next houses to be built were not constructed until around 1900 and from 1900 to 1910, when six houses were built (673, 726, 733, 760, 805 and 815 South Santa Fe). Five more houses were erected between 1911 and 1922 (725, 749, 830, 840 and 850 South Santa Fe). The remaining houses (821, 837 and 849 South Santa Fe) were built between 1941 and 1952.

The integrity levels for the South Santa Fe Avenue Historic District varied somewhat from Potwin Place Historic District. This had nothing to do with the quality of the houses. Rather, as indicated earlier, a different scale was used. Instead of using the excellent, above average, average, below average and non-contributing levels of integrity used in Potwin Place, the nomination form (Application #HC91-4, 1991) used a simpler model—levels of "landmark", "contributing" and "non-contributing".

Figure 2.6
Dates of Construction for South Santa Fe Avenue Historic District



South Santa Fe Avenue Historic District has five "landmark" houses (683, 705, 720, 746 and 800 South Santa Fe). Eight other houses (660, 673, 725, 760, 815, 830, 840 and 850 South Santa Fe) are "contributing" in the sense that they are significant to the historic integrity and character of their district (ibid., p. 2). In contrast, seven houses were identified as "non-contributing"—three because of their age (821, 837 and 849 South Santa Fe) and the other four (726, 733, 749 and 805 South Santa Fe) because of changes and additions to the buildings.

South Santa Fe Avenue has a number of interesting houses that enhance the historic district. This well-cared-for neighborhood is a relatively new historic district, compared to Potwin Place, and has not had any new residential construction since the early 1950s. However, the expansion of the downtown business district has led the South Santa Fe Avenue homeowners to protect the residential setting of the late nineteenth and early twentieth century homes.

Selecting the Houses for the Survey

As shown above, there are a variety of styles and ages among the houses in the two selected historic districts. Using the historical information, maps and photographs, it is possible for the reader to develop a sense of how the Potwin Place and South Santa Fe Avenue Historic Districts appear. We have also established the historical context of both districts and have explained that twenty houses from each district, forty all together, were selected.

We next must explain why and how the specific twenty houses from each district were chosen. In each neighborhood, the chosen houses were situated on primary streets so that all houses used in the survey had a similar prominence within their historic districts. Photographs of all the houses on Greenwood Street and South Santa Fe Avenue were taken. Houses with obstructing trees or shrubs were removed from the selection process, since the full façade would be obscured. The remaining houses were then sorted into late nineteenth century, early twentieth century and late twentieth century categories, according to dates of construction. These dates were obtained from the National Register Historic District nomination form for Potwin Place and the Historic Resources Surveys for Salina, Kansas. Since both of these sources used the guidelines developed by the National Register of Historic Places, the method of dating the buildings is consistent.

As already explained, the late nineteenth century includes the years 1860 to 1900; the earlier twentieth century category, 1901 to 1940; and the late twentieth century, 1941 to 1996. The houses were divided into these categories so that an equal number of house styles would be represented. As indicated earlier in the chapter, houses built between 1860 and 1900 were Victorian in style, with Queen Anne predominating. The house styles from 1901 to 1940 were bungalow and foursquare. The styles that were built between 1941 to 1996 were bungalow, ranch and neo-Victorian.

Houses were randomly selected from each of the three categories (numbers were drawn randomly), until the twenty houses shown in figures 2.2 and 2.5 had been chosen. An attempt was made to select an even number of houses from each category from both districts so that respondents would be looking at the same number of similar styles. It was not possible to have the same number of houses from all categories equal between

the two districts. Although both districts began construction in the late 1880's, there were slight differences in their development patterns. As a result, the 1860-1900 category for Potwin Place has eight selections, while South Santa Fe has only five. Potwin Place, on the other hand, has only eight selections from the 1901-1939 category while South Santa Fe has eleven. From 1940-1996, Potwin Place has four selections, while South Santa Fe has three.

After completing the house selection, any pictures that needed to be retaken because of poor lighting or shadows were reshot. Photographs of the houses did not include neighboring houses so that respondents would consider only the houses shown and not be influenced by the neighborhood surroundings. The emphasis on the individual house façade is important because this study is concerned with what people notice when they look at individual houses and therefore contextual aspects of house perceptions are beyond the scope of this study.

Twenty houses was the number selected for the interview process because it was a convenient number of photographs for respondents to handle without being overwhelmed, while still giving a good selection. In Groat's Contextual Compatibility in Architecture (1984), the model for this study, twenty-five photographs were shown to the participants (Groat, 1984, p. 9). Groat used photographs of new buildings built beside older buildings, which could be residential, commercial or educational in use (ibid., p. 18). In the interest of time, money and manpower, photographs used in the survey for this thesis were limited to one residence per photograph, using the similarity of the historic districts and the use of residents as respondents to provide the context for the photographs. Throughout this selection process and the entire study, the pictures were

kept in their Potwin Place and South Santa Fe groups in order to control any bias that residents might have towards familiar houses and houses that were similar in their own neighborhood. In other words, Salina residents evaluated Potwin Place houses and vice versa.

This chapter has discussed both historic districts, explaining the history and historic environments of each neighborhood. The selection process for choosing the houses for the survey has also been described. Using this background, the next chapter presents the method of the survey and the background characteristics of the respondents.

Chapter Three:

The Survey and Profiles of the Participants

The focus of this chapter is the residents of Greenwood Street, in Potwin Place Historic District, Topeka, and of South Santa Fe Avenue Historic District, Salina, who participated in the survey. This chapter discusses how respondents were selected to participate in the survey, and who these participants were. Profiles of the participants are also included. As explained in chapter 2, these surveys were set up to include twenty houses from each district, forty all together. It was from the homeowners of these houses that the selection of respondents began.

Choosing the Respondents

Residents were asked to participate in the study based on the fact that their houses had been chosen during the selection process. Letters requesting participation in a survey were sent to all the residents of the two historic districts whose houses had been chosen for the survey (see table 3.1). Residents were informed that they would be participating in a survey for a master's thesis and that their participation was voluntary and confidential. They were told that the survey involved looking at photographs of houses in a historic district and giving their personal thoughts and ideas about the houses. The survey would take between thirty minutes to an hour to complete. After the letter requesting participation was sent, a telephone call requested confirmation for those

Table 3.1
Letter Requesting Resident Participation

Date

Homeowner
123 Main
Salina, KS 67401

Dear Homeowner,

I am writing to request your participation in completing my master's thesis in architecture. My name is Laura Kroencke and I am a master's degree candidate in the College of Architecture at Kansas State University. The subject of my thesis is visual compatibility between newer houses and older houses in historic districts.

The major part of my thesis involves asking historic district residents what they see when they look at houses in historic districts. In order to discover this information, I am asking for your participation in a survey. You were selected to participate in this survey because you live in a historic district.

The survey involves looking at photographs of houses in a historic district and giving me your ideas and thoughts about the houses. The survey would take between thirty minutes to an hour to complete, and your participation would remain anonymous. The survey could be completed at your house or at some other place, such as the library. Your participation is entirely voluntary and you are free to withdraw at any time. If you have any questions about this survey and its purpose, please contact me at 825-5263 or Dr. David Seamon, my master's thesis advisor, at 532-1121.

I will be calling you in about a week to see if you would be willing to participate in the survey and to set up an appointment.

Sincerely,

Laura Kroencke Schwartz

chosen to participate, and an appointment date was set. Twenty-one people from Potwin Place and twenty people from South Santa Fe agreed to participate. All of the respondents in Potwin Place owned their residences, as did eighteen of the twenty Salina respondents.

In total, there were 41 total participants in the survey. Figure 3.1 illustrates the number of men and women in each neighborhood and the number of men and women in the entire survey. In Potwin Place, of the total twenty-one respondents, eight were men (38%) and thirteen, women (62%). From South Santa Fe there were a total of twenty participants—eight men (40%) and twelve women (60%). Sixty percent of the total respondents in the survey were women.

Figure 3.2 illustrates the participants from each neighborhood in terms of age. The participants from Potwin Place ranged in age from thirty to fifty-nine. No one was in the twenty to twenty-nine age group or in the sixty to sixty-nine or seventy plus age groups. In the South Santa Fe group, however, the age of the participants ranged from the twenty to twenty-nine age group to the seventy plus group, each with one respondent. In each of the neighborhoods, the majority of participants were in the thirty to sixty-nine age range.

Figure 3.3 illustrates the occupational background of the respondents of both historic districts. The occupations are listed with the most frequent responses first, while those mentioned once are listed alphabetically after the more frequently mentioned ones. The occupations ranged from college student to retiree. In Potwin Place historic district, with twenty-one participants, the most frequently mentioned occupation was homemaker, with four responses. Two administrators and two attorneys also participated in the

Figure 3.1
The Participants by Gender

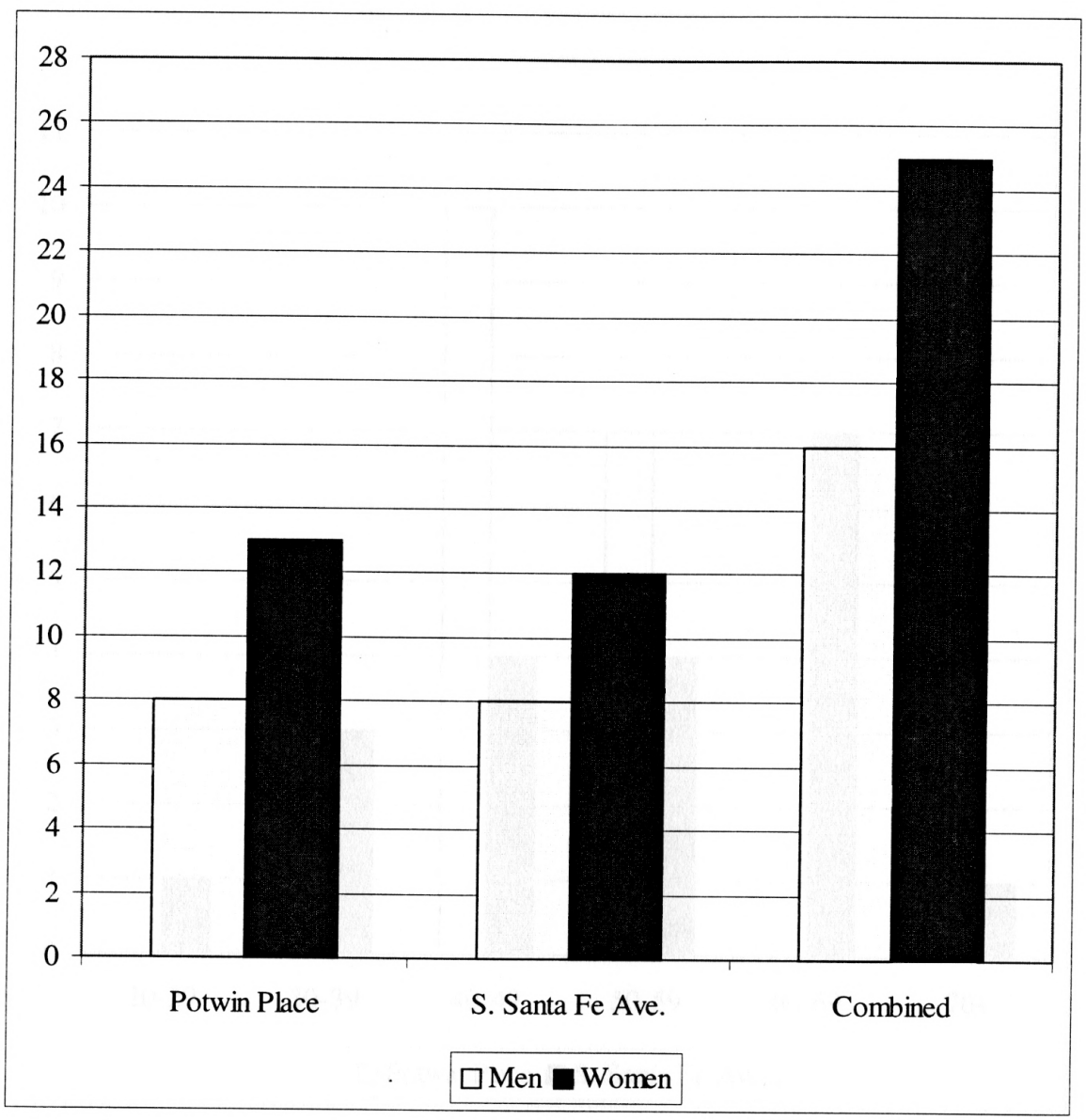


Figure 3.2
Survey Participants Divided by Age Group

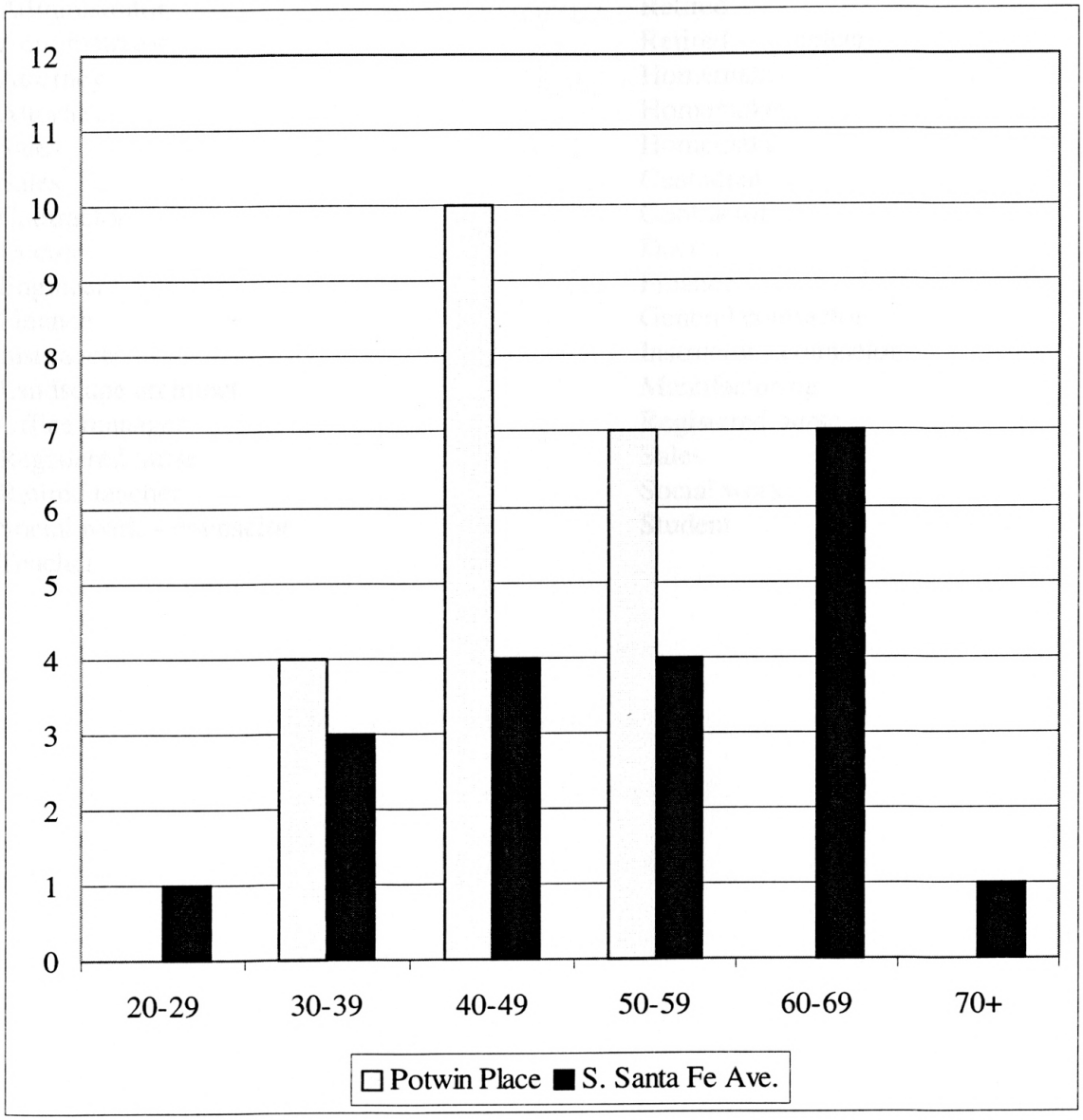


Figure 3.3
Occupations of Participants

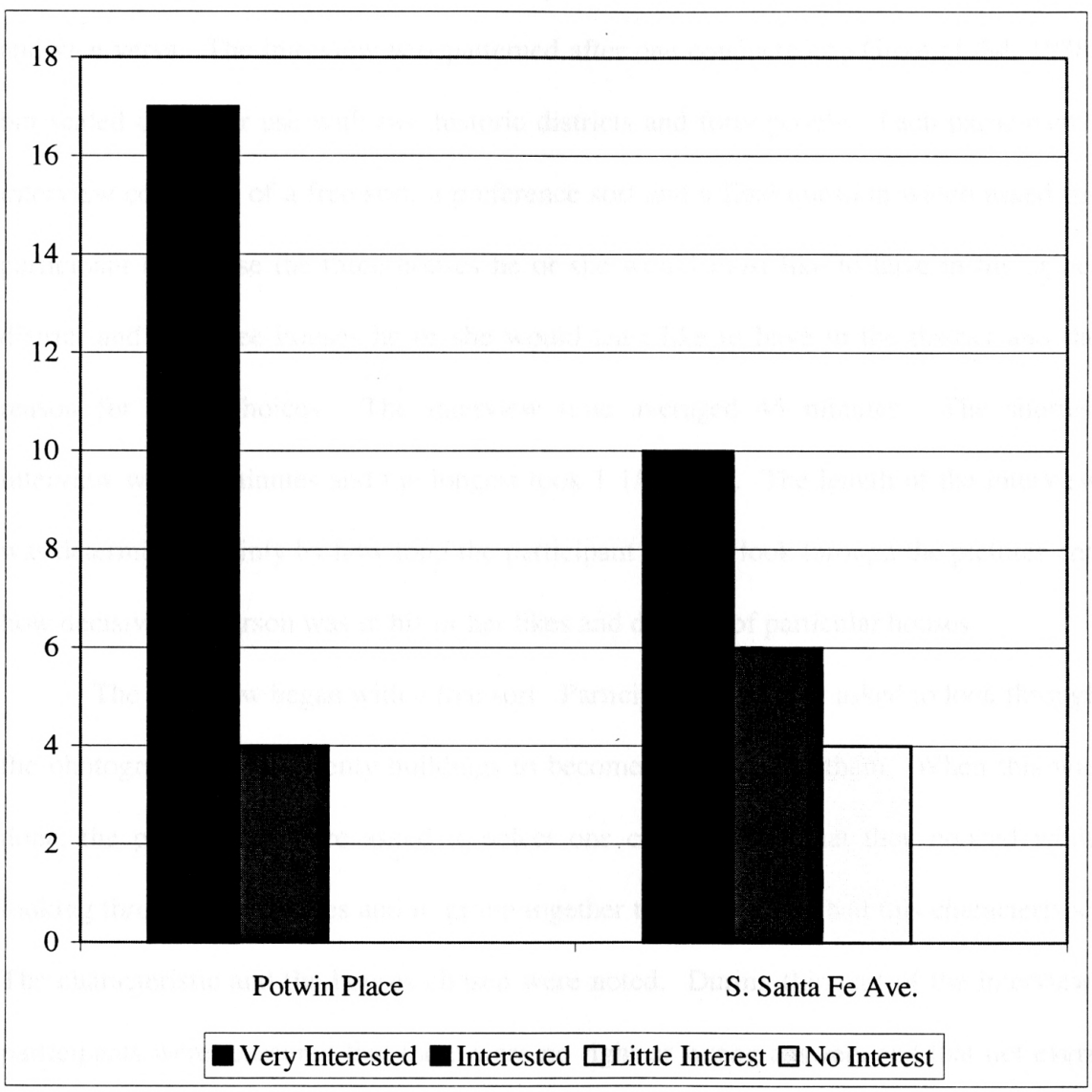
Potwin Place	**South Santa Fe Avenue**
Homemaker	Retired
Homemaker	Retired
Homemaker	Retired
Homemaker	Retired
Administrator	Retired
Administrator	Retired - volunteer
Attorney	Homemaker
Attorney	Homemaker
Sales	Homemaker
Sales	Custodian
Contractor	Contractor
Doctor	Doctor
Engineer	Finance
Finance	General contractor
Insurance	Instructor - counselor
Landscape architect	Manufacturing
Office manager	Registered nurse
Registered nurse	Sales
Retired teacher	Social work
Social work – counselor	Student
Teacher	

survey. Various health care professions were represented, such as doctor, nurse and social worker. Teaching, sales, landscape architecture, engineer and contractor round out the group of participants.

In South Santa Fe Avenue historic district, with twenty participants, the most frequently mentioned occupation was retiree (6), with homemakers (3) second, and contractors (2) third. As in Potwin Place, there was also a doctor, nurse and social worker among the respondents from South Santa Fe Avenue. Sales, manufacturing, custodian, instructor and student complete the South Santa Fe Avenue occupational profile.

Figure 3.4 illustrates the degree of architectural interest of the participants as determined by a question in the survey in which participants were asked to rate their architectural interest on a scale from one to four with one being no interest and four being very interested. As illustrated in figure 3.4, eighty percent of the Potwin Place respondents said that they would rate their architectural interest as very interested (4) with only twenty percent saying that they were interested (3). No one from Potwin Place had no interest (1) or little interest (2). The participants from South Santa Fe Avenue had fifty percent responding that they were very interested (4) in architecture, thirty percent had interest (3) and twenty percent had little interest (2). No one from Santa Fe had no interest (1) in architecture. Overall, one can conclude for both neighborhoods that there was considerable interest in the architecture and the architectural characteristics of respondents' neighborhoods.

Figure 3.4
Architectural Interest of Participants



Interviewing the Respondents

After the houses were chosen and appointments were set, the interviews of the residents began. A copy of the interview instructions is provided in table 3.2. In the interview, participants from Potwin Place looked at photographs from Santa Fe Avenue and vice versa. The interview was patterned after one conducted by Groat (1984, 1988) but scaled down for use with two historic districts and forty people. Each participant's interview consisted of a free sort, a preference sort and a final question which asked the participant to choose the three houses he or she would most like to have in his or her district and the three houses he or she would least like to have in the district and the reason for these choices. The interview time averaged 45 minutes. The shortest interview was 15 minutes and the longest took 1 1/2 hours. The length of the interview was determined mainly by how long the participant took to look through the pictures and how decisive the person was in his or her likes and dislikes of particular houses.

The interview began with a free sort. Participants were first asked to look through the photographs of the twenty buildings to become familiar with them. When this was done, the participants were asked to select one characteristic that they noticed while looking through the pictures and to group together the houses that had this characteristic. The characteristic and the houses chosen were noted. During this part of the interview, participants were reassured that there were no right or wrong answers and that not every house had to have a category or a characteristic. For the sake of clarity, respondents were asked to consider the houses by only one characteristic at a time. The reason for this free sort was to determine what characteristics people notice about houses. The assumption

Table 3.2
Interview Instructions

Introduction

As you may know, I am going to be interviewing you about your reactions to a variety of houses. There are two different sections to the interview. In the first part of the interview, you will be looking at photographs of houses and making some comments abut them. Secondly, I will be asking you to rank these houses.

But before we start the interview, I want to assure you that your responses are strictly confidential. For example, I will be assigning a code number rather than your name, to the interview form. The results of the study are likely to be published only in an architecture or academic publication. At no time will your particular responses be attributed to you by name.

If you should have any questions about the research or the interview procedure, I'll be happy to answer them at the end of the interview.

Instructions for Sorting Tasks

Free Sorts

This packet contains photographs of twenty buildings. As I mentioned to you before, what I'm interested in exploring with people is what and how people think about buildings. So please consider these photographs as representations of actual buildings rather than as photographs. Now please arrange these in front of you so you can see them all.

[Give packet to participant.]

This particular set of buildings was selected from a historic district in Kansas similar to your own. It is likely that you will be familiar with perhaps one or two buildings. This is not a problem. I will simply take note of any buildings that you are quite sure you have seen at the end of the interview.

Now, what I'd like you to do is to sort these buildings into groups that make sense to you – that is, so that the buildings within each group are similar in some significant way. The number of groups is up to you, and you may even leave some out if they do not seem to fit in any group. Since the point of the task is to reveal how you think about the buildings, there are absolutely no correct or incorrect answers.

Most likely you will see a number of ways in which the buildings could logically be placed into groups. However, for the sake of clarity, please sort them into groups accord-

Table 3.2 continued

-ing to one and only one criterion (feature) at a time, using the most obvious or significant criterion that comes to mind first. Then, after you have completed the first arrangement, you will have an opportunity to suggest other ways of grouping the buildings.

[Interviewer records sorting data.]

Preference Sort

Now I'm going to change the instructions somewhat. What I'd like you to do is sort this set of buildings according to your preference. This time I'm going to tell you how many groups to sort them into, although you can put as many or as few buildings as you want into each group. There should be five groups, as follows: like very much, like somewhat, neutral or unsure, dislike somewhat, dislike very much. How you group the houses is based on your personal preference.

What I'd like you to do next is to tell me which three buildings you feel would be most appropriate in your historic district if they were placed next door or directly across the street from your house. Can you tell me which physical features you notice in each building that makes it appropriate for your neighborhood? Then tell me which three buildings you feel would be least appropriate in your historic if they were placed next door or directly across the street from your house and why you feel they would relate so poorly to your neighborhood.

Background Information

What is your age range? 20-29, 30-39, 40-49, 50-59, 60-69, 70+
On a scale of 1 to 4, with 1 being no interest and 4 being very interested, what do you consider your interest in architecture to be?
Do you own your home?

I would like to thank you for your time today. If you have any questions about either the research or the interview I can answer them now.

Finally, I have one very important request to make; I would like to ask that you refrain from discussing the content of the interview with anyone who lives in the neighborhood until the end of the week when I've finished my interviewing in Salina/Topeka. The reason is that the whole point of the interviews is to explore how each person individually feels about the various buildings and issues I've asked you about. If you were to discuss the interview with someone before I've had the chance to interview them, it might significantly alter how they would answer the questions. Thanks again for your time.

was that the kind of elements noticed by the participants might be related to whether the houses were more or less preferred.

The participants were then asked if they had noticed any other characteristics while looking through the pictures but were not asked to group houses this time. These additional characteristics were also recorded. It was originally intended to ask participants to group houses by characteristics several times. However, during the testing phase it was realized that this could extend the interview to over an hour, so the participant was simply asked to note any common characteristics among the houses, but he or she was not asked to group them.

After the free sort was finished, the participants were then asked to arrange the buildings into five groups according to individual preference. The five groups were: like very much, like somewhat, neutral or unsure, dislike somewhat, dislike very much. There could be as many, or as few, houses as the participant decided in each category but every house had to be placed in a category. The responses were then noted for each category. The reason for the individual preference sort was to be able to compare the houses chosen in this category with the responses given as characteristics in the free sort. As stated above, the hypothesis was that houses consistently preferred would have several of the characteristics noted in the free sort. The hypothesis will be further explored in chapters four and five to see if the most preferred houses have been given more free sort characteristics by respondents and the least preferred houses given fewer free sort characteristics. This might indicate for example, that people notice ornamental details and prefer houses that have them.

When the free sort was completed, the participants were then asked to do one final sort. They were asked to choose the three buildings they felt would be most appropriate in their historic district, either next door or directly across the street from their own house and then to explain why they picked the houses they did. They were also asked to choose the three buildings they would least like to have in their historic district, again either next door or directly across the street, and why these buildings were chosen. The addition of the statement "next door or directly across the street" made it easier for most participants to narrow their selections to three. Many people replied that they could tolerate "this one" or "that one" if it was down the street from their house, but a stronger opinion was needed. This preference sort was done to see if people would prefer houses that had more detail and were similar to the ones in their neighborhood.

When the interview was completed, respondents were thanked for their time and asked not to discuss the interview until other neighborhood residents were interviewed. Participants were also asked if they were familiar with any of the houses they had seen. Several participants had heard of Potwin Place in Topeka or had driven on South Santa Fe Avenue in Salina. However, since no one had lived in either of the other districts or knew anyone who lived there, no participant's response was considered biased because of previous familiarity with the other neighborhood.

With the conclusion of the surveys, it was evident that the people involved in the survey process were aware of what type of buildings constituted their built environment. The strongest opinions were given when asked what type of houses participants would like to have next to their own home. The responses given in the free sort grouping also

showed that respondents were aware of the details on a building. This point becomes apparent in chapter four, which analyzes the results of the surveys.

Chapter Four:

A Presentation and Discussion

Of The Preference-Sort and Free-Sort Surveys:

The Most and Least Preferred Houses

This chapter presents the results from the two preference sorts and the free sort. The data from these sorts are presented first in a series of tables, explained briefly in the first section of the chapter. Then the data and the houses are discussed more thoroughly in the second section of the chapter.

As explained in chapter 3, the first sort was a preference determination based on five categories: "like very much," "like somewhat," "neutral or unsure," "dislike somewhat" and "dislike very much." The respondent sorted the houses into these categories according to his or her individual liking. The second set of data was generated by a preference sort that dealt with which houses residents would like to see in their neighborhoods—in other words, a neighborhood preference sort. This sort was done to see if neighborhood preference differed from personal preference.

The final set of data was produced by the free sort. The intent of this sort was to discover whether the houses that were "most preferred" were grouped more often than the "least preferred" houses. It was hoped that both the preference sorts and the free sort would generate data supporting the hypothesis that the consistently preferred houses would have more architectural details—a finding that would support the argument that Standard Nine could be improved with the addition of a specific statement on ornament.

The tables beginning this chapter—tables 4.2 and 4.3—present the complete data from the personal preference sort. Because there is so much information included in these first two tables, they needed to be simplified in order to present the data in an easier, more graspable manner. The initial step in this simplifying process was to combine the "like very much" and "like somewhat" rankings and the "dislike somewhat" and "dislike very much" rankings. This summation gave a total "liked" or "disliked" ranking for the personal preference sort (tables 4.4, 4.5 and tables 4.14, 4.15). Once these simplified rankings were determined, then "liked" and "disliked" houses were placed in separate tables combining the houses for both districts (tables 4.6 and 4.16). As we shall see below, these tables provide a simple but clear picture of the houses most or least preferred in the two neighborhoods.

Next, it becomes important to examine responses to participants' selections for houses they would most and least like to have in their neighborhoods—information shown in tables 4.7 and 4.8. Unlike the personal preference responses for individual houses, these neighborhood preference sorts did not require the consolidation of preference categories, since there were only two to begin with—i.e., "most like to have in the neighborhood" and "least like to have in the neighborhood." The "most liked" neighborhood houses were displayed in two tables, one for each district (tables 4.7 and 4.8). The "most liked" and "least liked" houses from both districts were then combined into one table each (4.11 and 4.21). In turn, the "least liked" neighborhood houses follow the same format. As with the procedure for individual house preference, this simplification process resulted in summary tables (tables 4.11 and 4.21) in which it becomes clearer which houses were more favored or less favored by respondents.

The final section of the chapter presents the free sort characteristics first listed in table 4.22, which is a presentation of all the characteristics provided by respondents. Because of the amount of data generated by the free sort, this table needed to be consolidated, which was accomplished by ordering the characteristics according to broader themes suggested by the characteristics themselves and shown in table 4.23. The final free sort—listed in table 4.24—presents the "grouping characteristics" in relation to the broader themes given in table 4.23.

In all the tables that follow, the house number refers to the house's photograph number in the survey and the letter represents the district in which the houses are located, thus P is for Potwin Place and S is for South Santa Fe Avenue. Under the category headings, ("like very much," "like somewhat," "neutral or unsure," "dislike somewhat" "dislike very much" and "most like" or "least like" to have in neighborhood), the counts represent the number of respondents who placed the specific house in that category. Due to the slightly different number of participants in the survey, the results of the houses labeled with a "P" had a possible total of twenty and houses labeled with an "S" had a possible total of twenty-one. Also, as an aid in clarifying the terms "liked," "disliked," "most liked," "least liked," "most preferred" and "least preferred," table 4.1 presents definitions of these terms to help the reader remember which term is which.

Table 4.1
Definition of Terms

"Liked" houses: refers to the houses that were ranked highest after combining the "like very much" and "like somewhat" categories from the personal preference sort.

"Disliked" houses: refers to the houses that were ranked highest after combining the "dislike very much" and "dislike somewhat" categories from the personal preference sort.

"Most liked" houses: refers to the neighborhood preference sort question "Which houses would you most like to have in your neighborhood, either next door or directly across the street?" The "most liked" houses are those houses that were chosen the most often in response to this question.

"Least liked" houses: refers to the neighborhood preference sort question "Which houses would you least like to have in your neighborhood, either next door or directly across the street?" The "least liked" houses are those houses that were chosen the most often in response to this question.

"Most preferred" houses: refers to all the houses from both districts that ranked highest in the personal preference sort "liked" category and the neighborhood preference sort "most liked" category.

"Least preferred" houses: refers to all the houses from both districts that ranked highest in the personal preference sort "disliked" category and the neighborhood preference sort "least liked" category.

Results from the Preference Sorts:

Liked Houses

As explained above, the first two tables—tables 4.2 and 4.3—present the houses from both historic districts and the results from their personal preference sorts. These tables consist of the twenty houses from each district and the number of times they were placed by respondents in the categories of "like very much," "like somewhat," "neutral or unsure," "dislike somewhat" and "dislike very much." The houses are ranked from highest to lowest with this ranking based on the number in the "like very much category." In cases where the houses had the same "like very much" number, ranking was determined by the relative number of responses in the "like somewhat" category.

As a way to identify more exactly the houses that were personally liked by respondents, the two like categories of "like very much" and "like somewhat" in tables 4.2 and 4.3 were combined. The same was done for the two dislike categories of "dislike somewhat" and "dislike very much". This consolidation thus reduced the original five personal preference categories in tables 4.2 and 4.3 to three—a "like" category, a "neutral or unsure" category and a "dislike" category. The "neutral or unsure" category was not added to either side because it was a category for houses that participants neither "liked" nor "disliked," thus including the neutral numbers would bias either category.

The results of this consolidation for the "liked" houses are shown in table 4.4 for Potwin Place responses to South Santa Fe Avenue houses; and in table 4.5 for South Santa Fe Avenue responses to Potwin Place houses. As already explained, these houses

Table 4.2
Potwin Place Resident Surveys of the Twenty Houses on South Santa Fe Avenue
Personal Preference Sorts (n=21)

House Number	Like Very Much	Like Somewhat	Neutral/ Unsure	Dislike Somewhat	Dislike Very Much	Rank Order
S5	14	7	0	0	0	1
S15	11	7	2	1	0	2
S19	10	8	3	0	0	3
S4	8	1	6	3	3	4
S7	5	8	6	1	1	5
S18	5	7	5	3	1	6
S16	5	4	7	2	2	7
S12	4	7	7	2	1	8
S8	3	6	10	1	1	9
S14	3	5	5	6	2	10
S13	3	4	4	5	5	11
S17	2	4	11	3	1	12
S3	1	4	3	6	7	13
S9	1	2	13	4	1	14
S20	1	1	7	8	4	15
S6	1	1	2	6	11	16
S2	0	3	6	7	5	17
S11	0	2	2	5	12	18
S1	0	1	4	4	12	19
S10	0	0	6	7	8	20

Table 4.3
South Santa Fe Avenue Resident Surveys of the Twenty Houses in Potwin Place
Personal Preference Sorts (n=20)

House Number	Like Very Much	Like Somewhat	Neutral/ Unsure	Dislike Somewhat	Dislike Very Much	Rank Order
P18	16	1	2	1	0	1
P19	15	3	1	1	0	2
P17	15	3	0	2	0	3
P9	13	6	0	1	0	4
P1	12	6	1	1	0	5
P3	12	3	4	1	0	6
P10	7	5	4	3	1	7
P8	5	9	3	3	0	8
P12	4	9	2	2	3	9
P7	3	6	7	3	1	10
P16	1	9	4	4	2	11
P13	1	5	7	6	1	12
P4	1	5	2	6	6	13
P14	1	4	8	4	3	14
P20	1	4	5	9	1	15
P15	1	1	5	8	5	16
P2	0	12	3	4	1	17
P11	0	4	4	8	4	18
P6	0	1	3	6	10	19
P5	0	1	2	7	10	20

Table 4.4
Potwin Place Resident Surveys of the Twenty Houses on South Santa Fe Avenue
Personal Preference Sorts – The Total of the "Like Very Much" and "Like Somewhat" Categories (n=21) (line indicates a drop in preference rankings)

House Number	Like Very Much	Like Somewhat		**Total**	Rank Order
S5	14	7	=	**21**	1
S15	11	7	=	**18**	2
S19	10	8	=	**18**	3
S7	5	8	=	**13**	4
S18	5	7	=	**12**	5
S12	4	7	=	**11**	6
S4	8	1	=	**9**	7
S16	5	4	=	**9**	8
S8	3	6	=	**9**	9
S14	3	5	=	**8**	10
S13	3	4	=	**7**	11
S17	2	4	=	**6**	12
S3	1	4	=	**5**	13
S9	1	2	=	**3**	14
S20	1	1	=	**2**	15
S6	1	1	=	**2**	16
S11	0	2	=	**2**	17
S2	0	1	=	**1**	18
S1	0	1	=	**1**	19
S10	0	0	=	**0**	20

Table 4.5
South Santa Fe Avenue Resident Surveys of the Twenty Houses in Potwin Place
Personal Preference Sorts – The Total of the "Like Very Much" and "Like Somewhat" Categories (n=20) (line indicates a drop in preference rankings)

House Number	Like Very Much	Like Somewhat		**Total**	Rank Order
P9	13	6	=	**19**	1
P19	15	3	=	**18**	2
P17	15	3	=	**18**	3
P1	12	6	=	**18**	4
P18	16	1	=	**17**	5
P3	12	3	=	**15**	6
P8	5	9	=	**14**	7
P12	4	9	=	**13**	8
P10	7	5	=	**12**	9
P2	0	12	=	**12**	10
P16	1	9	=	**10**	11
P7	3	6	=	**9**	12
P13	1	5	=	**6**	13
P4	1	5	=	**6**	14
P14	1	4	=	**5**	15
P20	1	4	=	**5**	16
P11	0	4	=	**4**	17
P15	1	1	=	**2**	18
P6	0	1	=	**1**	19
P5	0	1	=	**1**	20

are ranked from highest to lowest according to the number of "liked" responses for each house. It is important to note that when the two categories of "like very much" and "like somewhat" were combined, this new number changed the rank order of a few houses as they appear in the original tables 4.2 and 4.3. With the exception of house P2, which moved from seventeenth to eighth, no houses moved drastically. This considerable shift in ranking for house P2 occurred because it received no responses in the "like very much" category but received twelve "like somewhat" responses. Why this shift occurred will be discussed later in this chapter and also in chapter 5 when the data are interpreted more fully.

It is also important to note that in tables 4.4 and 4.5, lines have been drawn to indicate a sizeable numerical break in the rankings, thus dividing the houses into a higher and lower range. For example, between houses S19 and S7 there is a considerable shift in responses from eighteen to thirteen, which seems to place the two houses in a higher and lower ranking range. On the basis of this division table 4.6 was generated, which shows only the highest range of liked houses for both districts. These houses, as in the earlier tables, are ranked from highest to lowest according to their totaled number of "liked" responses. As table 4.6 demonstrates, a total of eight houses from both neighborhoods are ranked in the "liked" category. House S5 from South Santa Fe Avenue was the only house in the preference sorts that Potwin Place respondents placed twenty-one out of twenty-one times in the "liked" category ("like very much" and "like somewhat" combined). House P9 in Potwin Place was selected nineteen times (out of twenty) by South Santa Fe Avenue respondents to be in the "liked" category and was

Table 4.6
Personal Preference Sorts – "Liked" Houses from Both Districts Based on the "Like Very Much" and "Like Somewhat" Houses from Tables 4.4 and 4.5

South Santa Fe Avenue Houses						Potwin Place Houses				
House Number	Like Very Much	Like Somewhat		**Total**	Rank Order	House Number	Like Very Much	Like Somewhat		**Total**
S5	14	7	=	**21**	1	P9	13	6	=	**19**
S15	11	7	=	**18**	2	P19	15	3	=	**18**
S19	10	8	=	**18**	3	P17	15	3	=	**18**
					4	P1	12	6	=	**18**
					5	P18	16	1	=	**17**

selected once for the "disliked" category, having been placed by one respondent in the "dislike somewhat" category.

For Potwin Place respondents, houses S15 and S19 in South Santa Fe Avenue both received eighteen "liked" responses (out of twenty-one). House S15 was also placed in the "neutral or unsure" category twice and in the "dislike somewhat" category once, while house S19 was chosen for the "neutral or unsure" category three times and was never chosen for the "dislike somewhat" or "dislike very much" categories.

When we turn to South Santa Fe Avenue residents' responses to Potwin Place houses, we find that other houses ranked highly besides P9 were houses P19, P17, P1 and P18. Also, we note that house P1 and house P19 both were chosen once in the "neutral or unsure" category, while house P17 was chosen twice for the "dislike somewhat" category. All three of these houses were place eighteen times in the "liked" category. In addition, house P18 was placed once in the "dislike somewhat" category, twice in the "neutral or unsure" category and seventeen times in the "like very much" and "like somewhat" categories. None of either neighborhoods' houses that were ranked highest in the preference sorts were selected for the "dislike very much" category.

The Neighborhood Preference Sorts: Most Liked Houses

Next we must consider the houses from the neighborhood preference sort, presented in tables 4.7 and 4.8 and representing the South Santa Fe Avenue houses and the Potwin Place houses respectively. Because there were only two choices in this sort—"most like to have in the neighborhood" and "least like to have in the neighborhood"—

Table 4.7
Potwin Place Resident Surveys of the Twenty Houses on South Santa Fe Avenue
Neighborhood Preference Sorts – "Most Liked/Least Liked" Houses for Neighborhood (n=21)

House Number	Most Liked	Least Liked	Rank Order
S5	18	0	1
S19	14	0	2
S15	12	0	3
S13	4	3	4
S4	3	1	5
S18	3	1	6
S12	3	0	7
S7	2	0	8
S16	2	2	9
S8	1	0	10
S14	1	1	11
S17	0	0	12
S9	0	1	13
S2	0	3	14
S3	0	4	15
S20	0	6	16
S11	0	8	17
S1	0	10	18
S10	0	11	19
S6	0	12	20

Table 4.8
South Santa Fe Avenue Resident Surveys of the Twenty Houses in Potwin Place
Neighborhood Preference Sorts – "Most Liked/Least Liked" Houses for Neighborhood (n=20)

House Number	Most Liked	Least Liked	Rank Order
P17	11	1	1
P18	11	1	2
P19	10	0	3
P3	9	0	4
P9	8	1	5
P1	4	0	6
P10	2	1	7
P12	2	1	8
P7	1	0	9
P8	1	0	10
P4	1	12	11
P16	0	0	12
P14	0	1	13
P2	0	1	14
P13	0	2	15
P20	0	3	16
P11	0	4	17
P15	0	8	18
P6	0	12	19
P5	0	12	20

there was no need to add columns together as in the personal preference sort. Tables 4.7 and 4.8 were studied to find any shifts in rankings, on the basis of which, lines were inserted (just as was done in the personal preference tables 4.4 and 4.5.) For example, between P9 and P1 there is a drop of four, while the drop between S15 and S13 is even greater, with a change of eight separating the two houses. The result is table 4.9, representing the South Santa Fe Avenue houses in their "most liked" rank order, and table 4.10, representing the Potwin Place houses in their "most liked" rank order.

From the results of tables 4.9 and 4.10, the houses from both districts that were "most liked" in the neighborhood preference sorts were combined to form table 4.11. The "most liked" houses in this table, highest ranked houses first, are S5, S19, and S15 for South Santa Fe Avenue; and P17, P18, P19, P3 and P9 for Potwin Place. House number S5 was selected by the most respondents and was chosen eighteen out of twenty-one times. House number S19 was selected fourteen out of twenty-one times and house S15 was chosen twelve times. None of these houses was selected as a house that the respondents would "least like" to have in Potwin Place. Significantly, houses S5, S19 and S15 were also the same houses that were selected most frequently for the preference sort "liked" category of table 4.11.

Two houses from Potwin Place—P17 and P18—received eleven responses each, while house P19 received ten responses. These three houses were among the five consistently selected in the first preference sort in the "like very much" or "like somewhat" categories. In this sort however, respondents were restricted to three selections for each "most liked" or "least liked" category with the result that they had to narrow their selections. Unlike the personal preference sort, in which no houses could be

Table 4.9
Potwin Place Resident Surveys of the Twenty Houses on South Santa Fe Avenue
Neighborhood Preference Sorts – "Most Liked" Houses for Neighborhood (n=21) (line indicates a drop in preference rankings)

House Number	Most Liked	Rank Order
S5	18	1
S19	14	2
S15	12	3
S13	4	4
S12	3	5
S4	3	6
S18	3	7
S7	2	8
S16	2	9
S8	1	10
S14	1	11
S17	0	12
S9	0	13
S2	0	14
S3	0	15
S20	0	16
S11	0	17
S1	0	18
S10	0	19
S6	0	20

Table 4.10
South Santa Fe Avenue Resident Surveys of the Twenty Houses in Potwin Place Neighborhood Preference Sorts – "Most Liked" Houses for Neighborhood (n=20) (line indicates a drop in preference rankings)

House Number	Most Liked	Rank Order
P17	11	1
P18	11	2
P19	10	3
P3	9	4
P9	8	5
P1	4	6
P10	2	7
P12	2	8
P7	1	9
P8	1	10
P4	1	11
P16	0	12
P14	0	13
P2	0	14
P13	0	15
P20	0	16
P11	0	17
P15	0	18
P5	0	19
P6	0	20

Table 4.11
Neighborhood Preference Sorts – "Most Liked" Houses from Both Districts Based on the Totals from the "Most Liked" Houses in Tables 4.9 and 4.10

South Santa Fe Avenue Houses			Potwin Place Houses	
House Number	Most Liked	Rank Order	House Number	Most Liked
S5	18	1	P17	11
S19	14	2	P18	11
S15	12	3	P19	10
		4	P3	9
		5	P9	8

omitted, in the neighborhood sort most of the houses were not placed in either category. House P19 was not placed in the "least liked" category by any of the respondents, but houses P17 and P18 were placed once each in the "least like to have in the neighborhood" category.

The last two Potwin Place houses ranked highly by South Santa Fe Avenue respondents were P3 and P9, which were chosen nine and eight times respectively for the "most like to have in the neighborhood" category. Respondents never placed house P3 in the "least liked" category, while P9 was placed in that category once. P9 was one of the "liked" houses from the personal preference sorts while P3 was not. P1, a house selected as a favorite in the personal preference sorts, was only chosen four times for the "most like to have in the neighborhood" category and so was not included in table 4.11.

All of the "liked" houses from table 4.6 and all of the "most liked" houses from table 4.11 compose the group of houses labeled "most preferred." These houses are illustrated in figure 4.1. The houses are labeled with a letter, representing the historic district in which the house stands and a number indicating the house's photograph number in the survey. Next to each house is its "liked" and "most liked" ranking number. An analysis of the data relating to the "most preferred" houses will be discussed in detail in the next chapter, but first it is important to present the findings dealing with the less preferred houses in the two neighborhoods.

Figure 4.1
"Most Preferred" Houses from Both Historic Districts with Ranking Numbers from the "Liked" Personal Preference Category and the "Most Liked" Neighborhood Preference Sort Category (P = Potwin Place, S = South Santa Fe Avenue)

Liked = 21
Most Liked = 18

S5

Liked = 18
Most Liked = 14

S19

Liked = 18
Most Liked = 12

S15

Liked = 19
Most Liked = 8

P9

Liked = 18
Most Liked = 10

P19

Liked = 18
Most Liked = 11

P17

Liked = 18
Most Liked = 4

P1

Liked = 17
Most Liked = 11

P18

Liked = 15
Most Liked = 9

P3

Results from the Preference Sorts:

Disliked Houses

Having presented the preferred houses, we next must consider the other gnificant group in this survey—the "disliked" houses in the two neighborhoods. Tables .2 and 4.3 (which originally displayed the houses and data based on the "like very nuch" category) were reconfigured by presenting the data from the "disliked" perspective—that is, by ranking the houses from highest to lowest based on the number of responses in the "dislike very much" category. In cases where the houses had the same "dislike very much" number, ranking was determined by the relative number of responses in the "dislike somewhat" category.

The result of this reconfiguration of the tables is table 4.12, which represents the houses from South Santa Fe Avenue; and table 4.13, which represents the houses from Potwin Place. Note that the "like" categories in these tables are reversed, with the "dislike very much" category as the first column and the "like very much" category as the last. In table 4.2, South Santa Fe Avenue houses S5, S15 and S19 were the three highest ranked houses and S11, S1 and S10 were the three lowest ranked houses. When one looks at table 4.12, however, one notes that S5, S15 and S19 become the lowest ranked houses, while S11, S1 and S10 become three of the four highest ranked houses.

As shown in table 4.13, a similar shift in house rankings occurred among the Potwin Place houses. In table 4.3, which ranked Potwin Place houses by their "like very much" number, houses P18, P19 and P17 were ranked one, two and three while houses P11, P6 and P5 were ranked eighteen, nineteen and twenty. When ranked according to

Table 4.12
Potwin Place Resident Surveys of the Twenty Houses on South Santa Fe Avenue
Personal Preference Sorts (n=21)

House Number	Dislike Very Much	Dislike Somewhat	Neutral/ Unsure	Like Somewhat	Like Very Much	Rank Order
S11	12	5	2	2	0	1
S1	12	4	4	1	0	2
S6	11	6	2	1	1	3
S10	8	7	6	0	0	4
S3	7	6	3	4	1	5
S2	5	7	6	3	0	6
S13	5	5	4	4	3	7
S20	4	8	7	1	1	8
S4	3	3	6	1	8	9
S14	2	6	5	5	3	10
S16	2	2	7	4	5	11
S9	1	4	13	2	1	12
S17	1	3	11	4	2	13
S18	1	3	5	7	5	14
S12	1	2	7	7	4	15
S8	1	1	10	6	3	16
S7	1	1	6	8	5	17
S15	0	1	2	7	11	18
S19	0	0	3	8	10	19
S5	0	0	0	7	14	20

Table 4.13
South Santa Fe Avenue Resident Surveys of the Twenty Houses in Potwin Place
Personal Preference Sorts (n=20)

House Number	Dislike Very Much	Dislike Somewhat	Neutral/ Unsure	Like Somewhat	Like Very Much	Rank Order
P5	10	7	2	1	0	1
P6	10	6	3	1	0	2
P4	6	6	2	5	1	3
P15	5	8	5	1	1	4
P11	4	8	4	4	0	5
P14	3	4	8	4	1	6
P16	3	4	4	9	1	7
P12	3	2	2	9	4	8
P20	1	9	5	4	1	9
P13	1	6	7	5	1	10
P2	1	4	3	12	0	11
P7	1	3	7	6	3	12
P10	1	3	4	5	7	13
P8	0	3	3	9	5	14
P17	0	2	0	3	15	15
P3	0	1	4	3	12	16
P18	0	1	2	1	16	17
P1	0	1	1	6	12	18
P19	0	1	1	3	15	19
P9	0	1	0	6	13	20

the "dislike very much" category as shown in table 4.13, however, P18, P19 and P17 rank among the lowest six houses in the survey while P11, P6 and P5 are among the top five houses.

As was done previously with the "liked" houses, the next step in simplifying the "disliked" categories was to combine the "dislike very much" ranking and the "dislike somewhat" ranking. The "neutral or unsure" category was not combined with these "disliked" categories, just as it was not combined with the "liked" categories. The results of this simplification process are shown in tables 4.14 (Potwin Place responses to South Santa Fe Avenue houses) and 4.15 (South Santa Fe Avenue responses to Potwin Place houses).

A comparison of the rankings of the South Santa Fe Avenue houses in table 4.12 (ranked by the "dislike very much" number) and table 4.14 (ranked by the combined "disliked" categories) shows that none of the houses moved more than one place up or down in the overall rank order. Similarly, comparison between the Potwin Place house rankings in table 4.13 (ranked by the "dislike very much" number) and table 4.15 (ranked by the combined "disliked" categories) shows that no house shifted more than two places in the overall rank order.

Although no house rose or fell dramatically after the "disliked" categories were combined, there were two shifts in the house rankings in both table 4.14 and 4.15 that indicate that some houses were consistently rated higher in the "disliked" categories. As was done in the earlier tables of "liked" houses, lines were drawn to represent the shift between the most "disliked" houses in the preference rankings and the other houses that

Table 4.14
Potwin Place Resident Surveys of the Twenty Houses on South Santa Fe Avenue
Personal Preference Sorts – The Total of the "Dislike Very Much" and "Dislike Somewhat" Categories (n=21) (line indicates a drop in preference rankings)

House Number	Dislike Very Much	Dislike Somewhat		**Total**	Rank Order
S11	12	5	=	**17**	1
S6	11	6	=	**17**	2
S1	12	4	=	**16**	3
S10	8	7	=	**15**	4
S3	7	6	=	**13**	5
S2	5	7	=	**12**	6
S20	4	8	=	**12**	7
S13	5	5	=	**10**	8
S14	2	6	=	**8**	9
S4	3	3	=	**6**	10
S9	1	4	=	**5**	11
S16	2	2	=	**4**	12
S17	1	3	=	**4**	13
S18	1	3	=	**4**	14
S12	1	2	=	**3**	15
S8	1	1	=	**2**	16
S7	1	1	=	**2**	17
S15	0	1	=	**1**	18
S5	0	0	=	**0**	19
S19	0	0	=	**0**	20

Table 4.15
South Santa Fe Avenue Resident Surveys of the Twenty Houses in Potwin Place Personal Preference Sorts – The Total of the "Dislike Very Much" and "Dislike Somewhat" Categories (n=20) (line indicates a drop in preference rankings)

House Number	Dislike Very Much	Dislike Somewhat		**Total**	Rank Order
P5	10	7	=	**17**	1
P6	10	6	=	**16**	2
P15	5	8	=	**13**	3
P4	6	6	=	**12**	4
P11	4	8	=	**12**	5
P20	1	9	=	**10**	6
P14	3	4	=	**7**	7
P16	3	4	=	**7**	8
P13	1	6	=	**7**	9
P12	3	2	=	**5**	10
P2	1	4	=	**5**	11
P7	1	3	=	**4**	12
P10	1	3	=	**4**	13
P8	0	3	=	**3**	14
P17	0	2	=	**2**	15
P1	0	1	=	**1**	16
P3	0	1	=	**1**	17
P9	0	1	=	**1**	18
P18	0	1	=	**1**	19
P19	0	1	=	**1**	20

were more favored by respondents. The lines between houses S20 and S13 in table 4.14 and the lines between houses P11 and P20 in table 4.15 indicate this transition.

Tables 4.14 and 4.15 were then used to derive table 4.16, which summarizes the personal preference sort and shows the twelve houses from both districts that received the most "disliked" selections from respondents. These twelve houses, seven from South Santa Fe Avenue and five from Potwin Place, are ranked from highest to lowest depending on their ranking number after combining the "dislike very much" and "dislike somewhat" categories. The seven houses from South Santa Fe Avenue which Potwin Place respondents "disliked" the most were S11, S6, S1, S10, S3, S2 and S20. The five houses from Potwin Place that South Santa Fe Avenue respondents "disliked" most were P5, P6, P15, P4 and P11.

When one looks at the ranking of houses for South Santa Fe Avenue in table 4.16, one notes that two houses—S11 and S6—were placed seventeen times in the "disliked" category. Of these two houses, S11 did not receive any "like very much" responses, while S6 had one "like very much" response. S1 was placed in the "dislike" categories sixteen times and was never placed in the "like very much" category. One also notes that house S10 received fifteen "dislike" responses (eight "dislike very much" and seven "dislike somewhat") and was never placed in the "liked" category, though it did receive six "neutral or unsure" votes. One also finds that house S3 was chosen for the "dislike" category thirteen times and had four "like somewhat" selections and one "like very much" selection. The remaining houses in the table—S2 and S20—were placed twelve times in the "dislike" category. While S2 was never placed in the "like very much" category, S20 was chosen once for this category.

Table 4.16
Personal Preference Sorts – "Disliked" Houses from Both Districts Based on the "Dislike Very Much" and "Dislike Somewhat" Houses from Tables 4.14 And 4.15

South Santa Fe Avenue Houses						Potwin Place Houses				
House Number	Dislike Very Much	Dislike Somewhat		**Total**	Rank Order	House Number	Dislike Very Much	Dislike Somewhat		**Total**
S11	12	5	=	**17**	1	P5	10	7	=	**17**
S6	11	6	=	**17**	2	P6	10	6	=	**16**
S1	12	4	=	**16**	3	P15	5	8	=	**13**
S10	8	7	=	**15**	4	P4	6	6	=	**12**
S3	7	6	=	**13**	5	P11	4	8	=	**12**
S2	5	7	=	**12**	6					
S20	4	8	=	**12**	7					

Turning to the house rankings of Potwin Place as shown in table 4.16, one notes that the houses placed highest in the "dislike" category were P5, P6, P15, P4 and P11. House P5 was placed in the "dislike" category seventeen times—more often than any other house in Potwin Place; this house was never placed in the "liked very much" category. The second highest ranked "disliked" house was P6, which was chosen sixteen times and also was never placed in the "like very much" category. One also notes that P15 was selected thirteen times for the "dislike" category and was placed once in each of the "like very much" and "like somewhat" categories. The final two houses from Potwin Place in the "disliked" category were P4 and P11, which were chosen twelve times each. Although P4 was chosen for the "like very much" category once, P11 was not. Altogether, the "disliked" houses from both districts were only placed in the "like very much" category a total of five times in the survey.

Neighborhood Preference Sorts: Least Liked Houses

In order to see if the "least liked" houses in the neighborhood preference sort were similar to the "disliked" houses in the personal preference sort, tables 4.4 and 4.5 (which ranked the houses according to the number of "most liked" responses received by each house) were rearranged. This rearrangement was accomplished by ranking each house according to the number of "least liked" responses received. The result was table 4.17 (for the South Santa Fe Avenue houses) and table 4.18 (for the Potwin Place houses), both showing the "least liked" ranking of the twenty houses in each district. As explained earlier, the "least liked" responses were generated in the neighborhood preference sort by

Table 4.17
Potwin Place Resident Surveys of the Twenty Houses on South Santa Fe Avenue
Neighborhood Preference Sorts – "Least Liked/Most Liked" Houses for Neighborhood (n=20)

House Number	Least Liked	Most Liked	Rank Order
S6	12	0	1
S10	11	0	2
S1	10	0	3
S11	8	0	4
S20	6	0	5
S3	4	0	6
S2	3	0	7
S13	3	4	8
S16	2	2	9
S9	1	0	10
S14	1	1	11
S4	1	3	12
S18	1	3	13
S8	0	1	14
S7	0	2	15
S12	0	3	16
S15	0	12	17
S19	0	14	18
S5	0	18	19
S17	0	0	20

Table 4.18
South Santa Fe Avenue Resident Surveys of the Twenty Houses in Potwin Place
Neighborhood Preference Sorts – "Least Liked/Most Liked" Houses for Neighborhood (n=20)

House Number	Least Liked	Most Liked	Rank Order
P4	12	1	1
P5	12	0	2
P6	12	0	3
P15	8	0	4
P11	4	0	5
P20	3	0	6
P13	2	1	7
P2	1	0	8
P14	1	0	9
P10	1	2	10
P12	1	2	11
P9	1	8	12
P17	1	11	13
P18	1	11	14
P8	0	1	15
P16	0	0	16
P7	0	1	17
P1	0	4	18
P3	0	9	19
P19	0	10	20

asking respondents which three houses they would "least like to have in their neighborhood."

When looking at these tables, one notes that there were several houses that respondents would not like in their neighborhoods. To make it easier to distinguish these "least liked" houses from the others in the survey, tables 4.19 and 4.20 were generated. These two tables show the houses in each district ranked from highest to lowest according to their "least liked" number. As in earlier table, the lines in the two tables indicate sizeable shifts in the pattern of aggregate responses and signify a division between the higher ("least liked" houses) and lower (the rest of the houses) range of houses.

These tables allow one to easily see the division between the "least liked" houses and the rest of the houses in the survey. In the ranking of the South Santa Fe Avenue houses in table 4.19, there is a shift of two separating S1 and S11; thus a line was drawn to define this group of "least liked" houses (S1, S10 and S6). Among the Potwin Place houses in table 4.20, the division between the "least liked" houses and the rest is even more pronounced. For example, the separation between P6 and P15 is a value of four because P6 was chosen twelve times, while P15 was chosen only eight times. Thus, house P6 and the houses ranked above (P6, P5 and P4) are the houses respondents would "least like to have in their neighborhood".

As a last step in the analysis, the "least liked" houses from tables 4.19 and 4.20 were combined in one final neighborhood preference table—table 4.21—which shows the houses from both districts that respondents would "least like to have in their neighborhood." In this table, there are three houses from South Santa Fe Avenue (S6,

Table 4.19
Potwin Place Resident Surveys of the Twenty Houses on South Santa Fe Avenue
Neighborhood Preference Sorts – "Least Liked" Houses for Neighborhood (n=21) (line indicates drop in preference rankings)

House Number	Least Liked	Rank Order
S6	12	1
S10	11	2
S1	10	3
S11	8	4
S20	6	5
S3	4	6
S2	3	7
S13	3	8
S16	2	9
S9	1	10
S14	1	11
S4	1	12
S18	1	13
S8	0	14
S7	0	15
S12	0	16
S15	0	17
S19	0	18
S5	0	19
S17	0	20

Table 4.20
South Santa Fe Avenue Resident Surveys of the Twenty Houses in Potwin Place Neighborhood Preference Sorts – "Least Liked" Houses for Neighborhood (n=20) (line indicates a drop in preference rankings)

House Number	Least Liked	Rank Order
P4	12	1
P5	12	2
P6	12	3
P15	8	4
P11	4	5
P20	3	6
P13	2	7
P2	1	8
P14	1	9
P10	1	10
P12	1	11
P9	1	12
P17	1	13
P18	1	14
P8	0	15
P16	0	16
P7	0	17
P1	0	18
P3	0	19
P19	0	20

Table 4.21
Neighborhood Preference Sorts – "Least Liked" Houses from Both Districts Based on Totals from the "Least Liked" Houses in Tables 4.19 and 4.20

South Santa Fe Avenue Houses			Potwin Place Houses	
House Number	Least Liked	Rank Order	House Number	Least Liked
S6	12	1	P4	12
S10	11	2	P5	12
S1	10	3	P6	12

S10 and S1) and three houses from Potwin Place (P5, P6 and P4). From South Santa Fe Avenue, house S6 was selected twelve times as a "least liked" house and was never placed in the "most like to have in the neighborhood" category. The other two houses from South Santa Fe Avenue, S10 and S1, were selected eleven and ten times respectively as "least liked" houses and also were never placed in the "most liked" group of houses. Two houses from Potwin Place, P5 and P6 were selected twelve times as "least liked" houses. P4 was also chosen twelve times as a "least liked" house but was the only "least liked" house from either district to receive a selection as a house that a respondent would "most like" to have in his or her historic district.

Finally, it is important to compare the two groups of houses in the personal preference sort (table 4.16) versus the neighborhood preference sort (table 4.21). The result is the discovery that several houses from the "disliked" category of the personal preference sort (4.16) were omitted from the list of "least liked" neighborhood houses (4.21)—houses S2, S3, S11, and S20 from South Santa Fe Avenue; and houses P11 and P15 from Potwin Place. This difference can be attributed to the fact that this sort did not involve personal preference but rather sought to find out which houses respondents would prefer not to have in their historic districts. However, the major factor in the omission of these houses from the final neighborhood preference table 4.21 was that respondents were allowed to choose only three "least liked" houses. In the personal preference sort, respondents were allowed to place as many houses as they pleased into any of the five categories of like as long as each house was placed in a category. This resulted in the difference in the number of houses that were "disliked" and the number of houses that were "least liked."

All of the "disliked" houses in table 4.16 and all of the "least liked" houses in table 4.21 form a group of houses labeled "least preferred." These houses are illustrated in figure 4.2, which parallels the "most preferred" presentation of figure 4.1. The photographs in this figure, as explained earlier, are labeled with a letter that stands for the district in which each house resides and a number that represents each house's photograph number in the survey. Beside each house, its "disliked" and "least liked" ranking number is given.

With the presentation of the "most preferred" and "least preferred" houses completed, it is time to introduce the last set of data, the free sort characteristics. The free sort characteristics are included here to give the reader an idea not only of what houses respondents did or did not like, but also what descriptive details were noticed about the houses.

Results from the Free Sort

The third and final section of this chapter is the discussion of the free sorts of houses based on visual details. The free sort was conducted at the beginning of the survey and served two purposes, the first of which was to familiarize participants with the house photographs so they could be grouped more efficiently in the later preference sorts. The second purpose of the free sorts was to determine if the participants noticed specific architectural details in regards to particular houses in the neighborhoods not their own. This sort was accomplished by asking each participant to identify any characteristic that they had noticed while familiarizing themselves with the photographs. They were then

Figure 4.2
"Least Preferred" Houses from Both Historic Districts with Ranking Numbers from the "Disliked" Personal Preference Category and the "Least Liked" Neighborhood Preference Sort Category (P = Potwin Place, S = South Santa Fe Avenue)

Disliked = 17
Least Liked = 12

S6

Disliked = 12
Least Liked = 6

S20

Disliked = 17
Least Liked = 8

S11

Disliked = 17
Least Liked = 12

P5

Disliked = 16
Least Liked = 10

S1

Disliked = 16
Least Liked = 12

P6

Disliked = 15
Least Liked = 11

S10

Disliked = 13
Least Liked = 8

P15

Disliked = 13
Least Liked = 4

S3

Disliked = 12
Least Liked = 12

P4

Disliked = 12
Least Liked = 3

S2

Disliked = 12
Least Liked = 4

P11

asked to group together all the houses that had this characteristic. Grouping in this instance refers to the participant's placement of certain houses into a group determined by the characteristic chosen by the participant. The key aim was to use the sorting as a vehicle for identifying specific environmental and architectural meanings that the participants themselves found in the houses.

A sorting characteristic could be any architectural detail that the respondent noticed about a house, such as roofline, porch, style, or simply the color of the house. These characteristics were noted in the respondent's own words. In the interest of time, the participants were asked to group the houses only once so there were only as many characteristics given to actually grouped houses as there were respondents. The responses to this free sort grouping are labeled here free-sort "grouping characteristics."

In addition, a second set of characteristics was also generated by the free sort. These characteristics—labeled "other noted characteristics"—are the result of the respondent's answers to the question: "Do you notice any other characteristics that you would use to group the houses?" Because of time constraints, respondents were not, however, asked to actually group the houses. This second free-sort question was asked in order to determine if participants noticed more than one descriptive characteristic about the houses in the survey photographs and also to reinforce this thesis's contention that people do in fact notice house characteristics. It was also hypothesized that these "other noted characteristics" would show the broader range of environmental and architectural characteristics observed by the respondents.

In table 4.22, the "grouping characteristics" and the "other noted characteristics" are brought together and arbitrarily listed alphabetically. These two groups of descriptive

Table 4.22
All Free Sort Characteristics Provided by Respondents from Both Historic Districts Listed Alphabetically in the Respondent's Own Words (n=41; 229 total responses)

Additions
Air conditioning
Arched windows
Awnings
Awnings
Awnings
Basic houses, not much too them
Bay windows
Big porch
Brick
Brick
Brick
Brick
Brick
Brick
Brick
Brick
Brick sidewalks
Bungalow
Bungalow
Carport
Ceramic tile
Chalet
Chimneys
Chimneys
Chimneys
Chimneys
Chimneys
Chimneys
Colonial
Colonial
Color
Color
Color scheme
Columns
Columns
Covered entrances
Covered porches with square posts
Cupola
Deep porches
Different eras
Doors
Dormers
Double doors
Eave decorations
Fancy woodwork
Federal
Federal front porch columns
Fences
Fishscale
Fishscale
Footprint
Front porch
Front porches
Front porch all the way across
Front porch (pull up a chair) with latticework underneath
Gabled roofs
Gingerbread
Gingerbread
Gingerbread trim
Gingerbread Victorian
Half-timber
Heavy, squatty houses
High-pitched roof
Hip roofs
Hip roofs
Horrendous addition
If it was on the market, would want to go through it (tour)
Inlaid gables
Integrity of finish according to era
Iron rail
Landscaping, or lack thereof
Lap siding
Lapped shingles
Large front porch area
Late examples of Prairie style
Late Midwestern-Victorian
Lattice in peaks
Lattice in peaks
Latticework
Lots of corners, ins and outs
Modern ranch
Modernized – porch removed and awnings added
Modifications that don't fit the house
Modified Colonial
More modern
Multiple color scheme
1950's ranch
1940's-1950's houses
1910 Prairie
1930ish
Odd shaped windows
Old shingle siding
One story houses
Ornamentation
Ornate woodwork
Overhanging eaves
Paint colors
Paint colors
Peaked roofs
Peaks and bric brac
Pedimented entry
Pillars
Pillars
Pillars
Pillars
Pillars
Plain
Porches

Table 4.22 continued

Porches
Porches
Porches
Porches
Porches
Porches
Porches
Porches
Porches
Porches
Porches
Porch columns
Porch removed
Porch roof line
Porch spindles
Posts across front
Posts on porches
Prairie style
Prairie style
Prominent front gables
Railings
Ranch
Ranch
Ranch
Ranch
Remodeled for modern look and taking away things
Remuddling
Remuddling
Remuddling
Roof
Roof
Roof
Roof line
Roof lines
Roofs
Roof slope
Round tower
Round tower bay windows
Salt box with flat front
Scalloped shingles
Screened in porches
Second floor porches
Shingles
Shingle siding
Shutters
Siding
Siding
Siding
Silhouette
Single story
Small bungalows
Southern-like
Spacing of windows
Square angle and columns
Stained glass
Stained glass
Steeples
Stick style gable
Stucco
Sun porches
Symmetrical
Symmetrical except for off-center front door
Symmetrical, straight and narrow
Textured wood
Third story attic-type windows
Three color painting
Three story houses
Tile roof
Tile roof
Tile roofs
Towers
Too much done to it
Traditional long front porch
Traditional two story
Triangle roofs (eaves)
Trim
True to character of house
Trim
Turret
Turret
Turrets
Turrets
Turrets
Two story
Two story houses
Two story houses
Unusual roof style
Upstairs porches
Victorian
Victorian
Victorian
Victorian
Victorian because of windows and gingerbread trim
Victorian details (fishscale, turrets)
Victorian style
Victorian windows
Victorian because of trim, porches, roof slope and windows
Well kept
Well maintained
Well preserved 1890's family house
Wide front porch
Widow's walks
Windows
Windows
Windows
Windows
Windows
Windows
Windows
Windows
Window panes
Wood
Wood
Wraparound porches
Wraparound porches
Wraparound porches

characteristics are consolidated in this table to begin the process of determining which house details participants noticed, if certain details were noticed more frequently than others, and if the details formed a pattern that could help determine if there was a correlation between architectural characteristics and the "most preferred" and "least preferred" houses. The total number of respondents is forty-one (twenty from Potwin Place and twenty-one from South Santa Fe Avenue); with both groups of characteristics combined, the total number of descriptive characteristics totals two hundred twenty-nine.

As table 4.22 demonstrates, these free-sort responses have a great deal of range. For example, the list begins with the characteristic "additions" and ends with "wraparound porches." The responses in between cover a wide spectrum of descriptive responses that range from "additions," "air conditioning," "arched windows," and "awnings" (listed four times) through "basic houses, not much to them," "big porch," "brick" (listed eight times), and "bungalow" (listed twice) to "Victorian" (listed seven times), "Victorian details," "well maintained," "windows" (listed eight times), and "wraparound porches" (listed three times).

Also, because the characteristics are arbitrarily alphabetized, similar characteristics are often not placed together. This arbitrariness of listing can lead to confusion, thus stylistic descriptions such as "bungalow," "Prairie style" and "Victorian style" are scattered throughout the figure with other characteristics like "color," "deep porches," "tile roofs," and "stucco" in between. Similarly, straightforward responses such as "ranch" are listed next to more complex responses such as "remodeled for modern look and taking away things." Although table 4.22 provides the reader with every characteristic given as a sorting response, the number and range of entries indicates

that the responses need to be consolidated and better ordered to provide a clearer picture of what the respondents observed and the broader patterns, if any, that arise from these descriptive responses.

Thus to organize these responses in a clearer fashion, several steps were taken to give the characteristics an order that would enable the reader to more easily understand the range of responses as well as the more generalizable patterns in the responses. The first step was to write all characteristics on index cards so that responses could be sorted into broader groups. Next, two judges (the faculty major advisor and the author of this thesis) independently sorted the cards into related groups and arrived at generalized groups of related characteristics. For example, all the index cards with characteristics pertaining to porches were placed together, likewise for roofs, windows, styles, and so forth. These generalized groups became what will be called here the sub-themes within the broader patterns explained in the next paragraph. In instances of disagreement in categories, the judges discussed the discrepancy together and came to a joint agreement as to which judge's categorization was more accurate and complete.

The judges then discussed the broader patterns within the groups of sub-themes. These broader patterns will here be called themes and are used to categorize the sub-theme groups of "porches," "styles," "materials," "chimneys" and so forth. For instance, "porches," "chimneys," "footprint," "turrets," "roofs," "building shape" and "height" all can be said to deal with the shape and massing of a building, thus the judges agreed on "shape and massing" as a theme. Another theme that was evident was "surfaces"—for example, descriptions dealing with "materials," "color" and "wall texture." Yet again, "entrances" and "windows" comprised a broader theme of "openings," while "surface

details," "lattice" and "columns" indicated the broader descriptive theme of "ornamental detail." Other larger thematic patterns that the judges determined were "style," "evaluative statements" and "miscellaneous." The result of this agreed-upon consolidation is described in table 4.23, which presents twenty-one sub-themes under the seven larger themes of "shape and massing," "surfaces," "openings," "ornamental detail," "style," "evaluative statements" and "miscellaneous."

Table 4.23 provides the reader with a more organized picture of the variety of responses provided during the free sort segment of the survey. The format of the table allows the reader to easily make connections between individual responses and overall patterns in responses. This was done by using the themes—primary headings indicated by Roman numerals—and the subthemes—subheadings marked with capital letters—to give comprehensive order to the sorting characteristics. As a further means to help clarify broader patterns and relationships, the characteristics listed under each sub-theme are arranged according to generality and frequency of responses down to more specific and less frequently mentioned responses.

Table 4.23 also indicates that some respondents were unable to keep their characteristics to one or even two words. For example, in the theme "shape and massing" under the sub-theme "building shape and massing," the entries proceed from the general "two story," "one story" and "symmetrical" to more complicated phrasings like "symmetrical, straight and narrow," "symmetrical except for off-center front door" and "lots of corners, ins and outs." This use of a phrase to describe exact architectural details occurs throughout the table and in each of the seven themes. Nowhere is this more evident than in the theme, "evaluative statements." In both the "positive evaluations" and

Table 4.23
A Listing of the Themes and Subthemes Found in the Free Sort Characteristics Provided by Respondents from Both Historic Districts (number in parentheses is the number of times descriptor was provided by respondents)

I. Shape and Massing

A. Building Shape and Massing

1. Two story houses (3)
2. Traditional two story
3. One story houses (2)
4. Three story houses
5. Symmetrical
6. Symmetrical, straight and narrow
7. Symmetrical except for off-center front door
8. Silhouette
9. Heavy, squatty houses
10. Lots of corners, ins and outs

B. Roofs

1. Roofs (4)
2. Roof lines (2)
3. Hip roofs (2)
4. Gabled roofs
5. Prominent front gables
6. Peaked roofs
7. Peaks and bric brac
8. High-pitched roof
9. Roof slope
10. Overhanging eaves
11. Triangle roofs (eaves)
12. Unusual roof style
13. Dormers

C. Turrets

1. Turrets (5)
2. Towers
3. Round tower
4. Steeples
5. Cupola
6. Widow's walks

D. Chimneys

1. Chimneys (6)

E. Porches

1. Porches (12)
2. Wraparound porches (3)
3. Front porches (2)
4. Front porch all the way across
5. Front porch (pull up a chair) with latticework underneath
6. Wide front porch
7. Large front porch area
8. Big porch
9. Deep porches
10. Covered porches with square posts
11. Screened in porches
12. Second floor porches
13. Upstairs porches
14. Sun porches
15. Porch roof line
16. Porch removed

II. Surfaces

A. Materials

1. Brick (8)
2. Tile roof (3)
3. Wood (2)
4. Half timber
5. Stucco

B. Color

1. Color (2)
2. Color scheme
3. Multiple color scheme
4. Paint colors (2)
5. Three color painting

Table 4.23 continued

II. Surfaces continued

C. Texture
1. Siding (3)
2. Lap siding
3. Shingle siding
4. Old shingle siding
5. Shingles
6. Scalloped shingles
7. Lapped shingles
8. Inlaid gables
9. Textured wood
10. Ceramic tile

III. Openings

A. Entrances
1. Doors
2. Double doors
3. Covered entrances
4. Pedimented entry

B. Windows
1. Windows (8)
2. Arched windows
3. Bay windows
4. Odd shaped windows
5. Round tower bay windows
6. Victorian windows
7. Third story attic type windows
8. Stained glass (2)
9. Window panes
10. Spacing of windows
11. Awnings (4)
12. Shutters

IV. Ornamental Detail

A. Surface Details
1. Fishscale (2)
2. Gingerbread (2)
3. Gingerbread trim
4. Trim (2)
5. Fancy woodwork
6. Ornate woodwork
7. Ornamentation
8. Victorian details (fishscale, turrets)

B. Lattice
1. Lattice in peaks (2)
2. Eave decorations
3. Latticework
4. Porch spindles
5. Railings
6. Iron rail

C. Columns
1. Pillars (5)
2. Columns (2)
3. Posts across front
4. Square angle and columns
5. Porch columns
6. Federal front porch columns
7. Posts on porches

Table 4.23 continued

V. Style

A. Late Nineteenth Century

1. Victorian (5)
2. Gingerbread Victorian
3. Late Midwestern Victorian
4. Victorian because of trim, porches, roof slope and windows
5. Victorian because of windows and gingerbread trim
6. Stick style gable

B. Early Twentieth Century

1. Prairie style (2)
2. Late examples of Prairie style
3. 1910 Prairie
4. Bungalow (2)
5. Small bungalows
6. Colonial (2)
7. Modified Colonial
8. Federal
9. 1930ish

C. Late Twentieth Century

1. Ranch (4)
2. Modern ranch
3. 1950's ranch
4. 1940's-1950's houses

D. Other Styles

1. Chalet
2. Salt box with flat front
3. Southern-like

VI. Evaluative Statements

A. Positive Evaluations

1. True to character of house
2. Integrity of finish according to era
3. Well preserved 1890's family house
4. Well maintained
5. Well kept
6. More modern
7. Different eras
8. If it was on the market, would want to go through it (tour)

B. Negative Evaluations

1. Remuddling (3)
2. Remodeled for modern look and taking away things
3. Modernized, porch removed, awnings added
4. Modifications that don't fit the house
5. Additions
6. Horrendous addition
7. Too much done to it
8. Basic houses, not much too them
9. Plain

VII. Miscellaneous

A. Architectural Descriptors

1. Footprint
2. Carport
3. Air conditioning

B. Environmental Descriptors

1. Landscaping, or lack thereof
2. Brick sidewalks
3. Fences

"negative evaluations," almost half of the responses use three or more words and in "positive evaluations," all eight of the responses use at least two words when describing a characteristic that could be used to group houses.

Table 4.24 presents all forty-one "grouping characteristics" which respondents associated with actual houses. For example, the theme used most often in sorting houses was "shape and massing," which contains nineteen of the forty-one total "grouping characteristics." The themes "style," "openings" and "ornamental detail" contain almost identical numbers of "grouping characteristics"—seven, six and five, respectively. The "surfaces" theme was comprised of only one "grouping characteristic." These results are arranged according to the themes and sub-themes used in table 4.23. It is important to note that in sorting actual houses, not all of the themes or sub-themes were used as "grouping characteristics." This fact is indicated in the table by the parenthetic statement, "Not mentioned as a "grouping characteristic."

Conclusion

The purpose of this chapter has been to lay the groundwork for the next chapter's discussion of the potential links between the "most preferred" and "least preferred" houses, the number of times each was used in the free sort grouping, and what "grouping characteristics" were noticed in relation to these houses. This present chapter first presented the process whereby houses were placed into "most preferred" and "least preferred" preference categories. Having shown the results of the preference sorts in the first two sections, the chapter next presented the free sorts and identified underlying

Table 4.24
A Listing of the Themes and Subthemes Found in the Free Sort "Grouping Characteristics" Provided by Respondents from Both Historic Districts (n=41) (bracketed entries indicate that no respondents identified the sub-theme as a grouping choice in the free sort).

I. Shape and Massing

A. Building Shape and Massing
- Symmetrical except for off center front door

B. Roofs
- Roof line (2)
- Prominent front gables
- Peaks and bric brac
- Triangle roofs (eaves)

C. Turrets
- Round tower
- Cupola

D. [Chimneys]

E. Porches
- Porches (3)
- Wraparound porches
- Front porches
- Front porch all the way across
- Front porch (pull up a chair) with latticework underneath
- Large front porch area
- Big porch
- Deep porches
- Upstairs porches

II. Surfaces

A. [Materials]

B. [Color]

C. Texture
- Lap siding

III. Openings

A. Entrances
- Double doors

B. Windows
- Bay windows
- Round tower bay windows
- Victorian windows
- Third story attic type windows
- Awnings (2)

Table 4.24 continued

IV. Ornamental Detail

A. Surface Details
- Fishscale
- Gingerbread

B. [Lattice]

C. Columns
- Pillars
- Columns
- Square angle and columns

V. Style

A. Late Nineteenth Century
- Victorian
- Gingerbread Victorian
- Victorian because of trim, porches, roof slope and windows
- Victorian because of windows and gingerbread trim
- Stick style gable

B. Early Twentieth Century
- 1910 Prairie
- 1930ish

C. [Late Twentieth Century]

D. [Other Styles]

VI. Evaluative Statements

A. Positive Evaluations
- True to character of house

B. Negative Evaluations
- Modernized, porch removed and awnings added

VII. Miscellaneous

A. [Architectural Descriptors]

B. [Environmental Descriptors]

themes and sub-themes. The task in the next chapter is to take the information about the houses introduced here and relate it to specific "most preferred" and "least preferred" houses in order to support the hypothesis that consistently preferred houses in historic districts are chosen because of particular architectural features, including shape, massing and the presence of ornamental detail.

Chapter Five:

Interpretation and Discussion

Of the Sorting Characteristics and Their Relation

To the Most and Least Preferred Houses

To support the hypothesis that consistently preferred houses would have more architectural details, the data collected from the surveys were presented in chapter 4. This data must next be discussed and interpreted, which is the main aim of the present chapter. The format of this chapter will be first, to briefly reintroduce the studies in the literature review that provide the basis of this thesis and then to examine the most preferred and least preferred houses. When this discussion is completed, the sorting characteristics and their relation to the most preferred and least preferred houses will be considered.

The literature review in chapter 1 presented several researchers who have found that the public is aware of and has opinions of how buildings fit into their environments visually and aesthetically (Brolin 1980; Groat 1984, 1988; Low and Ryan 1985; Day 1992.) The Groat, Low and Ryan, and Day studies will be reviewed first, because their research is empirical in nature. Finally, a discussion of Brolin's book Architecture in Context (1980) ends the section.

In Groat's research dealing with building context (Groat, 1984, 1988), one finds that the lay public was able to apply preference rankings to the photographs of building scenes used in the multiple sorting task portion of the surveys (Groat, 1984, p. 9; 1988,

pp. 237-238). Also, lay respondents were able to sort these building photographs into categories based on architectural and environmental criteria that ranged from building type, age and contextual compatibility to land use, energy efficiency and other miscellaneous comments they selected themselves (Groat, 1984, pp. 33-35).

In an attempt to determine which architectural and environmental elements were noticed and used as preference criteria, Groat asked respondents to identify "noticeable design features which either contributed to or detracted from the relationship" between the building and its surroundings included in the photograph (ibid., p. 34). The responses to this question ranged from site, building type and size concerns to—among other things—landscaping, overall massing, roofline, materials, color, evoked mood and legibility (ibid., p. 39).

As a result of these responses, Groat was able to determine that the lay respondent groups most often mentioned criteria that deal with façade design, specifically such things as materials, windows, and building age (ibid., pp. 39-41). The second most important group of criteria involved massing issues, such as overall massing and roofline (ibid., pp. 39-41). In fact, responses concerned with façade design elements and massing elements ranked first and second in responses, respectively, while site-oriented responses ranking third (ibid., pp. 39-41).

From her preference sort rankings and sorting criteria, Groat concluded that infill buildings with a high degree of façade design replication (windows, materials, color and so forth) are viewed as more compatible than those buildings that use dissimilar façade elements (Groat 1984, p. 47; 1988, p. 242). Also, her results indicate that imitation of

façade design elements seems to be more important than massing and especially site organization (Groat 1984, p. 47; 1988, p. 242).

While Groat's studies are concerned with contextual compatibility between buildings as determined by façade design, massing and site organization, Day's research (Day, 1992) focused only on the lay public's perceptions of original and infill buildings on a city block surrounding a park in St. Paul, Minnesota (Day, 1992, p. 327). Day used a multiple sorting task that included placing photographs into groups according to the participant's own criteria (ibid., p. 333). Windows, age and roofline were among those sorting criteria emphasized by the respondents as important in defining buildings that fit in well visually with other structures on the block (ibid., pp. 340-341).

Day concluded that her findings supported Groat's earlier findings even though there were a few differences between the studies (Day, 1992, p. 342). For example, Groat found that a high degree of replication of façade elements was preferred (Groat, 1984, p. 47; 1988, p. 242), whereas, in Day's study, respondents consistently liked one building's façade that included a modernist glass atrium that connected an old building with its new addition, which did not have a high degree of replication in either materials, roofline or windows (Day, 1992, pp. 331, 335, 342-343). One reason for this difference in results could be that Day's participants responded favorably to all the building scenes viewed in the survey photographs. In other words, the buildings were seen as welcoming because of how they were perceived to relate to the street level, in particular the building's relationship to the sidewalk and perceived ease in entering the buildings (ibid., pp. 343-344).

Another study that has bearing on the present thesis is Low and Ryan's research (Low and Ryan, 1985) that attempted to identify what residents in a particular area—Oley, Pennsylvania—felt characterized and defined vernacular architecture in their region (Low and Ryan, 1985, p. 3). Low and Ryan developed a set of eleven drawings of architectural elements—for example, windows, exterior materials, porches and mass—that were used during the interview to identify which elements participants perceived to be most closely associated with the traditional architecture in their area (ibid., pp. 7-11, 14-16). Low and Ryan found that the most easily identifiable elements for the participants included window sash subdivisions (six over six), exterior material (stone) and chimneys (two at the gable ends) (ibid., p. 19). There was also agreement among participants in regard to height (two story) and the silhouette of side gable roofs, but there was disagreement in regard to footprint and presence and placement of dormers (ibid., pp. 19-21). From these findings, Low and Ryan concluded that those architectural elements common to the vernacular architecture of the area—windows, stone and chimneys—that were "noticed without looking," was the visual core of what was culturally appropriate for the region's architecture (ibid., p. 22).

In comparing and contrasting the research just discussed, it can be said that all three studies looked at issues of contextual compatibility. All three share the motive of determining what lay participants see when they look at their built environment. For Groat, this meant attempting to discover if there was an underlying pattern and consistency in how lay participants described elements of the built environment to the researcher (Groat, 1988, p. 229). Day considered contextual compatibility in terms of placemaking and whether the participants recognized the old facades as old and

connected them with the history of St. Paul's built environment, and also how the new facades of the square fit into the old fabric of the square (Day, 1992, p. 329). Low and Ryan looked at contextual compatibility differently than Groat and Day in the sense that they were looking for lay participants' definitions of architectural elements in order to provide the region with design guidelines for preservation (Low and Ryan, 1985, p. 3). In each of these studies, it was important to record the participants' comments in their own words.

There are also some important differences among the three studies. For instance, Day's research (Day, 1992) is the least specific in informing the reader of the terms participants used as sorting criteria and how frequently they occurred in the study (Day, 1992, pp. 340-343). Also, Day did not conduct a preference ranking, while Groat used preference rankings to determine if there was a correlation between preference and sorting criteria (Groat, 1984, p. 38). Groat's research (Groat, 1984, 1988) provides the widest range of comments concerning the buildings in her surveys. A majority of the responses given in Groat's research deal with façade design elements (ibid., p. 39). This emphasis differs from what one finds in Low and Ryan's study (Low and Ryan, 1985) where the drawings of architectural elements used in the interviews focussed primarily on massing features and location and spacing of façade features such as doors and windows (Low and Ryan, 1985, p. 221). Low and Ryan found that non-stylistic architectural elements, such as chimneys, dormers and building materials, were those details that participants felt were most important in making an accurate description of their local architecture (ibid., p. 21). Smaller architectural details like shutters raised issues of

appropriateness and style but not the question of what is culturally appropriate for the area's built environment (Low and Ryan 1985, pp. 6, 21).

In comparison to the above-mentioned studies, Brolin's book Architecture in Context (1980), is concerned with building facades and their visual compatibility, or incompatibility, in relation to their surroundings (Brolin, 1980, p. 6). Brolin uses photographs of building scenes, as do Groat and Day, however, he does not have participants provide responses based on their perceptions of a building, as do Groat, Low and Ryan, and Day. Instead, he makes his own judgments on visual compatibility based on a checklist he devised while researching existing buildings' compatibility and the architectural elements that did or did not make them fit (Brolin, 1980, pp. 5, 153-154).

Brolin argues that his book and checklist are flexible tools to aid the lay public, as well as design professionals, in determining the visual compatibility of a building's design in relation to the environment in which it will be placed (ibid., pp. 151-156). His checklist combines questions on architectural features, such as massing, materials, shape, setback and color, with numerous questions designed to clarify the placement of ornament, what the ornament looks like, and how the ornament is perceived in terms of being heavy or light, hard or soft, angular or curving, and so forth (ibid., pp. 37, 153-154). Through his book and checklist, Brolin argues that ornament and small façade details play a larger role in visual compatibility than height, materials, and massing alone (ibid., pp. 17, 37).

In regard to the present research, these four studies raise several significant questions for which the following analysis should provide at least partial answers:

(1) Can a correlation be made between these "most" and least preferred houses and the sorting data?

(2) Are there consistently recurring architectural features in the most preferred and least preferred houses of Potwin Place and South Santa Fe Avenue?

(3) Are the key architectural qualities associated with the most preferred houses related more to façade details (as Groat suggests) or massing and material issues (as Low and Ryan suggest.) Or, yet again, do these qualities involve some combination of ornamental details, material and massing patterns as Brolin suggests?

The Most Preferred and Least Preferred Houses

The first step in attempting to answer the questions raised in the previous section is to review the most preferred and least preferred houses from chapter 4. As defined earlier in table 4.1, the "most preferred' houses were those houses from both districts that ranked highest in the personal preference sort "liked" category and the neighborhood preference sort "most liked" category. The "least preferred" houses were defined as those houses from both districts that ranked highest in the personal preference sort "disliked" category and the neighborhood preference sort "least liked" category.

Photographs of the most preferred houses, illustrated in figure 4.1, and photographs of the least preferred houses, shown in figure 4.2, are reproduced here, in slightly different form, as figures 5.1 and 5.2, respectively. Figures 5.1 and 5.2 are

Figure 5.1
"Most Preferred" Houses from Both Historic Districts with Era of Construction, House Style and Ranking Numbers from the "Liked" Personal Preference Sort Category and the "Most Liked" Neighborhood Preference Sort Category (P = Potwin Place, S = South Santa Fe Avenue)

Late 19th Century
Shingle/Queen
Liked = 21
Most Liked = 18

S5

Late 19th Century
Stick
Liked = 18
Most Liked = 14

S19

Early 20th Century
Elongated Foursquare
Liked = 18
Most Liked = 12

S15

Late 20th Century
Shingle
Liked = 19
Most Liked = 8

P9

Late 20th Century
Neo-Victorian
Liked = 18
Most Liked = 10

P19

Late 20th Century
Neo-Victorian
Liked = 18
Most Liked = 11

P17

Late 19th Century
Queen Anne/Shingle
Liked = 18
Most Liked = 4

P1

Late 20th Century
Neo-Victorian
Liked = 15
Most Liked = 9

P18

Late 19th Century
Italianate
Liked = 17
Most Liked = 11

P3

Figure 5.2
"Least Preferred" Houses from Both Historic Districts with Era of Construction, House Style and Ranking Numbers from the "Disliked" Personal Preference Sort Category and the "Least Liked" Neighborhood Preference Sort Category (P = Potwin Place, S = South Santa Fe Avenue)

Early 20th Century
Craftsman Cottage
Disliked = 17
Least Liked = 12

S6

Early 20th Centuy
Modified Dutch
Colonial Revival
Disliked = 17
Least Liked = 8

S11

Early 20th Century
Enlarged Foursquare
Disliked = 16
Least Liked = 10

S1

Late 20th Century
Ranch
Disliked = 15
Least Liked = 11

S10

Late 19th Century
Italianate
Disliked = 13
Least Liked = 4

S3

Early 20th Century
Colonial Revival
Disliked = 12
Least Liked = 3

S2

Late 20th Century
Ranch
Disliked = 12
Least Liked = 6

S20

Early 20th Century
Arts&Crafts/Shingle
Disliked = 17
Least Liked = 12

P5

Late 19th Century
Unknown
Disliked = 16
Least Liked = 12

P6

Early 20th Century
Bungalow
Disliked = 13
Least Liked = 8

P15

Late 20th Century
Ranch
Disliked = 12
Least Liked = 12

P4

Early 20th Century
Bungalow
Disliked = 12
Least Liked = 4

P11

provided so that the reader can view the houses as they are discussed. Included in these figures are the ranking scores from chapter 4, as well as the period of construction and house style from chapter 2, figures 2.2 and 2.5.

When looking at the nine most preferred houses in figure 5.1, it become apparent that there are several similarities among them. The first similarity is that the styles of eight of the nine houses resemble each other. The older houses in the group, S5, S15, P1, and P9 are Queen Anne style and one, S19, is Stick style. The only older house in this group that is not similar in style is P3, an Italianate. The three new houses in the most preferred group—P17, P18 and P19—are neo-Victorians with Queen Anne and Stick details. All the houses are two or two and a half stories, with houses P17 and P18 having two story corner turrets. The roofs on all the houses are complex in shape and outline. They are a combination hip and gable, though only one, P19, has dormers.

Each of these houses also has at least two different colors of exterior paint and six houses—S5, P1, P9, P17, P18 and P19—have three exterior colors. These colors are used to highlight the trim around doors and windows, eaves, porches and the decorative details in the gables. All the houses, with the exception of P3, have a front facing gable and they all have some form of decoration within their gable triangle. Although P3 does not have a front facing gable, it does have a slightly projecting bay with its own small hipped roof that resembles the gable form of the other houses.

The substantial and prominent front porches of the most preferred houses are another common characteristic. Seven of the nine most preferred houses have wraparound porches. The other two houses, S19 and P1, have front porches that extend

across the entire front of each house. Houses S5 and S19 also have second story side porches, while P3 has a small ground floor side porch.

We now turn to the twelve least preferred houses. Illustrated in figure 5.2, these twelve houses have fewer elements in common than the most preferred houses. Unlike the most preferred houses, which were mostly Queen Anne, the least preferred houses are composed of several different styles. The older houses have the widest range of styles. S3 and P6 are Italianate and unknown, respectively. P6 was formerly Queen Anne until an addition to the front of the house erased its style. Similarly, the seven houses built in the early part of the twentieth century represent several styles. Two houses, S11 and S2, are representative of the Colonial Revival style, S11 being a modified Dutch Colonial Revival and S2 a simple Colonial Revival. S1 is an enlarged foursquare, P5 is and Arts and Crafts Shingle style, and S6 is a craftsman cottage. Yet again, P15 and P11 are in the bungalow style. The remaining newer houses in the least preferred group, S10, S20, and P4, were all built after 1950 in the ranch style.

As can be inferred from the listing of their styles, the least preferred houses have a variety of heights. The three ranch houses, S10, S20 and P4, are all one story, as is S6. P15 and P11 are one and a half stories and the rest, S11, S1, S2, S3, P5 and P6, are two to two and a half stories in height. None of the houses have turrets, although two—P15 and P11—have dormers. The roof forms are hipped or gable, with the exception of S11, which has a gambrel roof.

None of the least preferred houses uses more than two colors of exterior paint, while S11 involves only one color for the entire house. On the rest of the houses, the second color is primarily used around the porches, windows and doors. On houses S5,

S20 and S10, the awnings also provide additional exterior color. One factor in the lack of house colors is their construction materials. Houses S6, P5, P6 and P15 are of wood construction, while P11 is the only house with aluminum siding. Four of the houses are constructed of brick, with S10 and S20 of light brick, S3 of painted brick and S2 of scattered red, tan and black brick. P4 is the only limestone house, while S11 is painted imitation stone concrete block. S1 also uses concrete block for porch supports.

As already mentioned, substantial and prominent front porches were a major characteristic of the most preferred houses. In contrast, for the twelve least preferred houses, seven have front porches of which, only five could be called substantial and prominent (S1, S3, S6, P11 and P15). S6 has the only wraparound porch in the group and S1 has the only full two story front porch. S3 originally had a second story sleeping porch above the front porch, but that has since been enclosed. S11, P4, P5 and P6 have deep-set entrances instead of porches. The remaining house, S10, has no front porch at all.

Grouping Characteristics

Having presented the most preferred and least preferred houses, we must now focus on their connections with the grouping characteristics from the free sort. These grouping characteristics will be used, together with the most preferred and least preferred houses, to answer the questions raised at the beginning of this chapter about architectural features, sorting data and their relation to the most preferred and least preferred houses.

In looking at these links between preference and sorting themes, we first need to review the major characteristics of the grouping themes, which are given in table 5.1 (a reproduction of table 4.24 from chapter 4). As mentioned earlier, these themes and sub-themes arise from the patterns found in participants' responses when asked about house characteristics. In other words, these grouping characteristics are those architectural elements noticed by respondents and used by them to group houses having those characteristics. It is also important to emphasize that respondents were asked to group the houses only once in regard to characteristics, therefore there are only as many grouping characteristics as respondents.

Table 5.1 presents all forty-one of these grouping characteristics. It is important to note that, when sorting the houses, the respondents did not use all the sub-themes as grouping characteristics (non-use is indicated by brackets). As the table indicates, the theme used most often in grouping houses was "shape and massing," which includes nineteen of the forty-one grouping characteristics. The themes "style," "openings" and "ornamental detail" incorporate almost identical numbers of grouping characteristics—seven, six and five, respectively. The "surfaces" theme was comprised of only one grouping characteristic.

Although table 5.1 allows the reader to easily see the themes and sub-themes of the grouping characteristics, another table is needed to illustrate the links between the most preferred and least preferred houses and the grouping characteristics. This new table—5.2—enables the reader to see not only the grouping characteristics arranged by theme and sub-theme, but also to get an idea of how the houses were grouped together by the respondents. In this table, each grouping characteristic is listed under the appropriate

Table 5.1
A Listing of the Themes and Subthemes Found in the Free Sort Grouping Characteristics Provided by Respondents from Both Historic Districts (n=41) (bracketed entries indicate that no respondents identified the sub-theme as a grouping choice in the free sort)

I. Shape and Massing

A. Building Shape and Massing
- Symmetrical except for off center front door

B. Roofs
- Roof line (2)
- Prominent front gables
- Peaks and bric brac
- Triangle roofs (eaves)

C. Turrets
- Round tower
- Cupola

D. [Chimneys]

E. Porches
- Porches (3)
- Wraparound porches
- Front porches
- Front porch all the way across
- Front porch (pull up a chair) with latticework underneath
- Large front porch area
- Big porch
- Deep porches
- Upstairs porches

II. Surfaces

A. [Materials]

B. [Color]

C. Texture
- Lap siding

III. Openings

A. Entrances
- Double doors

B. Windows
- Bay windows
- Round tower bay windows
- Victorian windows
- Third story attic type windows
- Awnings (2)

Table 5.1 continued

IV. Ornamental Detail

A. Surface Details
- Fishscale
- Gingerbread

B. [Lattice]

C. Columns
- Pillars
- Columns
- Square angle and columns

V. Style

A. Late Nineteenth Century
- Victorian
- Gingerbread Victorian
- Victorian because of trim, porches, roof slope and windows
- Victorian because of windows and gingerbread trim
- Stick style gable

B. Early Twentieth Century
- 1910 Prairie
- 1930ish

C. [Late Twentieth Century]

D. [Other Styles]

VI. Evaluative Statements

A. Positive Evaluations
- True to character of house

B. Negative Evaluations
- Modernized, porch removed and awnings added

VII. Miscellaneous

A. [Architectural Descriptors]

B. [Environmental Descriptors]

Table 5.2
A Listing of the Free Sort Grouping Characteristics Provided by Respondents from Both Historic Districts and Arranged by Theme and Sub-theme with the Number of Houses Grouped by Each Characteristic and by Each Grouped House's Survey Photograph Number (n=41; letters in parentheses indicate photographs of houses on South Santa Fe Avenue (S) and photographs of houses in Potwin Place (P); brackets indicate that no respondents identified the sub-theme as a grouping choice in the free sort).

	Grouping Characteristic	Number of Houses in Group	Survey Photograph Numbers	Most Preferred House Number(s)	Least Preferred House Number(s)
I. Shape and Massing					
A. Building Shape and Massing					
	Symmetrical except for off center front door	4	(S) 2, 7, 9, 17	none	2
B. Roofs					
	Roof line	5	(S) 3, 9, 14, 15, 18	15	3
	Roof lines	7	(S) 1, 5, 6, 11, 12, 18, 19	5, 19	1, 6, 11
	Prominent front gables	7	(S) 5, 6, 11, 14, 15, 16, 19	5, 15, 19	6, 11
	Peaks and bric brac	4	(S) 4, 5, 15, 19	5, 15, 19	none
	Triangle roofs (eaves)	13	(P) 1, 6, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20	1, 9, 17, 18, 19	6, 11, 15

Table 5.2 continued

	Grouping Characteristics	Number of Houses in Group	Survey Photograph Numbers	Most Preferred House Number(s)	Least Preferred House Number(s)
I. Shape and Massing continued					
C. Turrets					
	Round tower	3	(**P**) 2, 17, 18	17, 18	none
	Cupola	3	(**P**) 2, 17, 18	17, 18	none
D. [Chimneys]					
E. Porches					
	Porches	14	(**S**) 1, 3, 4, 5, 6, 7, 8, 9, 12,13, 14, 15, 16, 19	5, 15, 19	1, 3, 6
	Porches	7	(**P**) 1, 2, 3, 9, 17, 18, 19	1, 3, 9, 17, 18, 19	none
	Porches	4	(**P**) 9, 17, 18, 19	9, 17, 18, 19	none
	Wraparound porches	5	(**P**) 1, 9, 17, 18, 19	1, 9, 17, 18, 19	none
	Front porches	10	(**S**) 3, 5, 7, 8, 12, 13, 14, 15, 16, 19	5, 15, 19	3

Table 5.2 continued

	Grouping Characteristics	Number of Houses in Group	Survey Photograph Numbers	Most Preferred House Number(s)	Least Preferred House Number(s)
I. Shape and Massing continued					
E. Porches continued					
	Front porch all the way across	5	(**S**) 1, 3, 8, 12, 16	none	1, 3
	Front porch (pull up a chair) with latticework underneath	10	(**P**) 1, 3, 8, 9, 11 13, 16, 17, 19, 20	1, 3, 9, 17. 19	11
	Large front porch area	6	(**P**) 1, 9, 13, 17, 18, 19	1, 9, 17, 18, 19	none
	Big porch	6	(**P**) 1, 3, 9, 17, 18, 19	1, 3, 9, 17, 18, 19	none
	Deep porches	14	(**S**) 1, 3, 4, 5, 6, 7, 8, 9, 12, 14, 15, 16, 18, 19	5, 15, 19	1, 3, 6
	Upstairs porches	5	(**S**) 1, 4, 5, 14, 19	5, 19	1

Table 5.2 continued

	Grouping Characteristics	Number of Houses In Group	Survey Photograph Numbers	Most Preferred House Number(s)	Least Preferred House Number(s)
II. Surfaces					
A. [Materials]					
B. [Color]					
C. Texture					
	Lap siding	12	(**P**) 1, 2, 3, 6, 7, 11,13, 16, 17, 18, 19, 20	1, 3, 17 18, 19	6, 11
III. Openings					
A. Entrances					
	Double doors	4	(**P**) 1, 2, 12, 16	1	none
B. Windows					
	Bay windows	5	(**P**) 2, 9, 17, 18, 19	9, 17, 18, 19	none
	Round tower bay windows	5	(**P**) 2, 9, 17, 18, 19	9, 17, 18, 19	none
	Victorian windows	2	(**S**) 13, 15	15	none
	Third story attic type windows	9	(**P**) 1, 6, 8, 9, 13, 14, 16, 19, 20	1, 9, 19	6
	Awnings	7	(**P**) 3, 5, 8, 13, 14, 18, 20	3, 18	5
	Awnings	3	(**S**) 10, 18, 20	none	10, 20

Table 5.2 continued

	Grouping Characteristics	Number of Houses in Group	Survey Photograph Numbers	Most Preferred House Number(s)	Least Preferred House Number(s)
IV. Ornamental Detail					
A. Surface Details					
	Fishscale	4	(**P**) 8, 16, 17, 20	17	none
	Gingerbread	6	(**P**) 3, 8, 9, 17, 18, 19	3, 9, 17, 18, 19	none
B. [Lattice]					
C. Columns					
	Pillars	9	(**S**) 1, 4, 7, 8, 9, 12, 13, 16, 17	none	1
	Columns	9	(**S**) 1, 3, 4, 5, 6, 7, 13, 15, 16	5, 15	1, 3, 6
	Square angle and columns	8	(**S**) 1, 3, 4, 7, 8, 9, 12, 17	none	1, 3
IV. Style					
A. Late Nineteenth Century					
	Victorian	6	(**S**) 5, 13, 14, 15, 18, 19	5, 15, 19	none
	Gingerbread Victorian	7	(**P**) 3, 8, 9, 16, 17, 18, 19	3, 9, 17, 18, 19	none

Table 5.2 continued

	Grouping Characteristic	Number of Houses in Group	Survey Photograph Numbers	Most Preferred House Number(s)	Least Preferred House Number(s)
V. Style continued					
A. Late Nineteenth Century continued					
	Victorian because of trim, porches, roof slope and windows	6	(**S**) 5, 6, 14, 15, 18, 19	5, 15, 19	6
	Victorian because of windows and gingerbread trim	6	(**P**) 1, 8, 9, 17, 18, 19	1, 9, 17, 18, 19	none
	Stick style gable	5	(**P**) 1, 8, 9, 16, 19	1, 9, 19	none
B. Early Twentieth Century					
	1910 Prairie	4	(**S**) 7, 8, 9, 12	none	none
	1930ish	9	(**S**) 1, 4, 7, 8, 9, 11, 12, 16, 17	none	1, 11
C. [Late Twentieth Century]					
D. [Other Styles]					

Table 5.2 continued

	Grouping Characteristics	Number of Houses In Group	Survey Photograph Numbers	Most Preferred House Number(s)	Least Preferred House Number(s)
VI. Evaluative Statements					
A. Positive Evaluations					
	True to character of house	8	(S) 5, 7, 8, 12, 15, 17, 18, 19	5, 15, 19	none
B. Negative Evaluations					
	Modernized, porch removed, awnings added	6	(S) 1, 3, 11, 13, 17, 18	none	1, 3, 11
VII. Miscellaneous					
A. [Architectural Descriptors]					
B. [Environmental Descriptors]					

theme and sub-theme along with the number of houses grouped by this characteristic. The survey photograph number of each house is also provided to enable the reader to make a visual reference. As a further aid in making the connection between preference and grouping characteristics, the most preferred and least preferred houses are listed again in separate columns.

When looking at table 5.2, it becomes apparent that certain themes and sub-themes were used more frequently than others. For example, one notes that "roofs," porches" and "windows" have more grouping characteristics than the other sub-themes. One also sees that the number of houses grouped by each characteristic varies from characteristic to characteristic. In addition, most preferred or least preferred houses are included at least once in every grouping but one (1910 Prairie). In sum, this table demonstrates that the most preferred and least preferred houses occur often enough in the grouping characteristics to require a more thorough discussion of a correlation between houses and grouping characteristics. This interrelationship is the focus of the next section, which examines the most preferred and least preferred houses, first in terms of frequency of grouping by characteristic, and then in terms of the themes and sub-themes by which the houses were grouped.

House Preference and Grouping Characteristics

In order to discuss the most preferred and least preferred houses in relation to their grouping characteristics, we must next examine the varying numbers of houses grouped according to each sorting characteristic, the range of which was just described in

table 5.2. The number of houses respondents associated with each grouping characteristic in that table established the counts given in table 5.3, which lists the number of houses in the twenty-one groupings completed by Potwin Place respondents and the twenty groupings completed by South Santa Fe Avenue respondents. In looking at this table, one notes that the largest sorting group generated by Potwin Place respondents contained fourteen houses and the smallest group, two. The largest sorting group by South Santa Fe Avenue participants was thirteen houses, and the smallest, three.

To better understand the correlation between house preference and grouping characteristics suggested by table 5.2, we must consider not only the number of houses grouped under each characteristic, but also how frequently specific houses were grouped and what specific characteristics were used to group them. By determining how often the most preferred and least preferred houses were grouped and by considering the characteristics by which they were grouped, it will be possible to answer, at least partially, the questions raised at the beginning of this chapter concerning the relationship between architectural preference and visual qualities.

The first step in determining how often the most preferred and least preferred houses were grouped is to identify the number of times a house was associated with a sorting characteristic. This relationship is shown in table 5.4 (for Potwin Place respondents' sorting of South Santa Fe Avenue houses) and table 5.5 (South Santa Fe Avenue respondents' sorting of Potwin Place houses). As a reminder, the most preferred houses are those houses that ranked the highest in the personal preference sort "liked" category and the neighborhood preference sort "most liked" category. On the other hand, the least preferred houses are those houses that ranked highest in the personal preference

Table 5.3
The Number of Houses in South Santa Fe Avenue Historic District and Potwin Place Historic District Placed by Respondents from Potwin Place and South Santa Fe Avenue in Each Grouping by Characteristic (ranked from most to least; n=21; n=20).

Size of Sorting Groups for South Santa Fe Avenue Houses Sorted by Potwin Place Respondents	Size of Sorting Groups for Potwin Place Houses Sorted by South Santa Fe Avenue Respondents
14	13
14	12
10	10
9	9
9	7
9	7
8	7
8	6
7	6
7	6
6	6
6	5
6	5
5	5
5	5
5	4
4	4
4	4
4	3
3	3
2	

Table 5.4
Potwin Place Resident Surveys of the Twenty Houses from South Santa Fe Avenue Historic District Listed in Order on the Basis of Their Personal Preference Sort "Liked" Ranking from Table 4.4. The Values Illustrate the Number of Times Each House Was Sorted by a Grouping Characteristic

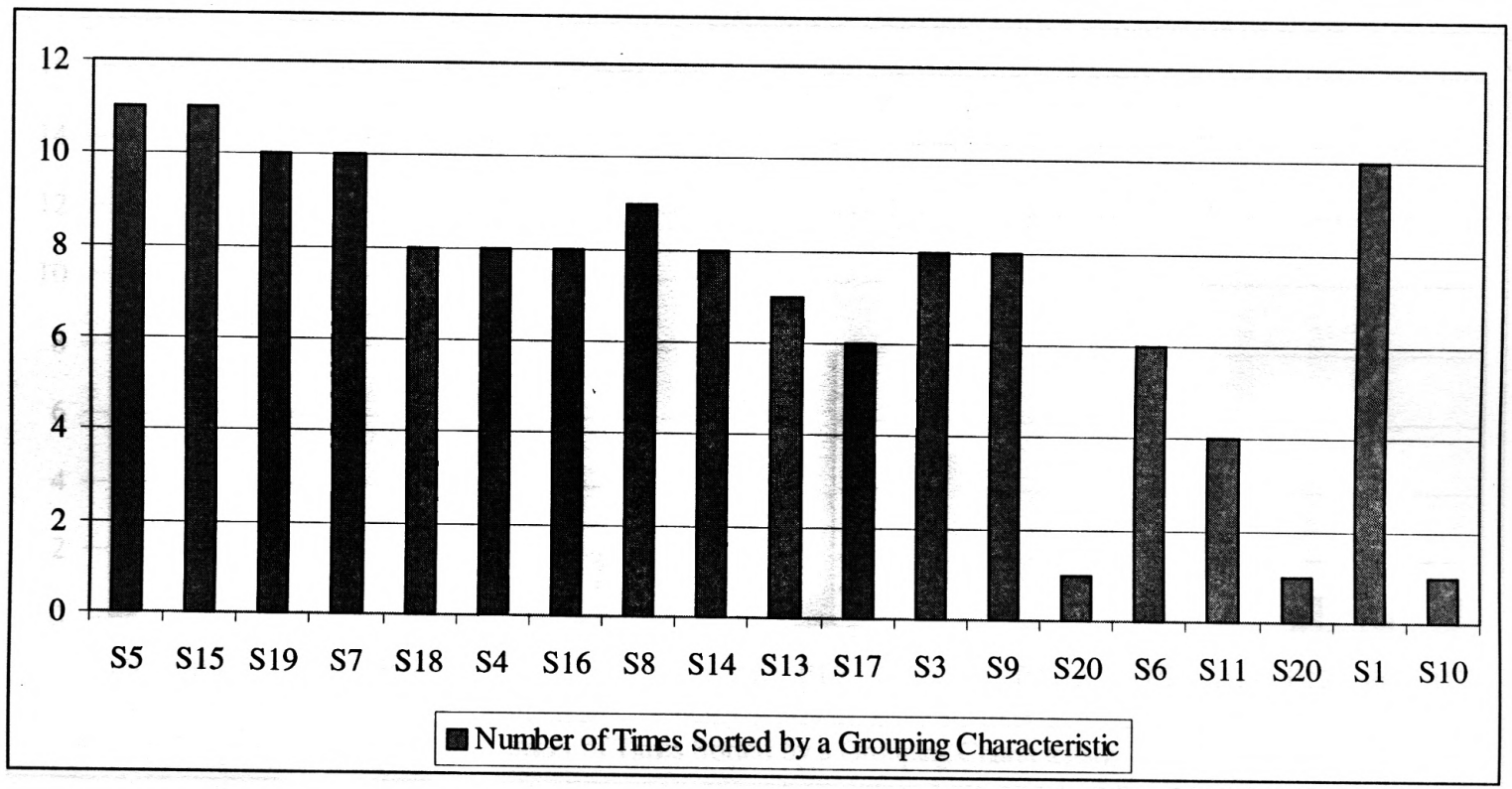
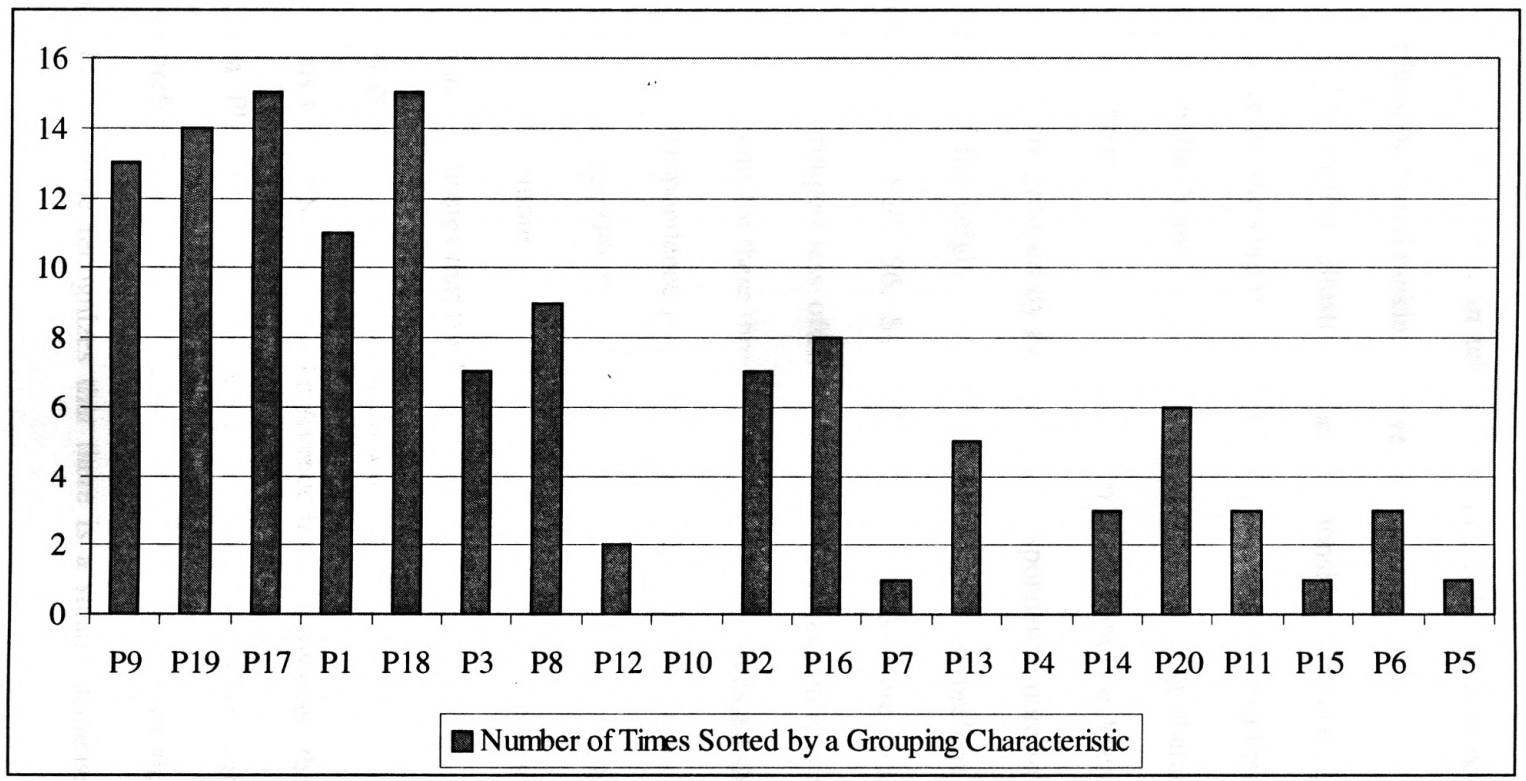


Table 5.5
South Santa Fe Avenue Respondent Surveys of the Twenty Houses in the Potwin Place Historic District Listed in Order on the Basis of Their Personal Preference Sort "Liked" Ranking from Table 4.5. The Values Illustrate the Number of Times Each House Was Sorted by a Grouping Characteristic



sort "disliked" category and the neighborhood preference sort "least liked" category. The houses in the two tables are listed according to their personal preference "liked" rank order originally provided in tables 4.4 and 4.5. The most preferred and least preferred houses are ranked by their "liked" order in tables 5.4 and 5.5 because there was no overall most preferred or least preferred ranking to give the houses an order.

Tables 5.4 and 5.5 further illustrate the relationship between grouping characteristics and preference by showing the houses from both districts together as they relate to the number of times the house was associated with a grouping characteristic. Specifically, table 5.4 ranks the most preferred houses from South Santa Fe Avenue—S5, S15 and S19—all of which were grouped by Potwin Place respondents more times than the other seventeen houses of the neighborhood. Similarly, the least preferred South Santa Fe Avenue houses—S3, S20, S6, S11, S1, S2 and S10—were, with three exceptions (S6, S1 and S3), grouped less often by Potwin Place respondents than the other houses. The possible reasons for these three exceptions will be discussed shortly.

A similar pattern of correspondence is seen in table 5.5, which indicates that the most preferred Potwin Place houses (P9, P19, P17, P1 and P18) were grouped by South Santa Fe Avenue respondents more often than the other fifteen houses in the neighborhood. Table 5.5 also indicates that the least preferred Potwin Place houses (P4, P11, P15, P6 and P5) were grouped less often by the South Santa Fe Avenue respondents. Unlike the three exceptions for the South Santa Fe Avenue houses, however, there were no exceptions to Potwin Place's most preferred houses being grouped with more frequency and the least preferred houses being grouped with less frequency than other neighborhood houses. In sum, one recognizes that there is a steady decrease in the

overall number of times most preferred houses were grouped to least preferred houses. In short, there appears to be a relationship between grouping characteristics and preference.

Next, tables 5.6 and 5.7 were developed to illustrate more clearly how often the most preferred houses from both historic districts were sorted by at least one "grouping characteristic." In table 5.6, one notes that the three most preferred South Santa Fe Avenue houses—S5, S15 and S19—were provided with grouping characteristics by Potwin Place respondents either eleven (S5 and S15) or ten times (S19). Similarly, table 5.7 presents the most preferred houses from Potwin Place given grouping characteristics by South Santa Fe Avenue participants. Of these five houses, P1 was grouped the fewest number of times (eleven), while P17 and P18 were grouped the most (fifteen times). In between, P9 was sorted thirteen times and P19, fourteen times.

Next, to establish whether the least preferred houses were sorted by grouping characteristics less often than other houses, tables 5.8 and 5.9 were developed. In these tables, houses are rank ordered by their "disliked" personal preference sort scores. This "disliked" ranking is based on the sum of the "dislike very much" and "dislike somewhat" categories in the personal preference sort first presented in tables 4.14 and 4.15.

As table 5.8 indicates, the Potwin Place respondents sorted four of the seven least preferred houses on South Santa Fe Avenue (S11, S10, S2 and S20) according to a particular grouping characteristic considerably less frequently than the higher scored least preferred houses (S6, S1 and S3). Thus, S11 was sorted by a grouping characteristic four times, while S10, S2 and S20 were sorted using a grouping characteristic only once. Of

Table 5.6
The "Most Preferred" Houses from South Santa Fe Avenue Historic District Chosen by Potwin Place Respondents and Listed in Order on the Basis of Their Personal Preference Sort "Liked" Ranking from Table 4.4. The Values Illustrate the Number of Times Each House Was Included in a Sorting Category

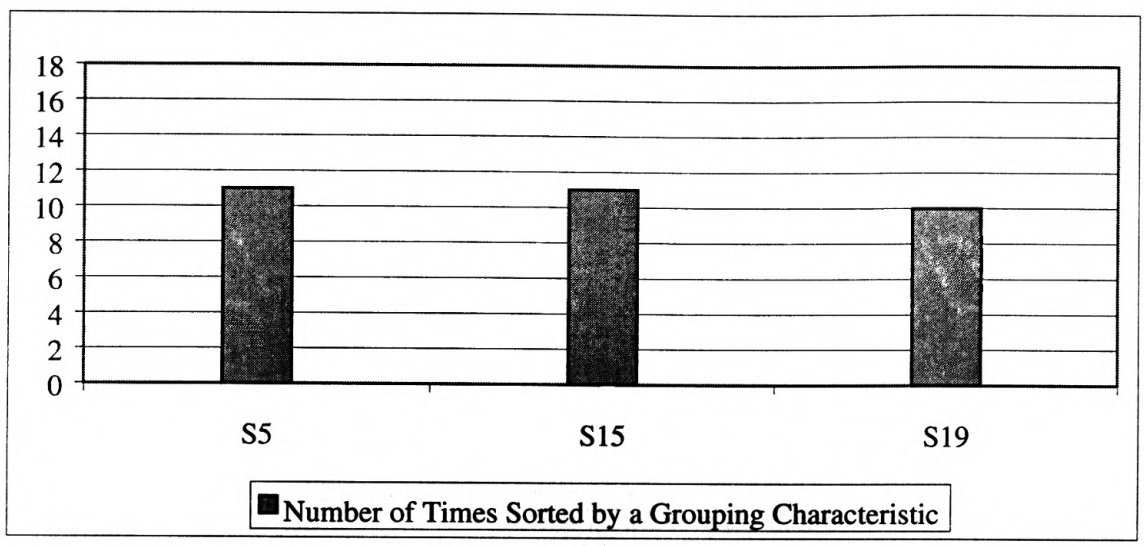


Table 5.7
The "Most Preferred" Houses from Potwin Place Historic District Chosen by South Santa Fe Avenue Respondents and Listed in Order on the Basis of Their Personal Preference Sort "Liked" Ranking from Table 4.5. The Values Illustrate the Number of Times Each House Was Included in a Sorting Category

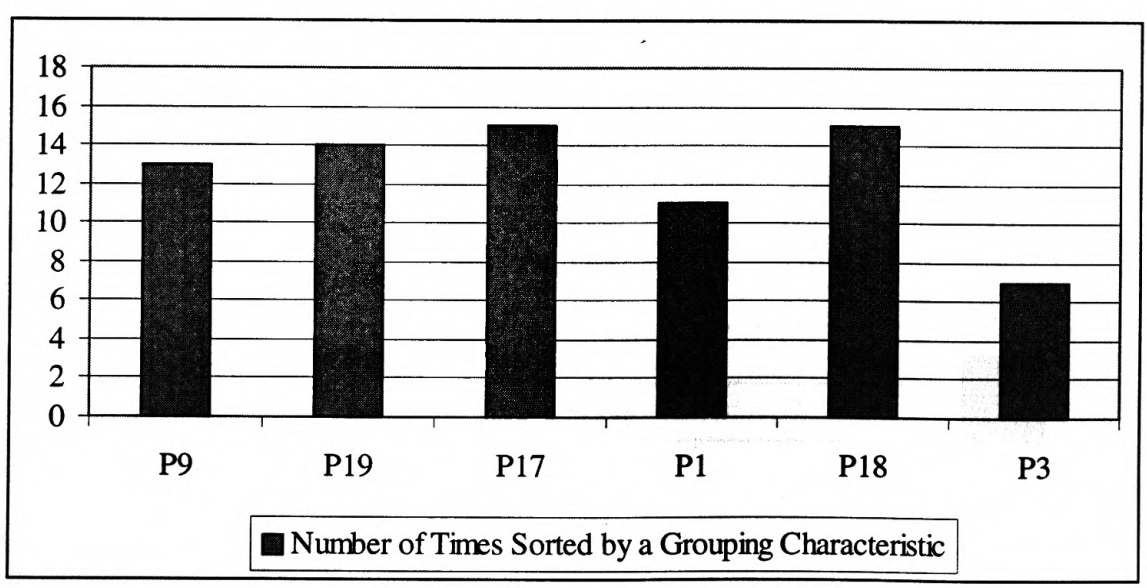


Table 5.8
The Least Preferred Houses from South Santa Fe Avenue Historic District Chosen by Potwin Place Respondents and Listed in Order on the Basis of Their Personal Preference Sort "Disliked" Ranking from Table 4.14. The Values Illustrate the Number of Times Each House Was Included in a Sorting Category.

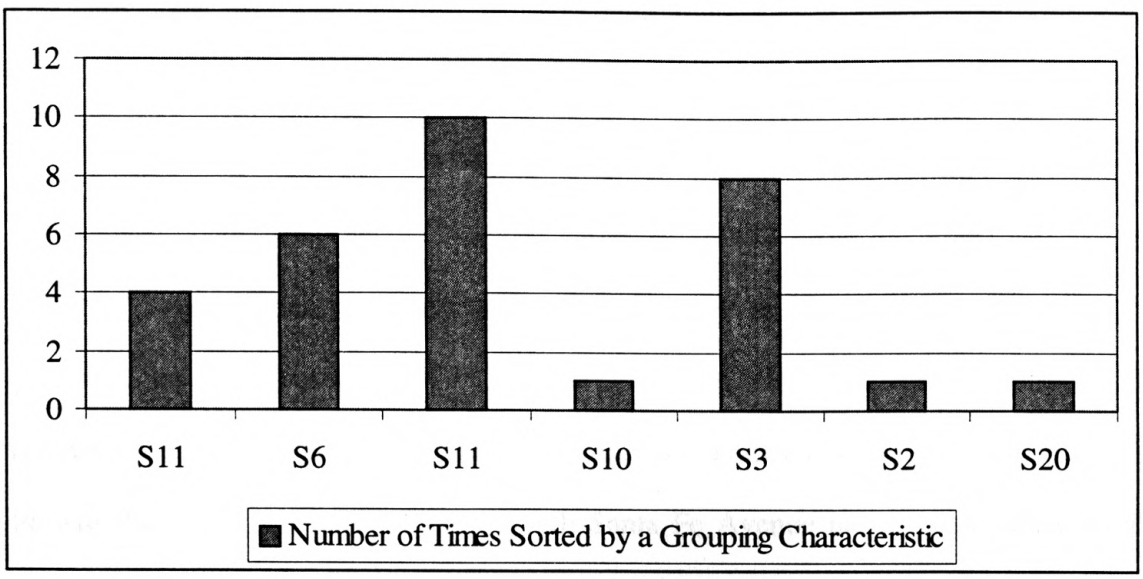
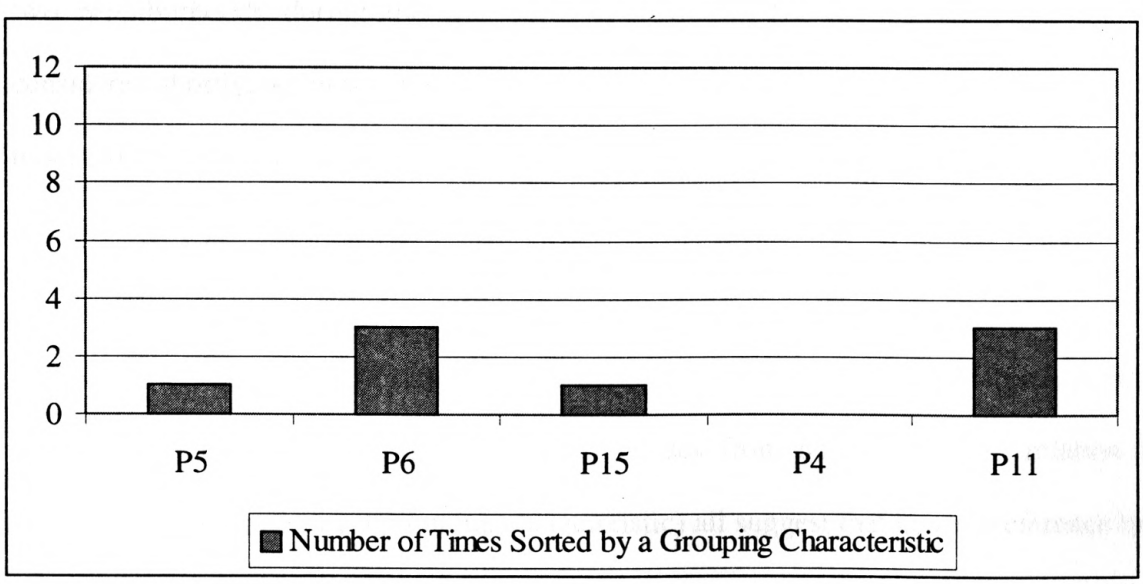


Table 5.9
The Least Preferred Houses from Potwin Place Historic District Chosen by South Santa Fe Avenue Respondents and Listed in Order on the Basis of Their Personal Preference Sort "Disliked" Ranking from Table 4.15. The Values Illustrate the Number of Times Each House Was Included in a Sorting Category.



the higher scored least preferred houses, S6 was sorted six times, S3, eight times and S1, ten times. Next, we turn to the South Santa Fe Avenue respondents' sorts for the least preferred Potwin Place houses, shown in table 5.9. In this table, one notes that P6 and P11 were sorted by a grouping characteristic three times, P5 and P15, once and P4, not at all.

If one looks at the earlier table 5.4, which illustrated the grouping characteristic rank scores for all South Santa Fe Avenue houses, one finds that the higher scored least preferred houses from South Santa Fe Avenue—S6, S1 and S3—were sorted with grouping characteristics as often as most other houses in the neighborhood. However, referring to table 5.5, which illustrated the grouping characteristic rank scores for all the Potwin Place houses, one notes that South Santa Fe Avenue participants sorted all the least preferred Potwin Place houses by characteristic much less frequently than the other houses in the survey. Thus, three least preferred houses (S6, S1 and S3) from South Santa Fe Avenue (as chosen by Potwin Place respondents) were exceptions to the consistently lower number of groupings given to the other least preferred houses in the two neighborhoods during the free sort. The reason for these exceptions will be considered shortly, when we look at these three houses and their grouping characteristics more closely. Overall, as tables 5.8 and 5.9 suggest, least preferred houses were grouped by a particular grouping characteristic less often than most preferred houses.

Thus, tables 5.4 and 5.5 (which present both districts' houses in relation to number of times sorted by a grouping characteristic) and tables 5.6—5.9 (which present only the most preferred and least preferred houses from both districts in relation to number of times sorted by a grouping characteristic) all suggest that house preference has

some relationship to the number of times a house was sorted using a "grouping characteristic." In order to consider more completely the possible pattern between house preference and how often a house was grouped, we must next examine how most preferred and least preferred houses are linked to the grouping characteristic themes and sub-themes first established in table 4.24.

Most Preferred Houses
And Grouping Characteristic Themes and Sub-themes

Now that a relationship between grouping characteristics and house preference has been established, one must look at the most preferred and least preferred houses in relation to specific grouping characteristics and the patterns suggested by the themes and sub-themes established earlier in table 4.24. By discussing the most preferred and least preferred houses in terms of the theme and sub-theme patterns found in this table, it is hoped that any consistently recurring architectural features in the houses can be identified. This, in turn, will aid in answering the question of whether these recurring architectural features deal more with façade details or massing and material issues or both.

In order to determine if there were consistently recurring architectural features in the most preferred houses, two tables were developed. These two tables—5.10 and 5.11—are consolidated versions of the earlier table 5.2, which presents the themes, sub-themes and grouping characteristics together with all houses grouped by each characteristic. When looking at these two tables, one notes that the sub-themes in tables

Table 5.10
Potwin Place Respondents' "Most Preferred" Houses from South Santa Fe Avenue Historic District Included in the Grouping Characteristic Themes and Sub-themes (bracketed entries indicate that no respondents identified the theme or sub-theme as a grouping characteristic in the free sort).

	Grouping Characteristic	Most Preferred House Number(s)
Shape and Massing		
Roofs		
	Roof line	15
	Roof lines	5, 19
	Prominent front gables	5, 15, 19
	Peaks and bric brac	5, 15, 19
Porches		
	Porches	5, 15, 19
	Front porches	5, 15, 19
	Deep porches	5, 15, 19
	Upstairs porches	5, 19
[Building Shape and Massing]		
[Turrets]		
[Chimneys]		
[Surfaces]		
[Materials]		
[Color]		
[Texture]		
Openings		
Windows		
	Victorian windows	15
[Entrances]		

Table 5.10 continued

	Grouping Characteristic	Most Preferred House Number(s)
Ornamental Detail		
Columns		
	Columns	5, 15
[Surface Details]		
[Lattice]		
Style		
Late Nineteenth Century		
	Victorian	5, 15, 19
	Victorian because of trim, porches, roof slope and windows	5, 15, 19
[Early Twentieth Century]		
[Late Twentieth Century]		
[Other Styles]		
Evaluative Statements		
Positive Evaluations		
	True to character of house	5, 15, 19
[Negative Evaluations]		
[Miscellaneous]		
[Architectural Descriptors]		
[Environmental Descriptors]		

Table 5.11
South Santa Fe Avenue Respondents' "Most Preferred" Houses from Potwin Place Historic District Included in the Grouping Characteristic Themes and Sub-themes (bracketed entries indicate that no respondents identified the theme or sub-theme as a grouping characteristic in the free sort).

	Grouping Characteristic	Most Preferred House Number(s)
Shape and Massing		
Roofs		
	Triangle roofs (eaves)	1, 9, 17, 18, 19
Turrets		
	Round tower	17, 18
	Cupola	17, 18
Porches		
	Porches	1, 3, 9, 17, 18, 19
	Porches	9, 17, 18, 19
	Wraparound porches	1, 9, 17, 18, 19
	Front porch (pull up a chair) with latticework underneath	1, 3, 9, 17, 19
	Large front porch area	1, 9, 17, 18, 19
	Big porch	1, 3, 9, 17, 18, 19
[Building Shape and Massing]		
[Chimneys]		
Surfaces		
Texture		
	Lap siding	1, 3, 17, 18, 19
[Materials]		
[Color]		

Table 5.11 continued

	Grouping Characteristic	Most Preferred House Number(s)
Openings		
Entrances		
	Double doors	1
Windows		
	Bay windows	9, 17, 18, 19
	Round tower bay windows	9, 17, 18, 19
	Third story attic type windows	1, 9, 19
	Awnings	3, 18
Ornamental Detail		
Surface Details		
	Fishscale	17
	Gingerbread	3, 9, 17, 18, 19
[Lattice]		
[Columns]		
Style		
Late Nineteenth Century		
	Gingerbread Victorian	3, 9, 17, 18, 19
	Victorian because of windows and gingerbread trim	1, 9, 17, 18, 19
	Stick style gable	1, 9, 19
[Early Twentieth Century]		
[Late Twentieth Century]		
[Other Styles]		

Table 5.11 continued

Grouping Characteristic	Most Preferred House Number(s)
[Evaluative Statements]	
[Positive Evaluations]	
[Negative Evaluations]	
[Miscellaneous]	
[Architectural Descriptors]	
[Environmental Descriptors]	

5.10 and 5.11 are associated with the grouping characteristics applied to the most preferred houses. For example, the sub-theme "roofs" in table 5.10 is comprised of four grouping characteristics used to sort the three most preferred houses from South Santa Fe Avenue. When a sub-theme is not identified as a "grouping characteristic," it has been placed in brackets and listed after the sub-themes with grouping characteristics associated with most preferred houses. For example, "building shape and massing" is the first sub-theme listed in table 5.2 under the theme "shape and massing." Since this sub-theme was not used as a grouping characteristic in tables 5.10 and 5.11, it was listed after "roofs" and "porches," two sub-themes whose grouping characteristics were associated with the most preferred houses.

Sub-themes, Grouping Characteristics

And the Most Preferred Houses from the Two Neighborhoods

In order to determine the architectural features respondents saw when sorting the surveys' house photographs, the sub-theme grouping characteristics must be considered. This consideration is important because the grouping characteristics provide, in the respondent's own words, what he or she saw when looking at the most preferred houses. But first we must examine the sub-themes in tables 5.10 and 5.11 that order the grouping characteristics associated with the most preferred houses.

The six sub-themes in table 5.10 involving grouping characteristics provided by Potwin Place respondents in regard to the most preferred houses on South Santa Fe Avenue, are "roofs," "porches," "windows," "columns," "late nineteenth century" and

"positive evaluations." These grouping characteristics were attached by Potwin Place respondents to the three most preferred houses from South Santa Fe Avenue—S5, S15 and S19.

Next, we can examine table 5.11, which presents the sub-themes associated with grouping characteristics used by South Santa Fe Avenue respondents to identify the most preferred houses in Potwin Place. The eight sub-themes identified in this table are "roofs," "turrets," "porches," "lap siding," "windows," "entrances," "surface details" and "late nineteenth century." The grouping characteristics in these sub-themes by South Santa Fe Avenue respondents were attached to the six most preferred houses from Potwin Place—P1, P3, P9, P17, P18 and P19.

In comparing responses for South Santa Fe Avenue and Potwin Place, one immediately notes several similarities between the sub-themes related to the preferred houses of the two neighborhoods. For example, "roofs," "porches," "windows" and "late nineteenth century" are sub-themes common to both South Santa Fe Avenue and Potwin Place. However, because of the slight difference between tables 5.10 and 5.11 in the number of sub-themes associated with grouping characteristics, there are some sub-themes that are dissimilar. For example, the Potwin Place respondents used "columns" and "evaluative statements" when grouping the most preferred South Santa Fe Avenue houses during the free sort. In contrast, these two sub-themes were not used by the South Santa Fe Avenue respondents, who instead drew on the sub-themes of "texture," "entrances" and "surface details" to describe their most preferred Potwin Place houses.

Of the six sub-themes in table 5.10, the ones most frequently identified as grouping characteristics by Potwin Place respondents for the most preferred South Santa

Fe Avenue houses were "roofs" and "porches" with four grouping characteristics each. The sub-theme "late nineteenth century" was used twice as a grouping characteristic for the most preferred South Santa Fe Avenue houses, and the remaining sub-themes, "windows," "columns" and "positive evaluations," were used as grouping characteristics for most preferred South Santa Fe Avenue houses (once each).

In table 5.11, which shows South Santa Fe Avenue respondents' most preferred houses from Potwin Place, the sub-theme most frequently identified was "porches" with six grouping characteristics. In turn, the sub-theme "windows" was used twice to group most preferred houses, while "late nineteenth century" was used three times. The other sub-themes "turrets" and "surface details" were used with most preferred houses from Potwin Place twice each. "Roofs," "texture" and "entrances" were used only once.

On the other hand, sub-themes not mentioned by Potwin Place respondents as grouping characteristics for the most preferred South Santa Fe Avenue houses in table 5.10 are "materials," "color," "texture," "turrets," "entrances" and the "miscellaneous" sub-themes of "architectural" and "environmental descriptors." Likewise, in table 5.11, South Santa Fe Avenue respondents did not use the sub-themes "materials," "color," "lattice" and the "miscellaneous" sub-themes of "architectural" and "environmental descriptors" when grouping the most preferred Potwin Place houses. Unlike the Potwin Place respondents, South Santa Fe Avenue respondents did use "texture," "entrances" and "surface details" when grouping the Potwin Place most preferred houses.

Least Preferred Houses
And Grouping Characteristic Themes and Sub-themes

To establish whether there were consistently recurring architectural features in the least preferred houses, tables 5.12 and 5.13 were developed. As with the previous tables 5.10 and 5.11, these tables are also consolidated versions of the earlier table 5.2, which presented the themes and sub-themes together with the grouping characteristics and their associated houses. The sub-themes in tables 5.12 and 5.13, however, focus on the grouping characteristics of the least preferred houses. For instance, in table 5.12 the sub-themes "building shape and massing" and "windows" are composed of grouping characteristics relating to three of the seven least preferred South Santa Fe Avenue houses.

In tables 5.12 and 5.13, as in the previous tables 5.10 and 5.11, any sub-themes not identified with a grouping characteristic have been placed in brackets and listed after the sub-themes with grouping characteristics pertaining to least preferred houses. For example, in table 5.2 the first sub-theme under the theme "openings" is "entrances." In table 5.12, however, "entrances," because it was not associated with any grouping characteristics associated with least preferred houses, is placed after the sub-theme "windows," which was a characteristic assigned to least preferred houses.

Table 5.12
Potwin Place Respondents' "Least Preferred" Houses from South Santa Fe Avenue Historic District Included in the Grouping Characteristic Themes and Sub-themes (bracketed entries indicate that no respondents identified the theme or sub-theme as a grouping characteristic in the free sort).

	Grouping Characteristic	Least Preferred House Number(s)
Shape and Massing		
Building Shape and Massing	Symmetrical except for off center front door	2
Roofs		
	Roof line	3
	Roof lines	1, 6, 11
	Prominent front gables	6, 11
Porches		
	Porches	1, 3, 6
	Front porches	3
	Front porch all the way across	1, 3
	Deep porches	1, 3, 6
	Upstairs porches	1
[Turrets]		
[Chimneys]		
[Surfaces]		
[Materials]		
[Color]		
[Texture]		
Openings		
Windows		
	Awnings	10, 20
[Entrances]		

Table 5.12 continued

	Grouping Characteristic	Least Preferred House Number(s)
Ornamental Detail		
Columns		
	Pillars	1
	Columns	1, 3, 6
	Square angle and columns	1, 3
[Surface Details]		
[Lattice]		
Style		
Late Nineteenth Century		
	Victorian because of trim, porches, roof slope and windows	6
Early Twentieth Century	1930ish	1, 11
[Late Twentieth Century]		
[Other Styles]		
Evaluative Statements		
Negative Evaluations		
	Modernized, porch removed, awnings added	1, 3, 11
[Positive Evaluations]		
[Miscellaneous]		
[Architectural Descriptors]		
[Environmental Descriptors]		

Table 5.13
South Santa Fe Avenue Respondents' "Least Preferred" Houses from Potwin Place Historic District Included in the Grouping Characteristic Themes and Sub-themes (bracketed entries indicate that no respondents identified the theme or sub-theme as a grouping characteristic in the free sort).

	Grouping Characteristic	Least Preferred House Number(s)
Shape and Massing		
Roofs		
	Triangle roofs (eaves)	6, 11, 15
Porches		
	Front porch (pull up a chair) with latticework underneath	11
[Building Shape and Massing]		
[Turrets]		
[Chimneys]		
Surfaces		
Texture		
	Lap siding	6, 11
[Materials]		
[Color]		
Openings		
Windows		
	Third story attic type windows	6
	Awnings	5
[Entrances]		
Ornamental Detail		
[Surface Details]		
[Lattice]		
[Columns]		

Table 5.13 continued

Grouping Characteristic	Least Preferred House Number(s)
Style	
[Late Nineteenth Century]	
[Early Twentieth Century]	
[Late Twentieth Century]	
[Other Styles]	
[Evaluative Statements]	
[Positive Evaluations]	
[Negative Evaluations]	
[Miscellaneous]	
[Architectural Descriptors]	
[Environmental Descriptors]	

Sub-themes, Grouping Characteristics

And the Least Preferred Houses from the Two Neighborhoods

In order to determine the architectural features of the least preferred houses, we must examine the sub-theme grouping characteristics associated with the least preferred houses. These grouping characteristics are given in the respondent's own words and help the reader to determine exactly what building features the respondent saw when sorting the house photographs during the survey. The grouping characteristics associated with the least preferred houses are provided in tables 5.12 and 5.13.

In table 5.12, which presents the Potwin Place respondents' least preferred South Santa Fe Avenue houses, eight sub-themes were associated with the least preferred houses: "building shape and massing," "roofs," "porches," "windows," "columns," "late nineteenth century," "early twentieth century" and "negative evaluations." Each of these sub-themes has grouping characteristics provided by the Potwin Place respondents that are associated with some, or all, of the seven least preferred South Santa Fe Avenue houses (S1, S2, S3, S6, S10, S11 and S20).

Next, in table 5.13, we consider the sub-themes associated with the grouping characteristics provided by the South Santa Fe Avenue respondents when sorting the least preferred Potwin Place houses. The four sub-themes referring to the least preferred Potwin Place houses are "roofs," "porches," "texture" and "windows." These sub-themes have grouping characteristics associated with four of the five (P4, P5, P6, P11 and P15) least preferred houses from Potwin Place as chosen by South Santa Fe Avenue respondents. One should note that house P4 is not in table 5.13, since it is the only least

preferred house from either historic district that was never associated with a grouping characteristic during the free sorts.

When comparing tables 5.12 and 5.13, one notices that "roofs," "porches" and "windows" were the only sub-themes, out of twelve, common to both tables referring to least preferred houses. This disparity between similar and dissimilar sub-themes in the two tables can be attributed to the fact that table 5.12 used eight sub-themes, while table 5.13 used only four. The remaining sub-themes (from table 5.12) are "building shape and massing," "columns," "late nineteenth century," "early twentieth century" and "negative evaluations."

Of the eight sub-themes in table 5.12, the most frequently used sub-theme by the Potwin Place respondents, in relation to the least preferred South Santa Fe Avenue houses, is "porches," with five grouping characteristics. The sub-themes "roofs" and "columns" were the second largest groups with three grouping characteristics each, associated by Potwin Place respondents with least preferred South Santa Fe Avenue houses. Five sub-themes contained one grouping characteristic each—"building shape and massing," "windows," "late nineteenth century," "early twentieth century" and "negative evaluations."

In table 5.13, showing the least preferred Potwin Place houses as chosen by the South Santa Fe Avenue respondents, one notes that the sub-themes, with one exception, had evenly distributed grouping characteristics. Only the sub-theme "windows" had more than one grouping characteristic. The other sub-themes ("roofs," "porches" and "texture") had only one grouping characteristic each.

Despite the fact that respondents mentioned twelve sub-themes in relation to the grouping characteristics, several sub-themes were never mentioned for least preferred houses in either neighborhood. In table 5.12, showing Potwin Place respondents' least preferred South Santa Fe Avenue houses, some of the sub-themes not mentioned include "turrets," "materials," "color," "entrances," "surface details," "positive evaluations" and "architectural" and "environmental descriptors." These sub-themes were also among those sub-themes not mentioned by South Santa Fe Avenue respondents when referring to the least preferred Potwin Place houses. However, the South Santa Fe Avenue respondents' list of unmentioned sub-themes in table 5.13 is longer than in table 5.12 because South Santa Fe Avenue respondents grouped the least preferred Potwin Place houses fewer times during the free sort. Other sub-themes in table 5.13 not mentioned by the South Santa Fe Avenue respondents include "lattice" and "negative evaluations." South Santa Fe Avenue respondents, because of the imbalance in grouping characteristics, also did not use the sub-themes "building shape and massing," "columns," "late nineteenth century" and "early twentieth century" that were used by the Potwin Place respondents when referring to least preferred South Santa Fe Avenue houses. The one sub-theme that South Santa Fe Avenue respondents used that Potwin Place respondents did not was "texture."

Identifying Architectural Features of the Most Preferred Houses

Having looked in general terms at the relationship between sorting themes and house preference, we can now consider grouping characteristics and sub-themes for

specific most preferred and least preferred houses. The grouping characteristics define the sub-themes by stating, in the respondent's own words, what he or she saw when looking at the photographs in the survey. The grouping characteristics are important because they make it possible to identify the recurring architectural features that respondents observed in specific most preferred and least preferred houses. In this sense, the grouping characteristics as subsumed under sub-themes help to establish whether recurring architectural features relate more to façade details, massing and material features, or both.

To examine the relationship among grouping characteristics, sub-themes and house preference, figure 5.4 was developed based on information from earlier tables 5.10 and 5.11, which provide the theme, sub-theme and grouping characteristics of the most preferred houses from South Santa Fe Avenue and Potwin Place, respectively. This figure 5.4 organizes the most preferred houses from both historic districts according to sub-themes for which each house had an associated grouping characteristic. For example, in regard to the sub-theme "roofs," the most preferred houses from South Santa Fe Avenue—S5, S15 and S19—are shown. Below S5 are the grouping characteristics which pertain to the sub-theme "roofs" and by which the house was grouped during the free sort. Thus, the grouping characteristics listed beneath S5 are "roof lines," "prominent front gables" and "peaks and bric brac."

From figure 5.4 an image of the architectural features of respondents' most preferred houses begins to emerge. Immediately, one notes that the sub-theme "porches" was associated more often with respondents' grouping characteristics than any other sub-theme. More specifically, it becomes apparent that respondents noticed not only the

Figure 5.4
Photographs of the "Most Preferred" Houses Arranged by Theme and Sub-theme with Grouping Characteristics Listed Below the Buildings' Images (P = Potwin Place; S = South Santa Fe)

Shape and Massing

Roofs:

S5

Prominent front gables
Peaks & bric brac
Roof lines

S15

Prominent front gables
Peaks & bric brac
Roof lines

S19

Prominent front gables
Peaks & bric brac
Roof lines

P9

Triangle roofs (eaves)

P19

Triangle roofs (eaves)

P17

Triangle roofs (eaves)

P1

Triangle roofs (eaves)

P18

Triangle roofs (eaves)

Figure 5.4 continued

Shape and Massing continued

Porches:

S5

Porches
Front porches
Deep porches
Upstairs porches

S15

Porches
Front porches
Deep porches

S19

Porches
Front porches
Deep porches
Upstairs porches

P9

Porches
Porches
Wraparound porches
Front porch (pull up a chair)
with latticework underneath
Large front porch area
Big porch

P19

Porches
Porches
Wraparound porches
Front porch (pull up a chair)
with latticework underneath
Large front porch area
Big porch

P17

Porches
Porches
Wraparound porches
Front porch (pull up a chair)
with latticework underneath
Large front porch area
Big porch

P1

Porches

Wraparound porches
Front porch (pull up a chair)
with latticework underneath
Large front porch area
Big porch

P18

Porches
Porches
Wraparound porches

Large front porch area
Big porch

P3

Porches

Front porch (pull up a chair)
with latticework underneath

Big porch

Figure 5.4 continued

Shape and Massing continued

Turrets:

P17

Round tower
Cupola

P18

Round tower
Cupola

[Chimneys]

Surfaces

Texture

P19

Lap siding

P17

Lap siding

P1

Lap siding

P18

Lap siding

P3

Lap siding

[Materials]

[Color]

Figure 5.4 continued

Openings

Entrances:

P1

Double doors

Windows

S15

Victorian windows

Figure 5.4 continued

Openings continued

Windows continued:

P9

Bay windows
Round tower bay windows
3rd story attic type windows

P19

Bay windows
Round tower bay windows
3rd story attic type windows

P17

Bay windows

3rd story attic type windows

P1

3rd story attic type windows

P18

Bay windows
Round tower bay windows

Awnings

P3

Awnings

Figure 5.4 continued

Ornamental Detail
Surface Details:

P9

Gingerbread

P19

Gingerbread

P17

Fishscale
Gingerbread

P18

Gingerbread

P3

Gingerbread

Columns

S5

Columns

S15

Columns

[Lattice]

Figure 5.4 continued

Style

Late Nineteenth Century

S5

Victorian
Victorian because of trim, porches, roof slope and windows

S15

Victorian
Victorian because of trim, porches, roof slope and windows

S19

Victorian
Victorian because of trim, porches, roof slope and windows

P9

Gingerbread Victorian
Victorian because of windows and gingerbread trim
Stick style gable

P19

Gingerbread Victorian
Victorian because of windows and gingerbread trim
Stick style gable

P17

Gingerbread Victorian
Victorian because of windows and gingerbread trim

P1

Victorian because of windows and gingerbread trim
Stick style gable

P18

Gingerbread Victorian
Victorian because of windows and gingerbread trim

P3

Gingerbread Victorian

[Early Twentieth Century]
[Late Twentieth Century]
[Other Styles]

Figure 5.4 continued

Evaluative Statements

Positive Evaluations

S5

True to character of house

S15

True to character of house

S19

True to character of house

[Negative Evaluations]

[Miscellaneous]

[Architectural Descriptors]

[Environmental Descriptors]

existence of porches on the most preferred houses, but also the size and placement of these porches, thus, for example, terms like "large," "big," "front" and "upstairs" were used to specify specific porch details.

In studying figure 5.4 further, one also notes that there were three sub-themes with five grouping characteristics each—"roofs," "windows" and "late nineteenth century." The grouping characteristics associated with "roofs" are concerned mainly with rooflines, and none of the respondents gave a formal designation (e.g. gable, gambrel, hip, and so forth) to the roofs on the most preferred houses. Instead, respondents seemed more aware of rooflines and the use of front gables to break up continuous rooflines. Similarly, the sub-theme "windows" was associated with grouping characteristics that dealt with bay windows, windows in gables, and awnings. As indicated by the grouping characteristics, respondents did not seem concerned with the spacing of windows, the size of the windows, or the number of panes in the windows. Yet again, the five grouping characteristics in the sub-theme "late nineteenth century" all refer, with one exception, specifically to "Victorian" houses. For example, some of the descriptions provided included "Victorian," "gingerbread Victorian" and "Victorian because of windows and gingerbread trim." The one exception was "Stick style gable," a description which can also be considered to be Victorian. Thus, it can be concluded that respondents associated the most preferred houses with Victorian styles.

To a lesser degree, respondents also linked "turrets," "texture," "entrances," "surface details" and "columns" with the most preferred houses. For example, respondents associated the sub-theme "turrets" with the grouping characteristics "round tower" and "cupola." Also, "fishscale" and "gingerbread" were two characteristics in the

sub-theme "surface details" that respondents felt were important to the most preferred houses. In addition, "columns" and "double doors" were also considered by a few respondents to be defining grouping characteristics.

When looking at the most preferred house photographs in figure 5.4, one notices particular architectural features that include "porches," "roofs" and "Victorian"—themes already mentioned in regard to grouping characteristics. As suggested by the analysis above of sub-themes, porches are predominant feature of all nine of the most preferred houses. Of these nine houses, seven have wraparound porches—S5, S15, P9, P19, P17, P18 and P1. One also notes that the rooflines of these houses are varied and none has a simple gable or hip roof. All of the houses, except for P3, have a front facing gable, and have either cross-gable or combination gable-hip roofs. The other house pattern illustrated in figure 5.4 is style, specifically "Victorian." All nine houses in figure 5.4 can be called Victorian. One should note that P3, although Italianate in style, fits the definition of Victorian because of its era of construction, 1887.

The less frequently used sub-themes discussed earlier are also represented in the nine houses of figure 5.4. These sub-themes, though not mentioned as often as "roofs" and "porches," still play a role in distinguishing the most preferred houses from the less favored neighborhood counterparts. Of these sub-themes, "windows," "turrets" and "surface details" aid in characterizing the nine houses. On several houses, for example, (P18, P17 and S5) "windows" play an important accent role, and the same can be said for "turrets" and "surface details." Although not frequently mentioned, "turrets," defined by respondents' grouping characteristics of "round tower" and "cupola," give houses P18 and P17 a distinguishing architectural feature.

The "surface details" of "fishscale" and "gingerbread" are also important to the nine most preferred houses of figure 5.4. Although the most preferred houses were not frequently grouped using the terms "fishscale" and "gingerbread," each of these houses has at least some "fishscale" shingle patterns or "gingerbread" decoration. "Columns" were another sub-theme associated, a few times, with the nine houses, but respondents used the term loosely and referred to both pillars and porch supports as "columns." If the term "columns" implies porch supports, then it can be said that all the most preferred houses have columns. However, none of the most preferred houses have columns in the manner of ante-bellum Southern mansions.

From this analysis of figure 5.4, one can conclude that "porches," "roofs" and "Victorian" style played a large role in what respondents saw in the most preferred houses. To a lesser degree, "windows," "turrets," "surface details" and "columns" were also important. While agreeing with the use of "roofs" and "porches" as grouping characteristics, a comment must be made concerning a sub-theme not used by respondents as a grouping characteristic—i.e., color. No respondent used this sub-theme as a grouping characteristic for the most preferred houses, but obviously "color" is a significant feature in houses S15, S19, P18 and P1, and especially in houses S5, P9 and P3. In this sense the omission of "color" as a grouping characteristic is worth noting.

Identifying Architectural Features of the Least Preferred Houses

We next must consider the relationship between grouping characteristics and the least preferred houses. In this regard, figure 5.5 was developed based on the earlier tables

Figure 5.5
Photographs of the Least Preferred Houses Arranged by Theme and Sub-theme with Grouping Characteristics Listed Below the Buildings' Images (P = Potwin Place; S = South Santa Fe)

Shape and Massing

Building Shape and Massing:

S2

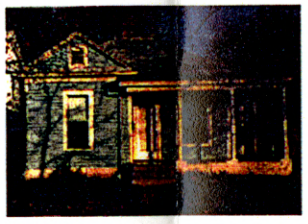
Symmetrical except for off center front door

Roofs:

S11

Rooflines

Prominent front gables



S6

Rooflines

Prominent front gables

S1

Rooflines

S3

Roofline

Figure 5.5 continued

Shape and Massing continued:

Roofs continued:

P6

Triangle roofs (eaves)

P11

Triangle roofs (eaves)

P15

Triangle roofs (eaves)

Figure 5.5 continued

Shape and Massing continued:

Porches:

S6

Porches

Deep porches

S1

Porches

Front porch all the way across
Deep porches
Upstairs porches

S3

Porches
Front porches
Front porch all the way across
Deep porches

P11

Front porch (pull up a chair) with latticework underneath

[Turrets]
[Chimneys]

Figure 5.5 continued

Surfaces

Texture:

P6

Lap siding

P11

Lap siding

[Materials]

[Color]

Figure 5.5 continued

Openings

Windows:

S10

Awnings

S20

Awnings

P5

Awnings

P6

3rd story attic type windows

[Entrances]

Figure 5.5 continued

Ornamental Detail

Columns:

S6

Columns

S1

Columns
Pillars
Square angle and columns

S3

Columns

Square angle and columns

[Surface Detail]
[Lattice]

Figure 5.5 continued

Style

Late Nineteenth Century:

S6

Victorian because of trim, porches, roof slope and windows

S11

1930ish

S1

1930ish

[Late Twentieth Century]
[Other Styles]

Figure 5.5 continued

Evaluative Statements

Negative Evaluations:

S11
Modernized, porch removed awnings added

S1
Modernized, porch removed awnings added

S3
Modernized, porch removed awnings added

[Positive Evaluations]

[Miscellaneous]

[Architectural Descriptions]
[Environmental Descriptions]

5.12 and 5.13, which provide the theme, sub-theme and grouping characteristics of the least preferred houses from both historic districts. Figure 5.5 parallels figure 5.4, presenting photographs of the twelve least preferred houses from South Santa Fe Avenue and Potwin Place along with the sub-themes for which each house had an associated grouping characteristic. In looking at this table, one notices that "rooflines," "prominent front gables" and "triangle roofs (eaves)" are the three grouping characteristics associated with the least preferred houses.

Although figure 5.4 gives some indication of architectural features noticed by respondents, it is difficult to find the same consistent patterns in the least preferred houses as was found in the most preferred houses. The pattern that emerges from the least preferred houses is broad in terms of the sub-themes "roofs" and "porches." However, when one takes into account the grouping characteristics and the actual least preferred houses associated with them, no consistently recurring architectural features appear. For example, in the sub-theme "roofs," least preferred houses S11, S6 and S1 were all sorted using the grouping characteristic "rooflines." However, when one studies these particular houses, one notices that the rooflines are all different. Thus, house S11 has a gambrel roof with the gambrel end facing the street, S6 has a hipped roof with a front facing side gable, and S1 has a low pyramidal roof.

This lack of descriptive consistency is also evident for the sub-theme of "porches." The three least preferred houses grouped by this sub-theme all have different types of porches. S6 has a wraparound porch, S1 has a two story front porch, and S3 has a front porch with an enclosed second story sleeping porch. In turn, P11 has a bungalow-style porch, in that the house proper and the porch share a continuous roof. The sub-

theme "windows," with its grouping characteristic of "awnings," is the only sub-theme with any similarities among the least preferred houses, perhaps because this sub-theme typically does not have many variations.

One also notes that the grouping characteristics used with the least preferred houses seem to carry a negative connotation. In fact, the least preferred homes are the only houses associated with the sub-theme "negative evaluations." This sub-theme's grouping characteristic was phrased by the respondent as "modernized, porch removed, awnings added." Again, there are no similarities among the three houses evaluated negatively. The porches, roofs and styles of S11, S1 and S3 are all different. In fact, none of them even have awnings, although S1 and S3 have had porch alterations. It should also be noted that only one least preferred house (S6) was included in the "late nineteenth century" sub-theme, in contrast to respondents' frequent use of this sub-theme in sorting the most preferred houses. Two least preferred houses—S11 and S1—were placed in the sub-theme "early twentieth century." This sub-theme was not used in conjunction with any of the most preferred houses.

From this analysis of figure 5.5, one can conclude that "porches" and "roofs" played a role in what respondents saw in the twelve least preferred houses. This role was not necessarily positive, as discussed earlier, since these features were often noticed because of substantial changes, for example, S1's porch, S6's front addition, and S10's style. In fact, this negative evaluative tone seemed to be the common response to all the least preferred houses.

Chapter Six:

House Preferences and Visual Compatibility:

A Tentative Conclusion

The analysis of architectural features presented in chapters 4 and 5 suggest that porches, roofs and historical style were important factors in respondents' perceptions of the houses in Potwin Place and South Santa Fe Avenue. In contrast, ornamental detail, defined as surface decorations, lattice and columns, played a secondary role. However, when asked why they would or would not like certain houses in their districts, respondents often argued for or against certain houses, using comments referring to specific stylistic and ornamental details—e.g., "Stick style gable, Queen Anne, ranch, fishscale, gingerbread, and trim.

As explained above, the studies by Groat (1984, 1988), Day (1992), Low and Ryan (1985) and Brolin (1980) are also concerned with what types of architectural features are noticed by the lay public, particularly in historic districts and neighborhoods. As already mentioned, Groat (1984, 1988) found that the public prefers infill buildings with a high degree of façade design replication (windows, materials, color and so forth) and that these elements are more important than massing (Groat, 1984, p. 47, 1988, p. 242). Day's (1992) findings support Groat (1984, 1988) because Day's respondents, like Groat's, noticed façade features (Day 1992, pp. 340-341). On the other hand, Day's respondents did consistently prefer one infill building the façade details of which overall contrasted with the existing earlier buildings (Day, 1992, pp. 331, 335, 342-343). In

contrast, Low and Ryan (1985) found that massing and material issues were more important to lay respondents than smaller details such as shutters and wall openings (Low and Ryan, 1985, p. 21). Yet again, Brolin (1980) emphasized materials, massing, and façade characteristics as important architectural features of successful infill buildings. Brolin argued that inclusion of context-based ornamental details is the best way by which infill buildings can harmonize visually with their older neighbors (Brolin, 1980, p. 37). For this present study, it is important to emphasize that, although Brolin (1980) argued that massing, materials, shape and silhouette are important, he concluded that they play only a secondary role in establishing visual compatibility (Brolin, 1980, p. 153).

With this review of the literature in mind, we can now attempt to answer the questions raised at the beginning of chapter 5:

(1) Can a correlation be made between the most and least preferred houses of Potwin Place and South Santa Fe Avenue and their sorting characteristics?

(2) Are there consistently recurring architectural features in the most and least preferred houses of Potwin Place and South Santa Fe Avenue?

(3) Are the key architectural qualities associated with the most preferred houses related more to façade details (as Groat suggests) or massing and material issues (as Low and Ryan suggest.) Or, yet again, do these qualities involve some combination of ornamental details, material and massing patterns as Brolin suggests.

To answer the first question dealing with a potential relationship between housing preferences and sorting characteristics, it is important to emphasize that this study found that there is some correlation between the most and least preferred houses and the sorting data. More specifically, the most preferred houses, overall, were associated with

grouping characteristics more often than the least preferred houses. In this sense, there was more often a relationship between the most preferred houses and their sorting data. In addition, it was found that there were consistently recurring architectural features associated with the most preferred houses, while such commonly-described architectural features were not typically associated with the least preferred houses. Since there was a relationship between the sorting characteristics and the most preferred houses, and these same houses were found to have consistently recurring architectural features, we can tentatively conclude that these architectural features were most often associated with a combination of ornamental details, materials, and massing patterns.

To specify this conclusion in more detail, we can return to the discussions of the most and least preferred houses examined in chapter five. To begin, in tables 5.6 and 5.7, the most preferred houses from South Santa Fe Avenue and Potwin Place respectively, were shown to be associated with grouping characteristics more often than other houses in the survey. In addition, as indicated by tables 5.1 and 5.2 and figures 5.4 and 5.5, the most preferred houses were shown to have recurring architectural features. First, table 5.1 listed the grouping characteristics noticed by respondents, and then table 5.2 showed these grouping characteristics and the houses with which they were associated. In turn, figures 5.4 and 5.5 illustrated the grouping characteristics associated with specific houses. In short, this evidence suggests that the most preferred houses have recurring architectural features and the least preferred houses do not.

Finally, to support the statement that the most preferred houses' architectural features deal mostly with a combination of ornamental details, materials, and massing patterns, we can turn to tables 5.2, 5.10 and 5.11. In table 5.2, the grouping

characteristics provided by respondents were listed by theme and sub-theme. The themes represented the broader patterns suggested by the sub-themes, which in turn were defined by the specific grouping characteristics. These themes and sub-themes provided a general image of what respondents saw when they looked at the house photographs. From tables 5.10 and 5.11, it was suggested that "shape and massing" was most frequently used by respondents to characterize the most preferred houses. Within this theme of "shape and massing," however, the sub-themes and grouping characteristics dealt with such features as "roofs" and "porches," which can also be associated with ornament, since features like roofline, dormers and spindles can be considered to be as much ornamental as formal qualities. In addition, the grouping characteristics within the theme of "style" also contained references to ornament. Therefore, these three tables—5.2, 5.10 and 5.11—suggest that respondents were aware of materials and massing patterns as well as ornamental details.

As another way to consider the link between house preferences and specific architectural characteristics, we can next turn to a discussion of the three least preferred houses—S6, S1 and S3—all of which were in the South Santa Fe neighborhood. In table 5.4, one first noticed that these three least preferred houses were grouped as often as many of the other most preferred houses in the South Santa Fe Avenue district. This frequency in grouping becomes more obvious in table 5.8 when just the least preferred houses from South Santa Fe were listed. Although S6, S1 and S3 were sorted as often as many of the most preferred houses, it was shown in the discussions of table 5.12 and figure 5.5 that there was a lack of consistency in the houses associated with the various grouping characteristics used by respondents for the least preferred houses. Also, there

appeared to be negative connotations attached to the grouping characteristics used to describe these least preferred houses. This lack of consistency and the accompanying negative responses is best described in the sub-theme "porches," by which all three least preferred houses (S6, S1 and S3) were grouped. Each of these three houses has a porch: S6 has a one-story wraparound porch; S1 has a two-story front porch; and S3 has a front porch with an enclosed second-story sleeping porch. The negative responses associated with these houses are best illustrated in the photographs of figure 5.5, in which one notes awkward features—e.g., the concrete block porch supports of S1 and the enclosed sleeping porch of S3.

As another way to understand why these least preferred houses were so often ranked highly, we can examine respondents' open-ended comments about these three houses. These comments were provided in response to the question "Which three houses would you least like to have in your neighborhood and why?" from the neighborhood preference sort. As the responses in figure 6.1 indicate, S1 and S3 were also perceived by respondents as "beyond hope," "bad remuddling," "botched, uncared for," "not salvageable," "weird, monstrous," "apartment house," and "bad additions." On the other hand, S6 was criticized more in terms of scale and massing, with most comments referring to the fact that it was "too small," "too little," "inexpensive," "caretaker's house" or a "different style." Although the least preferred houses as a group were associated less often with grouping characteristics than the most preferred houses, these three exceptions—S6, S1 and S3—show that houses can be grouped by what respondents feel is lacking—e.g., inappropriate scale or awkward additions—and not grouped by positive statements as the most preferred houses were.

Figure 6.1
Photographs of the Three Least Preferred Houses from South Santa Fe Avenue and the Open-Ended Comments from Potwin Place Respondents When Asked Which Houses They Would Least Like to Have in Their Neighborhood and Why

S6

Too little

Doesn't look like it would have the value of the rest of the houses

Don't like, not two story

Don't like

Inexpensive and wouldn't want to look at each morning

Don't like

Too small

Doesn't look like the neighborhood

Too small

Caretaker's house

Different style than neighborhood

Beyond hope

S1

Beyond hope

Weird, monstrous

Architectural nightmare, mess

Not salvageable

Apartment house

Botched, uncared for, apartment

Too imposing

Bad remuddling

Looks like rental

Needs lots of repairs

S3

Botched, uncared for

Bad additions

Beyond hope

Not salvageable

We can also indicate the relationship between housing preference and architectural characteristics by a discussion of three recently constructed houses in Potwin Place historic district—specifically P19, P17 and P18. These three houses, all built in the early 1990s in a contemporary neo-Victorian style, merit further discussion because respondents in both the personal preference and the neighborhood preference sorts consistently favored them. These three houses are illustrated in figure 6.2, along with the responses given by participants during the neighborhood preference sort when asked which three houses they would most like in their neighborhood and why. We will discuss these three houses in relation to Brolin's checklist, first presented as table 1.2 and reproduced in this chapter as table 6.1, and ask how Brolin might evaluate the contextual fit of these houses in relation to the historic district of which they are a part. As was originally explained in chapter 1, Brolin argues that through these questions, one will be able to establish the contextual appropriateness of any house.

When evaluating these three houses in terms of Brolin's general attributes in table 6.1 (questions 1-11), one finds that these three houses (P17, P18 and P19) are similar to their neighbors for all of Brolin's categories—setback, massing, color and so forth. For example, all three houses have identical setbacks to the other houses in the neighborhood. P19, P17 and P18 also have similar exterior paint colors (grey, tan, red, and blue). In turning to Brolin's historic and non-historic style attributes (questions 12-16), one finds that the ornament of these three houses is also similar to neighboring homes in that ornament occurs in the same parts of the houses and in the same manner (fishscale, color and so forth). In addition, the gables of P19, P17 and P18 have some type of

Table 6.1
Brolin's Checklist to Evaluate a Proposed Infill Building's Visual Compatibility (Brolin, 1980, pp. 153-154)

General Attributes

Is the proposed building similar to or different from its neighbors in:

1. Setback from the street
2. Spacing from adjoining buildings
3. Massing (how the main volumes of the building are composed)
4. Approximate height
5. Façade proportions and directionality
6. Shape and silhouette
7. Window and door dispositions
8. Window and door sizes and proportions
9. Materials
10. Color
11. Scale (how the building is perceived in relation to human size)

Historical and Non-Historical Style Attributes

Is the proposed building similar to or different from its neighbors in terms of:

12. Where ornament occurs:
    tops and bottoms of buildings
    around windows and doors
    concentrated at focal points
    spread in a general pattern or texture
13. Does ornament create a feeling of:
    agitation or calm
    rhythm – regulated or syncopated
14. Is color an important ornamental element and if so, how is it used?
15. Does the ornament give the building a feeling of:
    massive solidity or thinness and linearity
16. Is the ornament:
    angular or curving
    soft or hard looking
    visually heavy or light
    busy or plain

decoration—fishscale or other shingle ornament—as do the majority of the older houses in Potwin Place.

In considering how Brolin would feel about the visual appropriateness of these neo-Victorian houses in the Potwin Place historic district, overall, he would more than likely conclude that house P19 is the most compatible; house P18 the least compatible; and house P17 somewhere in between. First, we can consider house P18, which Brolin would probably least like because it appears as an older Queen Anne house with more recent modifications that include contemporary siding and a newer window. Brolin would probably argue that the house design is deceptive, since people are fooled into thinking that an original Queen Anne house has been remodeled.

On the other hand, Brolin would more than likely evaluate house P19 as the most appropriate of the three new houses because its general massing is that of a newer, suburban house. At the same time P19's details—e.g., the wraparound porch, color and placement, and style of ornament—help this house fit into Potwin Place visually, while still making apparent that the house is newly constructed. Yet again, Brolin would probably place house P17 somewhere in between P18 and P19 in terms of appropriateness for Potwin Place. More than likely, Brolin would hesitate to give this house his wholehearted approval because, in regard to most houses in the neighborhood, it is perhaps too large in its massing and form. Luckily, however, it has been placed next to a large Prairie School house, which saves P17 from seeming too overwhelming for its corner lot.

It is important to note that Brolin's interpretation of the appropriateness of the three new Potwin Place houses differs somewhat from the responses of South Santa Fe

Avenue residents who evaluated the three Potwin Place neo-Victorian houses. When asked which three houses they would most like to have in their historic district and why, the South Santa Fe Avenue respondents chose both P17 and P18, eleven times; and P19, ten times. All three neo-Victorian houses ranked one, two, and three, respectively, in the neighborhood preference sort. The reasons that respondents provided for ranking these three houses so highly dealt mostly with style and ornamental details. For example, as the responses in figure 6.2 indicate, respondents' reactions included "style the same," "fits in," and "looks like it would already be here." Other responses concerning style and ornamental details range from complicated answers, such as "character: detail work, paint, windows," "architecture: large, designs original, old look, wraparound porches, unique," character: porch, shingles," "Victorian: little bit of brick, awnings, turrets," "interesting detail—turrets, roofline," to simpler statements such as "appeal," like style," and "looks good with neighborhood." In this sense, these responses indicate that the lay public may prefer houses that are as identical as possible to the older structures in a historic district; in other words, the lay public may not always feel that it is important to differentiate the old from the new as both Standard Nine and Brolin emphasizes.

Overall, when considering the range of architectural features described by respondents in the sorting tasks, it becomes apparent that, while materials and massing play an important role in lay people's perceptions of visual compatibility, it is also true that ornamental details play an equally important role. In this sense we can return to the central hypothesis of this thesis which stated that "Visual compatibility between infill construction and neighboring buildings will be improved in historic districts if Standard

Figure 6.2
Photographs of the Three Most Preferred Houses from Potwin Place and the Open-Ended Comments from South Santa Fe Avenue Respondents When Asked Which Houses They Would Most Like to Have in Their Neighborhood and Why

P19

Character: detail work, paint, windows

Looks good with neighborhood

Architecture: large, designs original, old look, wraparound porches, unique

Interesting architecture, detail – turrets, roofline

Would upgrade neighborhood, exceptional, complex styling

Porch, trim, architecture

Appeal

Overall appearance, functional third floor

Characteristics, details

District formerly had houses like this

P17

Character: windows, brick sidewalk

Looks good with neighborhood

Victorian: little bit of brick, awnings, turrets

Architecture: large, designs original, old look, wraparound porches, unique, vertical, elongated windows

Interesting architecture, detail – turrets, roofline

Would upgrade neighborhood, exceptional, complex styling

Porch, trim, architecture

Overall appearance, functional third floor

Characteristics, details

District formerly had houses like this

Would blend, would like it

P18

Character: porch, shingles

Looks good with neighborhood

Like style

Unique architecture

Victorian: little bit of brick, awnings, turrets

Architecture: large, designs original, old look, wraparound porches, unique

Appeal

Older and refurbished with nice woodwork inside

Overall appearance

Characteristics, details

Would fit, would blend

Nine includes a specific statement on ornament and small detail as suggested in Brolin's Architecture in Context (p. 4).

When Potwin Place and South Santa Fe Avenue respondents' architectural preferences and perceptions are considered in the context of this hypothesis, it seems important that a change in Standard Nine be considered. This change might be phrased as follows:

> *New additions, exterior alterations, or related new construction in a historic district shall not destroy historic materials that characterize the properties of the existing neighborhood. The new work can be, but not need be, differentiated from the old but, whether identical or not, shall be compatible with existing buildings' massing, size, scale, and architectural features, where the last particularly relates to porches, rooflines and those ornamental details that define the predominant historical style in the district.*

In relation to this re-phrasing of Standard Nine, the three neo-Victorians in Potwin Place (P19, P17 and P18) can be said to be visually compatible with the existing buildings in their historic district. All three neo-Victorian houses have porches, as do the majority of the existing Potwin Place homes. The rooflines of P19, P17 and P18 are also similar to their neighbors in shape and height. Most importantly, the ornamental details that define the neo-Victorian Potwin Place homes replicate the ornamental characteristics of the predominantly Victorian historical style of the neighborhood, specifically the Queen Anne style and the Shingle style. These ornamental details take the shape of stick style gable ornament in house P19, shingle surface-patterns and trim in the gable of house

P17, and shingle surface-patterns in house P18. Also, wraparound porches and the use of color to highlight decorative details assist these houses in "fitting in" with their neighborhood. Finally, the bay windows of P19 and the towers of P17 and P18 give these houses irregular massing patterns similar to those of the other houses in Potwin Place.

Even with the addition of porches, rooflines and those ornamental details that define the predominant historical style of the district, a slightly revised Standard Nine, as suggested above, would retain the flexibility to serve as a reference for many different kinds of historic neighborhoods and districts. In other words, the additions offered here would give Standard Nine more clarity in terms of defining visual compatibility and contextual appropriateness. As suggested by the appearance of Potwin Place's three neo-Victorians (houses P19, P17 and P18), and the responses from participants in both Potwin Place and South Santa Fe Avenue, the re-phrasing of Standard Nine to include a statement on ornament and architectural detail provides the lay public with a set of clear guidelines to better ensure visual compatibility in historic neighborhoods and districts.

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Appendix A

The Most and Least Preferred Houses from Potwin Place Historic District and South Santa Fe Avenue Historic District and the Comments Provided in Response to the Neighborhood Preference Sort Question "Which three houses would you most like to have in your neighborhood and why?" and "Which three houses would you least like to have in your neighborhood and why?"

Most Preferred Houses

House S5

- Style the same
- Would enhance neighborhood, appraised value would equal rest of houses
- Looks like it would already be here
- Style fits
- Color, style appropriate, chimney, good scale
- Well preserved original characteristics
- Well cared for, fits era of historic district
- Queen Anne – Victorian
- Style fits
- Side porch
- Victorian, fishscales
- Victorian, attention to detail, columns, fishscales, qualities that appeal
- Most correct detail, looks old, done nicely
- Architecturally correct, sufficient amount of gingerbread, bright paint
- Fits the best, wood as is most of neighborhood, trim
- Style that fits neighborhood
- Fits style of neighborhood
- Fits in with historic district

House S19

- Fits style of neighborhood
- Fits in with historic district
- Fits the best, wood as is most of neighborhood, trim
- Style that fits neighborhood
- Most correct detail, looks old, done nicely
- Architecturally correct, sufficient amount of gingerbread, bright paint
- Unusual trim
- It fits, style
- Queen Anne – Victorians
- Style, it matches but is a little different
- Well cared for, fits era of historic district
- It fits, style
- Looks like it would already be here
- Style the same

House S15

- Fits style of neighborhood
- Fits in with historic district
- Style that fits neighborhood
- Most correct detail, looks old, done nicely
- Architecturally correct, sufficient amount of gingerbread, bright paint
- Victorian, attention to detail, columns, fishscale, qualities that appeal
- It fits, style
- Queen Anne – Victorians
- Well cared for, fits era of historic district
- Color, style appropriate, chimney, good scale
- It fits, style
- Style the same

House P9

- Liked style
- Unique architecture
- Interesting architecture, detail – turrets, roof line
- Would upgrade neighborhood, exceptional, complex styling
- Porch, trim, architecture
- Older and refurbished with nice woodwork inside
- Similar styles to neighborhood but unique, unique combination
- Unique

Most Preferred Houses continued

House P19

- Character: detail work, paint, windows
- Looks good with neighborhood
- Architecture: large, designs original, old look, wraparound porches, unique
- Interesting architecture, detail – turrets, roof line
- Would upgrade neighborhood, exceptional, complex styling
- Porch, trim, architecture
- Appeal
- Overall appearance, functional third floor
- Characteristics, details
- District formerly had houses like this

House P17

- Character: windows, brick sidewalk
- Looks good with neighborhood
- Victorian: little bit of brick, awnings, turrets
- Architecture: large, designs original, old look, wraparound porches, unique, vertical, elongated windows
- Interesting architecture, detail – turrets, roof line
- Would upgrade neighborhood, exceptional, complex styling
- Porch, trim, architecture
- Overall appearance, functional third floor
- Characteristics, details
- District formerly had houses like this
- Would blend, would like it

House P1

- Liked style
- Looks old, historical, well restored
- Would blend, would like it
- Would fit, would blend

House P18

- Character: porch, shingles
- Looks good with neighborhood
- Like style
- Unique architecture
- Victorian: little bit of brick, awnings, turrets
- Architecture: large, designs original, old look, wraparound porches, unique
- Appeal
- Older and refurbished with nice woodwork inside
- Overall appearance
- Characteristics, details
- Would fit, would blend

House P3

- Unique architecture
- Appeal
- Looks old, historical, well restored
- Older and refurbished with nice woodwork inside
- Similar styles to neighborhood but unique, period the same
- Good shape, original
- District formerly had houses like this
- Would blend, would like it
- Would fit, would blend, like style

Least Preferred Houses

House S6

- Too little
- Doesn't look like it would have the value of the rest of the houses
- Don't like, not two story
- Don't like
- Inexpensive and wouldn't want to look at each morning
- Don't like
- Too small
- Doesn't look like the neighborhood
- Too small
- Caretaker's house
- Different style than neighborhood
- Beyond hope

House S11

- Dull
- Converted barn
- Not an admirer of barn architecture
- Barn
- Cheesy impression of style, forced attempt to match neighborhood that doesn't work
- Don't like
- Not historically correct
- Remodeled carriage house, unappealing, doesn't fit

House S1

- Beyond hope
- Weird, monstrous
- Architectural nightmare, mess
- Not salvageable
- Apartment house
- Botched, uncared for, apartment
- Too imposing
- Bad remuddling
- Looks like rental
- Needs lots of repairs

House S10

- Not right frame
- Don't like, not two story
- Attached garages, light brick, ranch
- Ranch, doesn't belong
- Doesn't look like the neighborhood
- Ranch
- Isn't historically correct
- Hodgepodge of 1950s
- Ranch, doesn't fit
- Different style than neighborhood, front garages, no porches
- Doesn't fit

House S3

- Botched, uncared for
- Bad additions
- Beyond hope
- Not salvageable

House S2

- Blah
- Out of character for neighborhood
- Doesn't fit

House S20

- Ranch, doesn't fit
- Different style than neighborhood, front garages, no porches
- Ranch
- Doesn't look like the neighborhood
- Doesn't fit
- Not correct style

Least Preferred Houses continued

House P5

- Style wrong for neighborhood
- Remuddled
- Ugly, doesn't fit
- No style, unpleasing lines
- Nothing like it in own neighborhood
- More modern, doesn't fit
- Awnings, color, don't like how it goes overall
- Not unique, newer
- No style
- Don't like
- Doesn't belong
- Don't like

House P6

- Remuddling
- Remuddled
- Air conditioner
- Ugly
- Too plain, no central air
- Doesn't fit
- Not put together well, windows don't match, air conditioner
- Not unique, newer
- Remuddle
- Don't like
- Doesn't belong
- Not attractively added to

House P15

- Doesn't fit
- Somewhat of a rundown appearance, looks old, not neat
- Doesn't belong, not compatible
- Not crazy about that style of architecture
- No bungalows here
- Plain
- Not unique, newer
- Don't like

House P4

- Wrong era
- Ranch, doesn't fit
- Remuddled
- Ugly, doesn't fit
- Prefer two story
- Ranch
- No use, what's historic about a ranch
- Too modern
- More modern, doesn't fit
- Not historic
- Doesn't belong
- Doesn't fit

House P11

- Somewhat of a rundown appearance, looks old, not neat
- More modern, doesn't fit
- Don't like
- Not historic

Appendix B
The Twenty Houses from Potwin Place Historic District and the Twenty Houses from South Santa Fe Avenue Historic District and Their Free Sort, Personal Preference Sort, and Neighborhood Preference Sort Data (ordered by survey photograph number, P = Potwin Place; S = South Santa Fe Avenue)

Potwin Place Houses

P1

Neighborhood Preference Sort

Most Like to Have in Neighborhood – 4
Liked style; Looks old, historical, well restored; Would blend, would like them; Would fit, would blend.

Least Like to Have in Neighborhood - 0

Personal Preference Sort

Like Very Much	Like Somewhat	Neutral or Unsure	Dislike Somewhat	Dislike Very Much
12	6	1	1	0

Free Sort Grouping Characteristics

Large front porch area
Triangle roofs (eaves)
Third-story attic type windows
Lap siding
Double doors
Big porch
Wraparound porch
Porches
Front porch (pull up a chair) with latticework underneath
Stick style gable
Victorian because of windows and gingerbread trim

P2

Neighborhood Preference Sort

Most Like to Have in Neighborhood – 0

Least Like to Have in Neighborhood – 1
No character.

Personal Preference Sort

Like Very Much	Like Somewhat	Neutral or Unsure	Dislike Somewhat	Dislike Very Much
0	12	3	4	1

Free Sort Grouping Characteristics

Lap siding
Double doors
Bay windows
Round tower
Porches
Round tower bay windows

P3

Neighborhood Preference Sort

Most Like to Have in Neighborhood – 9

Unique architecture; Appeal; Looks old, historical, well restored; Older and refurbished with nice woodwork inside; Similar styles to neighborhood but unique, period the same; Good shape, original; District formerly had houses like this; All would blend, would like them; Would fit, all would blend, like style.

Least Like to Have in Neighborhood - 0

Personal Preference Sort

Like Very Much	Like Somewhat	Neutral or Unsure	Dislike Somewhat	Dislike Very Much
12	3	4	1	0

Free Sort Grouping Characteristics

Lap siding
Gingerbread
Big porch
Awnings
Gingerbread Victorian
Porches
Front porch (pull up a chair) with latticework underneath

P4

Neighborhood Preference Sort

Most Like to Have in Neighborhood – 1
Style, modern

Least Like to Have in Neighborhood – 12
Wrong era; Ranch, doesn't fit; Remuddled; Ugly, doesn't fit; Prefer two-story; Ranch; No use, what's historic about a Ranch; Too modern; More modern, doesn't fit; Not historic; Doesn't belong; Doesn't fit.

Personal Preference Sort

Like Very Much	Like Somewhat	Neutral or Unsure	Dislike Somewhat	Dislike Very Much
1	5	2	6	6

Free Sort Grouping Characteristics

None

P5

Neighborhood Preference Sort

Most Like to Have in Neighborhood – 0

Least Like to Have in Neighborhood – 12

Style wrong for neighborhood; Remuddled; Ugly, doesn't fit; No style, unpleasing lines; Nothing like it in own neighborhood; More modern, doesn't fit; Awnings, color, don't like how it goes overall; Not unique, newer; No style; Don't like; Doesn't belong; Don't like

Personal Preference Sort

Like Very Much	Like Somewhat	Neutral or Unsure	Dislike Somewhat	Dislike Very Much
0	1	2	7	10

Free Sort Grouping Characteristics

Awnings

Page 213 missing or non-existant in original

P7

Neighborhood Preference Sort

Most Like to Have in Neighborhood – 1
Style, modern

Least Like to Have in Neighborhood - 0

Personal Preference Sort

Like Very Much	Like Somewhat	Neutral or Unsure	Dislike Somewhat	Dislike Very Much
3	6	7	3	1

Free Sort Grouping Characteristics

Lap siding

P8

Neighborhood Preference Sort

Most Like to Have in Neighborhood – 1
Looks old, historical, well restored

Least Like to Have in Neighborhood - 0

Personal Preference Sorts

Like Very Much	Like Somewhat	Neutral or Unsure	Dislike Somewhat	Dislike Very Much
5	9	3	3	0

Free Sort Grouping Characteristics

Triangle roofs (eaves)
Third-story attic type windows
Gingerbread
Fishscale
Gingerbread Victorian
Victorian because of windows and gingerbread trim
Front porch (pull up a chair) with latticework underneath
Stick style gable

P9

Neighborhood Preference Sort

Most Like to Have in Neighborhood – 8
Like style; Unique architecture; Interesting architecture, detail—turrets, roofline; Would upgrade neighborhood, exceptional, complex styling; Porch, trim, architecture; Older and refurbished with nice woodwork inside; Similar styles to neighborhood but unique, unique combination; Unique

Least Like to Have in Neighborhood – 1
Too ornate

Personal Preference Sort

Like Very Much	Like Somewhat	Neutral or Unsure	Dislike Somewhat	Dislike Very Much
13	6	0	1	0

Free Sort Grouping Characteristics

Porches
Large front porch area
Third-story attic type windows
Gingerbread
Bay windows
Big porch
Gingerbread Victorian
Victorian because of windows and gingerbread trim
Round tower bay windows
Wraparound porch
Porches
Front porch (pull up a chair) with latticework underneath
Stick style gable

P10

Neighborhood Preference Sorts

Most Like to Have in Neighborhood – 2
Similar style to neighborhood, but unique, Frank Lloyd Wright student; Prairie

Least Like to Have in Neighborhood – 1
Not historic

Personal Preference Sorts

Like Very Much	Like Somewhat	Neutral or Unsure	Dislike Somewhat	Dislike Very Much
7	5	4	3	1

Free Sort Grouping Characteristics

None

P11

Neighborhood Preference Sort

Most Like to Have in Neighborhood – 0

Least Like to Have in Neighborhood – 4
Somewhat of a rundown appearance, looks old, not neat; More modern, doesn't fit; Don't like; Not historic

Personal Preference Sort

Like Very Much	Like Somewhat	Neutral or Unsure	Dislike Somewhat	Dislike Very Much
0	4	4	8	4

Free Sort Grouping Characteristics

Triangle roofs (eaves)
Lap siding
Front porch (pull up a chair) with latticework underneath

P12

Neighborhood Preference Sort

Most Like to Have in Neighborhood – 2
Brick, green shutters and style in general; Style, modern

Least Like to Have in Neighborhood – 1
Ugly, doesn't fit

Personal Preference Sort

Like Very Much	Like Somewhat	Neutral or Unsure	Dislike Somewhat	Dislike Very Much
4	9	2	2	3

Free Sort Grouping Characteristics

Triangle roofs (eaves)
Double doors

P13

Neighborhood Preference Sorts

Most Like to Have in Neighborhood – 0

Least Like to Have in Neighborhood – 2
Tacky siding; Vinyl siding

Personal Preference Sort

Like Very Much	Like Somewhat	Neutral or Unsure	Dislike Somewhat	Dislike Very Much
1	5	7	6	1

Free Sort Grouping Characteristics

Large front porch area
Triangle roofs (eaves)
Third-story attic type windows
Lap siding
Awnings
Front porch (pull up a chair) with latticework underneath

P14

Neighborhood Preference Sort

Most Like to Have in Neighborhood – 0

Least Like to Have in Neighborhood – 1
Just don't like

Personal Preference Sort

Like Very Much	Like Somewhat	Neutral or Unsure	Dislike Somewhat	Dislike Very Much
1	4	8	4	3

Free Sort Grouping Characteristics

Triangle roofs (eaves)
Third-story attic type windows
Awnings

P15

Neighborhood Preference Sort

Most Like to Have in Neighborhood – 0

Least Like to Have in Neighborhood – 8
Doesn't fit; Somewhat of a rundown appearance, looks old, not neat; Doesn't belong, not compatible; Not crazy about that style of architecture; No bungalows here; Plain; Not unique; Don't like

Personal Preference Sort

Like Very Much	Like Somewhat	Neutral or Unsure	Dislike Somewhat	Dislike Very Much
1	1	5	8	5

Free Sort Grouping Characteristics

Triangle roofs (eaves)

P16

Neighborhood Preference Sort

Most Like to Have in Neighborhood – 0

Least Like to Have in Neighborhood – 0

Personal Preference Sort

Like Very Much	Like Somewhat	Neutral or Unsure	Dislike Somewhat	Dislike Very Much
1	9	4	4	2

Free Sort Grouping Characteristics

Triangle roofs (eaves)
Third-story attic type windows
Lap siding
Double doors
Fishscale
Gingerbread Victorian
Front porch (pull up a chair) with latticework underneath
Stick style gable

P17

Neighborhood Preference Sort

Most Like to Have in Neighborhood – 11

Character: windows, brick sidewalk; Look good with neighborhood; Victorian: little bit of brick, awning, turrets; Architecture: large, designs original, old look, wraparound porches, unique, vertical, elongated windows; Interesting architecture, detail—turrets, roofline; Would upgrade neighborhood, exceptional, complex styling; Porch, tower room, gingerbread trim; Overall appearance; Characteristics and details; District formerly had houses like this; Would blend, would like it

Least Like to Have in Neighborhood – 1

Too ornate

Personal Preference Sort

Like Very Much	Like Somewhat	Neutral or Unsure	Dislike Somewhat	Dislike Very Much
15	3	0	2	0

Free Sort Grouping Characteristics

Porches
Large front porch area
Triangle roofs (eaves)
Lap siding
Gingerbread
Bay windows
Round tower
Big porch
Fishscale
Gingerbread Victorian
Victorian because of windows and gingerbread trim
Round tower bay windows
Wraparound porch
Porch
Cupola
Front porch (pull up a chair) with latticework underneath

P18

Neighborhood Preference Sort

Most Like to Have in Neighborhood – 11

Character: porch, shingles; Look good with neighborhood; Like style; Unique architecture; Victorian: little bit of brick, awnings, turrets; Architecture: large, designs original, old look, wraparound porches, unique; Appeal; Older and refurbished with nice woodwork inside; Overall appearance; Characteristics, Details; Would fit, would blend

Least Like to Have in Neighborhood – 1

Too ornate

Personal Preference Sort

Like Very Much	Like Somewhat	Neutral or Unsure	Dislike Somewhat	Dislike Very Much
16	1	2	1	0

Free Sort Grouping Characteristics

Porches
Large front porch area
Triangle roofs (eaves)
Lap siding
Gingerbread
Bay windows
Round tower
Big porch
Awnings
Gingerbread Victorian
Victorian because of windows and gingerbread trim
Round tower bay windows
Wraparound porch
Porches
Cupola

P19

Neighborhood Preference Sort

Most Like to Have in Neighborhood – 10

Character: detail work, paint, windows; Look good with neighborhood; Architecture: large, designs original, old look, wraparound porches, unique; Interesting architecture, detail—turrets, roofline; Would upgrade neighborhood, exceptional, complex styling; Porch, trim, architecture; Appeal; Overall appearance, functional third floor; Characteristics, details; District formerly had houses like this

Least Like to Have in Neighborhood - 0

Personal Preference Sort

Like Very Much	Like Somewhat	Neutral or Unsure	Dislike Somewhat	Dislike Very Much
15	3	1	1	0

Free Sort Grouping Characteristics

Porches
Large front porch area
Triangle roofs (eaves)
Third-story attic type windows
Lap siding
Gingerbread
Bay windows
Big porch
Gingerbread Victorian
Victorian because of windows and gingerbread trim
Round tower bay windows
Wraparound porch
Porches
Front porch (pull up a chair) with latticework underneath
Stick style gable

P20

Neighborhood Preference Sort

Most Like to Have in Neighborhood – 0

Least Like to Have in Neighborhood – 3
Simplistic; Architecture type and style;
Doesn't look right

Personal Preference Sort

Like Very Much	Like Somewhat	Neutral or Unsure	Dislike Somewhat	Dislike Very Much
1	4	5	9	1

Free Sort Grouping Characteristics

Triangle roofs (eaves)
Third-story attic type windows
Lap siding
Fishscale
Awnings
Front porch (pull up a chair) with latticework underneath

South Santa Fe Avenue Houses

S1

Neighborhood Preference Sort

Most Like to Have in Neighborhood – 0

Least Like to Have in Neighborhood – 10
Beyond hope; Weird, monstrous; Architectural nightmare, mess; Not salvageable; Apartment house; Botched, uncared for, apartment; Too imposing; Bad remuddling; Looks like rental; Needs lots of repairs

Personal Preference Sort

Like Very Much	Like Somewhat	Neutral or Unsure	Dislike Somewhat	Dislike Very Much
0	1	4	4	12

Free Sort Grouping Characteristics

Square angle and columns
Front porch all the way across
Modernized, porch removed, awnings added
Columns
Upstairs porches
Deep porches
Pillars
Porches
Rooflines

S2

Neighborhood Preference Sort

Most Like to Have in Neighborhood – 0

Least Like to Have in Neighborhood – 3
Blah; Out of character for neighborhood; Doesn't fit

Personal Preference Sorts

Like Very Much	Like Somewhat	Neutral or Unsure	Dislike Somewhat	Dislike Very Much
0	3	6	7	5

Free Sort Grouping Characteristics

Symmetrical, except for off-center front door

S3

Neighborhood Preference Sort

Most Like to Have in Neighborhood – 0

Least Like to Have in Neighborhood – 4
Botched, uncared for; Bad additions;
Beyond hope; Not salvageable

Personal Preference Sort

Like Very Much	Like Somewhat	Neutral or Unsure	Dislike Somewhat	Dislike Very Much
1	4	3	6	7

Free Sort Grouping Characteristics

Square angle and columns
Front porches
Front porch all the way across
Modernized, porch removed, awnings added
Columns
Deep porches
Roofline
Porches

S4

Neighborhood Preference Sort

Most Like to Have in Neighborhood – 3

Style, matches but is a little different; Columns, looks very period, brackets, good doorway, long thin windows, stained glass; Fascinating style, don't have any like it, good transition house from Victorian to Prairie

Least Like to Have in Neighborhood – 1

Columns too big

Personal Preference Sort

Like Very Much	Like Somewhat	Neutral or Unsure	Dislike Somewhat	Dislike Very Much
8	1	6	3	3

Free Sort Grouping Characteristics

Square angle and columns
1930ish
Columns
Peaks and bric brac
Upstairs porches
Deep porches
Pillars
Porches

S5

Neighborhood Preference Sort

Most Like to Have in Neighborhood – 18

Style the same; Would enhance neighborhood, appraised value would equal rest of houses; Looks like it would already be here; Style fits; Color, style appropriate, chimney, good scale; Well preserved original characteristics; Well cared for, fits era of historic district; Queen Anne-Victorian; Style fits; Side porch; Victorian, fishscales; Victorian, attention to detail, columns, fishscales, qualities that appeal; Most correct detail, looks old, done nicely; Architecturally correct, sufficient amount of gingerbread, bright paint; Fits the best, wood as is most of neighborhood, trim; Style that fits neighborhood; Fits style of neighborhood; Fits in with historic district

Least Like to Have in Neighborhood - 0

Personal Preference Sort

Like Very Much	Like Somewhat	Neutral or Unsure	Dislike Somewhat	Dislike Very Much
14	7	0	0	0

Free Sort Grouping Characteristics

Front porches
Victorian because of trim, porches, windows, roof slope
Prominent front gables
Columns
Peaks and bric brac
True to character of house
Upstairs porches
Deep porches
Victorian style
Porches
Rooflines

S6

Neighborhood Preference Sort

Most Like to Have in Neighborhood – 0

Least Like to Have in Neighborhood – 12

Too little; Doesn't look like it would have the value of the rest of the houses; Don't like, not two-story; Don't like; Inexpensive and wouldn't want to look at each morning; Don't like; Too small; Doesn't look like the neighborhood; Too small; Caretaker's house; Different style than neighborhood; Beyond hope

Personal Preference Sort

Like Very Much	Like Somewhat	Neutral or Unsure	Dislike Somewhat	Dislike Very Much
1	1	2	6	11

Free Sort Grouping Characteristics

Victorian because of trim, porches, windows, roof slope
Prominent front gables
Columns
Deep porches
Porches
Rooflines

S7

Neighborhood Preference Sort

Most Like to Have in Neighborhood – 2
Would enhance neighborhood, appraised value would equal rest of houses; Well kept, strong, neat and tidy, survive atomic blast

Least Like to Have in Neighborhood - 0

Personal Preference Sort

Like Very Much	Like Somewhat	Neutral or Unsure	Dislike Somewhat	Dislike Very Much
5	8	6	1	1

Free Sort Grouping Characteristics

Square angle and columns
Front porches
1930ish
Symmetrical, except for off-center front door
Columns
True to character of house
Deep porches
1910 Prairie style
Pillars
Porches

S8

Neighborhood Preference Sort

Most Like to Have in Neighborhood – 1
Well kept, strong, neat and tidy, survive atomic blast

Least Like to Have in Neighborhood - 0

Personal Preference Sort

Like Very Much	Like Somewhat	Neutral or Unsure	Dislike Somewhat	Dislike Very Much
3	6	10	1	1

Free Sort Grouping Characteristics

Square angle and columns
Front porches
Front porch all the way across
1930ish
True to character of house
Deep porches
1910 Prairie style
Pillars
Porches

S9

Neighborhood Preference Sort

Most Like to Have in Neighborhood – 0

Least Like to Have in Neighborhood – 1
No, carport in front, too big of a driveway

Personal Preference Sort

Like Very Much	Like Somewhat	Neutral or Unsure	Dislike Somewhat	Dislike Very Much
1	2	13	4	1

Free Sort Grouping Characteristics

Square angle and columns
1930ish
Symmetrical, except for off-center front door
Deep porches
Roofline
1910 Prairie style
Pillars
Porches

S10

Neighborhood Preference Sort

Most Like to Have in Neighborhood – 0

Least Like to Have in Neighborhood – 11
Not right frame; Don't like, not two-story; attached garage, light brick, ranch; Ranch, doesn't belong; Doesn't look like the neighborhood; Ranch; Isn't historically correct; hodgepodge of 1950s; Ranch, doesn't fit; Different style than neighborhood, front garages, no porches; Doesn't fit

Personal Preference Sort

Like Very Much	Like Somewhat	Neutral or Unsure	Dislike Somewhat	Dislike Very Much
0	0	6	7	8

Free Sort Grouping Characteristics

Awnings

S11

Neighborhood Preference Sort

Most Like to Have in Neighborhood – 0

Least Like to Have in Neighborhood – 8

Dull; Not an admirer of barn architecture; Converted barn; Barn; Cheesy impression of style, forced attempt to match neighborhood that doesn't work; Don't like; Not historically correct; Remodeled carriage house, unappealing, doesn't fit

Personal Preference Sort

Like Very Much	Like Somewhat	Neutral or Unsure	Dislike Somewhat	Dislike Very Much
0	2	2	5	12

Free Sort Grouping Characteristics

1930ish
Modernized, porch removed, awnings added
Prominent front gables
Rooflines

S12

Neighborhood Preference Sort

Most Like to Have in Neighborhood – 3
Looks like it would already be here; Well kept, strong, neat and tidy, survive atomic blast; Variety

Least Like to Have in Neighborhood - 0

Personal Preference Sort

Like Very Much	Like Somewhat	Neutral or Unsure	Dislike Somewhat	Dislike Very Much
4	7	7	2	1

Free Sort Grouping Characteristics

Square angle and columns
Front porches
Front porch all the way across
1930ish
True to character of house
Deep porches
1910 Prairie style
Pillars
Porches
Rooflines

S13

Neighborhood Preference Sort

Most Like to Have in Neighborhood – 4
Victorian, attention to detail, columns, fishscales, qualities that appeal; Unique, columns, windows; Style, matches but is a little different; Looks old but has different design

Least Like to Have in Neighborhood – 3
Remuddled; Butchered; Dislike ornamentation

Personal Preference Sort

Like Very Much	Like Somewhat	Neutral or Unsure	Dislike Somewhat	Dislike Very Much
3	4	4	5	5

Free Sort Grouping Characteristics

Victorian windows
Front porches
Modernized, porch removed, awnings added
Columns
Victorian style
Pillars
Porches

S14

Neighborhood Preference Sort

Most Like to Have in Neighborhood – 1
Fits the best, wood as are most of neighborhood, trim

Least Like to Have in Neighborhood – 1
Bad additions

Personal Preference Sort

Like Very Much	Like Somewhat	Neutral or Unsure	Dislike Somewhat	Dislike Very Much
3	5	5	6	2

Free Sort Grouping Characteristics

Front porches
Victorian because of trim, porches, windows, roof slope
Prominent front gables
Upstairs porches
Deep porches
Roofline
Victorian style
Porches

S15

Neighborhood Preference Sort

Most Like to Have in Neighborhood – 12

Fits style of neighborhood; Fits in with historic district; Style that fits neighborhood; Most correct detail, looks old, done nicely; Architecturally correct, sufficient amount of gingerbread, bright paint; Victorian, attention to detail, columns, fishscales, qualities that appeal; It fits, style; Queen Anne – Victorians; Well cared for, fits era of historic district; Color, style appropriate, chimney, good scale; It fits, style; Style

Least Like to Have in Neighborhood - 0

Personal Preference Sort

Like Very Much	Like Somewhat	Neutral or Unsure	Dislike Somewhat	Dislike Very Much
11	7	2	1	0

Free Sort Grouping Characteristics

Victorian windows
Front porches
Victorian because of trim, porches, windows, roof slope
Prominent front gables
Columns
Peaks and bric brac
True to character of house
Deep porches
Roofline
Victorian style
Porches

S16

Neighborhood Preference Sort

Most Like to Have in Neighborhood – 2
Would enhance neighborhood, appraised value would equal rest of houses; Looks old but has different design

Least Like to Have in Neighborhood – 2
Out of character; Too commercial looking

Personal Preference Sort

Like Very Much	Like Somewhat	Neutral or Unsure	Dislike Somewhat	Dislike Very Much
6	4	7	2	2

Free Sort Grouping Characteristics

Front porches
Front porch all the way across
1930ish
Prominent front gables
Columns
Deep porches
Pillars
Porches

S17

Neighborhood Preference Sort

Most Like to Have in Neighborhood – 0

Least Like to Have in Neighborhood – 0

Personal Preference Sort

Like Very Much	Like Somewhat	Neutral or Unsure	Dislike Somewhat	Dislike Very Much
2	4	11	3	1

Free Sort Grouping Characteristics

Square angle and columns
1930ish
Modernized, porch removed, awnings added
Symmetrical, except for off-center front door
True to character of house
Pillars

S18

Neighborhood Preference Sort

Most Like to Have in Neighborhood – 3
Interesting details; Interesting;
Looks old but has different design

Least Like to Have in Neighborhood – 1
Bad additions

Personal Preference Sort

Like Very Much	Like Somewhat	Neutral or Unsure	Dislike Somewhat	Dislike Very Much
5	7	5	3	1

Free Sort Grouping Characteristics

Modernized, porch removed, awnings added
Victorian because of trim, porches, windows, roof slope
Awnings
True to character of house
Deep porches
Roofline
Victorian style
Rooflines

S19

Neighborhood Preference Sort

Most Like to Have in Neighborhood – 14

Fits style of neighborhood; Fits in with historic district; Fits the best, wood as are most of neighborhood, trim; Style that fits neighborhood; Most correct detail, looks old, done nicely; Architecturally correct, sufficient amount of gingerbread, bright paint; Unusual trim; It fits, style; Queen Anne – Victorians; Style, it matches but is a little different; Well cared for, fits era of historic district; It fits, style, Looks like it would already be here; Style the same

Least Like to Have in Neighborhood - 0

Personal Preference Sort

Like Very Much	Like Somewhat	Neutral or Unsure	Dislike Somewhat	Dislike Very Much
10	8	3	0	0

Free Sort Grouping Characteristics

Front porches
Victorian because of trim, porches, windows, roof slope
Prominent front gables
Peaks and bric brac
True to character of house
Upstairs porches
Deep porches
Victorian style
Porches
Rooflines

S20

Neighborhood Preference Sort

Most Like to Have in Neighborhood – 0

Least Like to Have in Neighborhood – 6
Ranch, doesn't fit; Different style than neighborhood, front garages, no porches; Ranch; Doesn't look like the neighborhood; Doesn't fit; Not correct style

Personal Preference Sort

Like Very Much	Like Somewhat	Neutral or Unsure	Dislike Somewhat	Dislike Very Much
1	1	7	8	4

Free Sort Grouping Characteristics

Awnings