GARLAND

GARLAND RESIDENTIAL

IDEA BOOK

STYLE GUIDE

HOME IMPROVEMENTS

TOP TEN IDEAS

STEPS TO TAKE

GARLAND RESIDENTIAL

IDEA BOOK

Acknowledgements: The City of Garland Planning Department commissioned Quimby McCoy Preservation Architecture to create this Idea Book in 2011-2012. The book can be obtained by residents of Garland by contacting the Planning Department or the Building Inspection Department or can be found online at www.garlandtx.gov.

The photographs used in this Idea Book were taken in Garland and in other communities in the Dallas/Fort Worth metroplex. Many of these photographs have been digitally altered to demonstrate the concepts in this book. These photographs therefore do not necessarily represent an existing condition; in some cases, the photograph is digitally altered beyond recognition.

Version 1.1

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HOW TO USE THE IDEA BOOK

The Garland Residential Idea Book was written to help homeowners and others making home improvements. The intent is to provide guidance and inspiration for good design and quality construction.

One of the principles that is true for every suggestion in this book is that improvements are not just about making individual homes better, but they are also about improving neighborhoods as a whole. By making choices that are consistent with those of your neighbors, based on good design principles and quality construction, individual home improvements can add up to better neighborhood character and ultimately, better neighborhood value.

You will find within this idea book an explanation of architectural design principles and examples of how those principles can be used on four styles of homes that are common to Garland's older housing stock. These principles are meant to guide improvements so that they enhance and strengthen the architectural character of homes and by extension, neighborhoods. YOU can improve your neighborhood—one house at a time.

A

STYLE GUIDE

FIND THE STYLE OF YOUR HOME

Understanding the style and characteristics that define the style of your home will help you make improvements that work with and enhance what you have. This makes better design sense, fits in with your neighborhood, and is generally more cost effective.

Find out more 5

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HOME IMPROVEMENTS

DETERMINE THE IMPROVEMENT TYPE

The Home Improvements section is organized by the type of improvement: Curb Appeal, Design Details, Small Improvements, Garage Conversions or Additions. Design principles and examples using four styles of housing are provided for each improvement.

Find out more 17

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TOP TEN IDEAS

DON'T KNOW WHAT TO DO?

Here you will find the top ten ideas for easy improvements to your home, many of which are inexpensive and can be done without professional help. If you are not sure what to do, consider these suggestions.

Find out more 69

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STEPS TO TAKE

DON'T KNOW HOW TO START?

Sometimes home improvements require city permits, fees, design and construction professionals. Find out what you need to know before you get started, and when to hire a designer, architect or contractor.

Find out more 73

FOREWORD

BY VIRGINIA MCALESTER

The value of a house is greatly influenced by its neighborhood. Thus, after World War II the Federal Housing Administration (FHA) asked developers to build entire neighborhoods rather than constructing single houses in subdivisions that might not be built-out for many years. This policy created many fine suburban neighborhoods, each filled with houses that related to one another but with subtle differences, giving each house its own distinct personality.

As a result, the United States in the 1950s became a nation of post-WWII automobile suburbs. Today, these "first-ring" suburban neighborhoods are a national treasure. They are close to the city and have schools, churches, parks, shops, and services located nearby to meet resident needs. Early suburbs, like those found in Garland, are very desirable places to live. They are fundamentally different from later suburbs (sometimes called exurbs) built at the end of the twentieth century, where one often has to drive many miles for any type of amenity. Ranch-house suburbs were built throughout the United States and, while they are perceived as similar, you can often distinguish one neighborhood from the next by looking carefully at individual home shapes and details. Each developer tended to use his or her favorite floor plans, siding materials, doors, windows, picture windows, or other signature details.

It is a challenge to maintain these wonderfully cohesive post-WWII neighborhoods, but it benefits everyone to work toward that goal. Challenging because neighborhoods of smaller homes rarely included the kind of long-term guidelines or restrictive covenants commonly attached to neighborhoods of larger houses. The primary way small-home neighborhoods can be maintained at their best is through understanding and cooperation.

The City of Garland Planning Department is to be congratulated for recognizing Garland's neighborhood legacy and taking steps to maintain it. They have sponsored this book to provide homeowners with a brief history of Garland's housing stock and a guide for how to enhance thier homes. Quimby McCoy, Preservation Architecture, has done an exceptional job of researching, writing, and illustrating this volume and is to be congratulated for their excellent work. Following the suggestions in this book, each house improvement will benefit the entire neighborhood.

The book's organization makes it easy to use. When contemplating a project, the first step is to understand what kind of house you have, and the Style Guide facilitates this.

The second step is learning the many ways to adapt your own home for the way you live while contributing to the neighborhood. A disjointed neighborhood lowers housing values. Preserving the cohesive look of a neighborhood can actually add value to your investment. The Home Improvements section shows how to alter the exterior of your home without changing the original character. This is often less expensive than other approaches.

Another thoughtful part of this book is the way it shows how original floor plans can be modified to provide spaces better suited for today's living. For example, it shows how a larger bathroom and more storage can be gained with minimal disruption.

With this guide, homeowners do not have to feel alone when embarking on the journey of improving their home. Written specifically for the homes of Garland, the Garland Residential Idea Book provides a wealth of ideas and useful information.

Virginia McAlester is a leading authority on residential architecture and neighborhoods. She is a graduate of Harvard-Radcliffe College and attended the Harvard School of Design. She is a founding member and past President of Preservation Dallas and Friends of Fair Park. With Lee McAlester, she authored A Field Guide to American Houses, *a guide to architectural styles, and* Great American Houses and Their Architectural Styles, *among other books.*

Garland, Texas, embraces a wonderful collection of post–World War II neighborhoods—each built as a cohesive community—where every home gains value from being part of a vibrant whole.

INTRODUCTION

The ideas in this book are meant to improve neighborhoods, one home at a time. Four styles of homes are selected to represent the majority of Garland's established neighborhoods, covering the period from post-World War II through the early 1980s. The styles chosen are also representative of housing across the United States from this period and all fall generally under the heading of Ranch style housing. From the early Minimal Traditional homes that for the first time incorporated a garage into the front of the house, to the Contemporary style that took the ideas of the Ranch style home and added volume and height, these houses are the ones most Americans grew up in, or still live in.

This era of housing is more than fifty years old now, and hence is often the subject of renovation. At the same time, architectural historians and historic preservationists are tackling the question of what to preserve out of the vast quantities of this mass-produced housing product. With age comes nostalgia and an appreciation for what these housing styles represent: the optimism of the 1950s and the idealism of the 1960s. These homes are beginning to look quaint as we start to appreciate their value as part of our history.

This book starts with the premise that this type of housing is valuable and that its most prominent characteristics are worth preserving, even as we recommend ways to make improvements. Rather than suggesting ways to turn an early Ranch style home into something new and unrelated, the ideas in this book are based on the premise that understanding the style of your home and what characterizes it is one of the first steps in any improvement effort. Before introducing changes, it is best to understand and appreciate what you have to start with.

Another premise is that neighborhoods that work tend to have cohesive home styles and sizes and other characteristics that are consistent among neighbors. This is typically because the neighborhood was built by one developer at one time. Sometimes the culture of the original neighborhood inhabitants also gives the neighborhood its character and sometimes it is the terrain or landscape. As you consider improvements, think about your neighbor's house, your street and your neighborhood and ask yourself if your improvements will fit in.

Changes and improvements can either work with the style of your home or against it. By working with what you have, you are more likely to make harmonious changes. Making harmonious changes will allow you to improve your home in stages because the improvements will be less obvious and more consistent with what exists. By thinking of improvements as updates or as a remodel project that follows currently popular trends, you will make the unimproved parts of your house look out of date, leading to a complete overhaul. By making improvements that fit in, you can continue to improve the home in small or large steps that never look out of place or outdated.

Finally, using environmentally friendly practices is encouraged in all of the ideas found in this book. First and foremost, the idea of keeping an older home and remodeling it instead of building something new or moving to the newest suburb, is inherently "green" and sustainable. Re-use is the very best form of sustainable growth because it takes advantage of the energy used to produce existing materials and construction. Re-use means using less energy, having less waste for the landfill, and less urban sprawl. Making improvements in older neighborhoods is the best thing you can do for our environment.

The basic concepts in this book include:

- Older homes have character and stories to tell. Learn to appreciate and understand the style of your home before you seek to change it.
- Make improvements that fit with your neighbors houses, your street and your neighborhood.
- Make improvements in stages that are harmonious with the rest of the home, without trying to dramatically change its appearance.
- Re-use, renovate and improve your existing house—this is the most environmentally sustainable thing you can do.

A. STYLE GUIDE

HISTORY

Garland's earliest residential neighborhoods were located near downtown. These neighborhoods retain homes from the early twentieth century in styles that include Folk Victorian, Craftsman and Tudor. After the crash of 1929 and through the Great Depression, little new housing was built. This near-halt in the housing market and returning World War II veterans led to the housing boom of the late 1940s and 1950s. Neighborhoods of this period, like Freeman Heights, were developed just outside of the downtown area but eventually these developments spread to areas further and further away—the beginning of suburban sprawl. These neighborhoods were built to meet guidelines published by the Federal Housing Authority (FHA), a relatively new agency that insured home mortgages. The FHA's guidelines established suburban development standards. They also addressed the design of the home itself, establishing minimum sizes, bedroom to bath ratios and even standard floors plans that could be used by developers. These guidelines, prefabrication and mass-production all helped to provide Americans with less expensive and more quickly built housing.

The initial architectural style resulting from the FHA's guidelines is commonly called Minimal Traditional and can be found in several neighborhoods in Garland. This small home style has a simple rectangular plan, a low sloping roof without overhang and features two bedrooms and one bath. By the 1950s, this style began to evolve into the Ranch style with the addition of an attached garage, deeper roof overhangs and an elongated rectangular plan. A picture window was often the focus of the street façade. Eventually, the picture window moved to the back of the house and became a sliding glass door that connected the inside of the home to the back yard. This reorientation of the back of the house made the idea of a front porch where neighbors could regularly interact nearly obsolete. The front porch became smaller and was eventually abandoned altogether in favor of back porches and patios.

Over time, the "Traditional Ranch" style came to incorporate formal and informal living space (the Den or Family Room), the garage moved to the back to make room for the windows of the formal rooms, and homes grew larger. Efficiency became more important as energy costs skyrocketed in the 1970s and in response, ceilings dropped and duct work in later Ranch style homes was located within the conditioned space of the house. But by the late 1970s ceilings began to soar as cathedral ceilings gained popularity. These homes, called Contemporary, also took on stylistic changes that emphasized verticality.

Homes continued to get larger and to incorporate more volume and amenities than ever. Today, with a renewed concern for the environment, the trend is moving back toward a more compact home and higher density housing developments.

HISTORY

STYLE GUIDE

1 Victorian
1880—1900

2 Craftsman
1910-1930

3 Tudor
1920-1940

4 Minimal Traditional
1940-1950

5 Traditional Ranch
1950-1960

6 Late Ranch
1960-1970

7 Contemporary
1970-1980

8 1980-2000

9 2000-present

The most prevalent styles of residential architecture found in Garland are shown here. There are other styles that are not depicted here including several Revival styles. For a full description of styles, refer to a style guide such as *A Field Guide to American Houses* by Virginia and Lee McAlester.

A

STYLE GUIDE

MINIMAL TRADITIONAL STYLE

STYLE CHARACTERISTICS

1. Attached single-car garage.
2. Low sloped roof with shallow overhang.
3. One picture window in front.
4. Minimal or no front porch/entry with no interruption of the roof line at the entry.
5. Wood siding, often with multiple siding types or in combination with wood shingles or a small amount of brick. This example has been covered with aluminum siding, which was only available in white. There have been so many of these homes covered in aluminum siding that people now associate white paint with this style. In fact, the original wood may have been painted in two or more colors.

The Minimal Traditional style was produced in response to federal government-insured mortgage policies intended to supply WWII veterans with new affordable housing. These homes were around 1,000 square feet in size. The earliest homes came without attached garages but soon the attached garage debuted. With the attached garage came other characteristics of the early Ranch style including a picture window and a shallow sloped roof with deeper overhangs. The example above has been covered with aluminum siding, a common way to improve these homes in the 1960s and 1970s. The original home most likely included two types of wood siding, color, wood windows and possibly, exposed roof rafters. Variations include a combination of brick and wood siding and all-brick homes. This style of home was built from 1945 through the 1950s.

MINIMAL TRADITIONAL STYLE

The Minimal Traditional style floor plan started as a simple rectangle, with a living room, eat-in kitchen, two bedrooms and a bath. The example above is an expanded version that incorporates an attached garage, laundry room and storage area, plus one additional bedroom. The living room is oriented to the street, as was typical in the 1940s and early 1950s, but as the Ranch style evolved, the living room moved to the back of the house to take advantage of the extended living space that was available in the back yard. The picture window followed the living room, to the back and was often replaced by sliding glass doors, a new product at the time that emphasized the inter-connectedness of the indoors and outdoors. The single bath and lack of orientation to the back yard makes this style less attractive to today's home buyer.

STYLE GUIDE

SPECIAL FEATURES

1. The picture window is a feature that provides great variety and character. It may be a double window, a bay window or a completely different window style.

2. The use of exposed rafters, often with curved ends, was common and is often hidden by later aluminum siding installations. The exposed rafters provide texture and character.

3. The use of more than one style of wood siding is a common design detail, sometimes in combination with a low brick wall. Types of siding include lap siding, board and batten siding and shingles. For more information on the types of materials, refer to section B: Design Details. Brick is often found on the lower portion of the walls and in planter elements, in combination with wood siding.

A

STYLE GUIDE

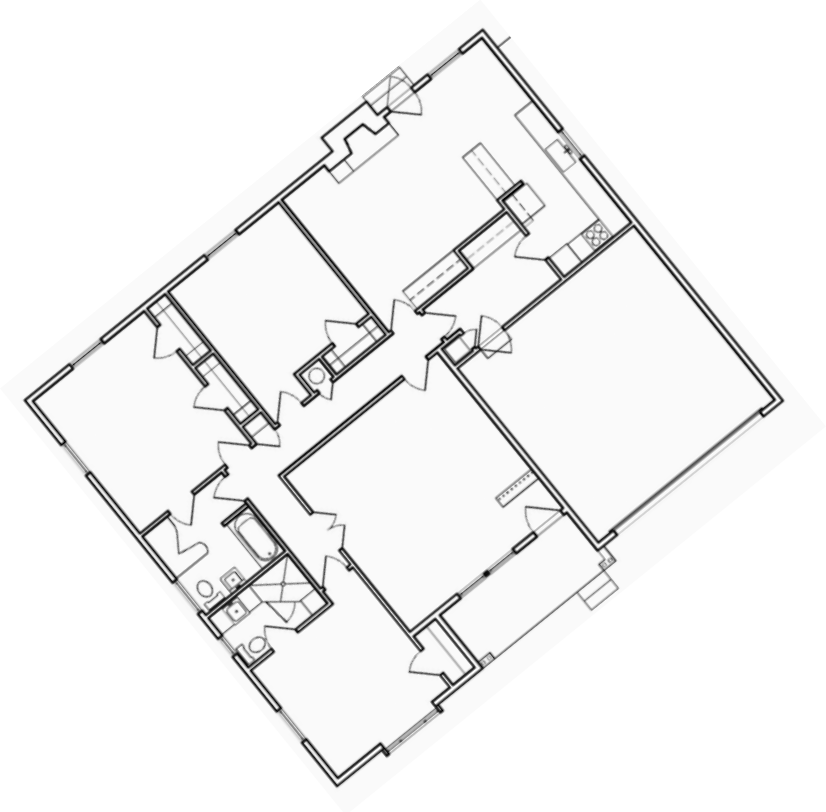
TRADITIONAL RANCH STYLE

STYLE CHARACTERISTICS

1. Attached single or double car garage.
2. Low sloped roof with deep overhang.
3. One picture window in front.
4. Almost hidden front door located asymmetrically and without interruption of the roof line.
5. Screen elements provide privacy; usually of metal, wrought iron or wood. Here a simple paired column is used but these screens can also be significant architectural features.
6. Brick in combination with wood siding as the primary materials.

The Traditional Ranch style and many of its variations can be found in Garland. This style originated in California where emphasis on low slung roofs, deep overhangs, and connectivity between the indoors and the outdoors were ideally suited to the climate. Throughout the United States, this style prevailed with many variations, including the "L" shaped plan type with the garage on the side of the house instead of facing the street and a modern interpretation that features almost flat roofs, screening and low planter walls, and often a carport instead of a garage. The style's popularity is due in part to its suitability to suburban development and ability to take on a wide variety of design features. Some variations found in Garland are the Ranchy, Storybook and Colonial. The home above is a simple version of the Storybook type. Traditional Ranch homes were built in the 1950s and 1960s.

TRADITIONAL RANCH STYLE



The Traditional Ranch floor plan sometimes features both a formal living room and a family room for more informal living. The family room faces the back yard where outdoor space was provided in the form of a patio. In larger homes, a formal and informal dining space may also be incorporated. The example above features a two-car garage that faces the street, a laundry room, combination kitchen, eating and living space, a more formal living and/or dining room, three bedrooms and two baths, all within only 1,985 square feet. The bathrooms tend to be small by today's standards. Note that the front porch is very narrow and almost unusable; the traditional front porch found in earlier styles was eliminated in the Traditional Ranch style when the location of outdoor living space shifted to the backyard.

STYLE GUIDE

SPECIAL FEATURES

1. Well-known architect Frank Lloyd Wright used planter boxes that were integral to the house and which emphasized horizontality and a connection to the earth. These ideas, along with the idea of moving the front door out of the most obvious center position, became commonplace in Traditional Ranch style homes.

2. Screens are another feature used extensively to create privacy or just for visual interest. Wrought iron was the most popular material for these screens, which often incorporated columns and other decorative elements.

3. Other popular screen materials are wood and metal; this metal screen gives the home a modern sensibility. For more information on the design of screens, refer to section B: Design Details.

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STYLE GUIDE

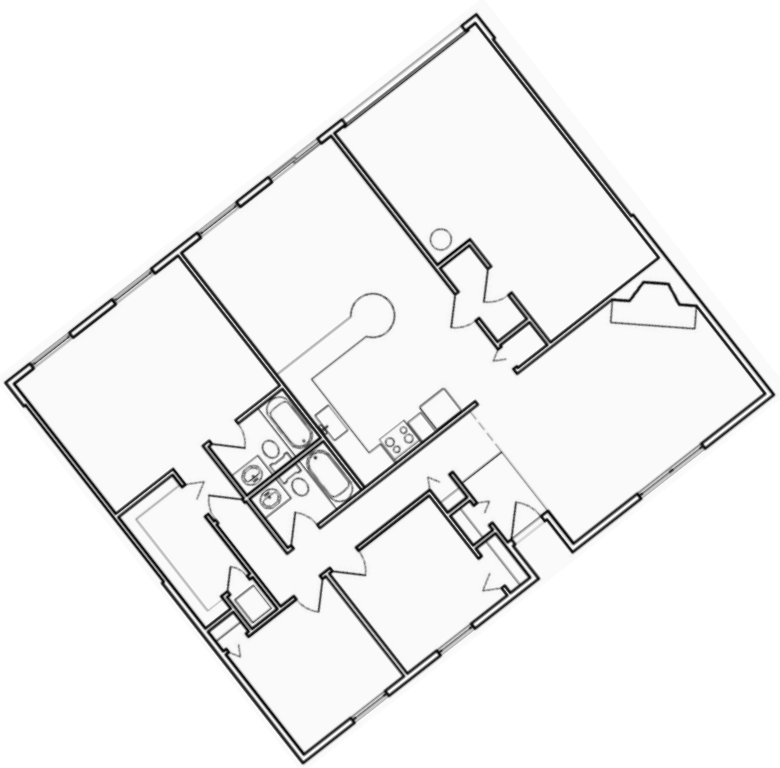
LATE RANCH STYLE

STYLE CHARACTERISTICS

1. Simple rectangle or "L" shape with variety of roof shapes and design details. Garage is attached but is located at the rear in this example.
2. Low sloped roof with average overhang.
3. Centrally located entry with minimal recess and without interruption of the roof line.
4. Brick exterior with particle board siding in selective locations.
5. Slab-on-grade foundation; no steps required to get to the front door.

The Traditional Ranch style evolved into a more compact and efficient house like this Late Ranch style home. Its compact rectangular form, lower roof slope and slab-on-grade construction also make this home cost-effective. The entrance is located in the center of the front facade, but is not a focal point. More emphasis is placed on windows and roof gables than on the minimally recessed entry. A reduction in the number and size of windows improves energy efficiency, but also makes this home dark on the interior. A wide range of design details and roof forms provide great variety of appearances as shown from top to bottom at right: a Colonial, Gambrel Front Gable and a Double Front Gable. These homes were built in the 1960s and 1970s.

LATE RANCH STYLE



Efficient design meant smaller rooms and lower ceilings (air conditioning loads are calculated based on cubic feet of space). Ceilings inside were dropped to as low as seven feet where air conditioning ducts were located in order to place the ducts in the conditioned space of the house rather than in the attic. At the same time, slab-on-grade foundations meant a lower profile and less wall material than was needed for a pier and beam foundation. The slab-on-grade also permitted the garage to be on the same level as the house, which is more convenient. The interior is as compact and minimal as the exterior with bathrooms designed to be as small as possible. This style retains the separate formal and family living space that is part of the Traditional Ranch style example, despite the compact size with 1,756 square feet.

STYLE GUIDE

SPECIAL FEATURES

1. The use of extended exposed false beams adds interest to the front and side facades, as seen in this example. Protect the tops of these elements with metal caps, painted to match the wood, to extend their life.
2. Selective areas of wood siding are used on the sides of the houses as a way of breaking up the mass of brick and to add interest to the otherwise plain and windowless walls.
3. Although the floor plan is the same, a great amount of variety is achieved on the exterior façade as shown in this example of a double-gable front. The added board and batten wood gables transform the same floor plan into a very different looking home.

A

STYLE GUIDE

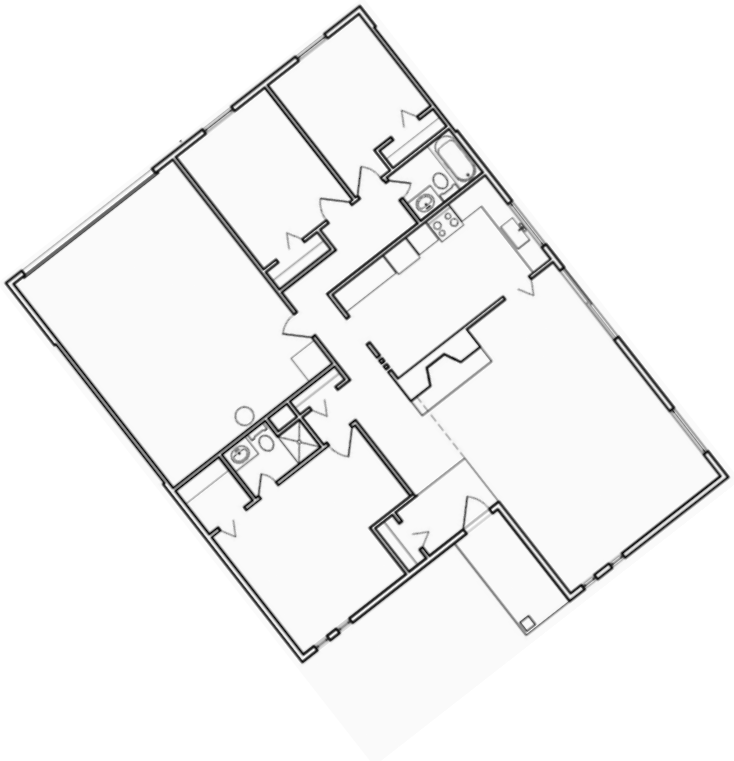
CONTEMPORARY STYLE

STYLE CHARACTERISTICS

1. Attached two-car garage in back.
2. Low sloped roof with deep overhang.
3. Covered entrance with prominence, but still without interruption of the roof line.
4. Special column feature supporting overhang of roof at entrance is a feature that is special to this neighborhood.
5. Combination of brick planes and wood siding that provides vertical emphasis to windows and doors.
6. Narrow windows for further vertical emphasis on some examples.

The Contemporary style has a decidedly more modern feel than the earlier Ranch styles, achieved through its form, which often utilizes shed roofs, simple intersecting gables and planes of brick and siding. Materials such as brick and siding are used to create patterns and shapes on the facades, instead of being used in more traditional ways. Like the Late Ranch style, the size and number of windows is minimized, which creates a dark interior. An important feature with this style in Garland is the overhanging roof or roof rafters at the entrances, supported by unique and inventive column designs. At right from top to bottom is the one-story, one and a half-story, and the two-story variations of this style. The variety of sizes gives the neighborhood more of a custom-built appearance. These homes were built in the 1970s and 1980s.

CONTEMPORARY STYLE



The Contemporary style floor plan combines the formal and family living space into a Great Room or single large living space that often includes dining and typically features a high ceiling expressing the roof pitch. While the remainder of the house has low ceilings for energy efficiency, the dramatic scale in the main living space is a welcome change. The Master Bedroom is larger and on its way to becoming the popular Master Suite that includes a large bath and closet, which is common in today's homes. The remaining rooms are of average size and here, the laundry is located in the garage—a further integration of the garage with the house, but not necessarily its most desirable feature. The bathrooms remain minimal in size as do the closets, like those in the Late Traditional Ranch style. This home is larger with 1,879 square feet.

STYLE GUIDE

SPECIAL FEATURES

1. Vertical emphasis is achieved by the addition of trim that stretches the appearance of window openings as shown here. Planes of brick flank the window; this is not a traditional window opening surrounded by brick.

2. Roofs turn into trellises at entrances to create a place for growing vines or to just cast a shadow on a blank wall. This feature provides a welcoming entrance, something the preceding styles of houses did not have.

3. A wide variety of interesting columns once supported the variety of overhanging roofs and trellises at entrances. Unfortunately, many of these columns are missing or have been replaced by less interesting substitutes This unique feature is one that should be brought back.

B. HOME IMPROVEMENTS

B

HOME IMPROVEMENTS

CURB APPEAL

What gives a house curb appeal? Many factors combined make a house appealing from the street, but four primary elements are color, landscape, the entrance, and front porches or patios. What makes this house appealing?

COLOR
Rich brown color of the trim blends well with the red and brown colors in the brick, without drawing attention to any one element.

ENTRANCES
The entrance is welcoming because it is framed by landscape and by potted flowers and a specimen tree that lead the eye toward the front door.

LANDSCAPE
Landscape is neat and not overdone. The large tree on the left balances compositionally with the protruding portion of the house on the right. The landscape is asymmetrical, as is the house.

PORCHES AND PATIOS
Although there is no porch, there is an ample walkway and a covered entrance.

CURB APPEAL: DO'S AND DON'TS

B

HOME IMPROVEMENTS

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1. Avoid the use of white or black sunscreens that completely isolate the interior of your house from the neighborhood.
2. Avoid the use of bright or bold colors like lime green.
3. **DO** combine appropriately scaled yard elements and **DO** keep the landscape neat and interesting.
4. Avoid being the only house on the block to use xeriscape, unless you do it in moderation.
5. **DO** coordinate the colors of your house and landscape.
6. Avoid putting a fence in your front yard.

B

HOME IMPROVEMENTS

CURB APPEAL: COLOR

There are many color combinations and ways to approach their selection. While it may seem daunting at first, here are some ways to get help:

LOOK AT EXAMPLES
Tour your favorite neighborhoods and consider what you like and do not like, and why. Look at houses that are similar to your own. What colors do you like? How many colors are used and where are they used?

GET INSPIRED
Use books and magazines, as well as nature (fall leaves, sea shells) or anything that appeals to you as inspiration. Pick out two or three of the colors that are used and then make sure they work on the outside of your home (with your brick, for example).

MANUFACTURER'S GUIDES
Many paint manufacturers provide tried and true combinations of colors that can save you a lot of time. Paint manufacturers offer cards with coordinated colors as well as brochures like the one shown on the right by Sherwin Williams.

A homeowner should know the basics of how color is made and which colors contrast and which colors are complementary with one another. All colors come from the three primary colors of red, blue and yellow. These three colors contrast with one another. Colors that contrast are opposite on the color wheel. Contrast creates tension, boldness and attracts attention. Colors that are harmonious are those closest to one another on the color wheel. Harmonious colors are calm, soothing and they work best as background colors since they blend with one another.

As the number of colors in the color wheel increases, so does the number of opposite colors that contrast with one another and the number of adjacent colors that are harmonious.

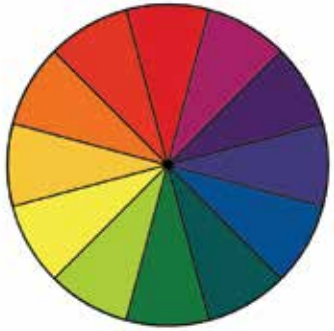
A contrasting color scheme would typically include just two colors: a brownish red brick for example with green trim. This combination will make both the brick and the trim pop. If a third color is used, it should be related either to the brick or the trim—rarely is a third contrasting color used because it is too colorful for most people.

A harmonious color scheme would include two or more colors that are strongly related to one another. These may be neutrals, using light to dark versions of the same neutral, or a color with the colors adjacent to it on the color wheel: a yellow with a yellow-green and a yellow-orange tertiary color—the effect will be monochromatic. An accent could be a bolder version of the yellow color.

Always test the colors you think you want on your house and evaluate them in the sun and shade, rain and snow, close and from far away, before you buy all of your paint. Light has an enormous impact on color. Other existing colors will also have an impact.

3 primary colors

3 primary plus 3 secondary colors



Tertiary colors

CURB APPEAL: COLOR

INSPIRATION FOR COLOR CHOICES

Nature:

Use plant materials you love to create organic, natural color combinations.

INSPIRATION FOR COLOR CHOICES

Brick:

Use the color of your brick to select colors for wood and metal elements. Pull out a complementary color (or two) and an accent color that contrasts with the others. For light colors, consider matching the mortar color.

INSPIRATION FOR COLOR CHOICES

Artwork and other objects:

Use a favorite painting or print, fabric or any image that you like that has at least three colors in it.

Consider the roof, brick or stone, paving, landscape—anything that is permanent when you select colors. Consider all of these colors together.

You may choose to use a three color scheme or a four color scheme. The information at right shows one way to apply the three or four colors, but there are other ways. Remember to use accent colors sparingly.

THREE COLOR SCHEME
Walls (Field): Color 1
Trim, windows, fascia, shutters: Color 2
Front door: Accent Color 3

FOUR COLOR SCHEME
Walls (Field): Color 1
Trim, fascia: Color 2
Windows and fascia trim board: Color 3
Front door and shutters: Accent Color 4

TECHNICAL TIP
Older paints may contain lead. Precautionary measures should be taken in the removal of lead-based paint and in the preparation of previously painted surfaces for new paint.

TECHNICAL TIP
Do not paint brick that has not already been painted—ever! Painting brick can cause harm to the brick by trapping moisture in that material and once you have painted brick, you will most likely need to continue maintaining the paint. So don't start!

TECHNICAL TIP
Preparation before painting is the most important thing you can do. Never paint over un-adhered, flaky or chalking paint. Scrape and sand as necessary to get to sound material. The new paint will only adhere as well as the material it is adhered to!

CURB APPEAL: COLOR

HOME IMPROVEMENTS

The four options on the next two pages illustrate different approaches to choosing color so that you can see the effect of each. There is a great deal of variety possible with color, yet many times the relationship of colors is not carefully considered resulting in awkward or even unpleasant color combinations. This is why tried and true combinations of colors are recommended, whether you select the combination from your neighborhood, from something that inspires you, or from a paint manufacturer's suggestion. But be sure to test it on the house and live with it for a few days before you settle on the final color.

GREEN DESIGN
Check the type of paint that was used previously on your home and match it if it is oil-based. But if not, use low or no VOC paints where possible—they are much better for the environment and the painter!

CURB APPEAL: COLOR

HOME IMPROVEMENTS

1 This harmonious color combination uses a pale gray-green for the siding, a harmonious dark, deeper gray-green for the trim, doors and windows, and a gray as an accent used on the lower fascia board of the roof line and on the front door.

2 This contrasting color combination uses a neutral siding color and contrasts it with white trim and windows and black for accent elements like the wrought iron column and light post. A fourth contrasting color is used for the front door.

3 This color combination uses a neutral darker color on the siding with a light color for the trim, windows and canopies. The door and shutters are accented in a contrasting red color.

4 The siding and trim color in image number 3 are reversed here.

B

HOME IMPROVEMENTS

CURB APPEAL: ENTRANCES

Entrances on Minimal Traditional homes and Ranch style homes in general are not particularly celebrated. In fact, in some Ranch style homes the entrance is tucked away on the side, almost hidden. Very often, there is no change to the roof line. A shallow and narrow recess is sometimes the only architectural recognition of an entrance.

While this characteristic is part of the Ranch style, and this book does not advocate making major changes that are inconsistent with the home's style, curb appeal depends in large part on a welcoming entrance.

The example on the right uses a special window and a slight extension of the roof plane with brackets to support it as a way of architecturally announcing the entrance. The color and quality of the front door is appealing. The paver on the walkway adds some interest and the congregation of plants leads the eye to the front door.

Think about how to make a visitor feel welcome.

CURB APPEAL: ENTRANCES

HOME IMPROVEMENTS

1. Use a front door of quality, with a design that is appropriate for the style of the home. Paint with a color that contrasts with the other colors of the house. A natural wood finish can be warm and inviting also.
2. Coordinate the design and color of the elements that compose the entrance: lighting, address sign, front door, hardware, mail box and porch furniture or planters.
3. Use the landscape to draw the eye to the front door.
4. Take advantage of your home's special features like this decorative and structural wrought iron and use an accent color to call attention to it.
5. Introduce more color in small accents like this address marker.

B

HOME IMPROVEMENTS

CURB APPEAL: LANDSCAPE

Landscape is one of the easiest ways to have a positive impact on the curb appeal of your home. It is inexpensive, able to be installed by a homeowner, and it provides shape, color, accents and interest.

A landscape architect or designer is often available at your landscape supply retailer and their professional opinion can be valuable in ensuring your investment will have longevity.

Some mistakes that are sometimes made with landscape are:

Overgrown hedges that cover windows.

Too many trees in the front yard. Although small now, they can crowd one another when mature.

Too many plant types and colors that create a muddled effect.

Very symmetrical tree placement can be out of place with an asymmetrical house.

CURB APPEAL: LANDSCAPE

HOME IMPROVEMENTS

1. Hedges should be trimmed below window sills.
2. Specimen trees should be balanced with the form of the house. Here the tree balances the protruding portion of the house on the left. Give trees room to grow into their natural shape by placing them properly.
3. Massing a single type of plant can give you a more dramatic appearance than having small amounts of different plants. Color at the entrance is welcoming.
4. Matching the hedge unifies the appearance of the house.

GREEN DESIGN
Consider sun exposure when you choose the location of trees and shrubs to provide shade to the roof and windows. This can lower your energy use. Consider using deciduous trees to get winter solar gain too.

B

HOME IMPROVEMENTS

CURB APPEAL: PORCHES AND PATIOS

Porches and patios are transitional spaces: they serve to mediate between the public street and the privacy of your home. They have curb appeal because they are friendly extensions of your home suggesting a passer-by stop in for a visit or at least a hello. Most importantly, porches and patios located on the front of houses help homeowners to be more actively engaged in the neighborhood when they are in use.

Many Minimal Traditional and Ranch style homes have a minimal or no porch at all. These homes, like the Contemporary style homes after them, tend to focus on the back yard rather than the front yard. Adding a front porch is not necessarily appropriate for these styles but there are other ways of creating outdoor space that is appropriate and if a home already has a shallow porch or entry area, this can be expanded to make it more usable while staying true to the style of the home.

CURB APPEAL: PORCHES AND PATIOS

HOME IMPROVEMENTS

1. The railing design can be an important part of a home's appeal. This open design provides interest without hiding the porch. Keep railings in place and if you need to replace them, do so in a style that fits the style of your home.
2. When there is no porch, it may be possible to create an outdoor patio in the front of the home. This example utilizes a low screen wall and a deck to define the seating area.
3. Decorative screens provide privacy and often are important features of a home's design.
4. Planters can be used to define outdoor spaces and to transition between the landscape and the home, as in this entry patio.
5. Furniture on the porch or patio adds curb appeal, as do potted plants, lighting, and art.

B

HOME IMPROVEMENTS

CURB APPEAL: MINIMAL TRADITIONAL

1 COLOR
Paint colors can add appeal and warmth to your home. Wood materials mean unlimited color options, whereas aluminum and vinyl siding come in only a few standard colors.

2 ENTRANCE
By adding a walkway from the sidewalk, the entrance is immediately made more visible.

3 LANDSCAPE
The hedge helps to define the extended porch area while the plants in front of the hedge add softness and color. The asymmetrical placement of a smaller specimen tree on the right helps provide balance.

CURB APPEAL: MINIMAL TRADITIONAL

4 PORCH OR PATIO

By extending the deck of the existing shallow porch, a larger and more usable space is provided that can act as an extension of the living room. The hedge reinforces the form of the patio and the furniture makes it a welcoming addition to this home. A nice railing that picks up on the design of the existing wrought iron column (hidden behind the tree) can be added if desired for additional interest. Check the building line location and the zoning setbacks for the lot before adding an extended porch.

B

HOME IMPROVEMENTS

CURB APPEAL: TRADITIONAL RANCH

1 COLOR
Not painting the brick provides texture and interest that also serves as a starting point for the selection of paint colors for the wood elements of the home.

2 ENTRANCE
A decorative wood column design or another style of wrought iron provides a more appropriate design for this style house. A large potted plant that is asymmetrically placed near the steps adds a touch of color. A new walkway leads visitors directly to the entrance.

3 LANDSCAPE
Adding some color to the landscape and framing the walkway softens the appearance of the home and helps to mitigate the large driveway that makes up more than a third of the front yard.

CURB APPEAL: TRADITIONAL RANCH

HOME IMPROVEMENTS

4 PORCH OR PATIO
Extending the front porch to make a larger and more usable space transforms what is currently only a covered entrance into a patio. The larger patio and the shape of the walkway move the eye away from the driveway and garage door. The railing takes its cue from the new wood column design and provides some added interest to the design. Furniture completes the picture. Check the building line location and the zoning setbacks for the lot before adding an extended porch.

B

HOME IMPROVEMENTS

CURB APPEAL: LATE RANCH

1 COLOR
The existing colors work well with the colors in the brick, but the windows in white contrast too much while the front door is barely visible. The alternative shown here uses a lighter color on the trim and windows with an accent color for the door.

2 ENTRANCE
A light post on a brick pedestal creates focus at the entrance. Brackets supporting the roof overhang give the illusion of a deeper, covered entry. Finally, pots of colored plants flanking the entry give it prominance.

3 LANDSCAPE
The two trees are competing for attention and this small house is overwhelmed by them. To address this imbalance, a large mass of flowering plants is placed opposite the fuller tree and the tall tree is removed.

CURB APPEAL: LATE RANCH

HOME IMPROVEMENTS

4 PORCH OR PATIO

A low brick planter wall defines an outdoor space in front of the entrance here, and helps to balance the gable front and the large tree on the right side. The planter wall incorporates lighting, and can also serve as an additional place to sit. A few pieces of furniture and some potted plants provide some detail and texture to this otherwise very simple house. Check the building line location and the zoning setbacks for the lot before adding an extended porch.

B

HOME IMPROVEMENTS

CURB APPEAL: CONTEMPORARY

1 COLOR
The existing color of the wood works well with the colors in the brick. An alternative is to choose a color from the brick that is darker than the brick and to use the light color for the windows and door. Another accent color could also be used on the door in lieu of the neutral off-white shown here.

2 ENTRANCE
This style house has a strong covered entrance. A hanging light fixture would add interest and the front door here should be replaced with something more appropriate and with a glass panel. A better way of incorporating the address is also needed. A brick sidewalk is another option.

3 LANDSCAPE
A softer and more colorful landscape is proposed near the house and more contrast between the two small trees on each side of the house is suggested.

CURB APPEAL: CONTEMPORARY

4 PORCH OR PATIO

As an extension of the covered entrance, an open patio becomes a functional space. The patio should not extend in front of the bedroom windows in order to maintain privacy. An optional screen wall can be added to provide more privacy and a sunscreen element. Landscape completes the screening from the front. A built or covered porch would not be recommended here due to the design of the entrance, which is successful as it is.

B

HOME IMPROVEMENTS

DESIGN DETAILS

The example of a Ranch style house to the right has very few details: the roof eaves, one window type, a front door, brick—and not much else! In fact, the lack of details on this particular example is the reason that it does not have much curb appeal. Adding some details can improve the curb appeal, but the details that are added need to be appropriate to the style of the house.

Another reason to understand the design details is that you may need to repair or replace something. Where possible, it is always best to maintain what you have, but sometimes replacement is necessary and finding the right replacement when the original is no longer made can be tricky.

To assist with finding appropriate design details, the examples on the next few pages are shown for each of the four styles that are addressed by this book. But this is a small sampling of what is possible—there are many other possible choices for each of the four styles.

DESIGN DETAILS: DOORS

B

HOME IMPROVEMENTS

1 Minimal Traditional door or screen door.

2 Ranch door or screen door.

3 Late Ranch door or screen door.

4 Contemporary door or screen door.

5 Avoid using the wrong style door. This is a new door modeled after a Victorian style door and it is not appropriate for this Ranch style home.

6 Use an appropriate style door like this one and use an accent color if desired.

7 Avoid using the most standard door available today at every home improvement center as your first impression element. Use something a little special or interesting if you want to get curb appeal out of your front door!

B

HOME IMPROVEMENTS

DESIGN DETAILS: WINDOWS

1 Wood windows are the most common type found in homes until the 1960s. They come in a variety of styles and can be painted any color, which makes them versatile. They are also easily repaired by a carpenter.

2 Aluminum windows became popular in the 1960s. These lightweight windows offer little insulating value, but the material requires little maintenance.

3 In the 1970s improvements to aluminum windows included thermal breaks and anodized finishes. Snap-on muntins are not a good substitute for the real thing.

4 Vinyl windows have gained popularity. Few colors are offered, so beware!

5 Solar screens give the appearance of a home that is not inhabited.

6 Consider the reflectivity and color of glass also; clear is best.

DESIGN DETAILS: ROOFS

B

HOME IMPROVEMENTS

1

2

3

4

5

1 Exposed wood rafters provide texture and character; these details should be maintained.

2 Boxed in rafters with vented soffits are another detail commonly found in Ranch style homes.

3 Gutters can be used on boxed-in rafters; consider the location of downspouts.

4 Aluminum and vinyl siding offers one way of addressing eaves. You may find exposed rafters beneath some of these later materials.

5 Soffits should be vented to allow air circulation in the attic.

TECHNICAL TIP
Sometimes exposed rafters feature exposed rafter "tails", which refers to the end of the rafter being exposed to the weather. These often deteriorate quickly, but can be protected with metal covers. The covers will protect the "tail" from water.

B

HOME IMPROVEMENTS

DESIGN DETAILS: WALLS

1 Original 1940s siding has character. This version is unique and found in Garland's Freeman Heights neighborhood.

2 Aluminum and vinyl siding by contrast has a uniform appearance.

3 Shingle walls are a common accent material for Ranch style homes; ideally wood shingles should not be painted.

4 Special siding such as this exaggerated board and batten design combined with a simple lap-siding at the bottom of the wall is a feature of Ranch style homes.

5 Here the board and batten style siding is more traditional and provides a strong texture to the wall. Locating wood siding like this above a brick wainscot base is a common feature of Ranch style homes. Note also that the exposed rafters provide additional texture that is consistent with the siding.

DESIGN DETAILS: SPECIAL FEATURES

B

HOME IMPROVEMENTS

1 Screens at entry ways and porches are special features that provide privacy and sunscreening. This feature was very popular in the 1950s and 1960s.

2 Overhangs like this one that are deep not only provide visual interest but they are very practical for protecting windows from direct sun.

3 The use of decorative trim boards is a feature that is found in many of Garland's earlier postwar neighborhoods. This scalloped design is a common one. This features adds a touch of whimsy.

4 Special treatment around windows and nods to styles like Tudor Revival are characteristic of Northlake and other neighborhoods.

5 This column detail is a feature of the Camelot neighborhood. Many of these columns were removed instead of repaired.

B

HOME IMPROVEMENTS

SMALL IMPROVEMENTS: MINIMAL TRADITIONAL

1. Remove room the divider at the entry to make furnishing living space easier.
2. Enlarge the opening into the kitchen to connect the kitchen with the living space.
3. Add a pass-through or bar to further connect the two spaces.
4. Enlarge the master bedroom by removing the two closets and converting the third bedroom into a walk-in closet and a second bathroom.
5. Add an outdoor raised patio as an extension of the living space.
6. Use sliding glass or French doors to connect the patio to the living space.

CODE INFORMATION
A building permit may be required for some of the small improvements shown in this book. Contact the City of Garland's Building Inspection Department, or go to their office to explain your plan.

EXISTING

Some of the characteristics of the existing home that are not desirable are:

- Small living space
- Separated, small kitchen
- Single bathroom
- Small bedrooms

PROPOSED

SMALL IMPROVEMENTS: TRADITIONAL RANCH

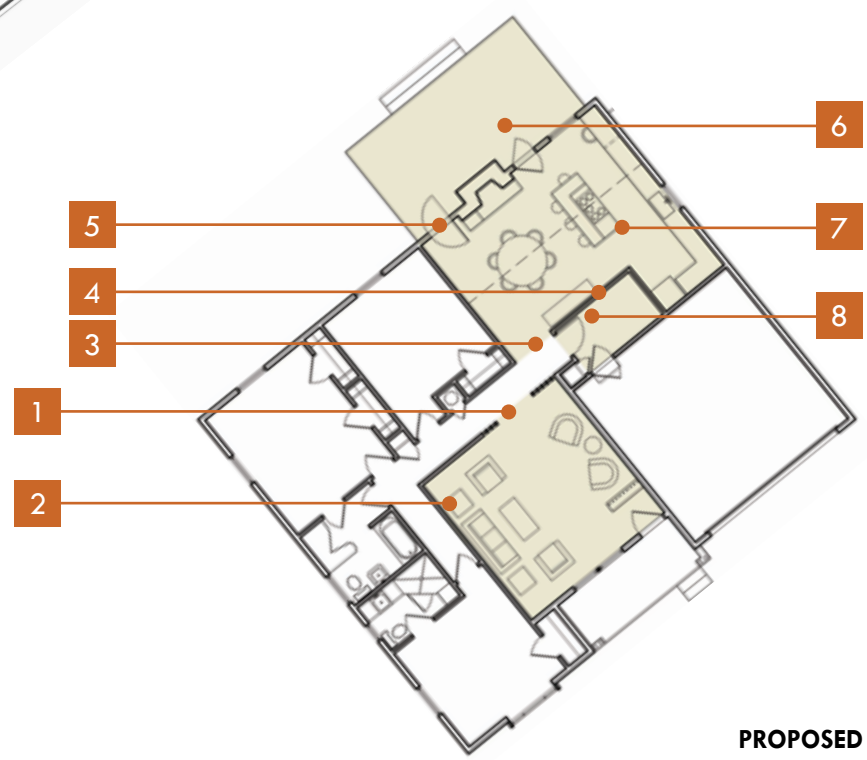
B

HOME IMPROVEMENTS

EXISTING

Some of the characteristics of the existing home that are not desirable are:

- Formal and family living spaces are small
- Small galley kitchen
- Crowded laundry room
- Lack of connection between backyard and living space



PROPOSED

1. Increase opening between living space and hall.
2. Remove second door to hall to improve ability to furnish this room.
3. Increase opening into family living space by moving door to laundry room.
4. Increase size of family living space by removing built-in cabinets.
5. Add a second door to the outside to gain light and access to the backyard.
6. Build an outdoor patio or deck to expand the living space toward the backyard.
7. Renovate the kitchen and expand it into the living space. An island further connects kitchen with the dining area.
8. Improve the laundry room by removing the door from the kitchen.

B

HOME IMPROVEMENTS

SMALL IMPROVEMENTS: LATE RANCH

1 Create a laundry closet and a door to the garage to replace the crowded arrangement of the existing laundry room and garage access.

2 Rearrange the master bedroom closet and door from the hall to create an enlarged bathroom.

EXISTING

Some of the characteristics of the existing home that are not desirable are:

- Formal and family living spaces are small
- Laundry room is small
- Bathrooms are small, especially for master bedroom

PROPOSED

CODE INFORMATION
A building permit may be required for some of the small improvements shown in this book. Contact the City of Garland's Building Inspection Department, or go to their office to explain your plans.

SMALL IMPROVEMENTS: CONTEMPORARY

B

HOME IMPROVEMENTS

1 Add a bay window to enlarge dining area. Option to create a window seat within the bay window.

2 Increase the opening between kitchen and dining area.

3 Re-design part of the kitchen to create additional counter space or a dining area.

4 Move laundry from garage to a laundry closet open to the hall and combine with the linen closet.

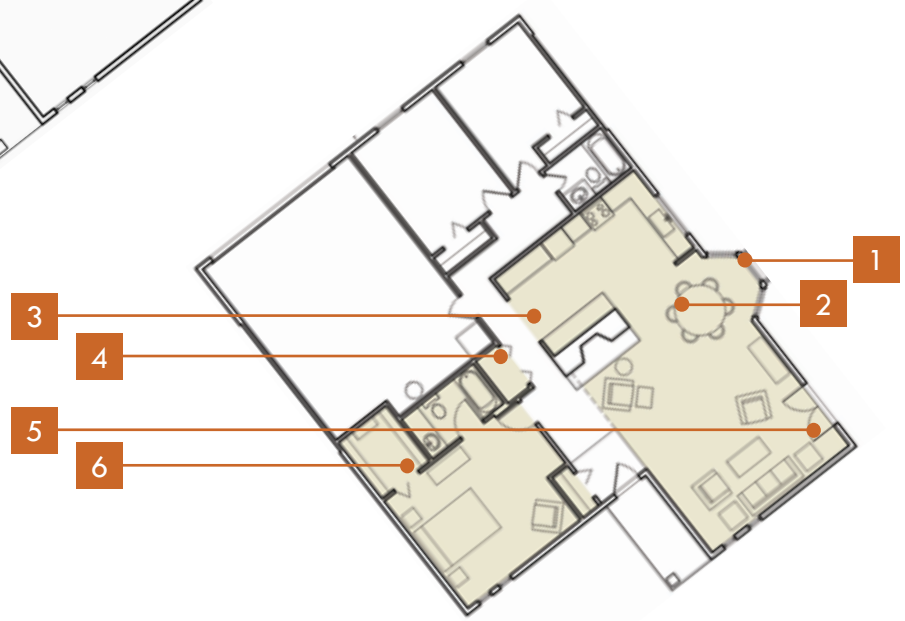
5 Optional sliding or French doors.

6 Increase the size of the walk-in closet into the garage and enlarge the bathroom by relocating the door to the master bedroom. Keep the toilet in the existing location but extend plumbing for a sink and bath tub.

EXISTING

Some of the characteristics of the existing home that are not desirable are:

- Small kitchen with inadequate eating space
- Combined living and dining is difficult to furnish
- Laundry in garage
- Small bathrooms



PROPOSED

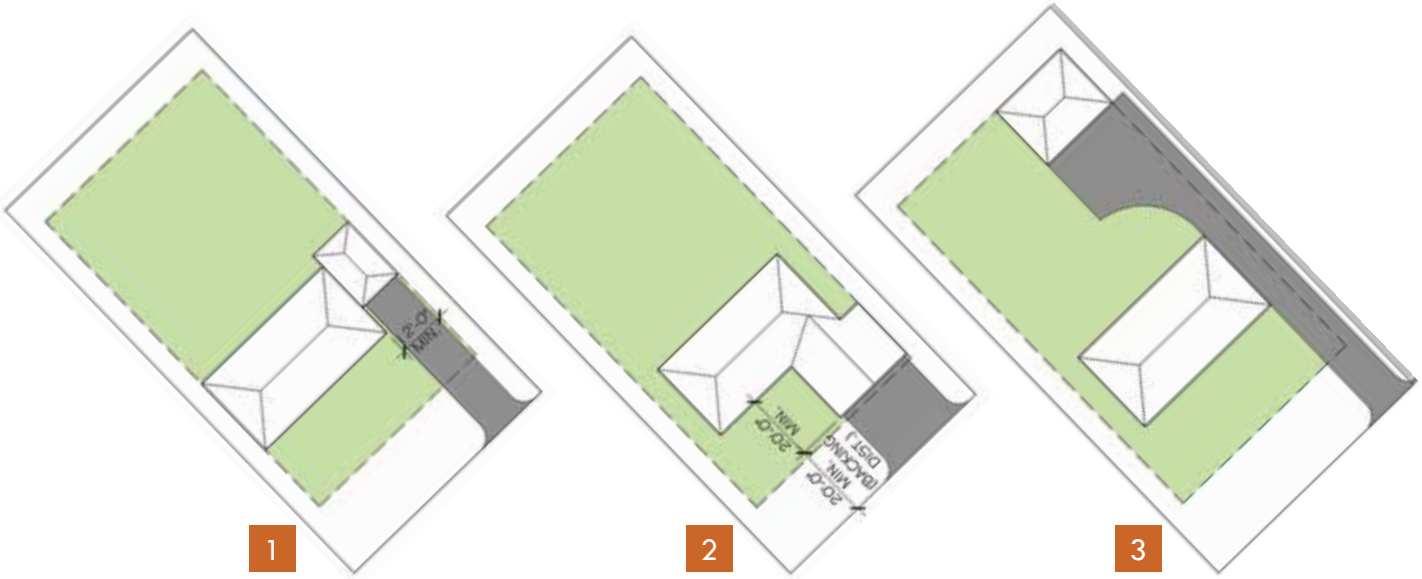
B

HOME IMPROVEMENTS

GARAGE CONVERSIONS

Converting your garage is a great way to get more interior space for less cost, but when not done well, this may be the single most common way to ruin the curb appeal of your home.

1. Park on side.
   You need a minimum of 12 feet for a small garage.
2. Park in front.
   You can enter the garage from the front or side.
3. Park in back.
   This is ideal and the most flexible solution.



If you decide to convert your garage, you will need to find an alternative place to park. You can continue to park in your driveway in front of the garage of course (in fact, you cannot remove that driveway unless you have plans to construct a new one elsewhere), but what if you need space for two cars? Or what if you prefer to park in the rear of your property? These are all options. The diagrams above illustrate three ways to address parking after you have converted your garage to other uses. The solution for your home will depend on your lot and the placement of your house.

THE PROCESS

1. Obtain a survey or a plot plan of your site.
2. Determine what your zoning designation is.
3. Using the zoning designation, determine what the setbacks are on your property.
4. Measure from the property line to find the setback lines.

Outline the setbacks—this shows you where the buildable area is on your property and can determine whether there is room to build a new garage or carport on your property.

Once you have the buildable area, you can determine whether there is room to build a new garage or carport on the side of your home or in the back of your home. Although rare, it might even be possible to build in the front of your home.

A two car garage or carport will typically require a 22 x 22 foot area, or more if you have large vehicles.

A driveway needs to be a minimum of 9 feet wide and preferably 12 feet wide for a single car to pass.

CODE INFORMATION
A building permit is required to convert the garage and there are ordinances that addresses garage conversions. Contact the Building Inspection Department for more information.

GREEN DESIGN
Converting the garage is an opportunity to insulate walls and roofs, to install energy-efficient windows and to design something that is sustainable. Take that opportunity.

GARAGE CONVERSIONS

1 This house is a fair example of a converted garage because it matches the window and shutter types and size, it matches the wood siding on the walls, and the new window is in proportion to the wall it is placed in. If there were space available to the side of the house, a new driveway to the backyard would be preferable.

2 This house is a good example of a garage placed in the front yard of a house. The driveway needs to have enough width to be able to make a turn into the garage if the garage opening is placed on the side.

3 This house is a good candidate for placing a garage at the rear of the property. If you have room to park your car beside the garage, then you have room to have a driveway to the back yard where you can build a garage.

4 Here it is converted.

GARAGE CONVERSIONS

HOME IMPROVEMENTS

The image of this house has been altered here to show what it might have looked like before the garage was converted. The existing house is shown on the right. There is a minimum setback dimension required for locating a carport on the side of the house and it is not known if this property meets that requirement. However, if you have a lot with sufficient room to build a carport or garage to the side, this is an excellent option.

GARAGE CONVERSIONS

HOME IMPROVEMENTS

1. Keep the existing driveway where possible and turn it to the side yard of the house as shown here.
2. Convert the garage using similar or matching materials, window style and proportion. An exact match is not necessary when the general character matches, as it does here. Remove the header from the garage door opening and reframe the entire wall. Now the top of the new window can match the top of other windows on the house.
3. Cover the brick on the sides and top with wood spacers and siding or remove the brick.
4. Set your new parking driveway, carport or a garage back ten feet or more from the face of the house.
5. Match the roof pitch and material with the main house so that it blends in and does not call attention to itself.

B

HOME IMPROVEMENTS

GARAGE CONVERSIONS: MINIMAL TRADITIONAL

1 Existing garage. Note that the floor slab is about 18 inches lower than the floor of the house. The header for the garage door is lower than the top of the windows. The header (a structural element) should be removed and the entire garage door opening should be in-filled with studs, sheathing and new exterior and interior materials. The area shaded is to be rebuilt.

2 Using a single window keeps the opening size in proportion to the rest of the house. New siding is used to match the existing.

3 Using the narrow window size but combining two windows with a mullion in between is another option that could be used if the garage was converted to living space. New siding is used to match the existing and a second style of siding is used under the window.

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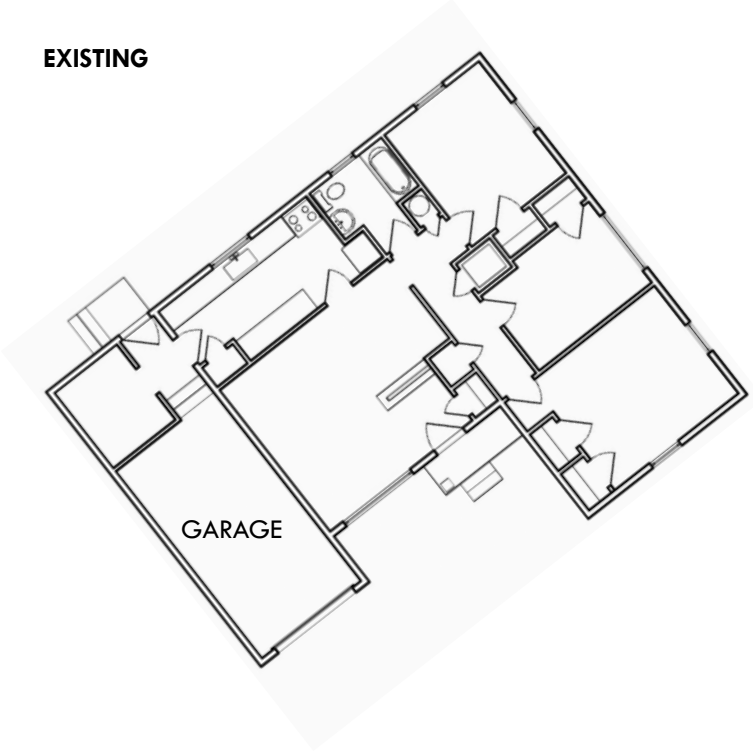
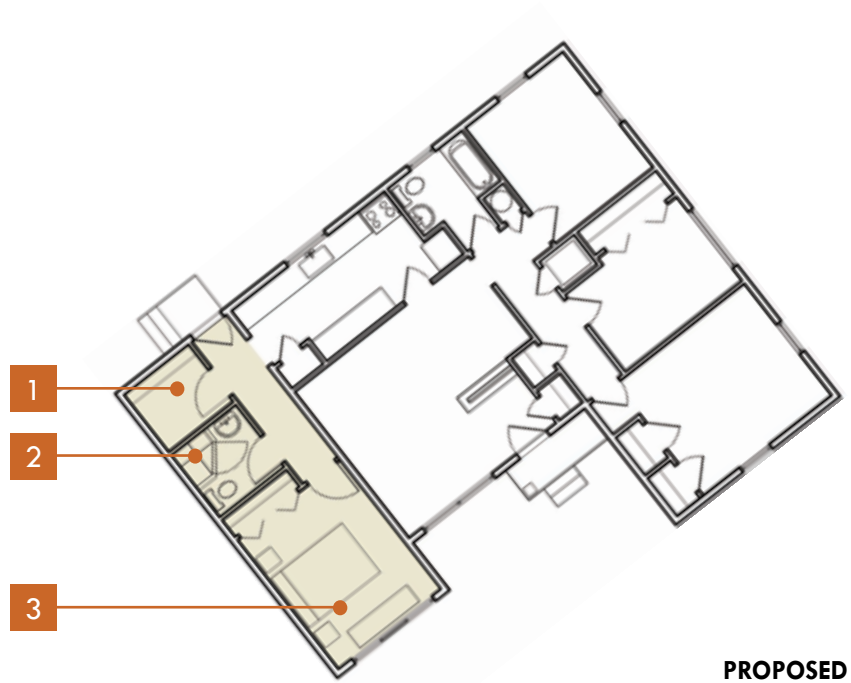
GARAGE CONVERSIONS: MINIMAL TRADITIONAL

EXISTING





PROPOSED

HOME IMPROVEMENTS

1. Reduce the size of the laundry room and add a door, if desired.
2. Add a second bathroom with a small shower.
3. Add a fourth bedroom and closet. Raise the floor in the garage to match the floor level in the rest of the house.

B

HOME IMPROVEMENTS

GARAGE CONVERSIONS: TRADITIONAL RANCH

1 Existing garage. Note that the floor slab is about 18 inches lower than the floor of the house. The header for the garage door is lower than the top of the windows. The header (a structural element) should be removed and the entire garage door opening should be in-filled with studs, sheathing and new exterior and interior materials. The area shaded is to be rebuilt.

2 Using a single paired window to match the one on the opposite side of the front door maintains the importance of the central picture window. Remove and salvage the brick from the sides of the garage door opening and use that brick to create a low wall that will help to tie the garage conversion into the rest of the house. Use wood siding for the walls; can match the existing siding on the gable end.

3 An option for windows.

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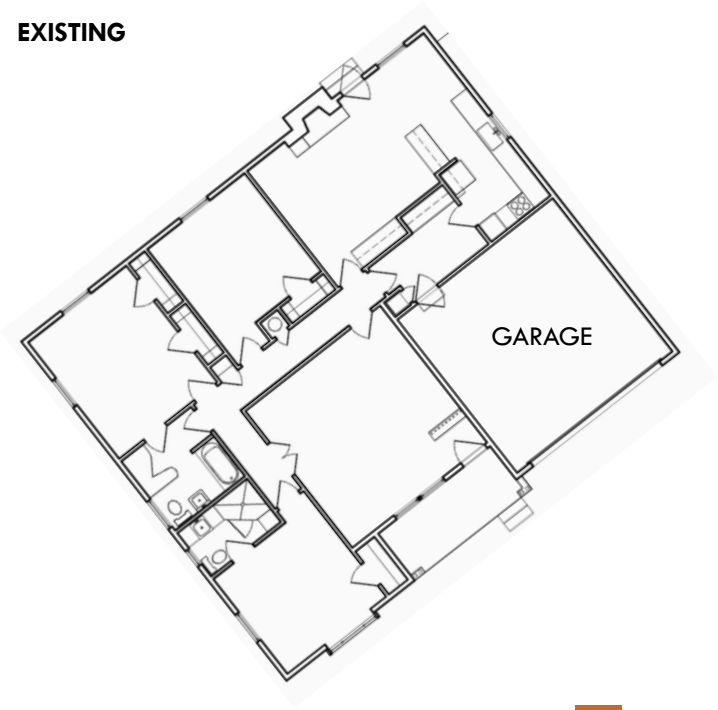
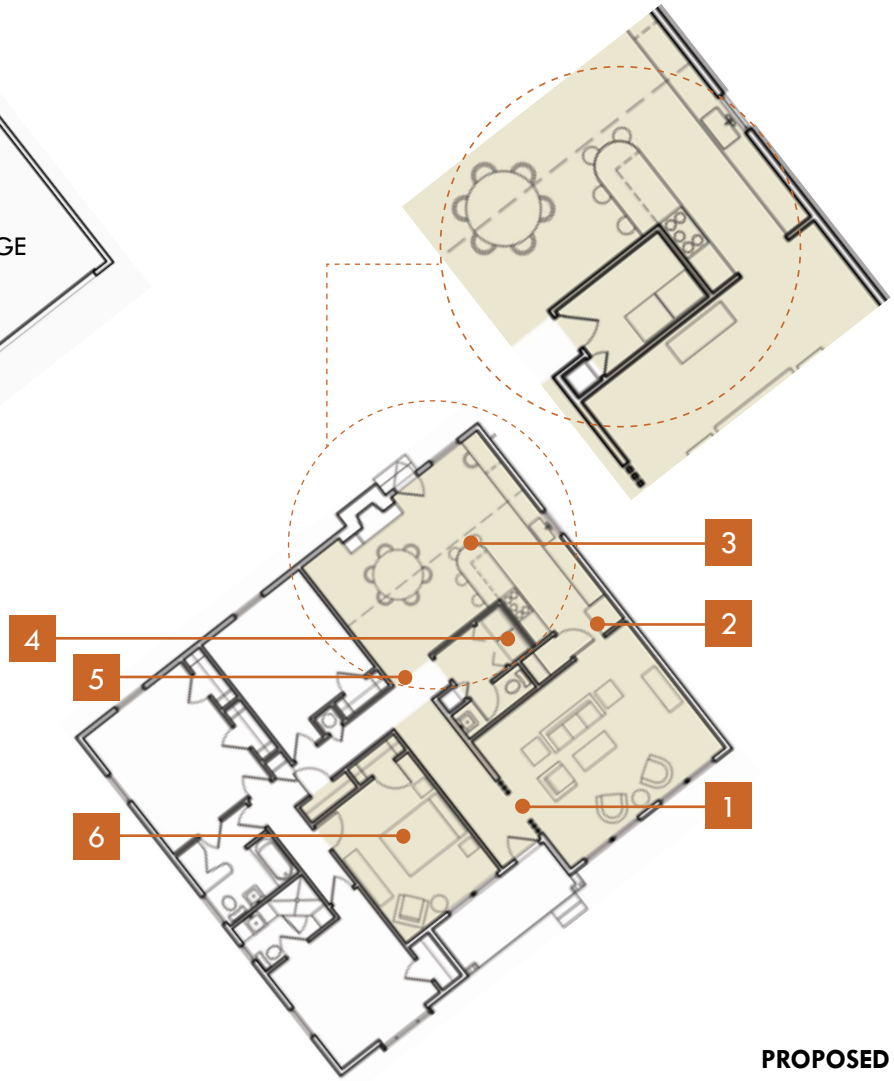
GARAGE CONVERSIONS: TRADITIONAL RANCH

EXISTING



OPTIONAL PROPOSAL



PROPOSED

HOME IMPROVEMENTS

1. Convert garage to living space; create a new, wide opening into the garage from the new entrance hall. Raise floor in former garage space to match level of the rest of the house.
2. Create a new opening between the living space and the kitchen.
3. Expand the kitchen with option to have a break-fast bar and a desk area, as well as a closet.
4. Laundry closet with option for adding a half-bath (Optional Proposal shows plan without bath).
5. Widen opening into new dining and kitchen area.
6. Create a fourth bedroom with closet; add a closet to the hall.

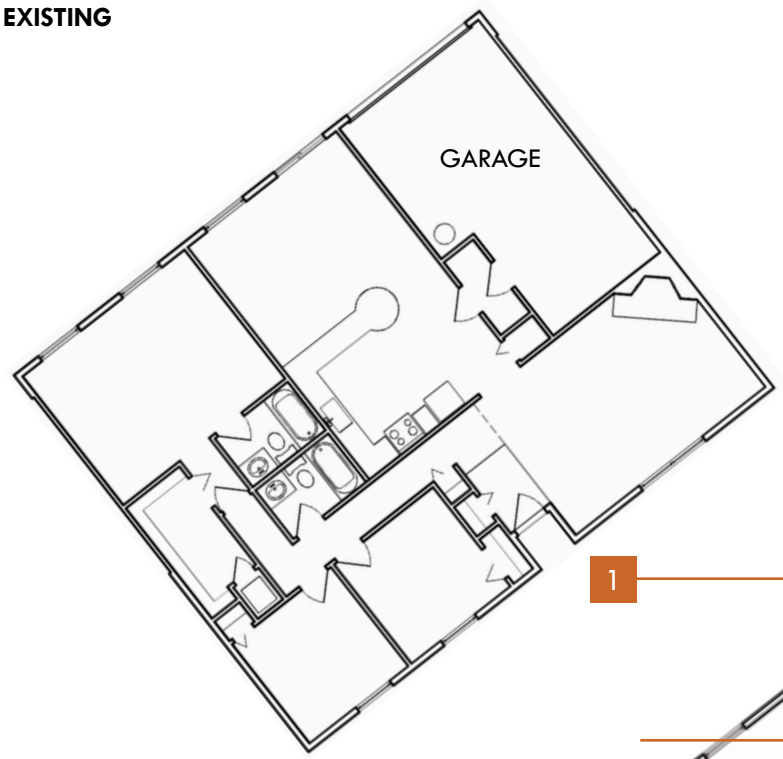
B

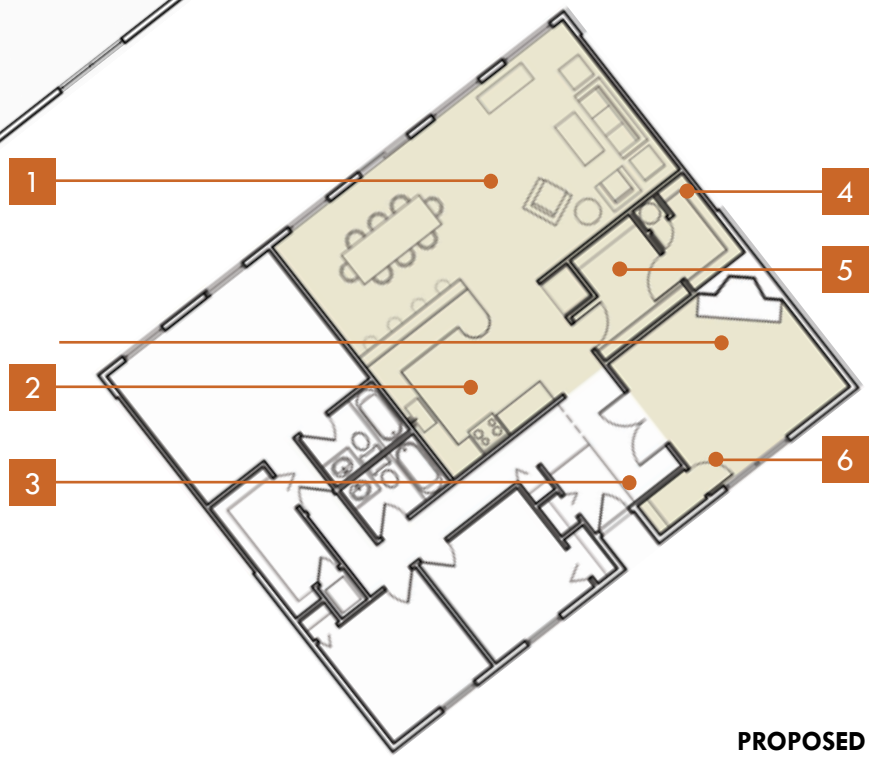
HOME IMPROVEMENTS

GARAGE CONVERSIONS: LATE RANCH

1. Convert garage into an expanded living and dining space that is open to the kitchen. Remove wall between garage and family living space to connect them. Relocate laundry room.
2. Renovate kitchen; create functional breakfast bar. Move refrigerator into recess in wall near laundry room to create more counter space.
3. Expand entry foyer.
4. Create storage or pantry space with hot water heater closet.
5. Create laundry room. Include recess in wall for refrigerator.
6. Create a study or fourth bedroom out of the formal living space; use double doors if it will function as a study or den.

EXISTING

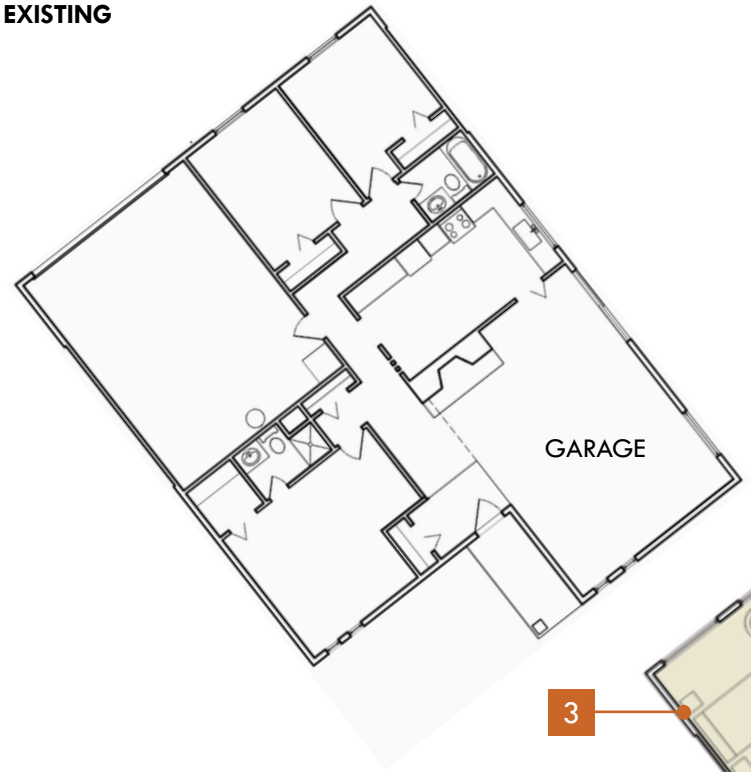


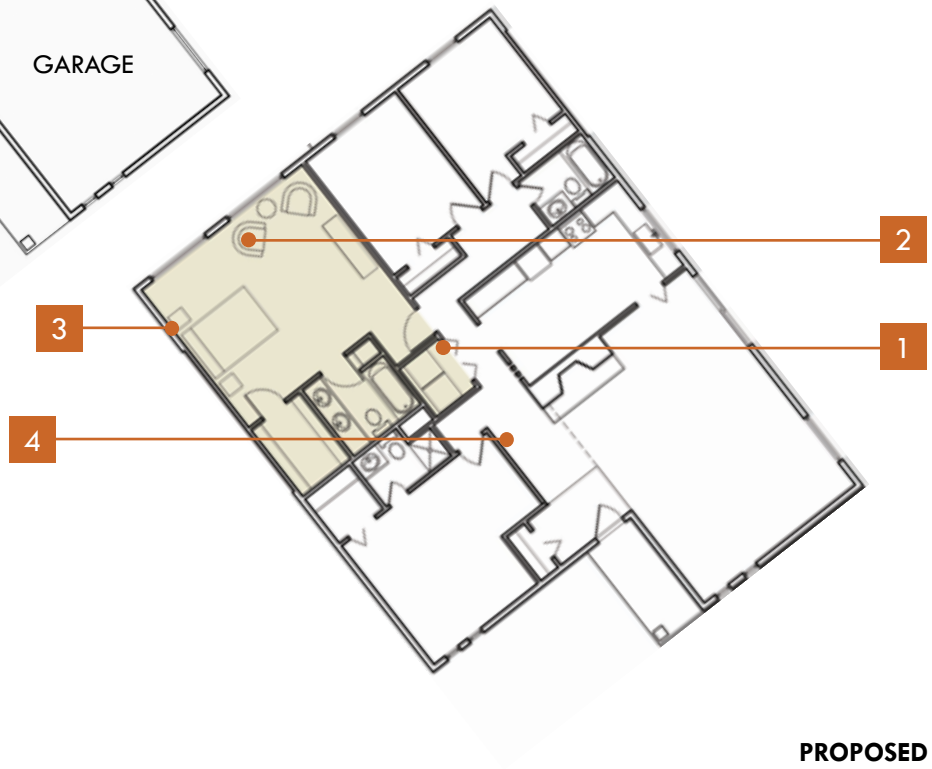


PROPOSED

GARAGE CONVERSIONS: CONTEMPORARY

EXISTING





PROPOSED

HOME IMPROVEMENTS

1. Move laundry from garage into closet off of hall. Incorporate air-conditioning equipment.
2. Convert garage into master bedroom suite with large bedroom area, walk-in closet and a third bathroom.
3. Locate a window on the side of the house to avoid views of cars parked in driveway. Option to raise ceiling inside master bedroom and to include high clerestory windows for additional light on the driveway side of the space.
4. Relocate door to the existing master bedroom to accommodate new laundry and utility closet.

B

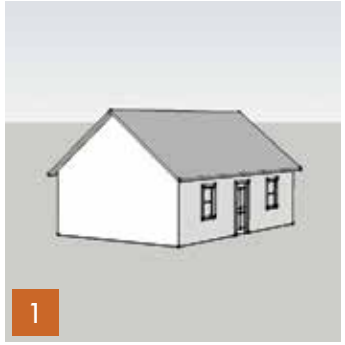
HOME IMPROVEMENTS

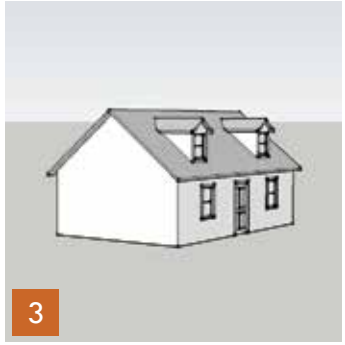
ADDITIONS

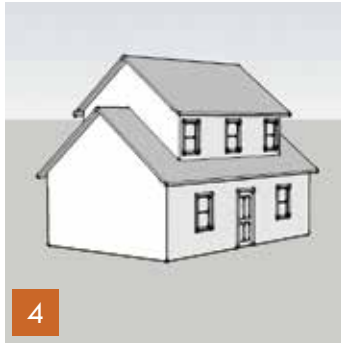
This addition is well done and it provides ample additional square footage to the home. The one reason it works is that the design is of the same style as the original house. Another reason is that the addition is set-back from the front, which allows the roof overhang to run in front of the addition. Other tips used in this example are:

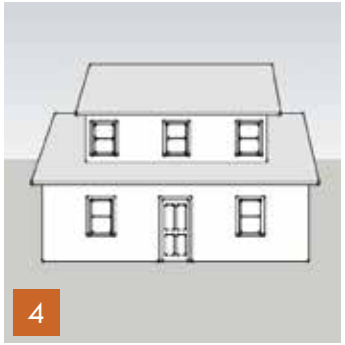
1. Match roof pitch, form and material.
2. Match materials, window types and proportions, roof eaves and overhang, or make similar so as to blend-in the addition.
3. Make subtle distinctions, if desired, between the original house and the addition.
4. Match paint colors.

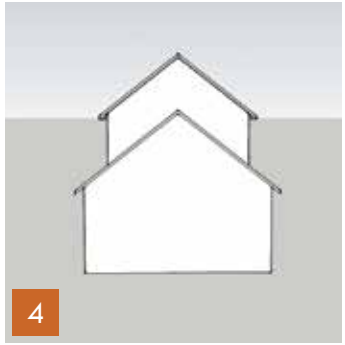
ADDITIONS

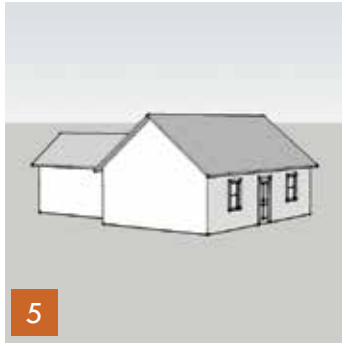


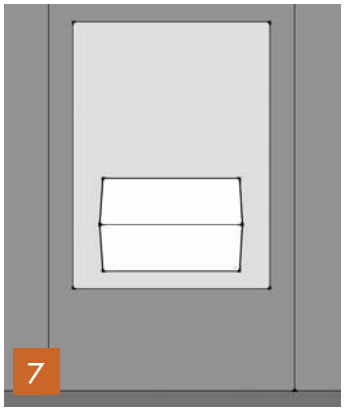


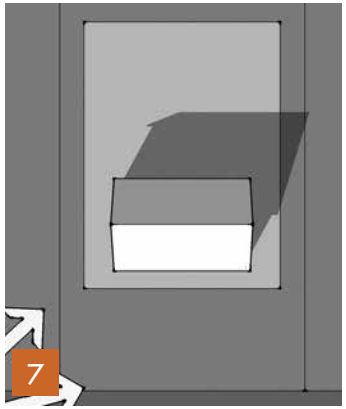


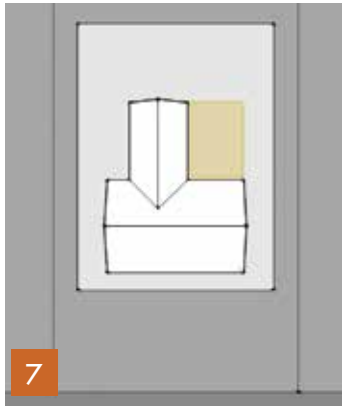












1 When considering an expansion of your home, start by understanding what you have. This example is a simple home.

2 Depending on the size of the home and the pitch of the roof, you may have room in the attic to expand. Use the gable ends for windows.

3 If you need more light, add dormer windows; align with windows below.

4 Make a second floor addition; try to line up windows with those on the first floor. Set the second floor back from the front and sides and match the roof pitch, like the example on the left.

5 Build an addition to the rear of your house.

6 Make it two stories.

7 Consider the placement of your house on your lot, how it affects drainage, the shadows you will create and the space you will create by making an addition.

B

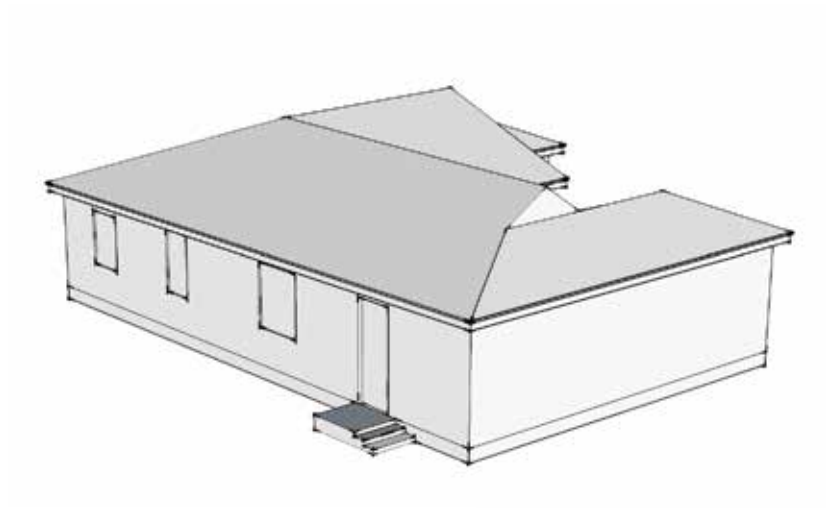
HOME IMPROVEMENTS

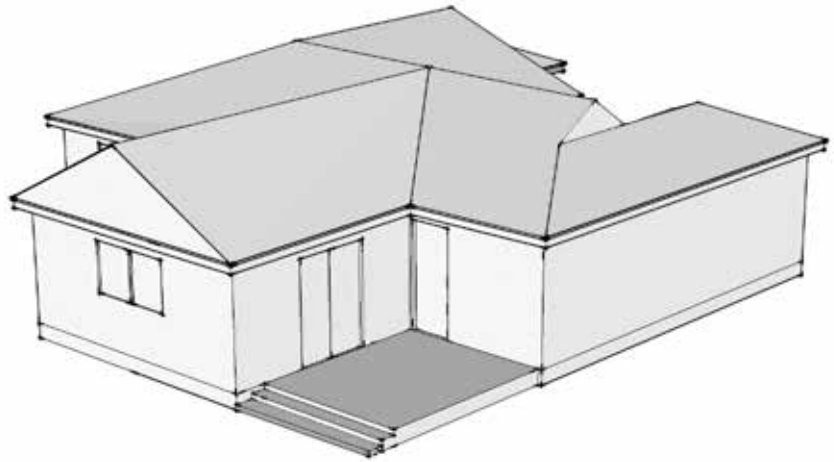
ADDITIONS: MINIMAL TRADITIONAL

BUILD A DREAM KITCHEN ONTO THE BACK OF YOUR HOME AND EXPAND YOUR LIVING SPACE TOO

Many of the Minimal Traditional houses have large backyards, making them excellent candidates for an addition to the rear. Adding on to the rear also provides an opportunity to develop a stronger connection to the backyard, which these houses typically lack. This particular option for an addition seeks to improve the size and usefulness of the main living, dining and kitchen spaces by adding 254 square feet to the plan. Drawings to right show the back of the house where the addition is located.

EXISTING - REAR VIEW



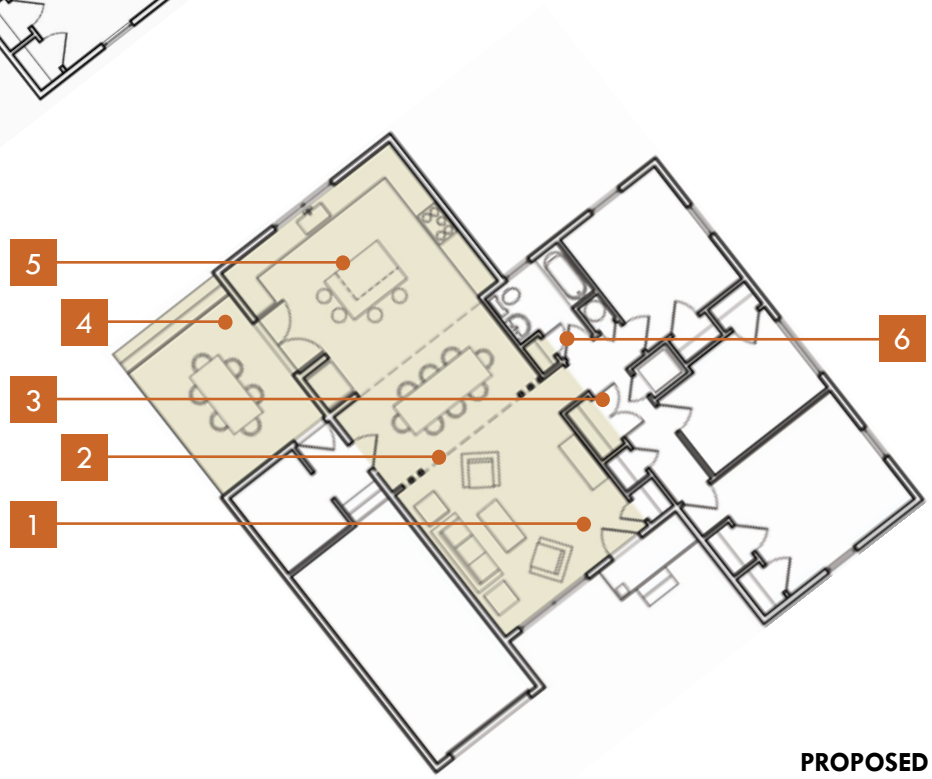


PROPOSED - REAR VIEW

TECHNICAL TIP
Building an addition requires a new foundation and framing plans that will connect to the existing framing on your house. Be sure to utilize the services of an experienced designer, contractor, engineer or architect when planning an addition like this.

ADDITIONS: MINIMAL TRADITIONAL

EXISTING



PROPOSED

HOME IMPROVEMENT

1. Remove room divider at entry.
2. Enlarge opening between living space and existing kitchen. Use a screen wall system to support load bearing roof members while keeping an open connection between the two spaces.
3. Option to build a closet accessed from the hall side or a built-in storage unit facing the living room; this space is not very useful as it is now.
4. Build a deck or patio and access it from the existing laundry area and from the new kitchen addition.
5. Build a kitchen addition and convert the existing kitchen into dining space. Open the new kitchen up to the living and dining rooms for a completely open plan, if desired.
6. Add a linen closet to the bathroom after removing the refrigerator.

B

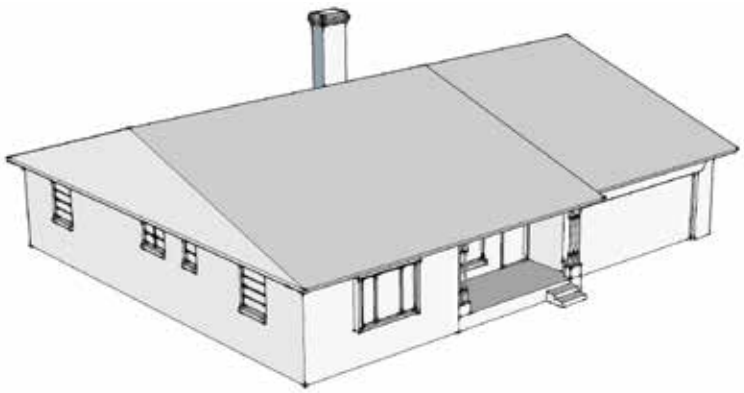
HOME IMPROVEMENTS

ADDITIONS: TRADITIONAL RANCH

ADD A SECOND STORY MASTER BEDROOM SUITE TO CREATE A 3 BEDROOM, 3 BATH HOME

The Traditional Ranch style home did not include the size of master bedroom and bath that people expect today. One way to get that in an existing home like this is to build a partial second story. For the cost of one bedroom downstairs, you can gain a bathroom, the privacy of a second story, and some storage space. This particular option adds 527 square feet to the plan.

EXISTING



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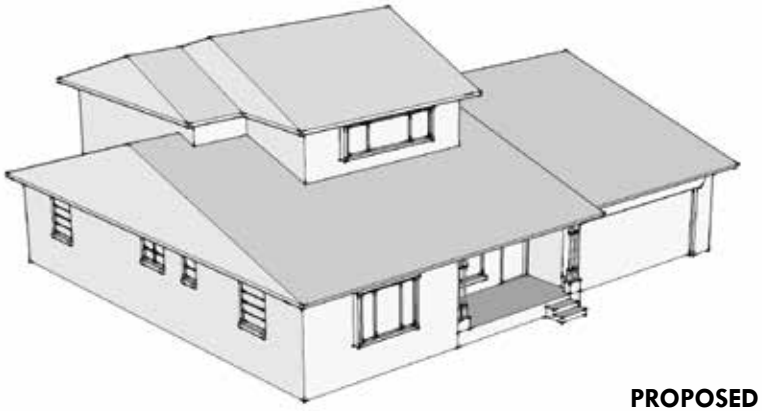
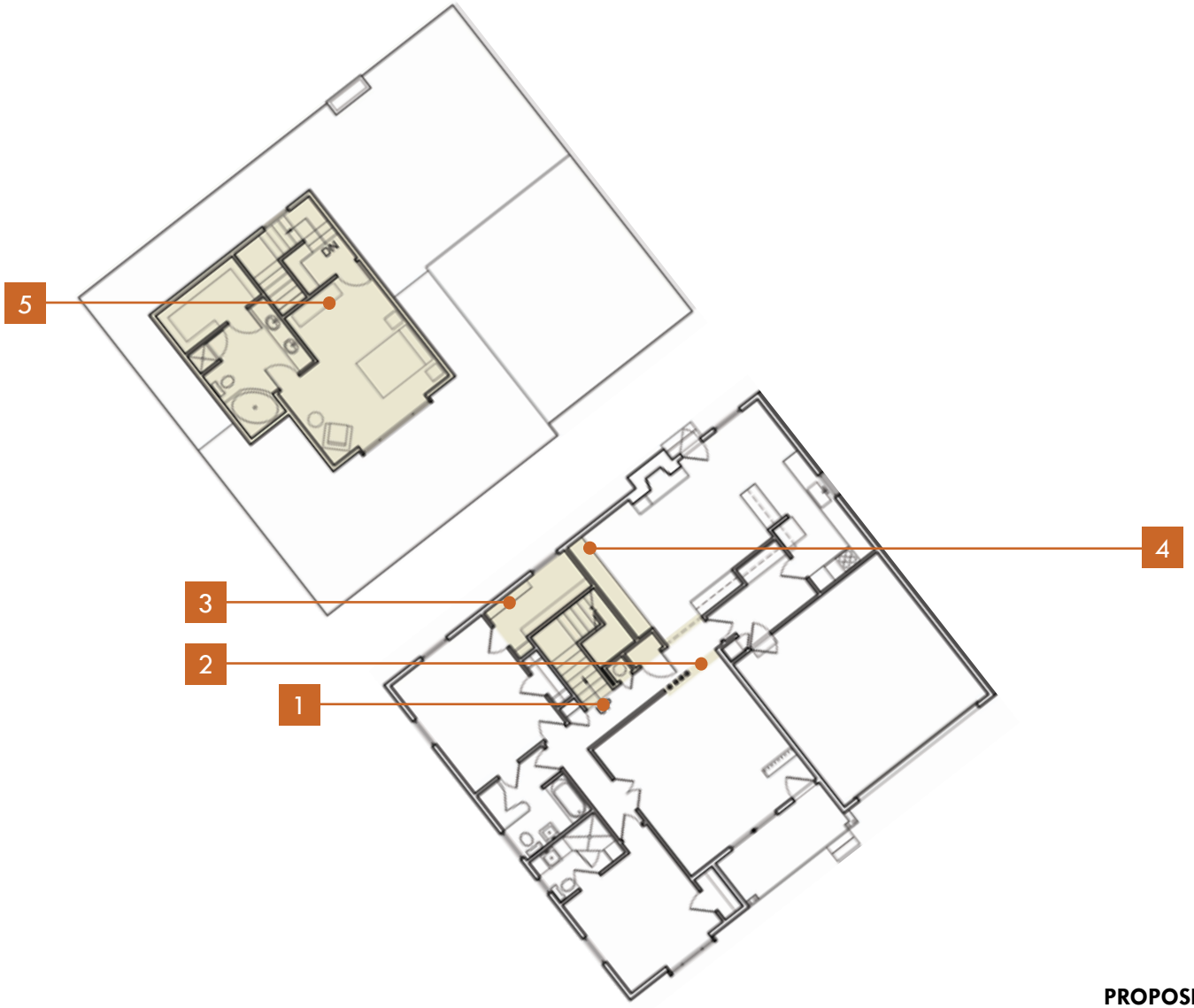


PROPOSED

TECHNICAL TIP
Adding a second story will most likely require adding new floor framing to support the second floor. Be sure to utilize the services of an experienced designer, contractor, engineer or architect when planning an addition like this.

ADDITIONS: TRADITIONAL RANCH



PROPOSED

HOME IMPROVEMENTS

1. Add a stair to a new second floor master bedroom suite.
2. Widen the opening between the formal living room and the hall and use a screen wall to further expand the sense of space in the living room.
3. Add a walk-in closet behind the stair.
4. Add a built-in cabinet for the family living space.
5. The stair opens directly into the master bedroom.
6. The large bath and walk-in closet make this suite worth building!

B

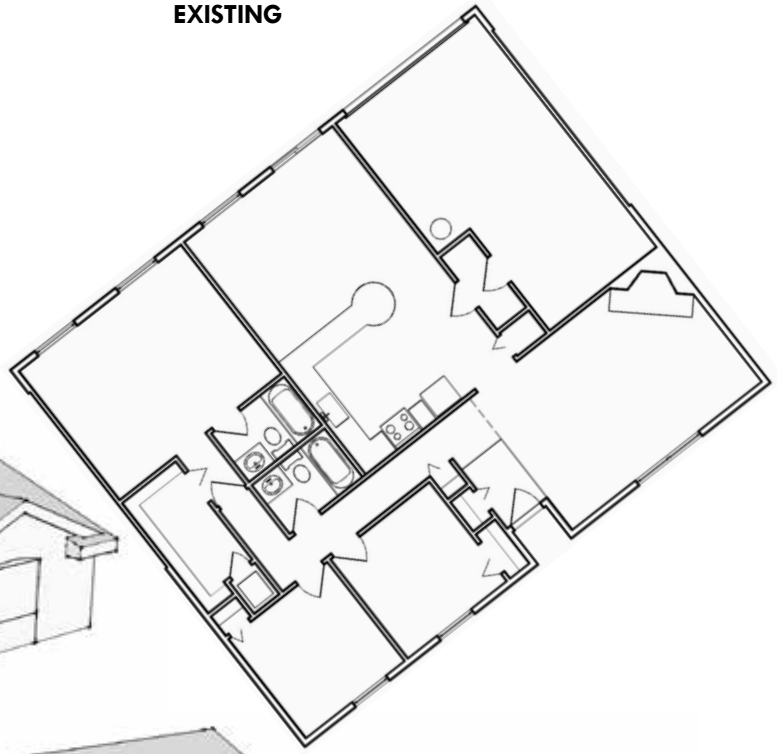
HOME IMPROVEMENTS

ADDITIONS: LATE RANCH

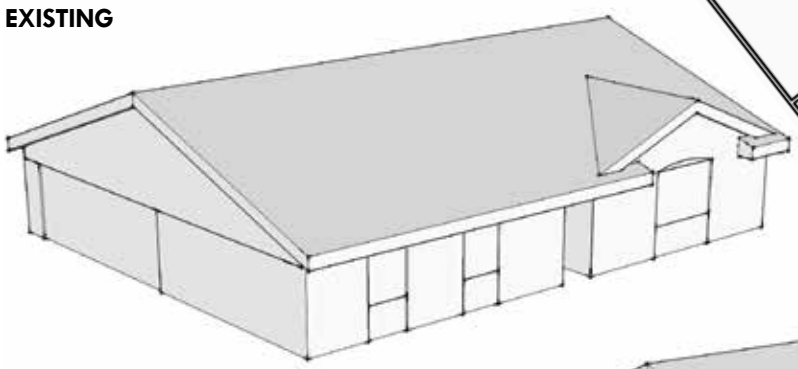
ADD A SECOND STORY MASTER BEDROOM SUITE TO CREATE A 4 BEDROOM, 3 BATH HOME

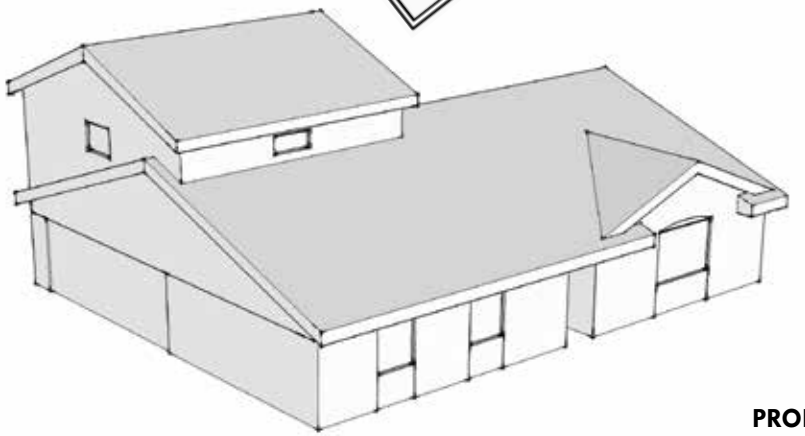
The Late Traditional Ranch style home typically sits on a smaller piece of land, which makes adding on in the rear or on the side nearly impossible. In this example, the large walk-in closet of the existing master bedroom is used to create a stair to a second floor master suite that includes a larger bedroom, another bath and a walk-in closet. This particular option adds 497 square feet to the plan.

EXISTING



EXISTING

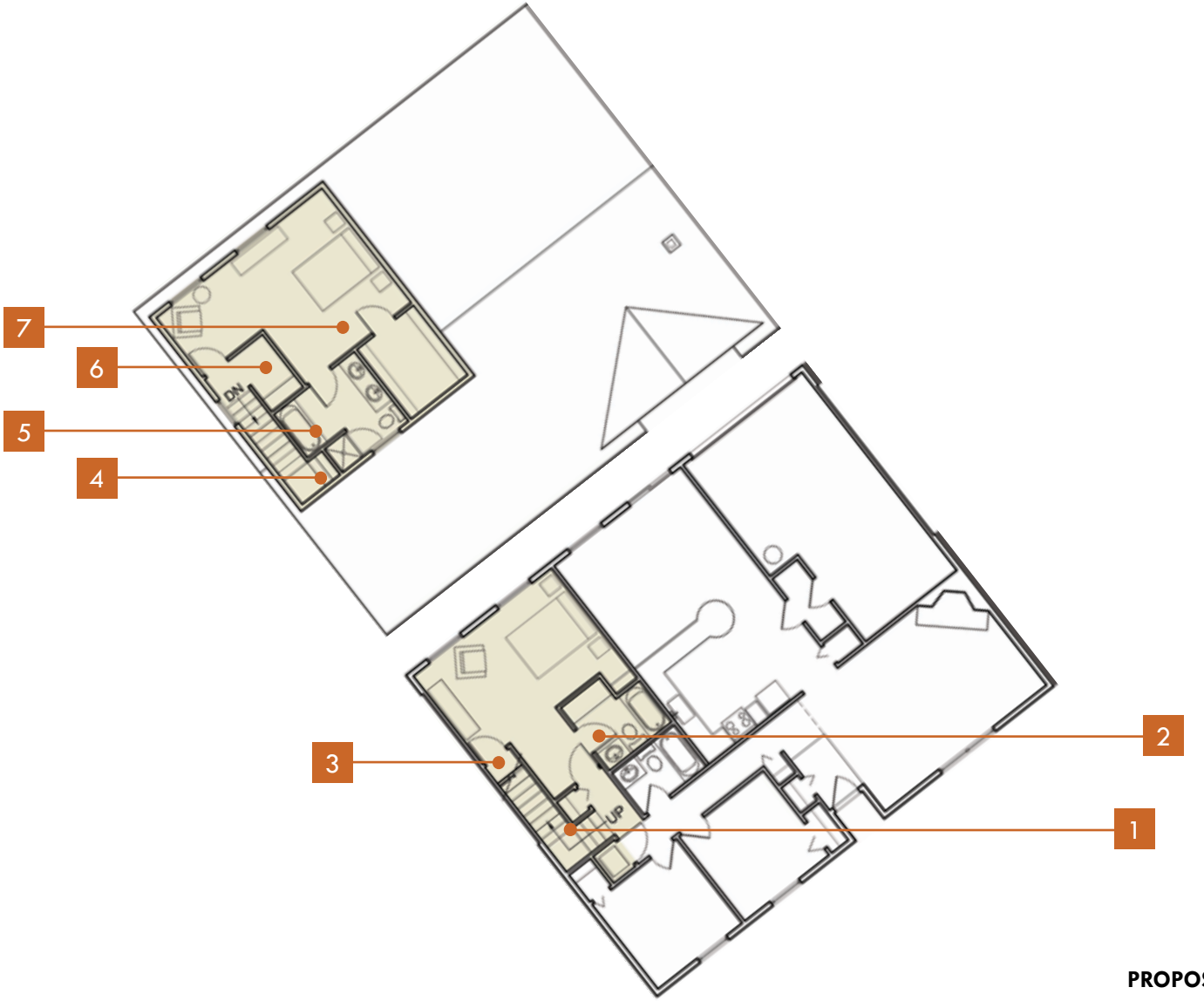




PROPOSED

TECHNICAL TIP
Adding a second story will most likely require adding new floor framing to support the second floor. Be sure to utilize the services of an experienced designer, contractor, engineer or architect when planning an addition like this.

ADDITIONS: LATE RANCH



PROPOSED

HOME IMPROVEMENTS

1. Remove existing master bedroom closet and create stair to second floor new master bedroom suite.
2. Option to enlarge bathroom serving former master bedroom; this will also reduce the size of the bedroom or these rooms can serve as a second master bedroom.
3. Create a closet beneath the stair.
4. Small windows provide natural light to the stair and the bathroom.
5. Master bathroom is large enough to accommodate a tub and shower.
6. A nook with a built-in desk is an option at the top of the stair. This space could also be put into a larger master bedroom.
7. Master bedroom has a reading nook and direct access to the bath and a large walk-in closet.

B

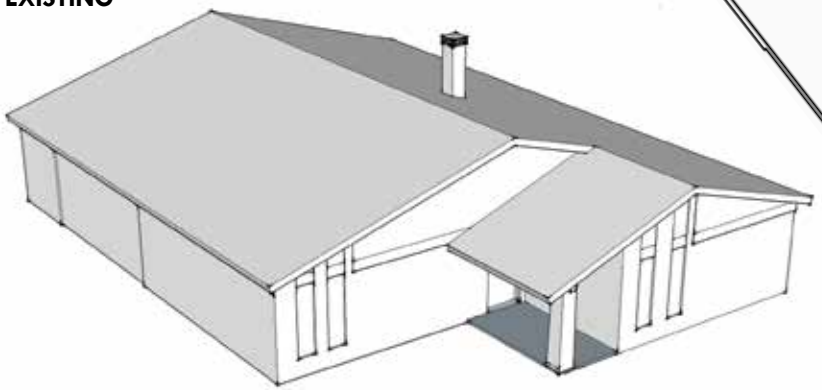
HOME IMPROVEMENTS

ADDITIONS: CONTEMPORARY

ADD A SECOND STORY MASTER BEDROOM SUITE TO CREATE A 3 BEDROOM, 3 BATH HOME WITH A LARGE UTILITY SPACE

The Contemporary style home typically sits on a small piece of land, which makes adding on in the rear or on the side nearly impossible. In this example, one of the bedrooms is taken to create a stair to a second floor master suite and a large utility closet, since the laundry in this house was in the garage. This particular option adds 557 square feet to the plan.

EXISTING



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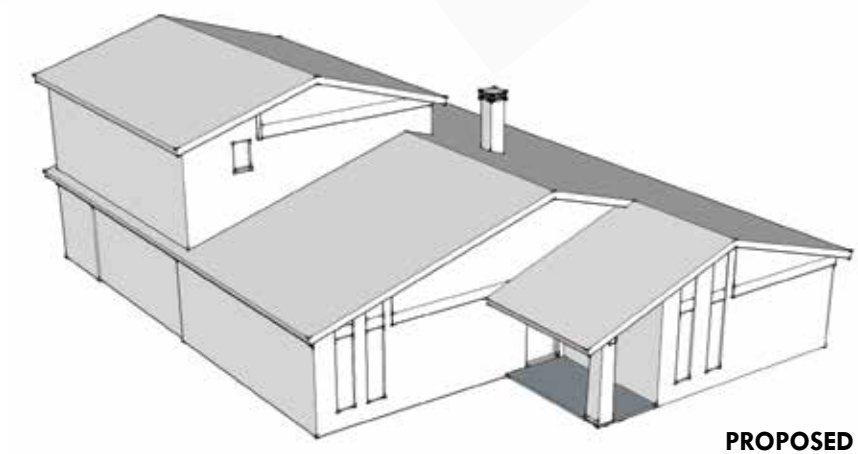

PROPOSED

TECHNICAL TIP
Adding a second story will most likely require adding new floor framing to support the second floor. Be sure to utilize the services of an experienced designer, contractor, engineer or architect when planning an addition like this.

ADDITIONS: CONTEMPORARY

PROPOSED

HOME MAINTENANCE

1. Remove the existing closet to improve the size of the bedroom and ability to furnish.
2. Create a laundry room with general storage, and closets for the bedroom.
3. Remove a bedroom and create stairs to second floor master bedroom suite.
4. At the top of the stairs is a small landing with a window.
5. The master bedroom features windows toward the backyard and can potentially include a vaulted ceiling with clerestory windows.
6. The master bathroom has room for a tub and a shower and is connected to a large walk-in closet. The closet could also have a door directly to the bedroom, if desired.

C. TOP TEN IDEAS

C

TOP TEN IDEAS

TOP TEN IDEAS FOR EASY IMPROVEMENTS

1. Repaint or replace your front door with an upgraded design. Include a knocker and an interesting doorbell cover for an added touch.
2. Add a flower pot near the front door, or two.
3. Paint wood elements for a fresh, clean appearance; introduce an interesting accent color.
4. Add furniture to your front porch or patio, such as rocking chairs or a bench; use cushions for more color.
5. Change out interior window treatments to create a more uniform appearance on the exterior. Use treatments that can be operable such as blinds, top/bottom down shades or curtains. Choose a treatment that provides insulating value also for improved energy efficiency. Solid wood shutters and plantation shutters are good choices.

TOP TEN IDEAS FOR EASY IMPROVEMENTS

TOP TEN IDEAS

6 Add an outdoor space, like a patio or porch at the front of the house and near the front door. Partially enclose it with a hedge or a low fence or wall. Place furniture and potted plants there.

7 Make landscape improvements to the front yard or add annual flowers for color.

8 Improve the walkway to your front door by adding an edge treatment such as brick pavers or by replacing the walk with an up-graded material.

9 Improve fencing that is visible from the street or replace fencing with an upgraded design.

10 Give the exterior of your house a Spring Cleaning when you do the interior. Clean and tidy is always an improvement and it will not cost much either!

D. STEPS TO TAKE

D

STEPS TO TAKE

STEPS TO TAKE

The City of Garland provides guidance and assistance to homeowners who are making improvements to their homes. The staff can tell you if you need a permit and what you need to provide to get the permit. Here are some ways to contact the Development and Permitting Center:

CALL
972 205-2300

EMAIL
buildinginspections@garlandtx.gov

WEB
garland.tx.gov/services/dpc/residents.asp

IN PERSON
800 Main Street, 1st Floor
Garland, TX 75040

Many home improvements can be completed without a permit, but larger projects and projects that have public safety, health and welfare implications—like building a home with a proper foundation and framing—do require permits. These permits are for the homeowner's safety and they provide reassurance that home builders, including do-it-yourselfers, will build safe houses. Permits protect the residents of Garland from poor and dangerous construction.

1 DO I NEED TO GET A PERMIT?

If in doubt, simply contact the City (left). In general, the following actions require a residential permit:

- Construction of a new home
- Demolition of an existing structure
- Construction of an addition
- Construction of an accessory building (including carports and storage sheds)
- Major renovations
- Foundations and foundation repair
- Roof replacement
- Garage conversions
- Fence installation
- Construction of a driveway
- Plumbing systems and repairs, including water heater replacement and irrigation

2 WHAT DOES A PERMIT COST?

Permit costs are related to the work being done. The fees collected from the permit process pay for inspectors and code compliance, among other things. You will need to have an estimate of the cost of the work you want to perform in order to obtain a permit.

3 HOW LONG WILL IT TAKE?

After you have submitted the proper drawings and permit application, the time it takes to obtain the permit will vary by project from immediate to seven days.

4 WILL THERE BE AN INSPECTION?

The City maintains a staff of building inspectors to ensure that the City codes and ordinances are being followed. Inspectors may come to the construction site more than once and sometimes to check construction before it is covered up and no longer visible. When you are ready for an inspector, you call and set up an appointment.

5 WHAT ABOUT ZONING?

If you are planning to build something on your property or to make an addition, you will need to know the zoning requirements. The City's Development and Permitting Center can help you determine what the zoning is for your particular property. The zoning protects you and your neighbors by ensuring that everyone who builds in your neighborhood follows the same basic rules. In this way, the houses will be more-or-less the same size and height, they will be setback from the street with a front yard of similar dimensions and there will be open space between houses.

Some items addressed by the zoning include:

- Setbacks—this tells you where you can and cannot build on your property. For example, building is not allowed too close to the street nor too close to your property line.
- Buildable area—this tells you the maximum area you can build on your property.
- Maximum height—this tells you how tall your house can be.

STEPS TO TAKE

6 HOW DO I GET A SURVEY?

A property survey is something that you may have from the purchase of your home. If you don't have one or if changes have occurred to the property, a new survey will be required. A licensed surveyor must prepare a survey.

7 HOW DO I SHOW A PROPOSAL?

You need to be able to communicate your proposed improvement to the City for the purpose of filing for permits. Often, your contractor will know how to do this and can guide you. Or, if you have an architect or a designer involved, they can prepare the drawings necessary for filing—this would be part of their responsibility. But if you are doing work yourself that you are qualified to do, you can also file your own drawings with the City. Be sure to put the address of the property, a date and other pertinent information that is required by the City on your drawings.

8 DO I NEED AN ARCHITECT OR DESIGNER?

For residential improvements, you do not need an architect or a designer. You can do it yourself, if you want to and feel you are qualified. Or you can work with your contractor on the design aspects of the project. But sometimes the size of the project, and the investment you are making in your home, suggests that professional help is a good idea. Professional help can come in the form of either an architect or a designer.

An architect is a licensed professional who is educated and required to maintain training in his field. The architect has a responsibility to the general public's health, safety and welfare. One way to find an architect and to find out more about what an architect does is to contact the American Institute of Architects, Dallas Chapter through www.aia.org.

A designer may or may not have a license to practice. A licensed interior designer, for example, must maintain credentials similar to those of an architect. A designer may not be licensed but still be very capable of assisting you with the design of your improvements.

9 DO I NEED A CONTRACTOR?

Knowing what you can do yourself and what requires a professional can be tricky. When in doubt, it is usually advisable to hire a professional. Some of the benefits of hiring a professional include:

- Knowledge of construction.
- Ability to obtain construction materials that are not available to the retail customer.
- Coordination of subcontractors and specialists.
- Knowledge of good sub-contractors and specialists or artisans.
- Insurance.

Unfortunately, bad contractors give good contractors a bad name when they do not perform on time or when they do a poor job. To avoid one of those bad contractors, be sure to ask neighbors about their experience and recommendations and be sure to check references before hiring. You should also check the Better Business Bureau (BBB) and you should take the time to visit at least one of the contractor's recent projects. Be smart about having a written contract that pays as the work is completed, not ahead of time.

"One of the principles that is true for every suggestion in the Garland Residential IDEA BOOK is that improvements are not just about making individual homes better, but they are also about improving neighborhoods as a whole."