

# RESIDENTIAL ARCHITECTURE FOR APPRAISERS



This seminar is intended to provide attendees an overview of architectural designs. The seminar will outline housing styles from Colonial to modern times.

It is designed to explore how housing styles have changed over the centuries, and discover how design influences have helped shape modern residential architecture.

# American Colonial

1600's – 1800's



When North America was colonized, settlers brought building traditions from many different countries. Colonial architecture includes a wide range of styles, including New England Colonial, German Colonial, Dutch Colonial, Georgian Colonial, and Colonial Cape Cod. Georgian Colonial and Cape Cod influences can be found throughout Colorado.



## Georgian Colonial

- SQUARE, SYMMETRICAL SHAPE
- PANELED FRONT DOOR AT CENTER
- DECORATIVE CROWN OVER FRONT DOOR
- FLATTENED COLUMNS ON EACH SIDE OF DOOR
- FIVE WINDOWS ACROSS FRONT
- PAIRED CHIMNEYS
- MEDIUM PITCHED ROOF
- MINIMAL ROOF OVERHANG



## Cape Cod

- STEEPLY PITCHED ROOF
- NARROW ROOF OVERHANG
- 1 OR 1½ STORIES
- CONSTRUCTED OF WOOD AND SIDED IN WIDE CLAPBOARD OR SHINGLES
- LARGE CENTRAL CHIMNEY LINKED TO A FIREPLACE IN EACH ROOM
- FRONT DOOR PLACED AT THE CENTER
- CENTER-HALL FLOOR PLAN
- MULTI-PANED, DOUBLE-HUNG WINDOWS
- SHUTTERS
- HARDWOOD FLOORS



# Victorian House Styles 1840 – 1910



Mass-production and factory-made building parts made large, elaborate houses more affordable. A variety of Victorian styles emerged: Italianate, Second Empire, Gothic, Queen Anne, Romanesque, and many others. Each style had its own distinctive features.



## Folk Victorian

- ALSO KNOWN AS "PRAIRIE GOTHIC" OR "FRONTIER VICTORIAN"
- DERIVED LARGELY FROM GOTHIC REVIVAL STYLE
- SQUARE, SYMMETRICAL SHAPE OR FLAT, JIGSAW CUT TRIM
- LOW-PITCHED PYRAMID ROOF WITH EXTENDED EAVES SUPPORTED BY BRACKETS
- PORCHES WITH SPINDLE WORK



## Stick Style Homes

- RECTANGULAR SHAPE
- WOOD SIDING
- STEEP, GABLED ROOF
- OVERHANGING EAVES
- ORNAMENTAL TRUSSES (GABLE BRACES)
- DECORATIVE BRACES AND BRACKETS
- DECORATIVE HALF-TIMBERING
- JERKINHEAD DORMERS





## Italianate

- NEARLY-FLAT ROOFS
- WIDE EAVES
- MASSIVE BRACKETS
- HIGH SQUARE TOWERS



## Queen Anne

- STEEP ROOF
- COMPLICATED, ASYMMETRICAL SHAPE
- FRONT-FACING GABLE
- ONE-STORY PORCH THAT EXTENDS ACROSS ONE OR TWO SIDES OF THE HOUSE
- ROUND OR SQUARE TOWERS
- WALL SURFACES TEXTURED WITH DECORATIVE SHINGLES, PATTERNED MASONRY, OR HALF-TIMBERING
- ORNAMENTAL SPINDLES AND BRACKETS
- BAY WINDOWS

# Medieval Revival Homes 1890 – Present



Tudor houses in the United States are modern-day reinventions and are more accurately called Tudor Revival or Medieval Revival. Some Tudor Revival houses mimic Medieval cottages. Other Tudor Revival homes suggest Medieval palaces. They may have overlapping gables, parapets, and brick or stonework. These historic details combine with Victorian or Craftsman flourishes.

<http://www.springsgov.com/Files/NorthEnd.pdf>

<http://www.historycolorado.org/oahp/colorados-historic-architecture-engineering-web-guide>





## English Tudor

- DECORATIVE HALF-TIMBERING
- STEEPLY PITCHED ROOF
- PROMINENT CROSS GABLES
- TALL, NARROW WINDOWS
- SMALL WINDOW PANES
- MASSIVE CHIMNEYS, OFTEN TOPPED WITH DECORATIVE CHIMNEY POTS



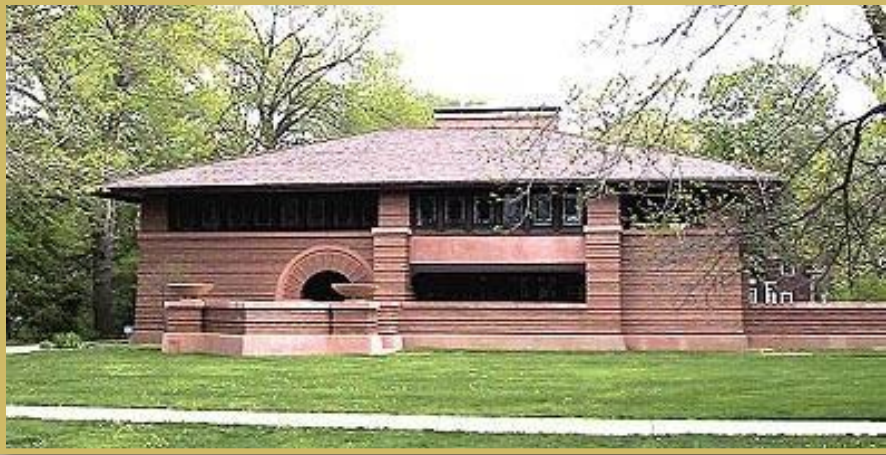
## Costwold Cottage

- SLOPING, UNEVEN ROOF
- BRICK, STONE, OR STUCCO SIDING
- VERY STEEP CROSS GABLES
- PROMINENT BRICK OR STONE CHIMNEY, OFTEN AT THE FRONT NEAR THE DOOR
- CASEMENT WINDOWS WITH SMALL PANES
- SMALL DORMER WINDOWS
- ASYMMETRICAL DESIGN
- LOW DOORS AND ARCHED DOORS
- SMALL, IRREGULARLY-SHAPED ROOMS
- SLOPING WALLS IN ROOMS ON UPPER FLOOR



# Frank Lloyd Wright

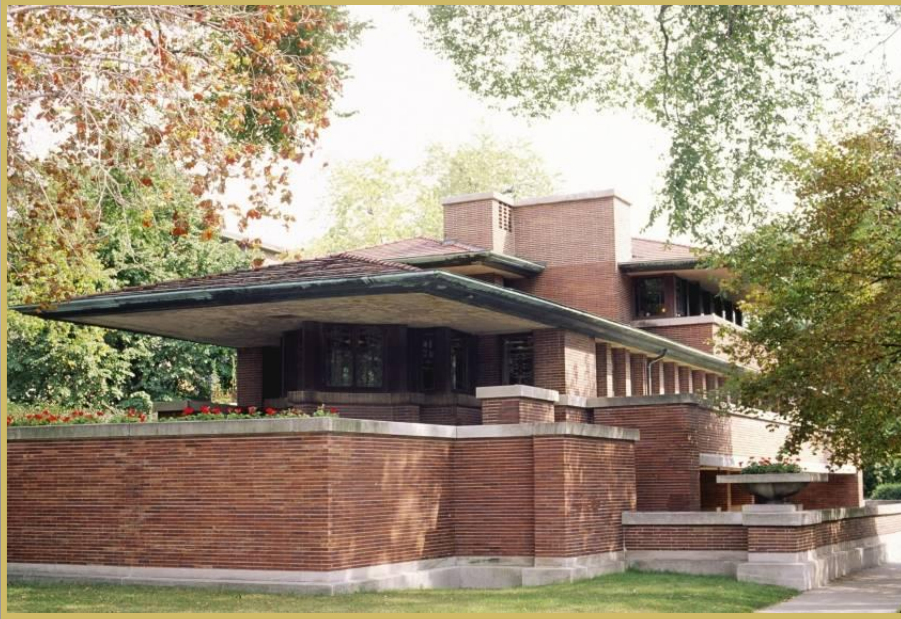
1901-1955



Frank Lloyd Wright believed that rooms in Victorian era homes were boxed-in and confining. He began to design houses with low horizontal lines and open interior spaces. Rooms were often divided by leaded glass panels. Furniture was either built-in or specially designed. These homes were called prairie style after Wright's 1901 Ladies Home Journal plan titled, "A Home in a Prairie Town." Prairie houses were designed to blend in with the flat, prairie landscape.

# Prairie Style

1893-1920



The first Prairie houses were usually plaster with wood trim or sided with horizontal board and batten. Later Prairie homes used concrete block. Prairie homes can have many shapes: Square, L-shaped, T-shaped, Y-shaped, and even pinwheel-shaped.

- Low-pitched roof
- Overhanging eaves
- Horizontal lines
- Central chimney
- Open floor plan
- Clerestory windows







## Walter White

- BLACK FOREST
- VILLAGE SEVEN



## Elizabeth Wright-Ingraham

- BROADMOOR VALLEY ROAD
- UNIVERSITY PARK



# Craftsman Style

1905 – 1930



The name "Craftsman" comes from the title of a popular magazine published by the furniture designer, Gustav Stickley, between 1901 and 1916. A true Craftsman house is one that is built according to plans published in Stickley's magazine. But other magazines, pattern books, and mail order house catalogs began to publish plans for houses with Craftsman-like details. Soon the word "Craftsman" came to mean any house that expressed Arts and Crafts ideals, most especially the simple, economical, and extremely popular Bungalow.

# Craftsman (Arts & Crafts) 1905-1930



- Wood, stone, or stucco siding
- Low-pitched roof
- Wide eaves with triangular brackets
- Exposed roof rafters
- Porch with thick square or round columns
- Stone porch supports
- Exterior chimney made with stone
- Open floor plans; few hallways
- Numerous windows
- Some windows with stained or leaded glass
- Beamed ceilings
- Dark wood wainscoting and moldings
- Built-in cabinets, shelves, and seating



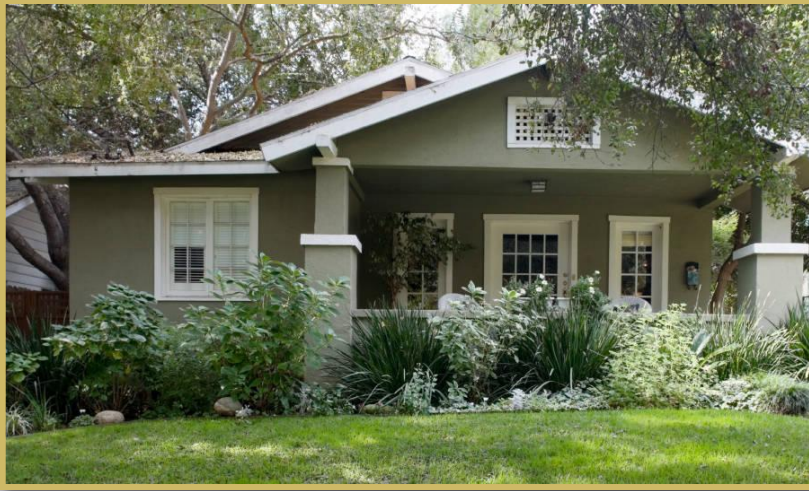
# American Bungalow

1905 – 1930



The word bungalow is often used for any small 20th century home that uses space efficiently. However there are particular features we associate with bungalow architecture in the USA.

- Low-pitched roof and horizontal shape
- One and a half stories
- Most of the living spaces on the ground floor
- Kitchen, dining area, bedrooms, and bathroom clustered around a central living area.
- Connecting rooms without hallways
- Efficient floor plan
- Built-in cabinets, shelves, and seats



## California Bungalow

- 1-1 ½ STORIES
- SLOPING ROOF SUPPORTED BY STURDY BEAMS
- SPACIOUS FRONT PORCHES
- EXPOSED BRACKETS AND OTHER CRAFTSMAN DETAILS
- SPANISH-INSPIRED DETAILS



## Spanish Revival Bungalow

- LOW-PITCHED OR FLAT ROOF
- RED TILES ON ROOF
- PARAPETS
- STUCCO-SIDING, USUALLY PAINTED WHITE, CREAM, OR TAN
- CARVED WOODEN DOORS
- ARCHED WINDOWS OR DOORWAYS
- DECORATIVE WROUGHT IRON RAILINGS AND WINDOW GRILLS
- DECORATIVE GLAZED TILE



# American Foursquare

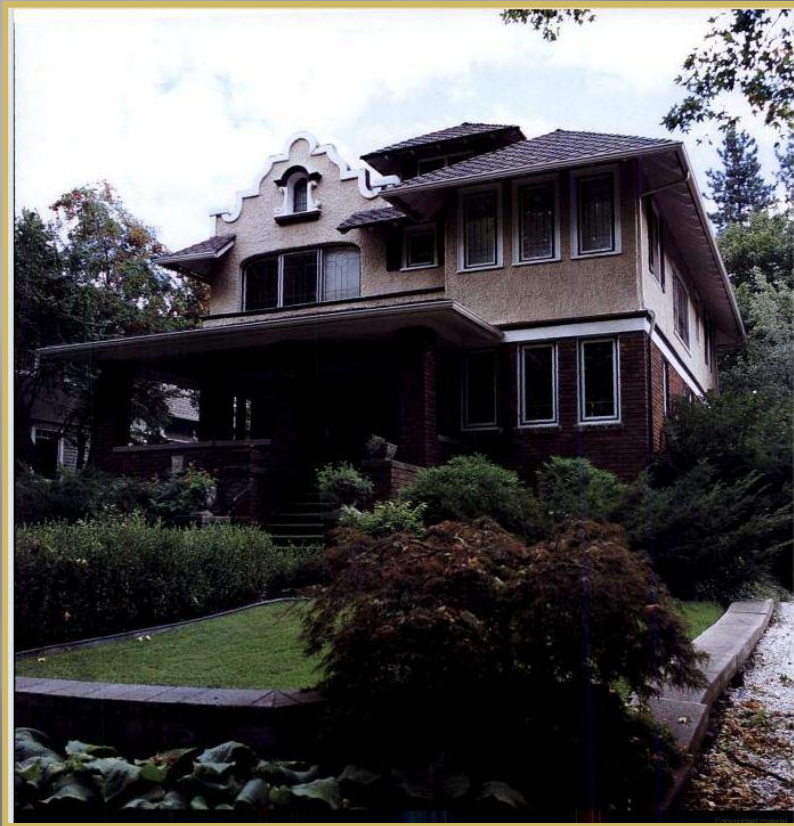
1895 - 1930



The American Foursquare, or the Prairie Box, was a post-Victorian style that shared many features with the Prairie architecture pioneered by Frank Lloyd Wright. The boxy foursquare shape provided roomy interiors for homes on small city lots. The simple, square shape also made the Foursquare style especially practical for mail order house kits from Sears and other catalog companies.

# American Foursquare – Mission Revival

1895 - 1930



- Simple box shape
- Two-and-a-half stories high
- Four-room floor plan
- Low-hipped roof with deep overhang
- Large central dormer
- Full-width porch with wide stairs
- Brick, stone, stucco, concrete block, or wood siding

Can also have features borrowed from any of these styles:

- Queen Anne - bay windows, small towers, or "gingerbread" trim
- Mission - stucco siding and roof parapets
- Colonial Revival - pediments or porticos

# Post-War Houses

1945-1980



Along with pent-up consumer demand, soldiers returning from World War II fueled exceptionally strong economic growth in the post-war period. Easily affordable mortgages for returning members of the military stimulated the housing boom. Real estate developers purchased large tracts of land and constructed homes with an eye on simplicity and affordability.





## Ranch Style

- Single Story
- Low Pitched roofs, usually gabled with deep set eaves
- Long, narrow and low to the ground
- Attached Garage
- Simple Floor plans
- Usually wood or brick exteriors
- Open emphasis and efficient use of spaces



## Raised Ranch

- Two stories
- Very similar to Ranch Style in construction
- Partially submerged basement with finished rooms and windows
- Usually Asymmetrical
- Attached garage
- Sliding glass door leading to a back yard patio



## Split-Level Ranch

- Front door opens to a landing. Facing the door one short flight of leads down and another parallel flight leads up.
- Regardless of floor plan, split-level houses always have three or more levels.



## Colonial Revival

- Very symmetrical façade with simple, classic detailing
- Primarily wood or brick siding
- Temple like entrances; porticos topped with pediments
- Living areas on the first floor and bedrooms on the upper floor



## Lustron Houses

- One-story, usually with a rectangular shape
- Roof and walls made of prefabricated steel panels
- Built-in bookcases, china cabinet and overhead cabinets
- Response to lack of housing for the 12 million soldiers returning home.
- AFFORDABLE and quickly built
- Four factory-colored finishes: Desert Tan, Dove Gray, Maize Yellow or Soft Blue





## Eichler Houses

- California real estate developer Joseph Eichler constructed ~11,000 in CA between 1949-1974.
- New approach to suburban tract housing
- Post/beam construction with concrete slab
- Open-air courtyard at the entrance
- Floor-to-ceiling windows and exposed ceiling beams



## Alexander Houses

- Very similar in style and situation as the Eichler Houses: Robert and George Alexander built more than 2,500 tract homes in southern CA in the 50's and 60's.
- Three quarter high wall partitions with post/beam construction and expansive windows
- Fiberglass or iron screens and walls with decorative cutouts



# Modernist Houses

1930 – present



As the old adage goes, form follows function; modernism architecture follows function. Providing for specific needs rather than imitating nature was the background of the modernist movement.



## Art Moderne

- Expressed the spirit of a technological age
- Asymmetrical with flat roofs, no cornices or eaves and smooth, white walls
- Use of windows in horizontal rows
- Open floor plans emulating simple geometric forms



## Bauhaus

- Bauhaus is a German expression meaning house for building
- Walter Gropius-appointed to head the Bauhaus which called for a new social housing for the workers
- Use principles of Classical architecture in their most pure form; no ornamentation of any kind.



## International

- The term International Style was applied to the American form of Bauhaus architecture, thus the striking similarities
- Le Corbusier, Gropius, Mis van der Rohe, etc. were all leaders in both the Bauhaus and International styles.



## Desert Modernism

- Adaptation of ideas from the Bauhaus and International movements to the warm climate and terrain of the American Southwest
- Dramatic rooflines with wide overhangs
- Open floor plans utilizing outdoor living spaces which incorporate into the overall design



## Contemporary

- Designed for today's lifestyles with huge windows and large, open spaces
- Odd, irregular shapes usually with a lack of ornamentation
- Open floor plans
- Use of natural materials such as cedar or stone which meld harmony with the surrounding landscape



## A-Frame

- Very popular vacation home design
- Triangular shape gives it its 'A-Frame' name
- Usually steeply sloping roof that extends almost completely to the ground on two sides
- Few vertical wall surfaces and small living spaces
- Ideal for mountain towns and resorts





# Postmodern

- The impossible is not only possible, it is exaggerated
- Forms filled with humor, irony, ambiguity and contradiction
- Blending of traditional, contemporary and newly-invented forms lead to exaggerated and abstract detailing
- Evolution from Modernism; think modernism with a sense of humor
- ALWAYS unique

# “Neo” (new) House Styles

1965 – present



Also referred to as Neo-eclectic architecture Neo House Styles dominated residential building construction in the U.S. during the later part of the 20<sup>th</sup> century and early part of the 21<sup>st</sup> century. It is a version of architectural revivalism that combines a wide array of decorative techniques taken from an assortment of different periods of historical house styles.





## Neo-Eclectic

- Incorporates many styles over several different periods and cultures
- Historic styles imitated using modern materials like vinyl/imitation stone
- Rebellion against modernism and a longing for more traditional styles



## Builder's Colonial/Neo-Colonial

- Not colonial at all, rather, a style that loosely borrows ideas inspired by historic Colonial and Federal styles
- Palladian windows and semicircular fan lights
- 2-3 stories with a center entry-hall floor plan
- Main living areas on the first floor and bedrooms on the upper floors



## Neo-Mediterranean

- Styles from Spain, Italy and other Mediterranean countries combine with North American
- Red roof tiles
- Stucco siding
- Heavy carved wooden doors



## Neo-Victorian

- Borrows ideas from historic Victorian architecture
- Designed to accommodate contemporary lifestyles
- Scallop-shaped shingles
- Complicated rooflines with many gables

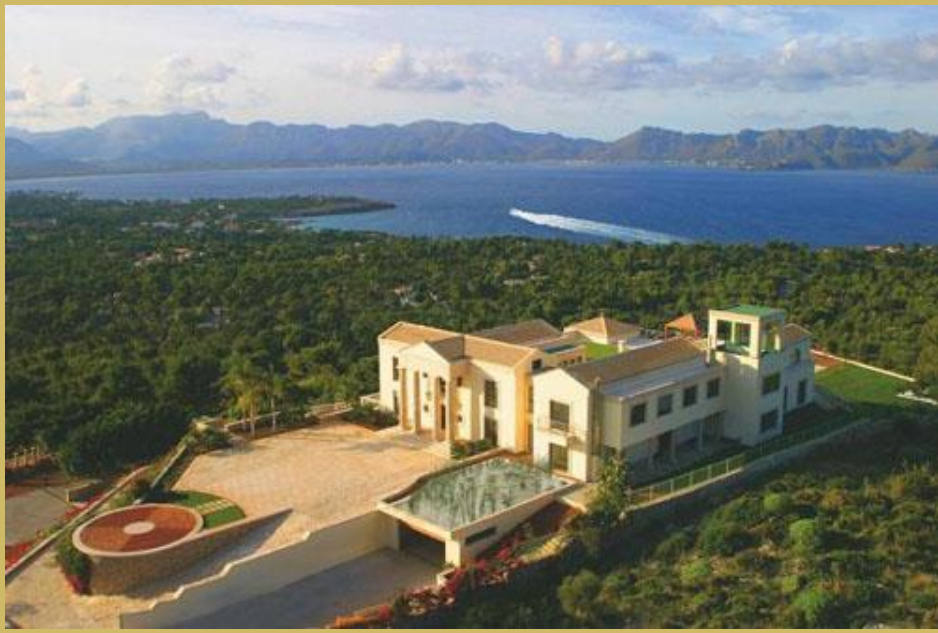


## McMansion

- Derogatory term for those cookie-cutter neighborhoods....wait, that's derogatory too...
- Over-sized in proportion to the building lot
- Poorly proportioned placement of windows, doors and porches
- Unpleasing combination of many different siding materials
- Quickly constructed using mix-and-match details from a builder's catalog

# Spanish and Mediterranean

1600's – present



North America's Spanish and Mediterranean inspired homes embrace the entire Mediterranean world combining it with ideas from Hopi and Pueblo Indians as well as distinctive flourishes by design. Because these homes often combine many different styles, like the Neo-Style before, the term eclectic is often times used to describe them.





## Spanish Colonial Revival/ Eclectic

- Low-pitched, red tile roofs
- Little or no overhanging eaves
- Stucco siding



## Pueblo Revival

- Often times called Adobes due to their use of adobe. History of these go back to ancient times
- Massive, round-edged walls made with adobe
- Stepped levels with rounded parapets and spouts in the parapets to direct rain water
- Heavy timbers and poles extending through the walls to support the roof
- Deep windows and door openings

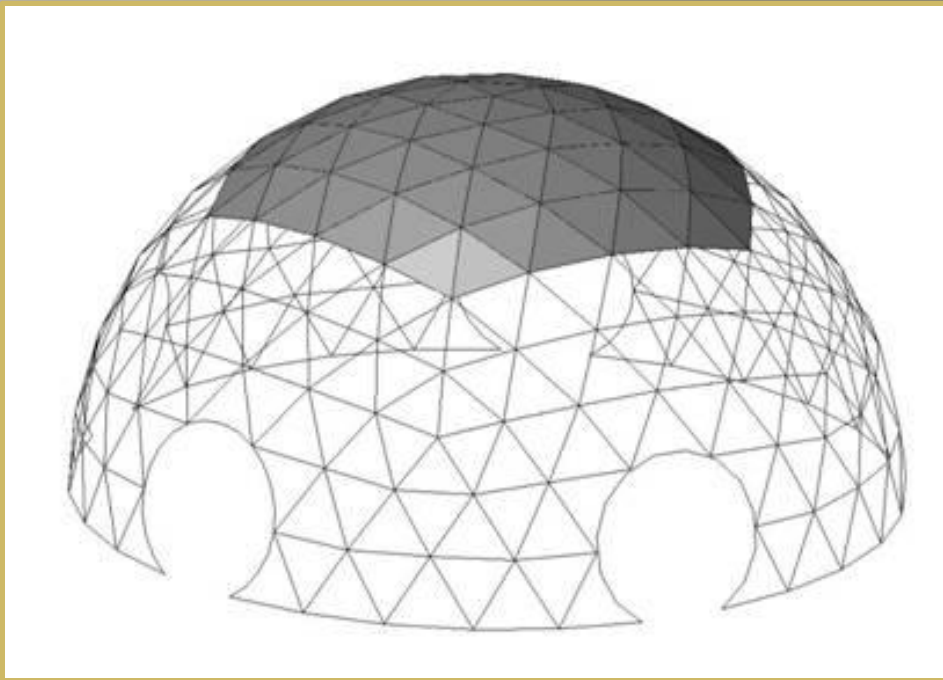


# Mission

- Historic mission churches built by Spanish colonists inspired this turn-of-the-century style
- Very similar to the Revival style above
- Twisted columns
- Large square pillars
- Smooth stucco siding

# Dome Homes

1954 – present



Dome structures consist of a vaulted structure of straight elements that form interlocking polygons. Following WWII R. Buckminster Fuller, an American architect/engineer, wanted to design affordable, efficient housing that could be built quickly from mass-produced components. Spherical shapes were perfect for this as they support themselves without needing internal columns or interior load-bearing walls and enclose a given space with a minimum of surface area.





## Geodesic

- Low-pitched, red tile roofs
- Little or no overhanging eaves
- Stucco siding



## Monolithic

- One-piece structure made with concrete and rebar
- Use half as much concrete and steel as traditional buildings
- Curvilinear shape makes it resistant to wind and storm damage
- Cannot be damaged by fire, rot or insects
- The thermal mass of the concrete walls makes Monolithic domes very energy-efficient

# FIN

- Please don't hesitate to ask if you would like a copy of the presentation
- Thanks to [www.about.com](http://www.about.com) for showing us what all these styles are about