

CHAPTER 2

SINGLE-FAMILY RESIDENTIAL ARCHITECTURAL STYLES

CHAPTER OVERVIEW

This chapter includes the following architectural styles that are appropriate for single-family residential development in the Southeast Policy Area. The styles are listed in order of their respective periods of greatest popularity and influence.

- Italianate
- Farmhouse
- Folk Victorian
- Craftsman
- Cottage
- Tudor
- French Eclectic
- Italian Renaissance
- Mediterranean Revival
- Spanish Eclectic
- Monterey

A. Italianate

The Italianate style originated in England during the early 19th century as a part of the Picturesque movement, a reaction to the more formal classical ideals that were expressed through art and architecture at the time. Italianate architecture is based upon the characteristics of informal Italian farmhouses. The style migrated to the United States during the 1830s and remained popular here through the 1870s. In California, the Italianate style is synonymous with the state's early mansions and was typically applied in less formal fashion than in eastern and midwestern states.

Character-Defining Elements

1. Two or three stories
2. Flat or low-pitched hipped roof
3. Moderate to widely overhanging eaves with decorative brackets on trim band beneath
4. Tall, narrow sash windows
5. Single-story entry porch



Italianate Style Examples



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SINGLE-FAMILY RESIDENTIAL ARCHITECTURAL STYLES

Character Defining Element 1:

Two or three stories



Character Defining Element 2:

Flat or low-pitched hipped roof



Character Defining Element 3:

Moderate to widely overhanging eaves with decorative brackets on trim band beneath



Character Defining Element 4:
Tall, narrow sash windows



Character Defining Element 5:
Single-story entry porch



Character Enhancing Elements

1. Square cupola or tower element
2. Doors and windows arched or curved above
3. Prominent crown above doors and windows
4. Windows feature two-pane glazing and are paired
5. Clapboard or stucco wall cladding
6. Wood accent materials/trim
7. Wood doors

B. Farmhouse

The Farmhouse style represents the fusion of practical and picturesque considerations in a rural setting. The style originated as a vernacular interpretation of the Colonial and Cape Cod styles in early New England. The style spread westward along the frontier and evolved to suit the available building materials and technological advancements.

Character-Defining Elements

1. Modertately-pitched side gabled roof with cross gabled elements and gabled dormers
2. Moderately overhanging eaves with prominent fascia
3. Porch that extends along at least half of the front facade
4. Significant presence of clapboard siding
5. Wooden trim around doors and sash windows

Modertately-pitched side gabled roof with cross gabled elements and gabled dormers

Moderately overhanging eaves with prominent fascia

Significant presence of clapboard siding

Wooden trim around doors and sash windows

Porch that extends along at least half of the front facade



Farmhouse Style Examples



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SINGLE-FAMILY RESIDENTIAL ARCHITECTURAL STYLES

Character Defining Element 1:

Moderately-pitched side gabled roof with cross gabled elements and gabled dormers



Character Defining Element 2:

Moderately overhanging eaves with prominent fascia



Character Defining Element 3:

Porch that extends along at least half of the front facade



Character Defining Element 4:
Significant presence of clapboard siding



Character Defining Element 5:
Wooden trim around doors and sash windows



Character Enhancing Elements

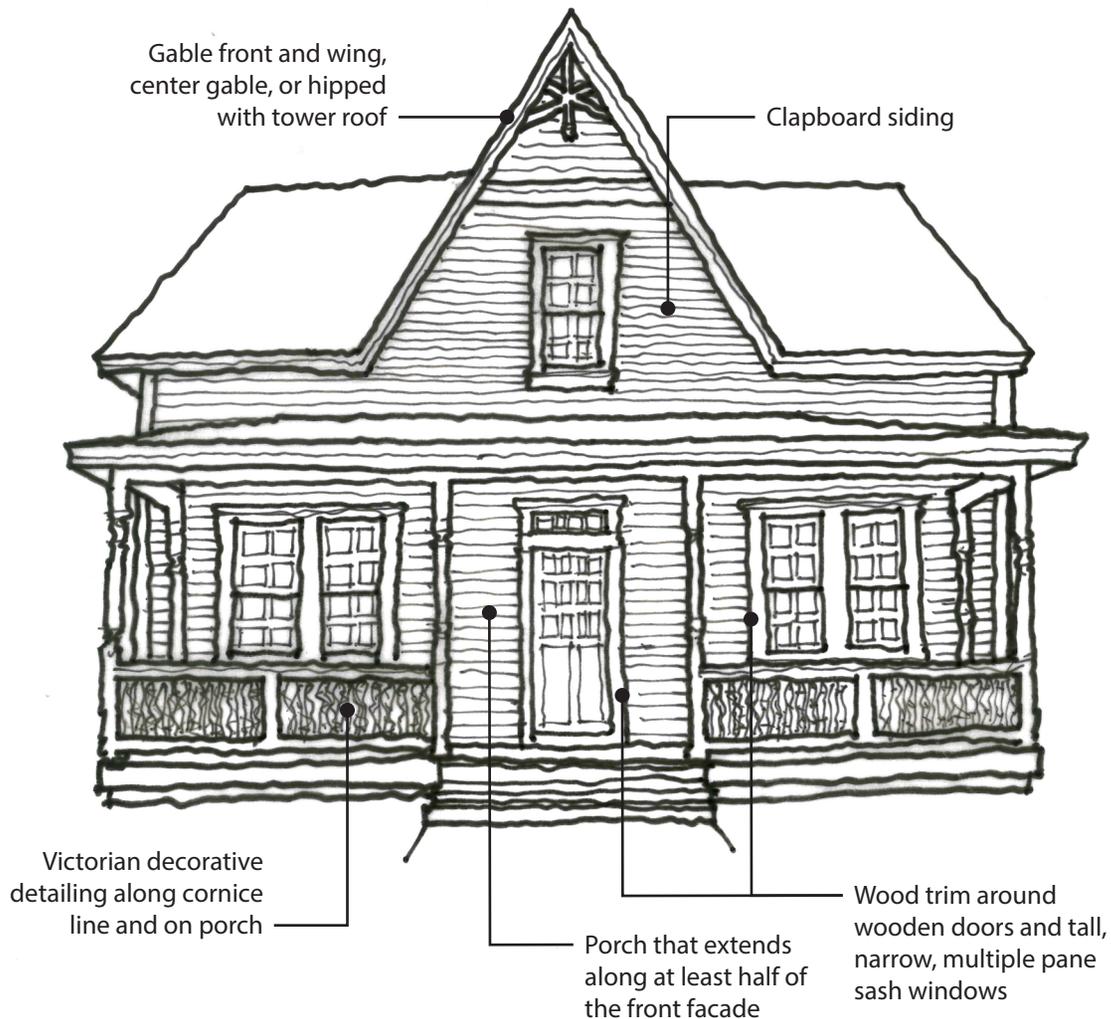
1. Roof ornamentation, including dormers, cupolas, and weather vanes
2. Exposed rafter tails and/or trusses in gables
3. Wraparound porch
4. Multiple pane windows
5. Wood shutters
6. Wood doors
7. Composition shingles
8. Shingle or shake accent siding

C. Folk Victorian

The Folk Victorian style developed as a result of the nation’s rapidly expanding railroad network during the decades following the Civil War. As railroads increasingly reached all corners of the continent, pre-cut wood trim and detailing became widely accessible and suddenly affordable to the masses. This allowed carpenters to apply ornate trim to traditional vernacular-styled homes that were customarily devoid of architectural detailing. Folk Victorian homes are common throughout the United States, and enjoy an especially rich heritage in New Orleans. The Folk Victorian style remained popular until the styles associated with the arts and crafts and eclectic movements were introduced after the turn of the 20th century.

Character-Defining Elements

1. Gable front and wing, center gable, or hipped with tower roof
2. Porch that extends along at least half of the front facade
3. Victorian decorative detailing along cornice line and on porch
4. Wood trim around wooden doors and tall, narrow, multiple pane sash windows
5. Clapboard siding



Folk Victorian Style Examples



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SINGLE-FAMILY RESIDENTIAL ARCHITECTURAL STYLES

Character Defining Element 1:

Gable front and wing, center gable, or hipped with tower roof



Character Defining Element 2:

Porch that extends along at least half of the front facade



Character Defining Element 3:

Victorian decorative detailing along cornice line and on porch



Character Defining Element 4:
Tall, narrow, multiple pane sash windows



Character Defining Element 5:
Clapboard siding



Character Enhancing Elements

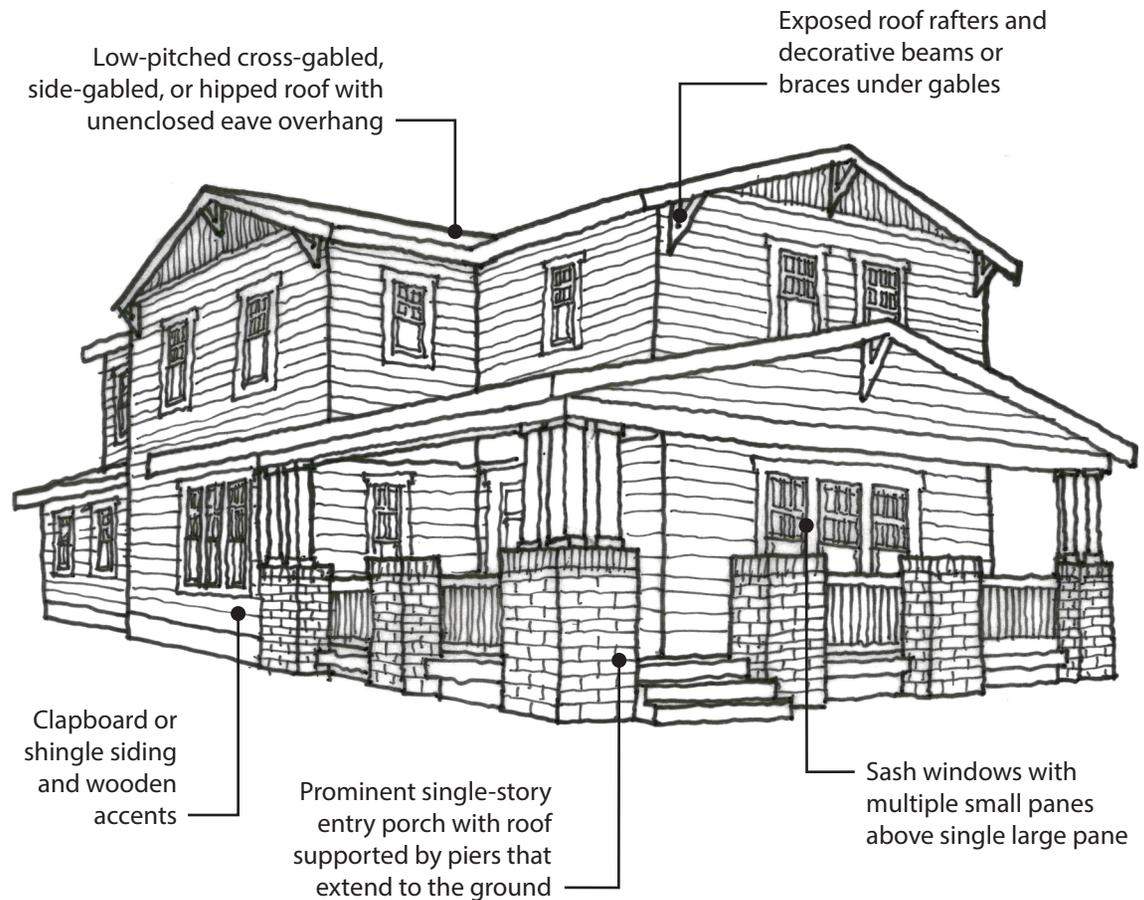
1. Symmetrical front facade (centered gable roof version only)
2. Trusses in gables
3. Wraparound porch (hipped with tower roof version only)
4. Paired windows
5. Patterned shingle accent cladding at gable ends

D. Craftsman

The Craftsman style emerged after the turn of the 20th century as a derivation of the Arts and Crafts movement and Asia’s wooden architectural tradition. Craftsman houses, sometimes referred to as “California Bungalows,” emphasize artful attention to detail and workmanship in both the exterior and interior buildings. Originally developed in Southern California, the style was spread throughout the country in pattern books and popular magazines, emerging as the dominant style for smaller houses built throughout the country from 1905 until the early 1920s.

Character-Defining Elements

1. Low-pitched cross-gabled, side-gabled, or hipped roof with unenclosed eave overhang
2. Exposed roof rafters and decorative beams or braces under gables
3. Prominent single-story entry porch with roof supported by piers that extend to the ground
4. Sash windows with multiple small panes above single large pane
5. Clapboard or shingle siding and wooden accents



Craftsman Style Examples



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SINGLE-FAMILY RESIDENTIAL ARCHITECTURAL STYLES

Character Defining Element 1:

Low-pitched cross-gabled, side-gabled, or hipped roof with unenclosed eave overhang



Character Defining Element 2:

Exposed roof rafters and decorative beams or braces under gables



Character Defining Element 3:

Prominent single-story entry porch with roof supported by piers that extend to the ground



Character Defining Element 4:

Sash windows with multiple small panes above single large pane



Character Defining Element 5:

Clapboard or shingle siding and wooden accents



Character Enhancing Elements

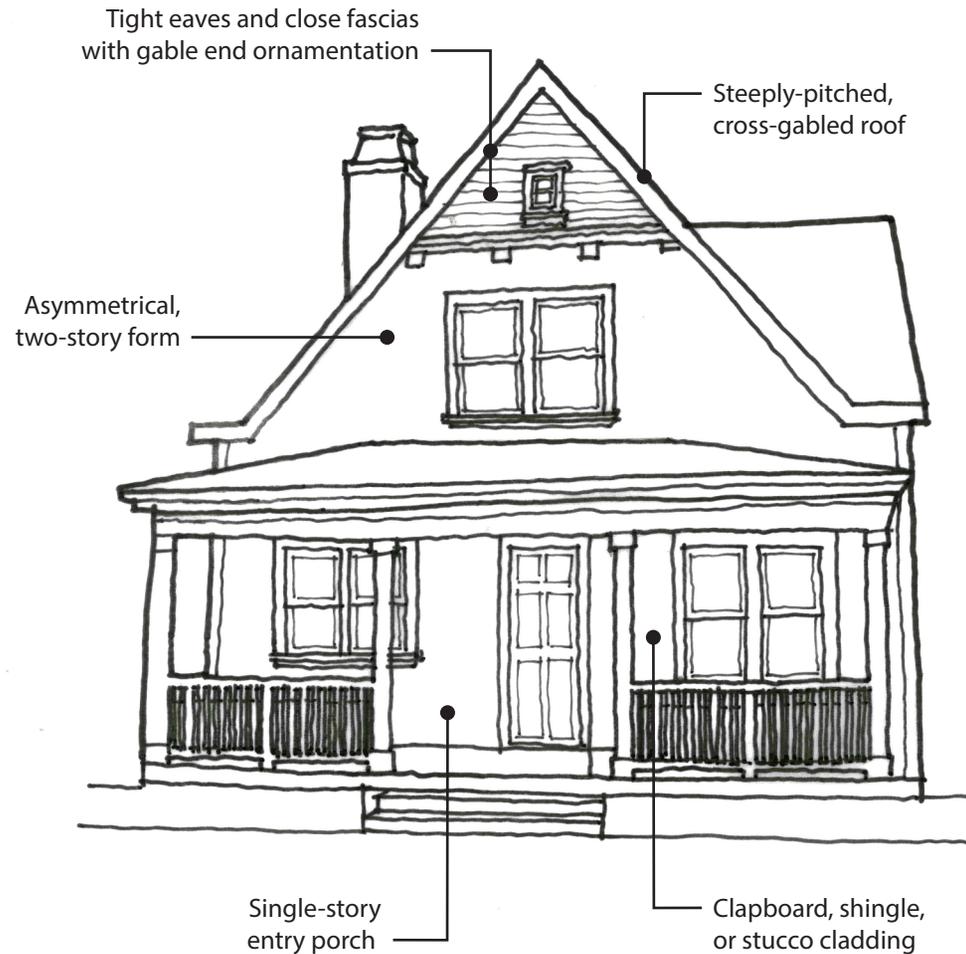
1. One gabled or shed dormer (side-gabled version only) or hipped dormer (hipped roof version only) centered along front elevation with small single window or paired windows
2. Porch enclosed by wooden railings or clapboard or shingle cladding or masonry or stone
3. Masonry or stone porch pier base, foundation, and chimney
4. Paired and/or ribbon windows, including narrow windows placed on both sides of a broad window
5. Multiple pane transom window above a wooden door
6. Substantial wooden trim around windows and doors
7. Board and batten cladding on gable ends

E. Cottage

The Cottage style is associated with the arts and crafts movement, a dominant early 20th century design philosophy that rejected the ornate decoration associated with the preceding Victorian styles and the mass production of architectural features that made such ornamentation possible. The style represents a quaint interpretation of the European Norman and English Tudor architecture. The style was made possible by the advent of brick and stone veneer techniques during the 1920s. Cottage-style houses are prevalent in interwar neighborhoods throughout Northern and Southern California.

Character-Defining Elements

1. Asymmetrical, two-story form
2. Steeply-pitched cross-gabled roof
3. Tight eaves and close fascias with gable end ornamentation
4. Single-story entry porch
5. Clapboard, shingle, or stucco cladding



Cottage Style Examples



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SINGLE-FAMILY RESIDENTIAL ARCHITECTURAL STYLES

Character Defining Element 1:

Asymmetrical, two-story form



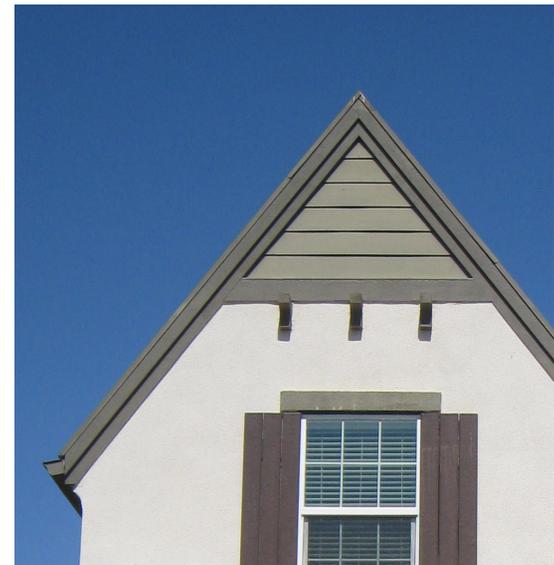
Character Defining Element 2:

Steeply-pitched, cross-gabled roof



Character Defining Element 3:

Tight eaves and close fascias with gable end ornamentation



Character Defining Element 4:
Single-story entry porch



Character Defining Element 5:
Clapboard, shingle, or stucco cladding



Character Enhancing Elements

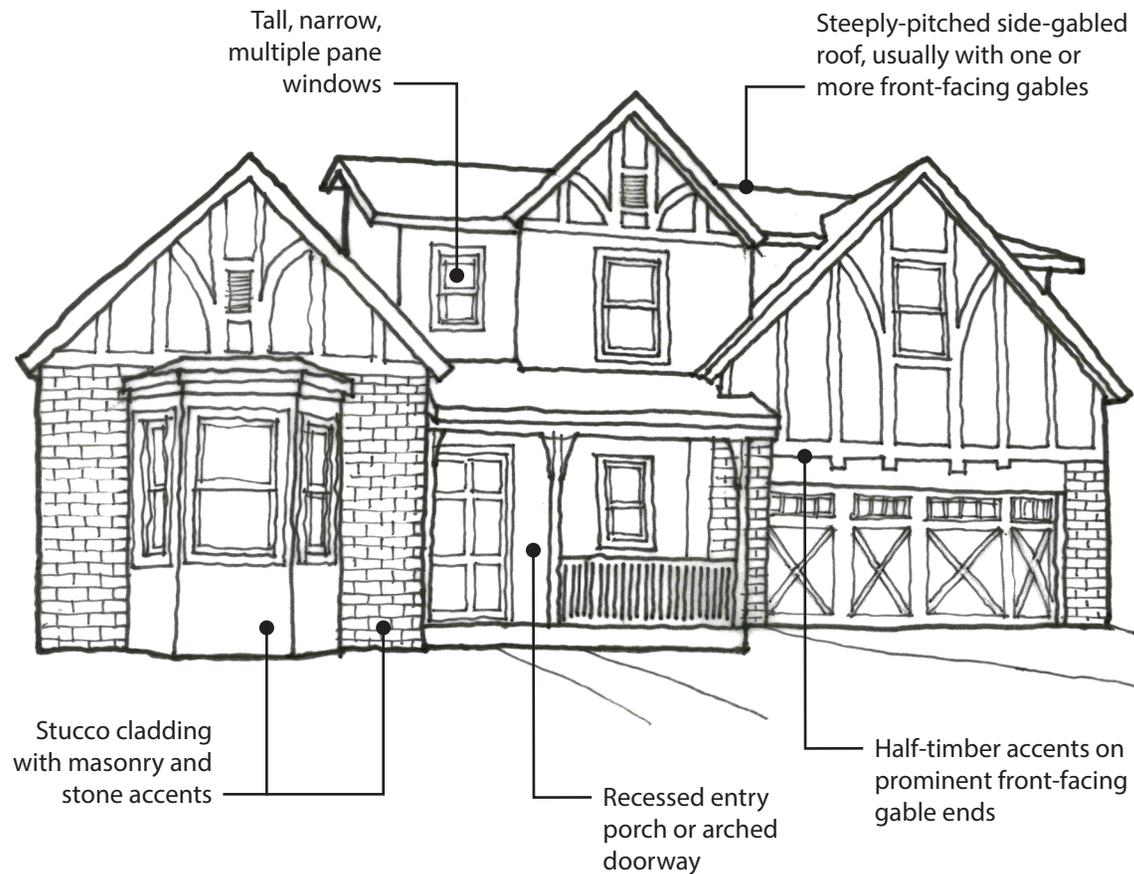
1. Clatside and/or hip-on-gable roof elements
2. Gabled and shed dormers
2. Decorative brackets on porch
3. Multiple paned casement windows of varying sizes and configurations
4. Varying window treatments
5. Shutters on some, but not all, windows
6. Wood panel doors and garage doors
7. Doors and prominent windows arched or curved above
8. Patterned shingles in gable ends
9. Masonry and/or stone accents
10. Composition shingles

F. Tudor

The Tudor style originated in England during the mid-19th century as part of the Picturesque movement. The style is derived from a variety of late medieval and early Renaissance English prototypes, ranging from simple cottages to grand manor homes. The style first appeared in the United States during the 1890s, emerging as a leading residential architectural style following the turn of the 20th century and remaining popular until World War II.

Character-Defining Elements

1. Steeply-pitched side-gabled roof, usually with one or more front-facing gables
2. Recessed entry porch or arched doorway
3. Tall, narrow, multiple pane windows
4. Stucco cladding with masonry and stone accents
5. Half-timber accents frequently incorporated on prominent front-facing gable ends



Tudor Style Examples



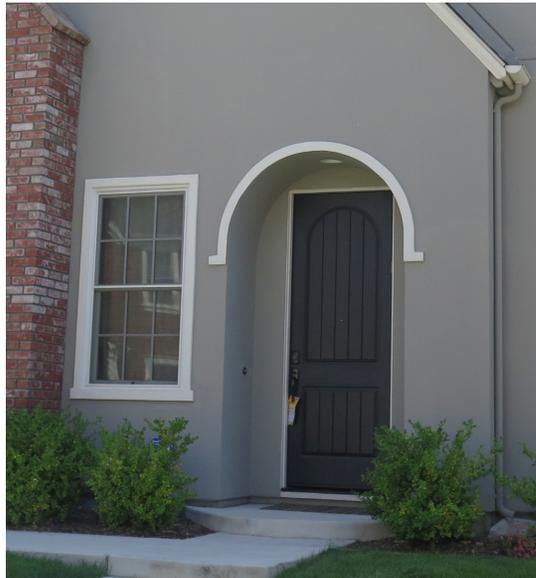
CHAPTER 2

SINGLE-FAMILY RESIDENTIAL ARCHITECTURAL STYLES

Character Defining Element 1:
Steeply-pitched side-gabled roof, usually with one or more front-facing gables



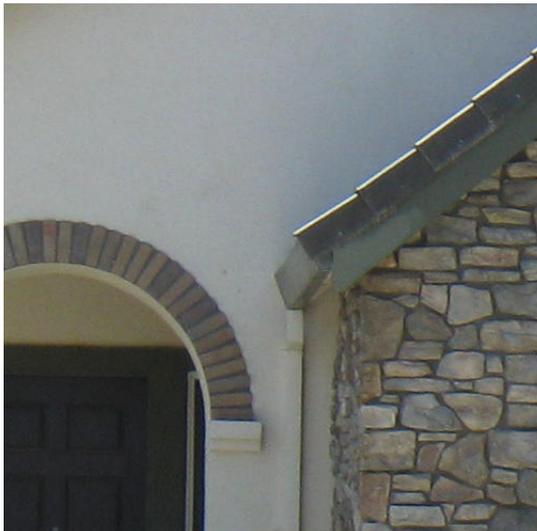
Character Defining Element 2:
Recessed entry porch or arched doorway



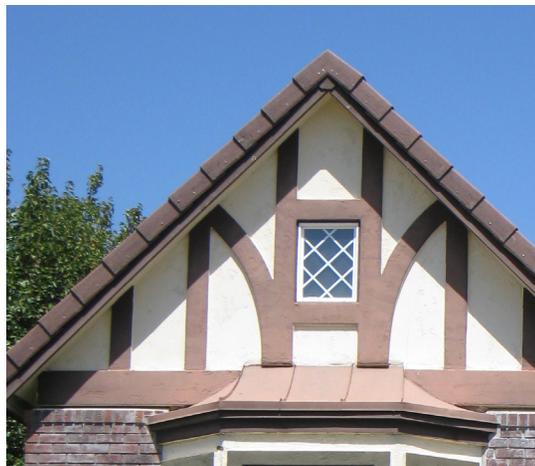
Character Defining Element 3:
Tall, narrow, multiple pane windows



Character Defining Element 4:
Stucco cladding with masonry and stone accents



Character Defining Element 5:
Half-timber accents frequently incorporated on prominent front-facing gable ends



Character Enhancing Elements

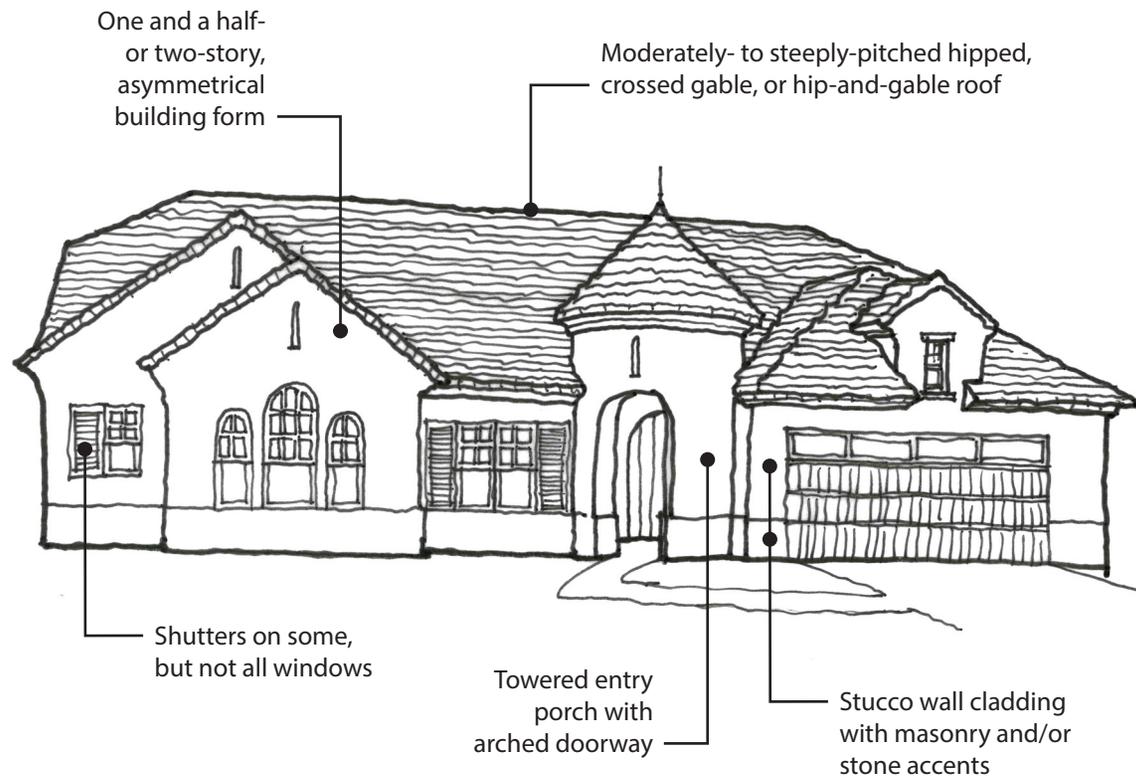
1. Overlapping gables with eaves of varying heights
2. Clatslide and/or hip-on-gable roof elements
3. Gabled and shed dormers
4. Casement windows
5. Paired windows
6. Bay window on prominent one-story front-facing gable front
7. Small accent windows with diamond panes
8. Wood panel or board and batten doors
9. Wood panel garage doors
10. Decorative clapboards in gable ends
11. Massive masonry and/or stone chimney

G. French Eclectic

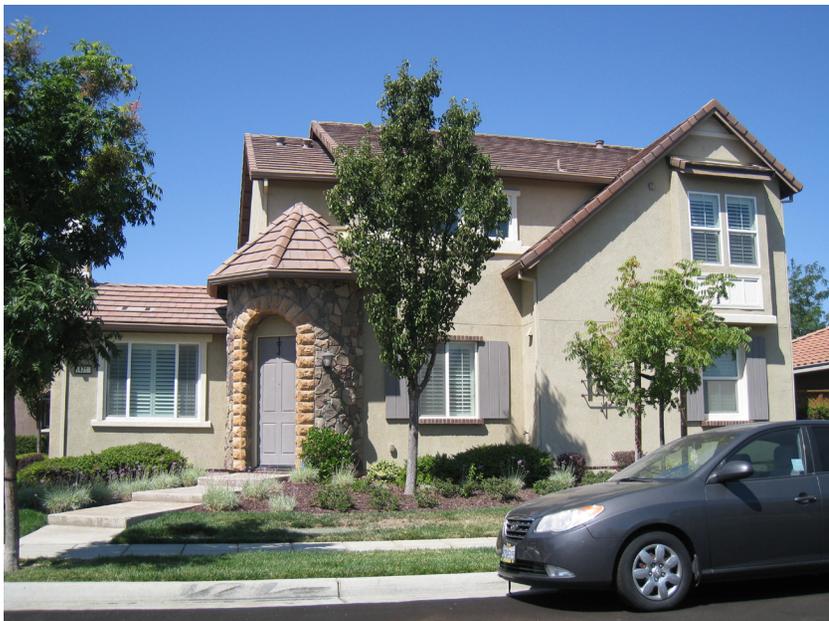
The French Eclectic style first appeared during the 1910s as a descendent of the elaborate Beaux Arts and chateausque styles. Following World War I, the style evolved to encompass renditions of the more modest French homes that American soldiers encountered during the war. As Americans took increasing interest in France and French culture during the 1920s, the style gained in popularity, eventually arriving as a leading style of the 1930s, before falling out of favor following World War II.

Character-Defining Elements

1. One and a half- or two-story, asymmetrical building form
2. Towered entry porch with arched doorway
3. Moderately- to steeply-pitched hipped, crossed gable, or hip-and-gable roof
4. Shutters on some, but not all windows
5. Stucco wall cladding with masonry and/or stone accents



French Eclectic Style Examples



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SINGLE-FAMILY RESIDENTIAL ARCHITECTURAL STYLES

Character Defining Element 1:

One and a half- or two-story, asymmetrical building form



Character Defining Element 2:

Towered entry porch with arched doorway



Character Defining Element 3:

Moderately- to steeply-pitched hipped, crossed gable, or hip-and-gable roof



Character Defining Element 4:
Shutters on some, but not all windows



Character Defining Element 5:
Stucco wall cladding with masonry and/or stone accents



Character Enhancing Elements

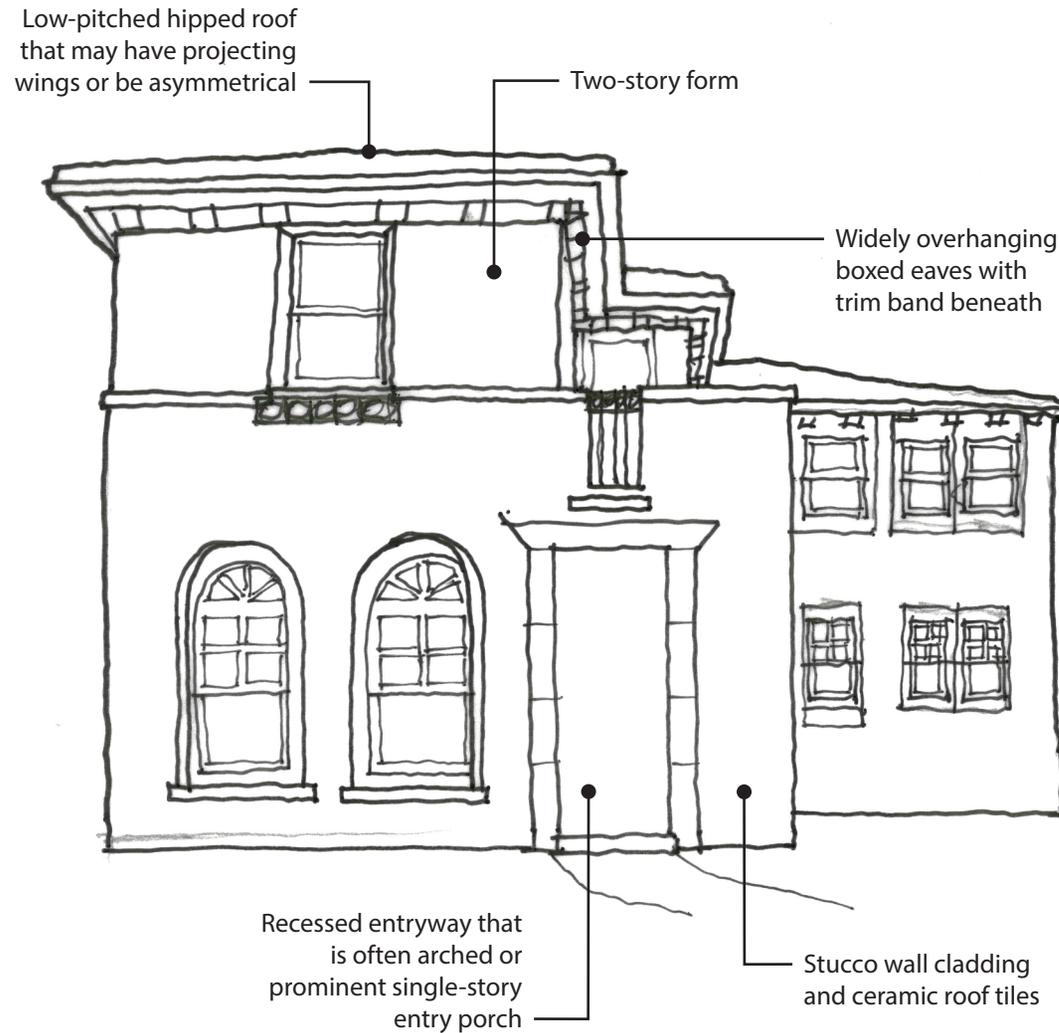
1. Tight to moderately overhanging eaves that flare upward at roof-wall junction and close to moderate fascias
2. Arched, gable (through-the-cornice), or hipped (through-the-cornice) dormers
3. Tall, rectangular, multiple paned casement windows
4. Grouping of three tall, rectangular arched windows in the most prominent gable end with the central window slightly taller and double-hung (cross gabled roof version only)
5. Small, narrow arched window or vent near top of gable ends and above porch entry
6. Full length casement windows (french doors) with shutters
7. Wood panel doors and garage doors
8. Massive masonry and/or stone chimney
9. Slate or wood shingle roof cladding
10. Half-timbering

H. Italian Renaissance

The Italian Renaissance style emerged in the 1890s as a motif for architect-designed landmarks in major cities. Also known as Second Renaissance Revival, this style more closely mimics Italian villas than the preceding Italianate style, and features many classical architectural elements. With the advent of masonry veering techniques, vernacular interpretations of the style appeared following World War I. The Italian Renaissance style enjoyed its greatest popularity during the 1920s, but never aspired to the same acclaim as the contemporaneous styles. The style began to lose favor in the 1930s, and became rare after 1940.

Character-Defining Elements

1. Two-story form
2. Low-pitched hipped roof that may have projecting wings or be asymmetrical
3. Widely overhanging boxed eaves with trim band beneath
4. Stucco wall cladding and ceramic roof tiles
5. Recessed entryway that is often arched or prominent single-story entry porch



Italian Renaissance Style Examples



CHAPTER 2

SINGLE-FAMILY RESIDENTIAL ARCHITECTURAL STYLES

Character Defining Element 1:

Two-story form



Character Defining Element 2:

Low-pitched hipped roof that may have projecting wings or be asymmetrical



Character Defining Element 3:

Widely overhanging boxed eaves with trim band beneath



Character Defining Element 4:
Stucco wall cladding and ceramic roof tiles



Character Defining Element 5:
Recessed entryway that is often arched or prominent single-story entry porch



Character Enhancing Elements

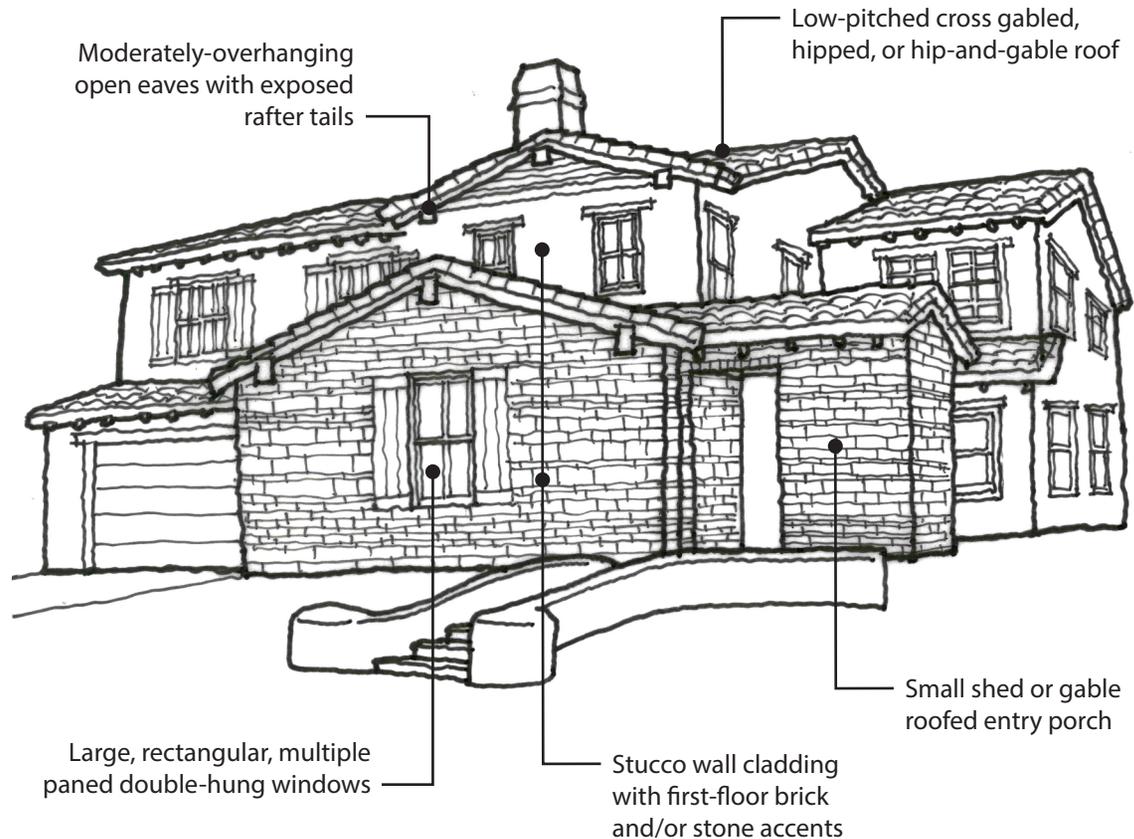
1. Decorative brackets on trim boards underneath eaves
2. Molded cornices
3. Entryways accented by classical columns or pilasters
4. Recessed opens
5. Smaller and less elaborate upper floor windows and sometimes include shutters
6. Taller, sometimes full length, first story windows
7. Arched doors, porches, and first-story windows
8. Classical door surrounds and pedimented windows
9. Quoins or other corner decoration
10. Stone accents

I. Mediterranean Revival

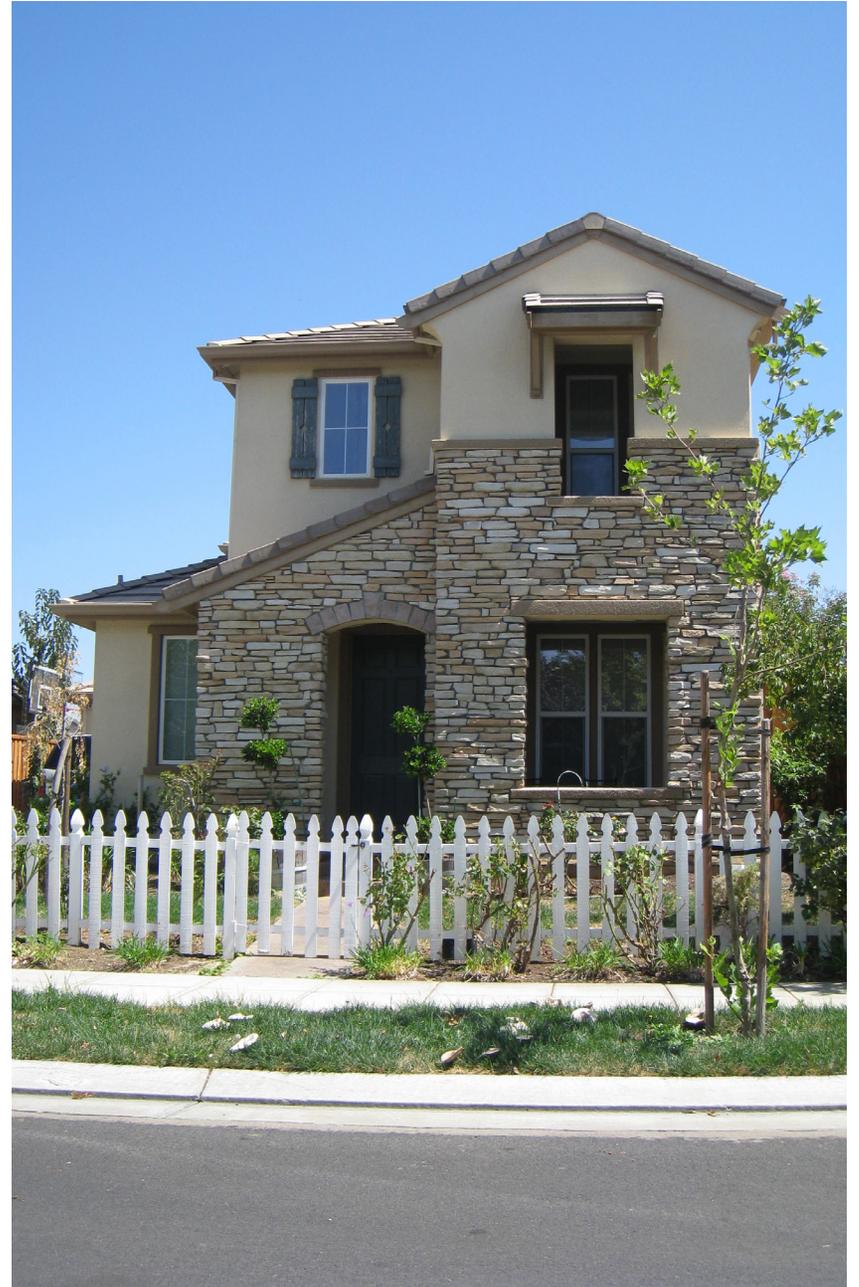
The Mediterranean Revival style first developed in the United States just prior to the turn of the 20th century, variously incorporating elements from the French, Greek, Italian, and Spanish Moroccan architectural traditions. The style was heavily influenced by palace and seaside villa architecture, applying characteristics associated with both building typologies to coastal resorts in California and Florida. Mediterranean revival architecture enjoyed its greatest popularity during the 1920s and 1930s and fell out of favor following World War II.

Character-Defining Elements

1. Low-pitched cross gabled, hipped, or hip-and-gable roof
2. Moderately-overhanging open eaves with exposed rafter tails
3. Small shed or gable roofed entry porch
4. Large, rectangular, multiple paned double-hung windows
5. Stucco wall cladding with first-floor brick and/or stone accents



Mediterranean Revival Style Examples



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SINGLE-FAMILY RESIDENTIAL ARCHITECTURAL STYLES

Character Defining Element 1:

Low-pitched cross gabled, hipped, or combined hip-and-gable roof



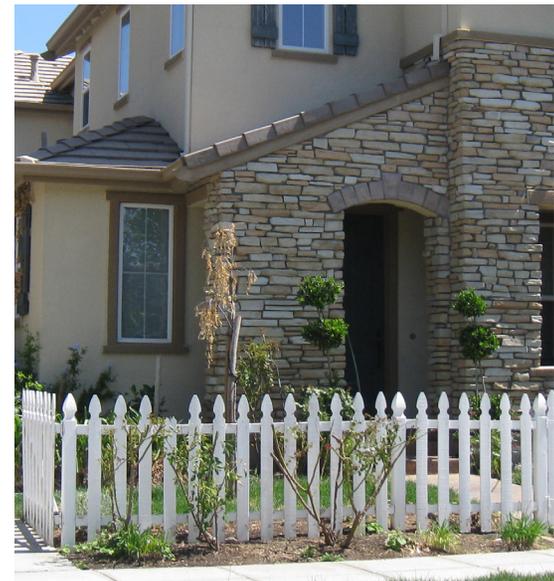
Character Defining Element 2:

Moderately-overhanging open eaves with exposed rafter tails



Character Defining Element 3:

Small shed or gable roofed entry porch

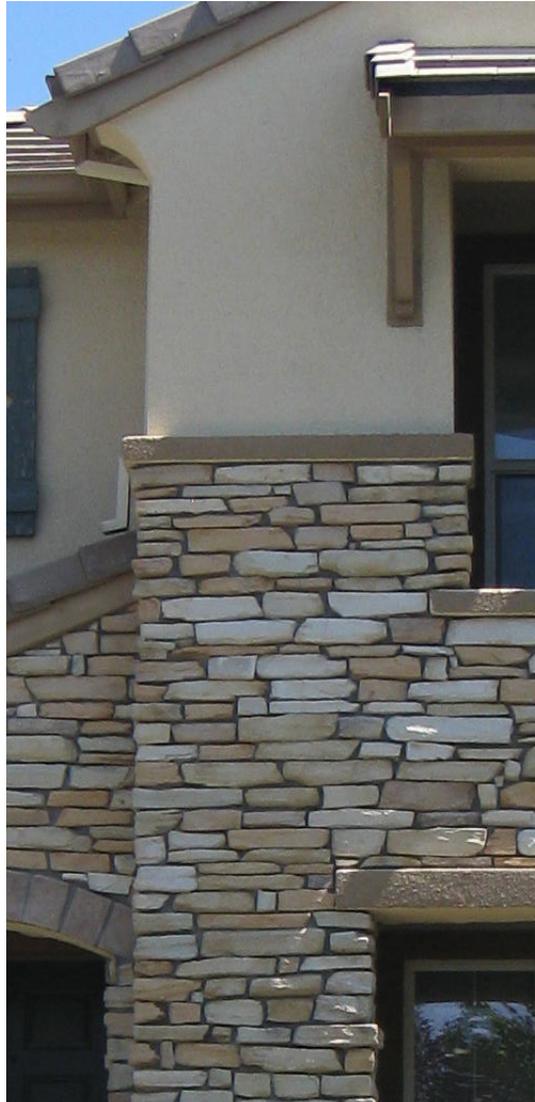


Character Defining Element 4:

Large, rectangular, multiple paned double-hung windows

**Character Defining Element 5:**

Stucco wall cladding with first-floor brick and/or stone accents

**Character Enhancing Elements**

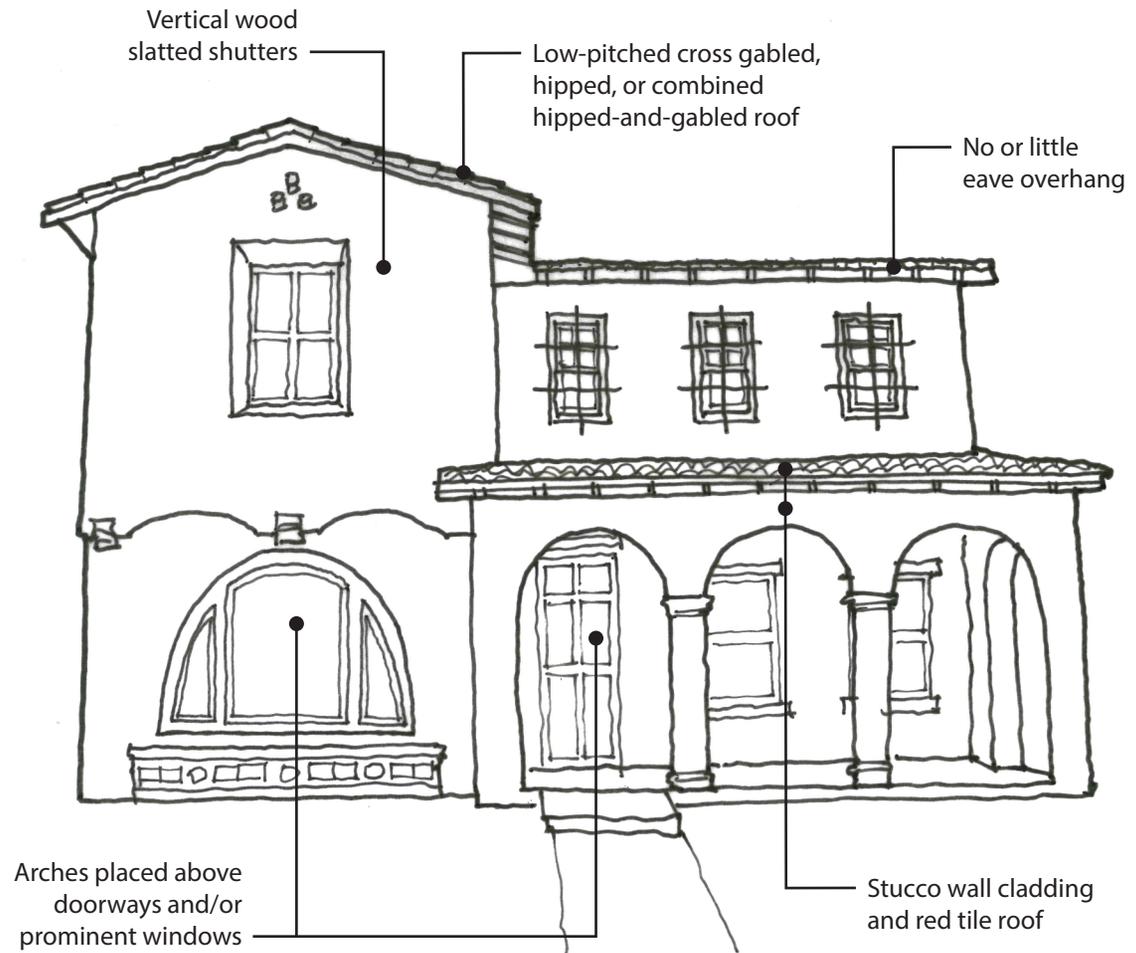
1. Decorative clapboard siding on gable ends
2. Decorative roof beams
1. Arched porch entryway
4. Recessed windows surrounded by substantial trim
4. Paired windows
2. Vertical wood panel shutters on some, but not all windows
5. Wood panel doors and garage doors
6. Tile roof
6. Decorative tile

J. Spanish Eclectic

The Spanish eclectic style appeared during the 1910s as a descendent of the Mission style. The style combines decorative details from Spain, the Mediterranean, and South America, with inspiration from Moorish, Byzantine, Gothic, and baroque architecture. Unlike the mission style, the Spanish revival style is more ornate, incorporating stylistic details in both its large and small architectural features. This style was very popular in southwestern states, particularly in Arizona, California, Florida, and Texas, during the 1920s and early 1930s, but quickly fell out of favor by the beginning of World War II.

Character-Defining Elements

1. Low-pitched cross gabled, hipped, or combined hipped-and-gabled roof
2. No or little eave overhang
3. Arches placed above doorways and/or prominent windows
4. Vertical wood slatted shutters
5. Stucco wall cladding and red tile roof



Spanish Eclectic Style Examples



CHAPTER 2

SINGLE-FAMILY RESIDENTIAL ARCHITECTURAL STYLES

Character Defining Element 1:

Low-pitched cross gabled, hipped, or combined hipped-and-gabled roof



Character Defining Element 2:

No or little eave overhang



Character Defining Element 3:

Arches placed above doorways and/or prominent windows



Character Defining Element 4:
Vertical wood slatted shutters



Character Defining Element 5:
Stucco wall cladding and red tile roof



Character Enhancing Elements

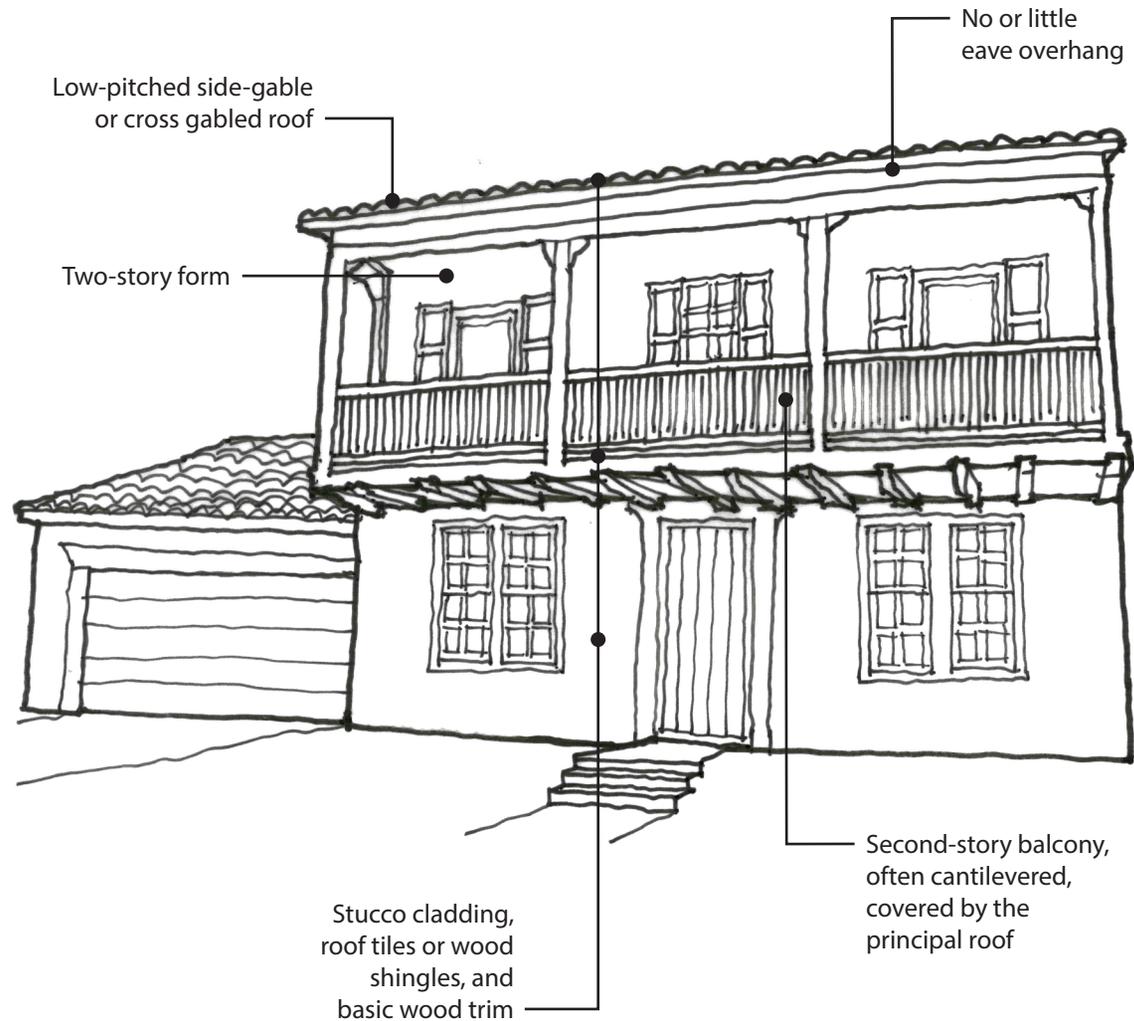
1. Stucco or tile decorative vents near the top of the front-facing gable face
2. Front-facing gable face upper story projection with decorative base
3. Towered entry porch
4. Porch with series of arched openings, creating the appearance of an arcade
5. Predominance of multiple paned casement windows
6. One large triple-arched or parabolic focal window
7. Decorative iron or wood grills on some, but not all, windows
8. Decorative balustrade on balcony or underneath windows
9. Heavy wood panel or carved doors
10. Doors and prominent windows surrounded by spiral columns, pilasters, carved stonework, or patterned tiles

K. Monterey

The Monterey style emerged during the 1920s as a free interpretation of the Spanish colonial houses of Northern California. The style blends Spanish adobe construction, New England colonial influences, and the predominant features of southwestern, Caribbean, and Bahamian homes. Earlier versions of this style include Spanish detailing, whereas homes built after 1940 generally incorporate English colonial elements. Monterey houses are most commonly associated with interwar neighborhoods in California and Texas.

Character-Defining Elements

1. Two-story form
2. Low-pitched side-gable or cross gabled roof
3. No or little eave overhang
4. Second-story balcony, often cantilevered, covered by the principal roof
5. Stucco cladding, roof tiles or wood shingles, and basic wood trim



Monterey Style Examples



CHAPTER 2

SINGLE-FAMILY RESIDENTIAL ARCHITECTURAL STYLES

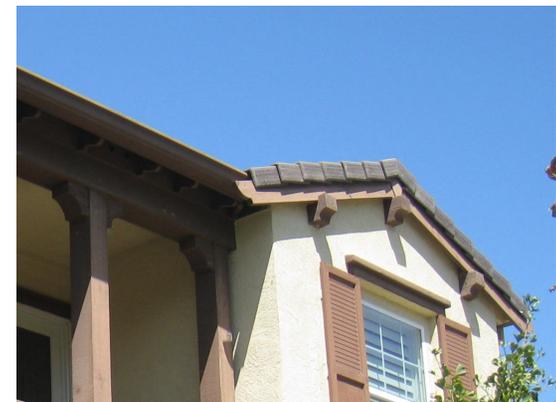
Character Defining Element 1:
Two-story form



Character Defining Element 2:
Low-pitched side-gable or cross gabled roof



Character Defining Element 3:
No or little eave overhang

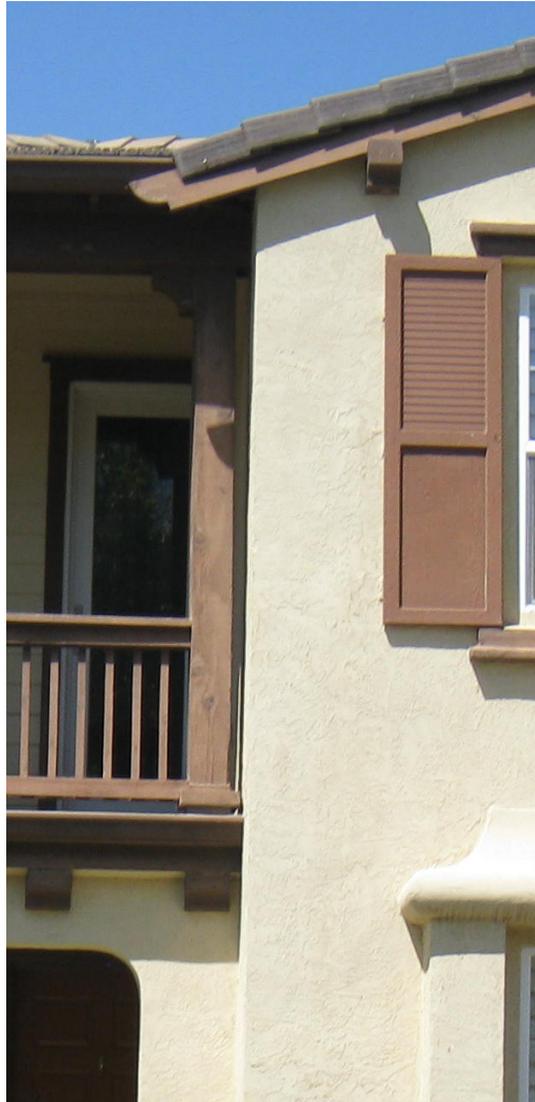


Character Defining Element 4:

Second-story balcony, often cantilevered, covered by the principal roof

**Character Defining Element 5:**

Stucco cladding, roof tiles or wood shingles, and basic wood trim

**Character Enhancing Elements**

1. Multiple paned casement windows, often paired and including vertical wood panel shutters
2. Full length second-story windows within the balcony
3. Simple square wooden posts, railings, and brackets on balcony
4. Heavy wood doors
5. Door and window surrounds omitted or very basic
6. Exposed rafter tails and balcony joists