

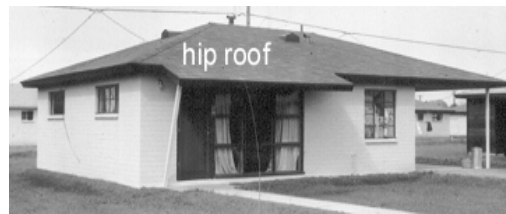
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## Introduction to Postwar Modern Housing Architectural Styles

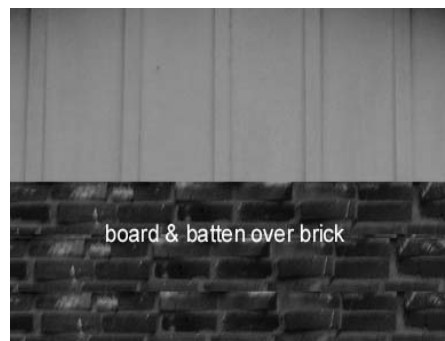
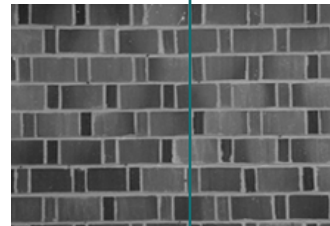
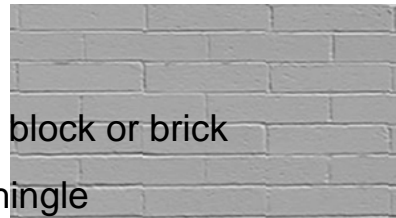


## Single Family Ranch Style Characteristics

- One story
- Low horizontal form
- Rectilinear or “L” plan
- Concrete slab foundation
- Low-pitch gable, hip or modified hip roof, broadside to the street



- Carport or garage
- Usually has a front porch and rear patio
- Exterior walls primarily constructed with block or brick
- Roof materials predominantly asphalt shingle
- Rectangular or square window and door openings
- Steel casement and aluminum horizontal slider windows
- Decorative windows include large single-pane pictures, window walls, clerestories, bay & corner designs



- Variation in use & type of wall materials on front facade, such as weeping mortar, band of brick, board-and-batten, decorative blocks
- Variation in ornamental details, such as fascia board trim, shutters, porch and carport posts, window hoods, landscape walls & planters



# Postwar Modern Housing Architectural Styles

## **Ranch Styles**

- Transitional
- Early
- Simple
- California
- Prairie
- American Colonial
- French Provincial
- Spanish Colonial
- Los Ranchos

## **Character Ranch Styles**

- Cowboy
- Swiss Chalet
- Polynesian
- English Tudor
- Dutch Colonial

## **Progressive Styles**

- Contemporary
- International

## **Cottage Styles**

- Cape Cod
- Ranch

## **Tri-Level Styles**

- California
- Character

## **Post Ranch Styles**

- Casita
- Cottage
- 70s Modern



## Transitional Ranch

- Small, square boxlike form
- Low-pitched hip or gable roof, often with exposed rafter tails
- No porch or a small porch over the entry
- Brick, block or stucco walls
- Steel or wood frame windows with small panes
- Shutters occasionally flank windows
- Usually has a single car garage, often detached & located at the back of the lot





## Early Ranch

- Rectilinear or “L” plan with a horizontal emphasis; irregular plans also common
- Low-pitched gable or hip roof, often truncated
- Often has a prominent entry porch with decorative posts
- Brick walls, painted block or stucco
- May have corner & bay windows or shutters for extra ornamentation
- Asphalt shingle roofing or asbestos shingles on more expensive models
- Usually has a detached garage at the back of the lot & may also have a carport



## Simple Ranch



- One wall material, typically block
- Little or no extra detailing
- Single car side carport, under main house roof
- Often lacks a defined front porch, may have small entry overhang





## California Ranch

- Combination of two or more exterior wall materials across front facade
- Roof typically asphalt shingles; wood & asbestos shingles found on more expensive examples
- Often with a prominent porch across the front façade
- 2 car garage or carport
- Ornamental trim usually includes shutters
- Steel or wood casement windows, often with diamond panes





## Prairie Ranch

- Rectilinear plan with a ground-hugging emphasis
- Low-pitched hip roof or modified hip, broadside to the street
- Broad overhanging eaves
- Multiple materials often used in the front exterior façade with an emphasis on organic decorative elements to create door surrounds, planters, and low walls
- Decorative door and window treatments including sidelights, craft style front doors, and corner windows
- Often lacks a defined front porch







## American Colonial Ranch

- Long forms with the broadside of the façade facing the street
- Low to medium-pitched gable roof, usually with one gable facing the street
- Light-colored horizontal siding, shingles or painted brick
- Federal or Greek Revival door surrounds
- Classical moldings on cornices, windows and door openings, with classical doors
- Decorative cresting along the front roof edge
- Usually has a defined front porch with classical support columns
- Small-paned, usually paired, casement or double hung windows
- Simple, masonry chimney
- Louvered shutters





## French Provincial Ranch

- “L” shape, rectilinear, or irregular plan
- Multiple hip roofs, often medium pitched with close molded eaves; occasionally seen with wide overhangs and boxed eaves
- More expensive window styles including bay, corner and large picture designs
- Often with louvered shutters
- Small front porches
- More elaborate detailing including fancy wood or metal porch columns





## Spanish Colonial Ranch

- “L” plan with gable wing toward the street
- Low, linear, asymmetrical façade
- Red tiled, low-pitched gable roofs
- Exposed rafter tails
- One exterior wall material, typically white stucco or painted brick
- Massive stucco or painted brick chimneys
- Often with attached garage
- Minimal front porch area
- Roman arches or flat-topped openings
- Steel casement windows, sometimes with metal or canvas awnings



# Los Ranchos



- Very low pitch roof, usually gable form, may be sheathed with tile
- Wall materials typically slump block or stucco
- Arched windows, porches, entry
- Spanish ornamentation may include vigas and iron gates, railings and wall decorations
- Usually has a 2 car garage





## Cowboy Ranch

- Gable roof form, broadside to the street
- Often with exposed rafter tails on the front roof edge
- Usually constructed with brick; sometimes with a timber log façade
- Prominent front porch
- Porch posts, railings and fences used to define western detail
- May also have shutters or wall art with western imagery



# Swiss Chalet Character Ranch

- Exterior walls block or brick, often with weeping mortar
- Scrolled fascia board
- Asymmetrical/wide gable window hoods with exaggerated extensions
- Decorative features often include window boxes and faux bird houses





## Polynesian Character Ranch

- Broadside gable or modified hip roof with flared or soaring gable peaks, sometimes with exposed rafter tails
- Occasionally features an applied “A” frame shape to the front façade
- Decorative imagery includes nautical, “tiki” and “exotic” façade accents with stone and thatch-like wood patterns, and applied metal and concrete wall art





## Dutch Colonial Character Ranch

- Often has a gambrel garage roof form
- Gambrel window hoods
- Country folk imagery with plank style doors and shutters, strap hinges, and faux “rooster” windows

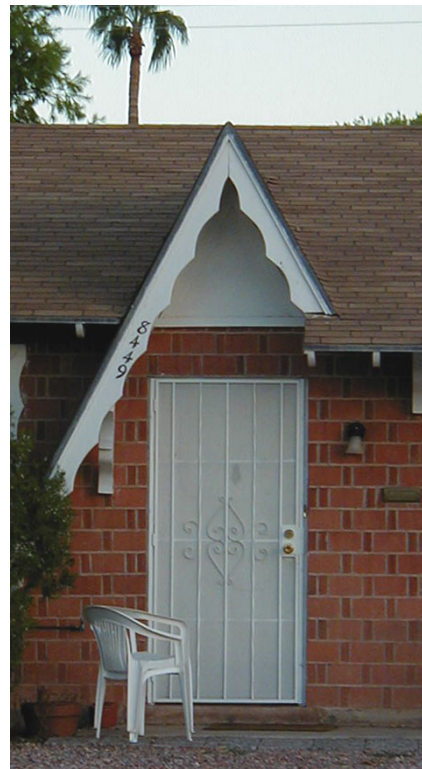






## English Tudor Character Ranch

- Exterior walls block or brick, sometimes with weeping mortar or decorative arrangement of bricks
- Main roof typically broadside gable or modified hip
- Steep gable hoods over windows and doors, sometimes with scrolled fascia board
- Decorative features often include window boxes and diamond pane windows





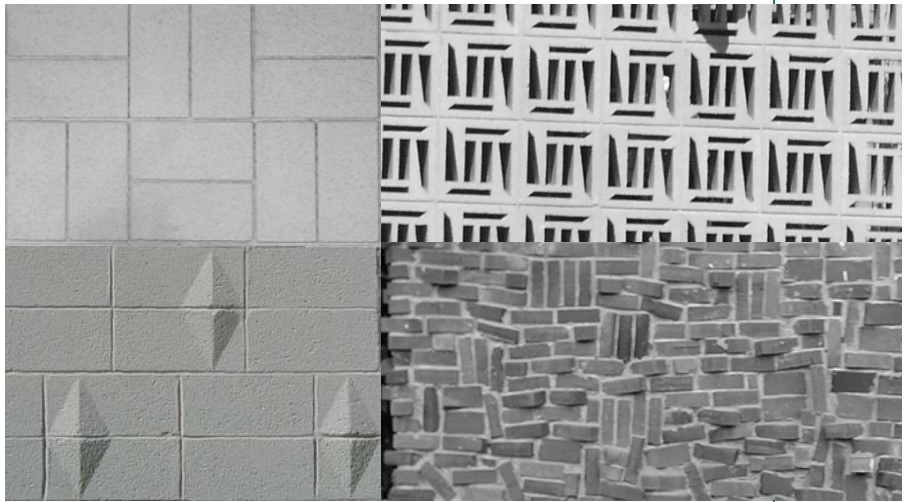
## Contemporary Style

- Rectilinear or square plan
- Extremely low pitch gable roof, usually front facing or flat form, built up using impermeable materials
- Low horizontal emphasis, often enhanced by band of different block or brick along bottom of front façade, sometimes extending into wing wall and planters
- Front façade window walls & clerestories
- Architectural details such as varied use and treatment of wall materials and porch posts, massive chimney
- Attached carports more common than garages





# Contemporary Style





## International Style

- Rectilinear or irregular plan, broadside to the street
- Low, squared, geometric massing, no curved forms
- Flat or very low pitch gable roofs, sometimes cantilevered, often with wide fascia board and varying roof levels
- Broad porch overhangs, cantilevered or with simple posts
- Smooth stucco, block or brick walls
- Corner windows
- No applied ornament
- Sometimes stucco or block landscape walls
- Usually has a carport





## Ranch Cottage

- Horizontal form most common; also boxlike form or “L” plan
- Medium pitch hip roof or low pitch truncated hip form, often with close eaves
- Usually lacks a front porch
- Brick or painted block walls
- May have decorative windows such as bay & corner designs or faux dormers
- Simple detailing with little ornamentation
- Often with a single car detached garage at the back of the lot





## Cape Cod Cottage

- Horizontal, symmetrical front façade except in “L”-plan examples, broadside usually facing the street
- Steep gabled roof with wood or asphalt shingles, often with decorative gable dormers
- Often lacks a defined front porch but usually has decorative entry door surrounds and a colonial style front door
- Walls of clapboard siding, stucco, wood shingles, or white-painted brick
- Tall, rectangular window and door openings
- Small-paned windows, usually double hung, often flanked with shutters
- Brick masonry chimney
- Simple Colonial color schemes, especially with white walls and dark trim





- 3 levels with 1 main floor and 2 half stories (one up, one down)
- Usually with a 2 car garage, often front projecting
- No front porch
- Details often include California Ranch or Character Ranch accents





## Post Ranch Styles

- 3 main variations: Cottage, Spanish Casita, 70s Modern
- Cottage styles have a medium pitch hip or gable roof, may have faux dormers; walls typically wood with brick accents
- Spanish Post Ranch has flat roof; wall materials commonly stucco, slump, or wood
- Modern has front facing gable or shed style roof, may have wood or clay tile sheathing; walls usually wood, stucco, or slump

