

RE14R07: Architecture

Outline provided by the MA Board of Registration of Real Estate Brokers and Salesperson

Please note:

- *There are numerous publications available on US residential architecture, both in print and online. Additional references have been added to this handout, providing visuals to illustrate the information provided below.*
- *Over time, styles have been combined, added to, adapted, so one house can show elements of various styles.*
- *Architecture is an art, not a science*

Presented by Isabelle Perkins, MA, NJ, NY and Real Estate Instructor –
Isabelle@IsabellePerkins.com

A Description of Architecture

1. Architecture: The science and art of structural design. The style which a building is designed and built.
2. Pattern Books: Builders Handbooks/Architectural Design Books
3. Nail Machines: 1850 machines were able to mass-produce nails for one eighth of what they had been in 1800.
4. Forms of Foundations:
 - a. Basements
 - b. Crawl spaces
 - c. Slab-on-ground
5. Framing: Wood frame construction (9 out of 10 homes)
 - a. Platform Frame
 - b. Balloon Frame
 - c. Plank and Beam Frame
6. Window Styles
 - a. Palladian
 - b. Gothic
 - c. Fan
 - d. Circle Head
 - e. Bay
 - f. Oriel
 - g. Double-hung
 - h. Casement
 - i. Sliding (traverse)
 - j. Awning
 - k. Center Pivot
 - l. Hopper

- m. Jalousie
- n. Triple-track
- o. Skylights

7. Roof Styles

- a. Flat
- b. Shed
- c. Gable
- d. Saltbox
- e. Gambrel
- f. Hip
- g. Mansard
- h. Shed Dormer
- i. Single Dormer

8. House Types

- a. One Story
- b. One and ½ Story
- c. Two Story
- d. Split Level
 - 1) Side to Side
 - 2) Back to Front
 - 3) Front to Back
- e. Split Entry
 - 1) Raised Ranch
 - 2) Bi-level
- f. Manufactured
 - 1) Mobile
 - 2) Modular
 - 3) Panelized
 - 4) Pre-cut

9. Architectural Styles

- a. Colonial American
 - 1) Federal – multi- story, box shaped, flat roof
 - 2) New England Farm House – box shaped, exterior siding, white clapboard, steep roof
 - 3) Adams – multi-story, rectangular shaped, bay window, flat roof
 - 4) Cape Cod – 1 ½ story, central entrance, steep gable roof with shingles
 - 5) Cape Ann - 1 ½ story, central entrance, gambrel roof
 - 6) Garrison Colonial – 2 ½ story, second story overhang in front
 - 7) New England Colonial – 2 ½ story, square or rectangular boxlike house, side or rear wings
 - 8) Dutch Colonial – moderate sized 2 story to 2 ½ story, central entrance, gambrel roof, dutch entrance door
 - 9) Saltbox Colonial or Catslide (in South) – 2 story or 2 ½ story square or rectangular, steep gable roof
 - 10) Pennsylvania Dutch Colonial or Pennsylvania German Farmhouse – massive 2 ½ story gray ledge stone house, steep gable roof
 - 11) Classic Colonial – 2 story or 3 story with columnal exterior
 - 12) Greek Revival – 2 or 3 story symmetrical house, copy of a Greek Temple
 - 13) Southern Colonial – 2 or 3 story colonnade extending across front
 - 14) Front Gable New England Colonial, Charleston Colonial, or English Colonial – 2 ½ story symmetrical square or rectangular boxlike house with a protruding front wing
 - 15) Log Cabin – rectangular shape built of unfinished logs

- b. 19th Century American
 - 1) Early Gothic Revival – pointed arch churchlike appearance, asymmetrical, one color
 - 2) Egyptian Revival – boxlike, Egyptian columns in front
 - 3) Roman Tuscan Mode – boxlike, no yard area, flat roof
 - 4) Octagonal House – octagon shape, flat roof
 - 5) High Victorian Gothic – pointed arch, many colors
 - 6) High Victorian Italianate – 3 different kinds of window arches (straight sided, flat-topped, and rectangular), hip roof
 - 7) American Mansard or Second Empire Style – mansard roof, multiple dormers
 - 8) Stick Style or Carpenter Gothic – high steep roofs, complex silhouettes, diagonal braces, gingerbread trim
 - 9) Eastlake – rectangular shape, open front porch, ornamentation is 3 dimensional
 - 10) Shingle Style – big, boxlike, roof shingles, gable roof
 - 11) Romanesque – massive, stone with round semicircular arched openings, pyramidal roof
 - 12) Queen Anne – multistory, irregular shape, bay windows, big chimneys
 - 13) Brownstone, Brick Row House, or Eastern Town House – 4 or 5 stories, common walls, flat roof, stoop leading to first floor
 - 14) Western Row House or Western Townhouse – 2 or 3 stories, common walls, bay windows, pitched roof
 - 15) Monterey – 2 story, asymmetrical shape, balcony across front a 2nd floor level
 - 16) Western Stick – large rectangular house, exposed structural framing, multistory
 - 17) Mission – looks like old mission church, doors and windows are arch shaped

- c. Early Twentieth Century American
 - 1) Prairie House – long low roof line, continuous row of windows, unornamented exterior
 - 2) Bungalow – small, 1 story, open or enclosed front porch
 - 3) Pueblo or Adobe – real or simulated adobe brick, flat roof, massive
 - 4) International – very simple, no ornamentation, flat roof
 - 5) California Bungalow – small, 1 story, compact, usually wood
 - 6) Shotgun – long, narrow, 1 story, gable roof, faces street, full front porch
 - 7) Foursquare – multi-story, box shaped, hip roof, hipped dormer, 1 story front veranda
 - 8) Art Deco or Art Modern – rectangular shaped, art deco or art modern ornamentation, metal window frames

- d. Post World War II American
 - 1) California Ranch – Ranch 1 story, ground hugging, low pitched roof
 - 2) North Western or Puget Sound – low ranch-type house, overhangs at the eaves and gables, exterior walls often redwood
 - 3) Functional Modern or Contemporary – modern building materials, extensive use of glass, lack of ornamentation
 - 4) Passive Solar House – large overhanging eaves, large glass windows and doors
 - 5) 'A' Frame – frame is the shape of 'A', steep gable roof, large glass windows
 - 6) Mobile Home – relocatable house, averages 12' wide and 60' long, siding and roof are often metal
 - 7) Plastic House – exterior siding fiberglass or other plastic material, little or no ornamentation
 - 8) Contemporary Rustic or California Contemporary – unpainted or stained diagonal siding, 2 or more shed roofs, nonrectangular window tops that follow the roof slope
 - 9) Postmodern – large triangular or gable includes circular oculus window

- e. English
 - 1) Cotswald Cottage – ground hugging, asymmetrical, prominent brick or stone chimney
 - 2) Tudor – multi-story fortress like, oriel windows, Tudor arches
 - 3) Georgian – large formal 2 or 3 story rectangular house, brick, gable or hip roof
- f. French
 - 1) French Provincial – formal 1 ½ to 2 ½ story, high steep hip roof
 - 2) Creole, Louisiana, or New Orleans – 2 or 3 stories, balcony with fancy iron work entire front at second story level
- g. Swiss
 - 1) Swiss Chalet – 1 ½ to 2 ½ story, gable roof, natural decorative woodwork or exterior, open porches at second story level
- h. Latin
 - 1) Spanish Villa – asymmetrical, 1 to 3 stories, painted stucco exterior walls, red tile roof
- i. Oriental
 - 1) Japanese – 1 story, exterior wall panels, tile, thatch or wood shingle roof

10. Architects

- a. Robert Adams
- b. Charles Bullfinch
- c. Samuel McIntire
- d. Thomas Jefferson
- e. Charles Locke Eastlake
- f. Henry Hobson Richardson
- g. Frank Lloyd Wright
- h. Ellsworth Storey

References:

- Houses by Henry S. Harrison,
- Your Home Inspection Guide by William L. Ventolo

Additional references:

- American House Styles - A Concise Guide by John Milnes Baker, AIA, 1994: History with sketches and floor plans:
- The Abrams Guide to American House Styles by William Morgan, 2004: Lots of pictures
- A Field Guide to American Houses by Virginia and Lee McAlester, 1984: especially interesting for the architectural details of a house.
- Great information on the history of the split level house:
https://issuu.com/georgiashpo/docs/split_level_nationally_pdf_version