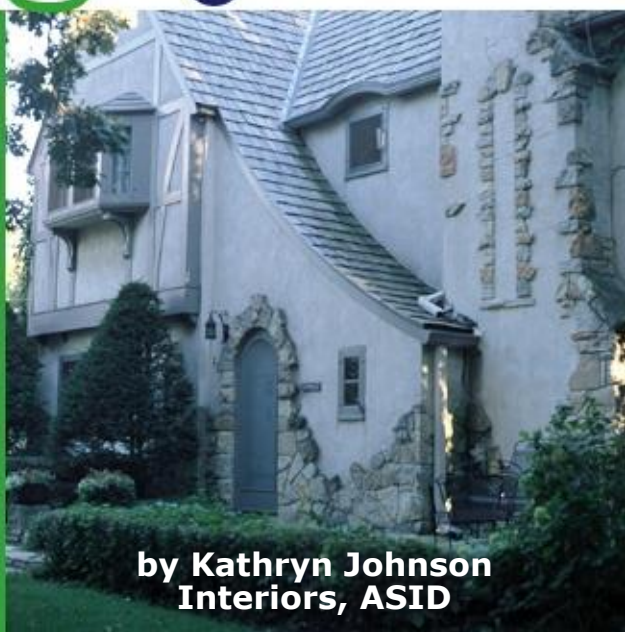




trends

housing styles &



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by Kathryn Johnson
Interiors, ASID

- Summarize the development of exterior architectural styles throughout history
- Compare and contrast architectural and housing styles

Objectives

- Housing exteriors are usually grouped into a number of styles and time periods
- Greatest influencer
 - Geographical location
 - Historical events
 - Economic events

Evolution of Housing Exteriors

Housing and homes have protected individuals and families from the elements. American housing styles have developed over time to meet human needs. These styles change and intermingle as the culture, region, and philosophies change.

In this presentation, you will see styles of American homes and trends in housing in the 21st Century.

Part #1 Housing Styles



Spanish Mission



Salt Box



Colonial



Row Houses



Cape Cod



Garrison

Early American Houses

housing styles

- Built by English settlers in North America beginning in the early 1600s
- Early 17th century English settlers commonly built two-story houses
- Also known as Traditional

Early English



- Symmetrical, 1 1/2 story gabled house
- Central chimney & shutters
- Pitched shingled roof
- Siding: clapboard, shingle or brick

Cape Cod

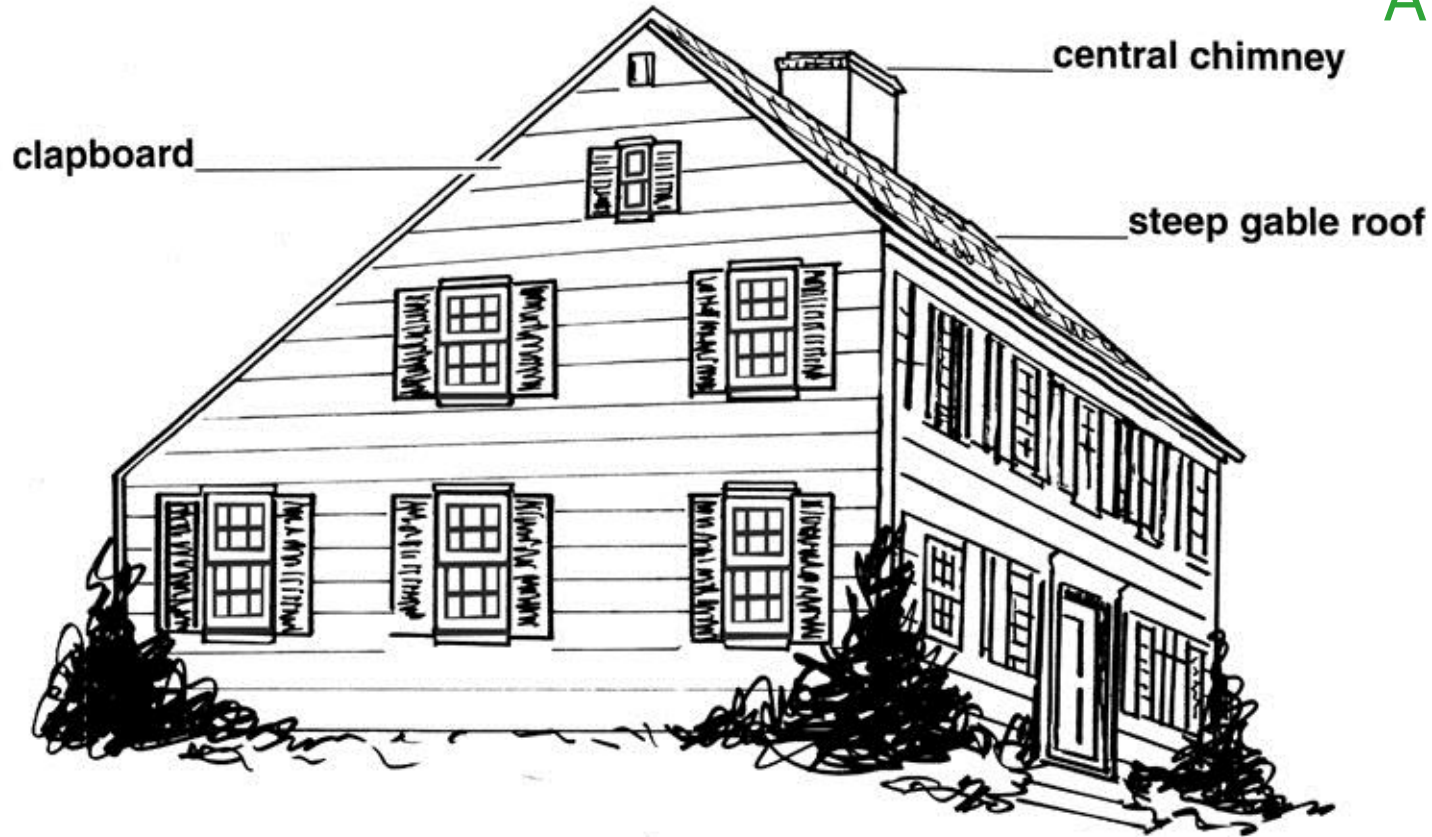
(1600s-present)



Dormer

- Central entrance
- Windows are multi-paned and usually have shutters

Cape Cod



- 2-2 1/2 story
- Central chimney
- Steep gable roof that extends to one level in back
- Double hung windows with shutters

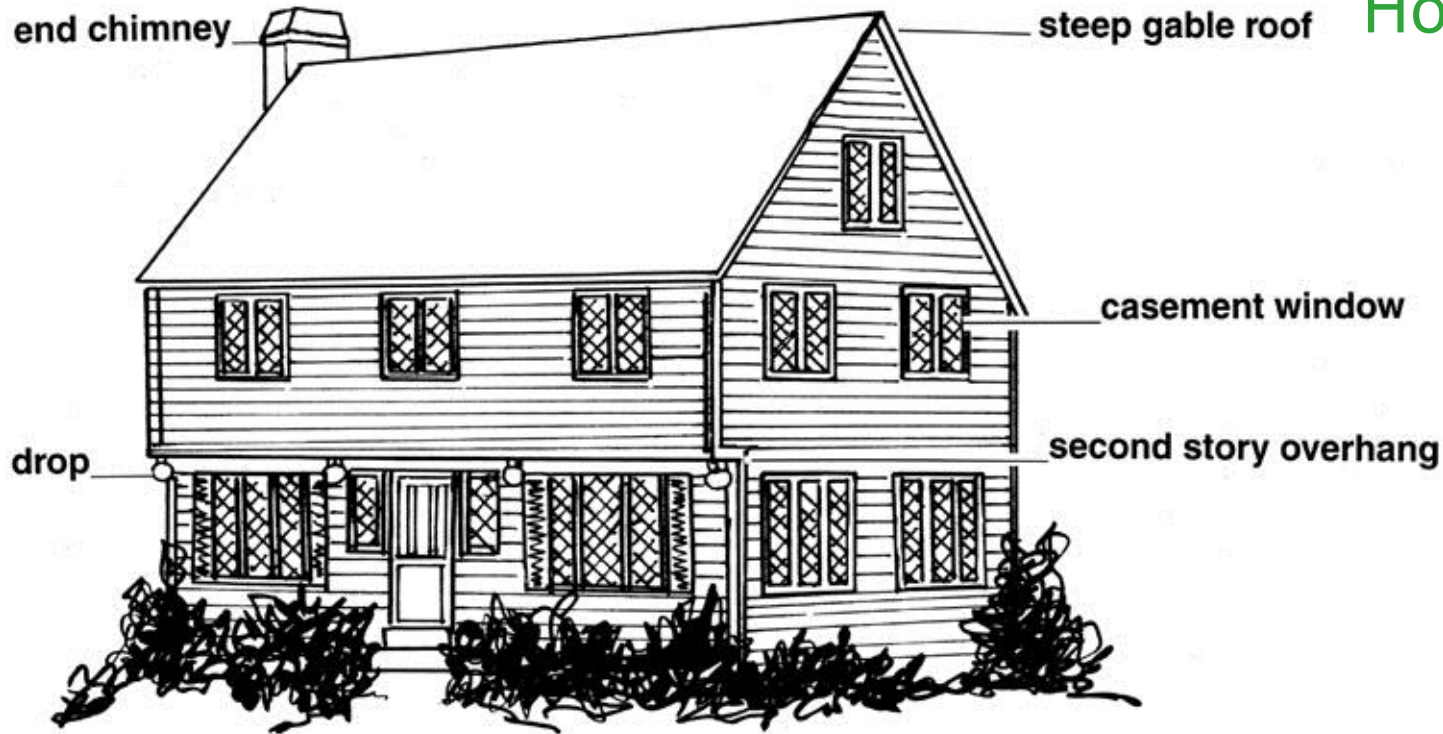
Salt Box

(1700-1760)



- Built by English Settlers
- Variation of the Cape Cod
- Name from the shape of the wooden box in which salt was kept at the time

Saltbox



- 2 1/2 story symmetrical with a second story overhang
- Side gabled roof
- Casement window with small glass panes
- Optional dormer windows

Garrison

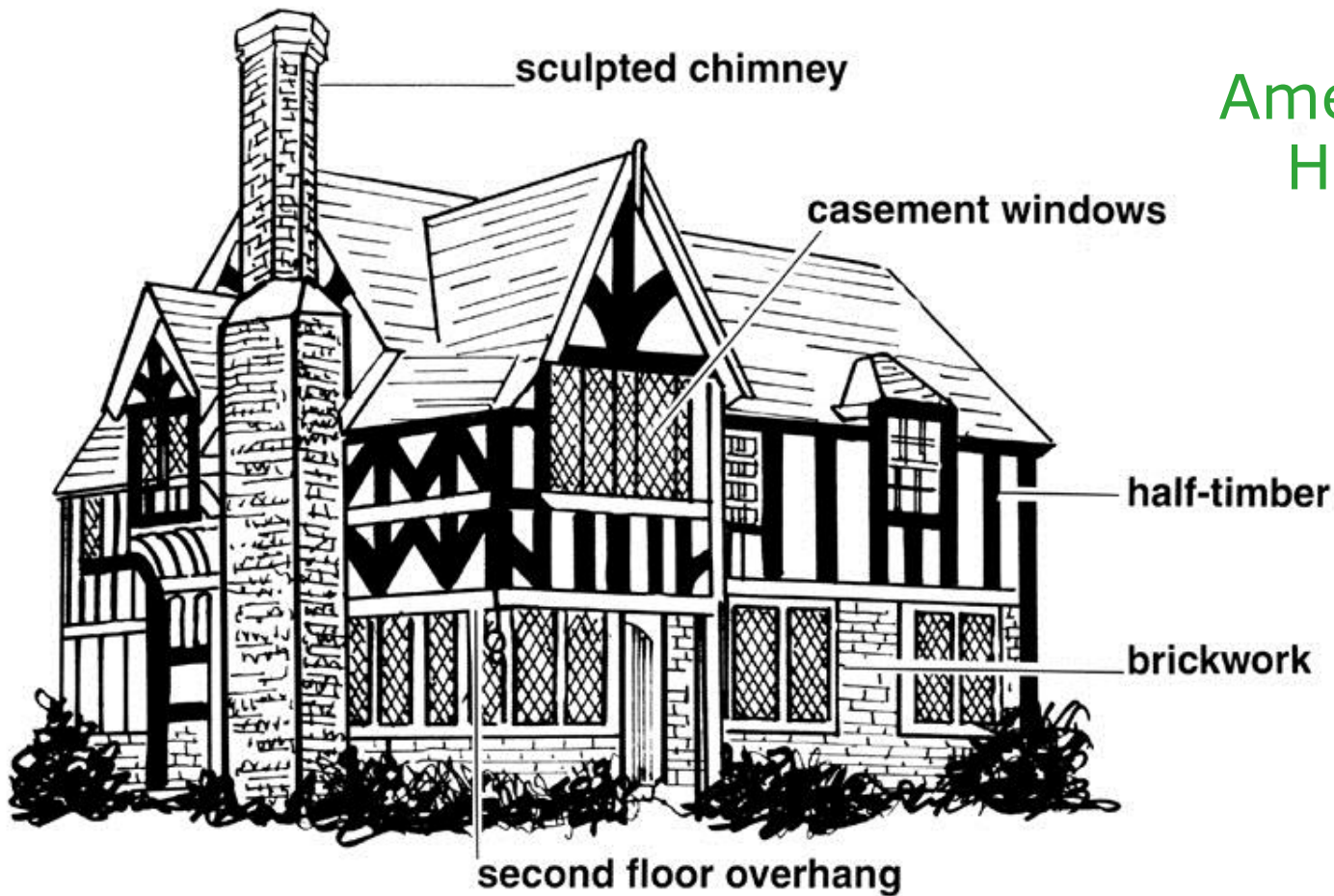
(1600s to present)



- Later design built by the English settlers
- Named after forts
- Overhanging second story
 - Allows extra space on the 2nd floor
 - Supporting effect
 - Always on the front

Garrison

Early American Houses



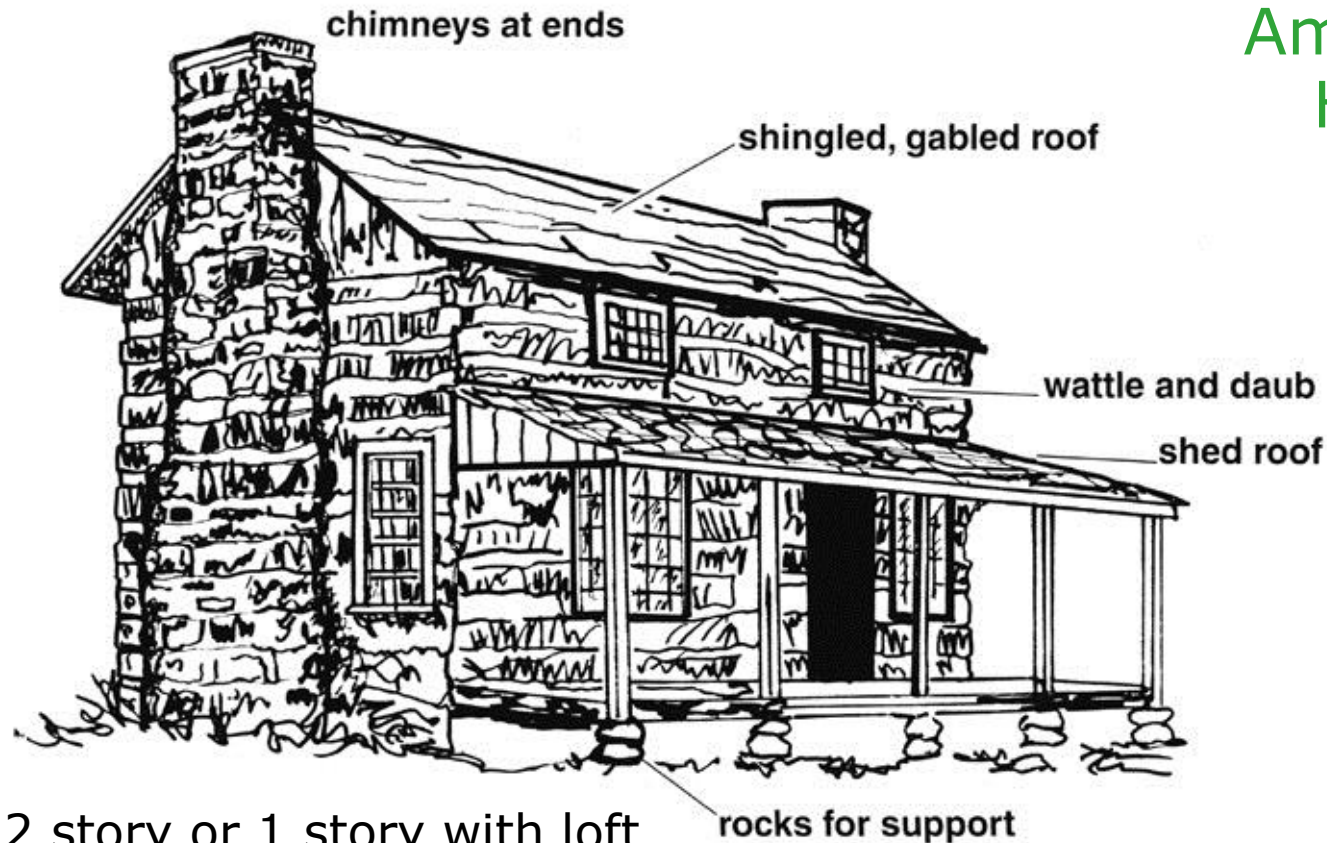
- 2-3 story
- Sculptured chimneys with chimney pots
- Steeply pitched gabled roofs with thatched roofs, slate roofs, or wooden shingles
- Brickwork on lower story featuring casement windows with leaded panes

Half-Timber

(1550-1603)



Half-timber

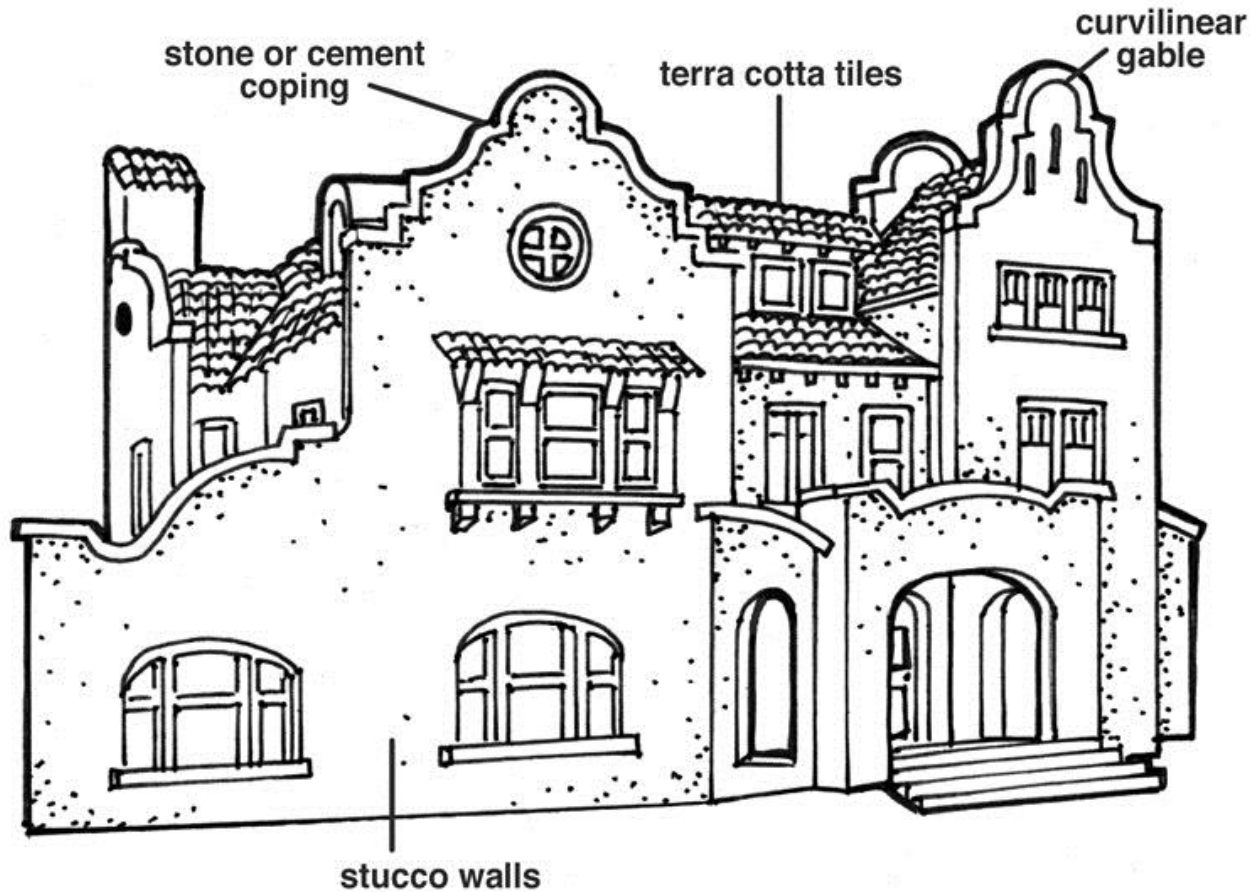


- 1-2 story or 1 story with loft
- Chimney at end with few windows
- Gable roof with shingles
- Used either round logs or squared off logs
- Introduced by immigrants from Scandinavia

Log Cabin

(1700s - 1800s)

Early American Houses



- Adobe, stucco or masonry constructions depending on region
- Roofs were gabled, hipped, or flat and tiled depending on the region
- May have balconies

Spanish Mission

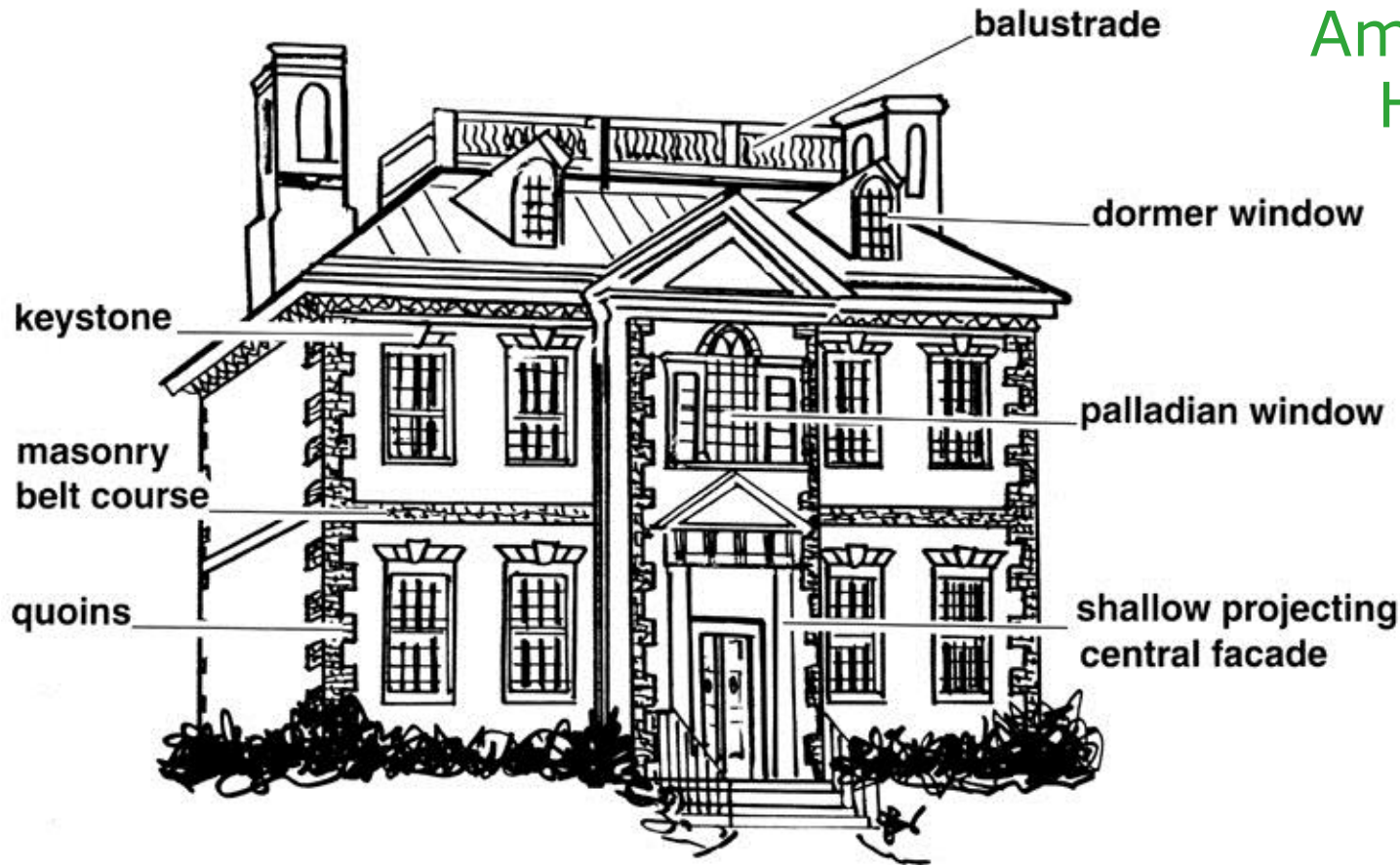
(1700 -1800)



- Developed in areas where the climate was warm and dry
- Asymmetrical design
- Courtyards, enclosed patios, wrought iron exterior decor

Spanish

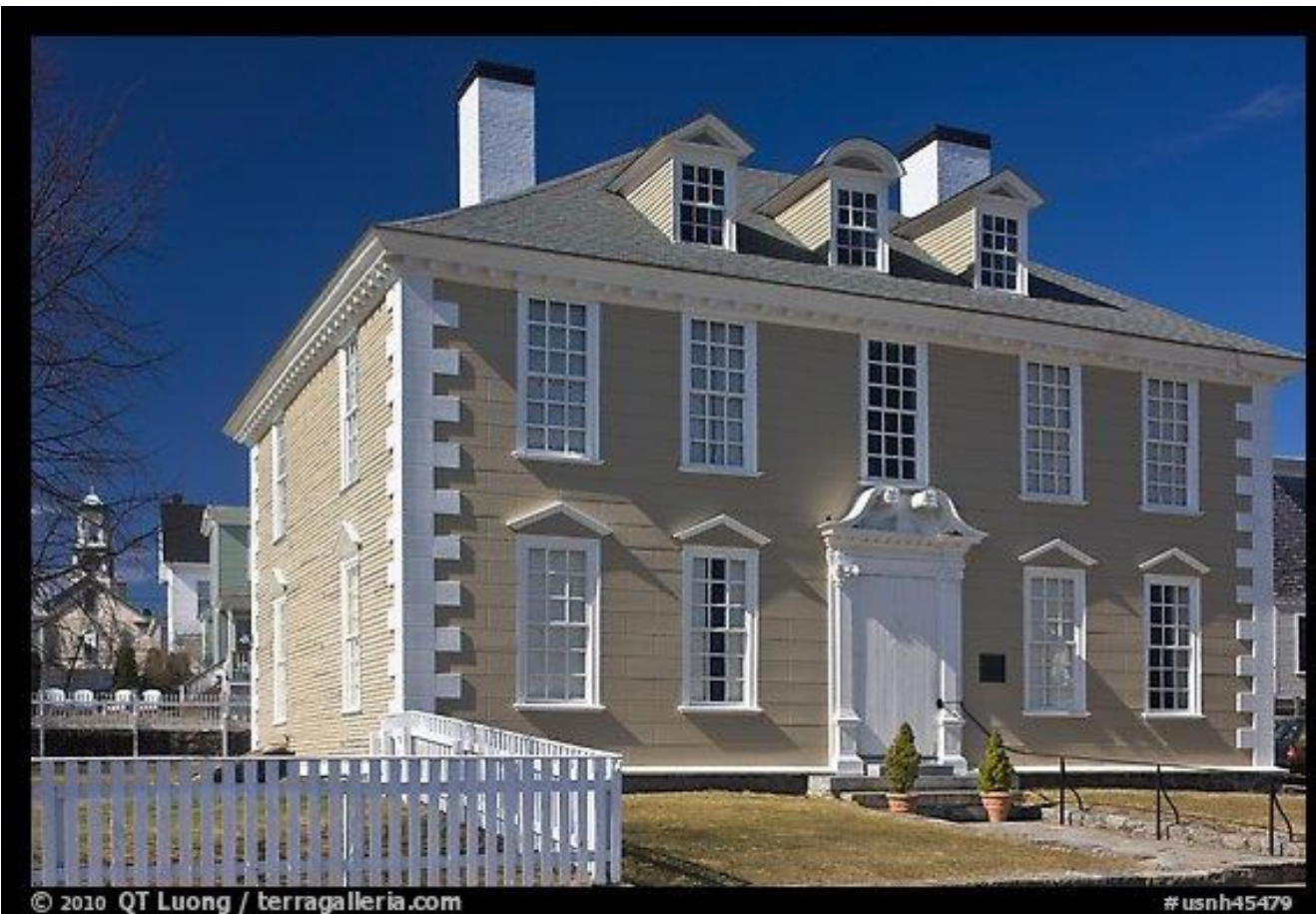
Early American Houses



- 2-3 story
- End chimneys
- Hipped roof, dormer windows
- Siding: brick, stone, clapboard and many classical details like a pediment and portico

Georgian

(1695-1750 Early & 1750-1790 Late)

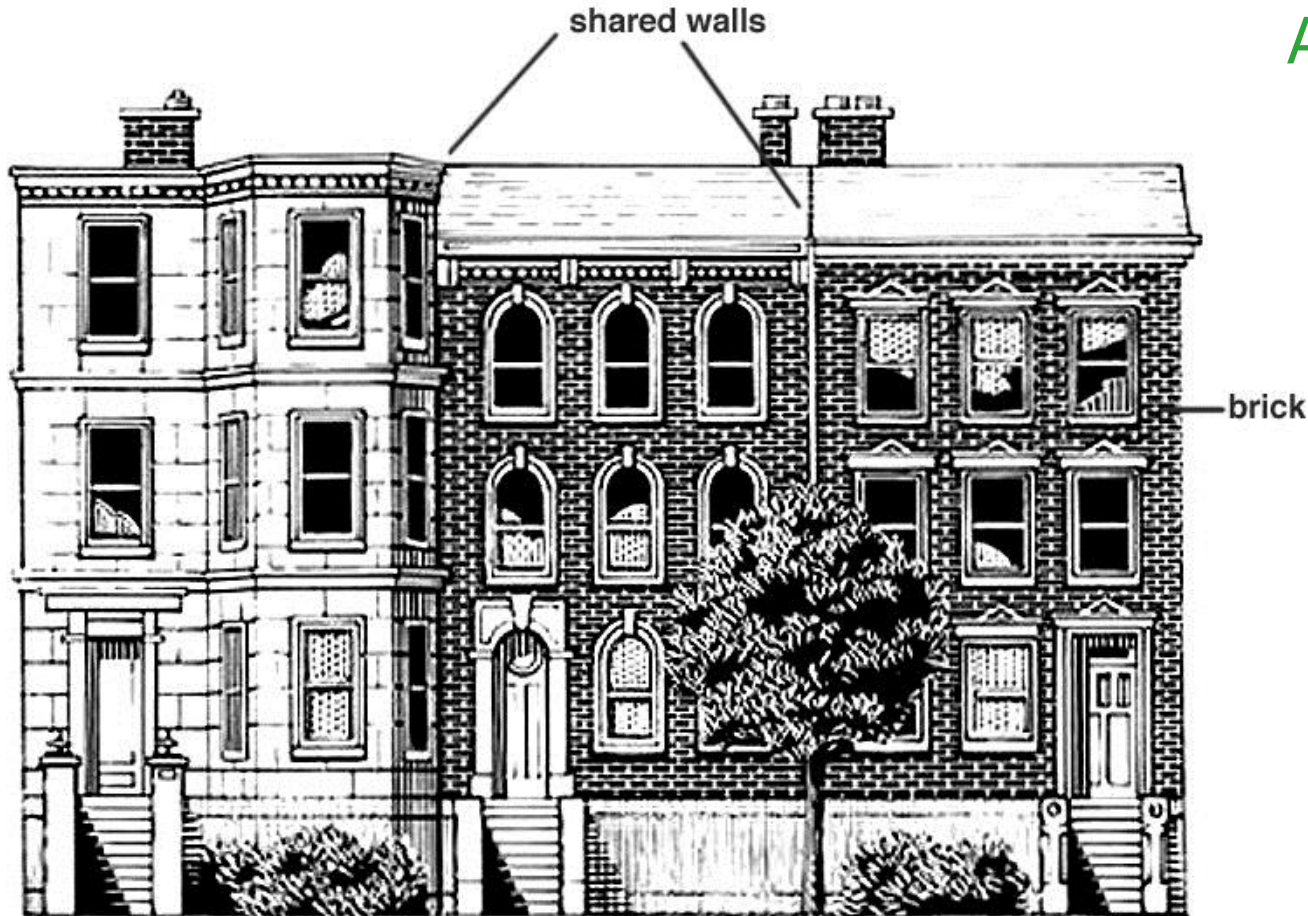


- Simple exterior lines
- Dignified appearances
- Symmetry
- Central front door

Georgian

Early American Houses

20



- A continuous line of 2-3 story houses that share a common wall
- Popular in the cities of Philadelphia, Baltimore, and Boston

**Row Houses/
Townhouses/
Brownstones**

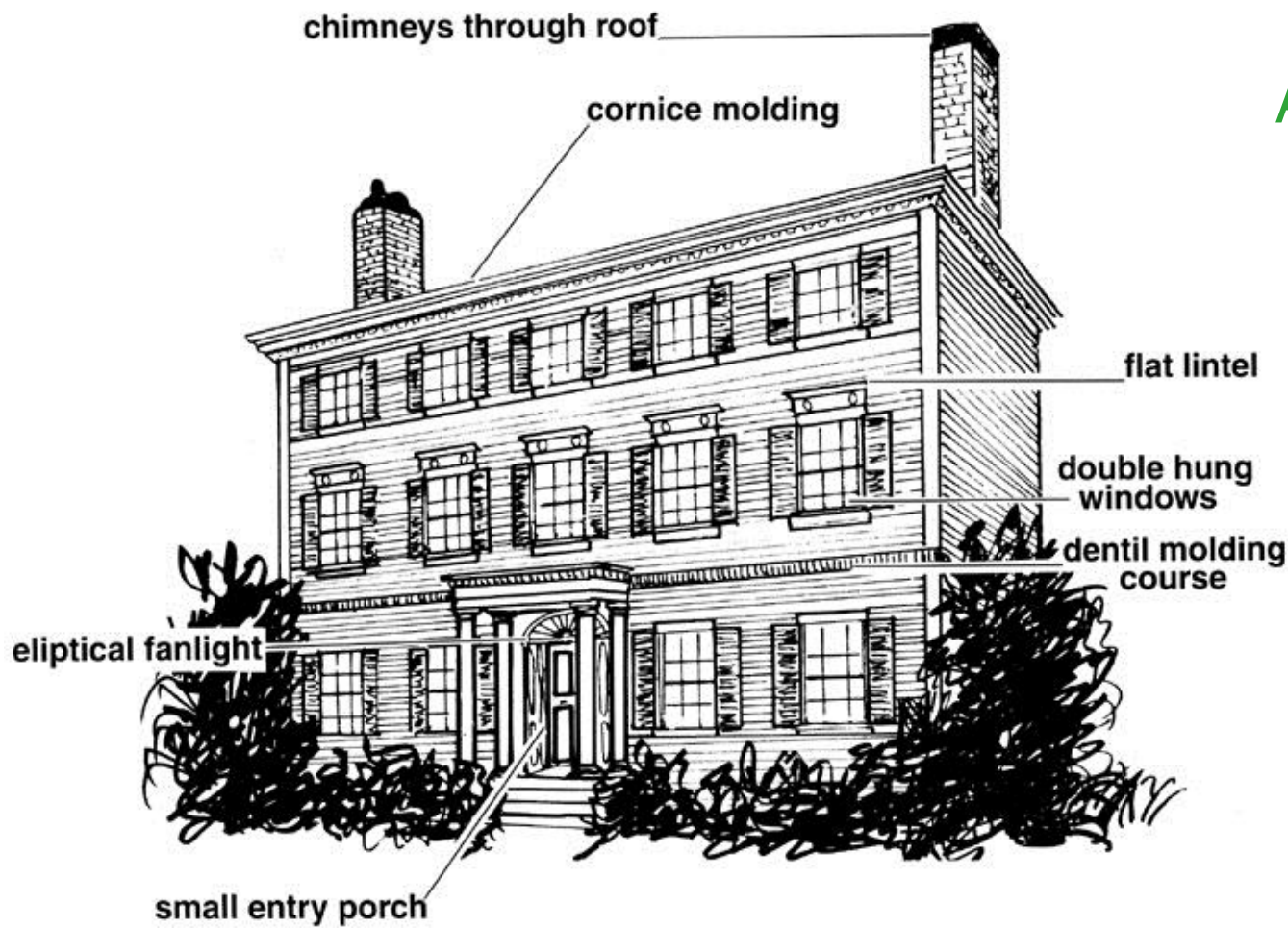
(1630s - 1800s)

housing styles



Brownstone

Early American Houses



- 3-4 stories
- Flattened hip roof
- Siding: brick, clapboard or stucco
- Classical detail from earlier periods like fanlights, sidelights at doorway

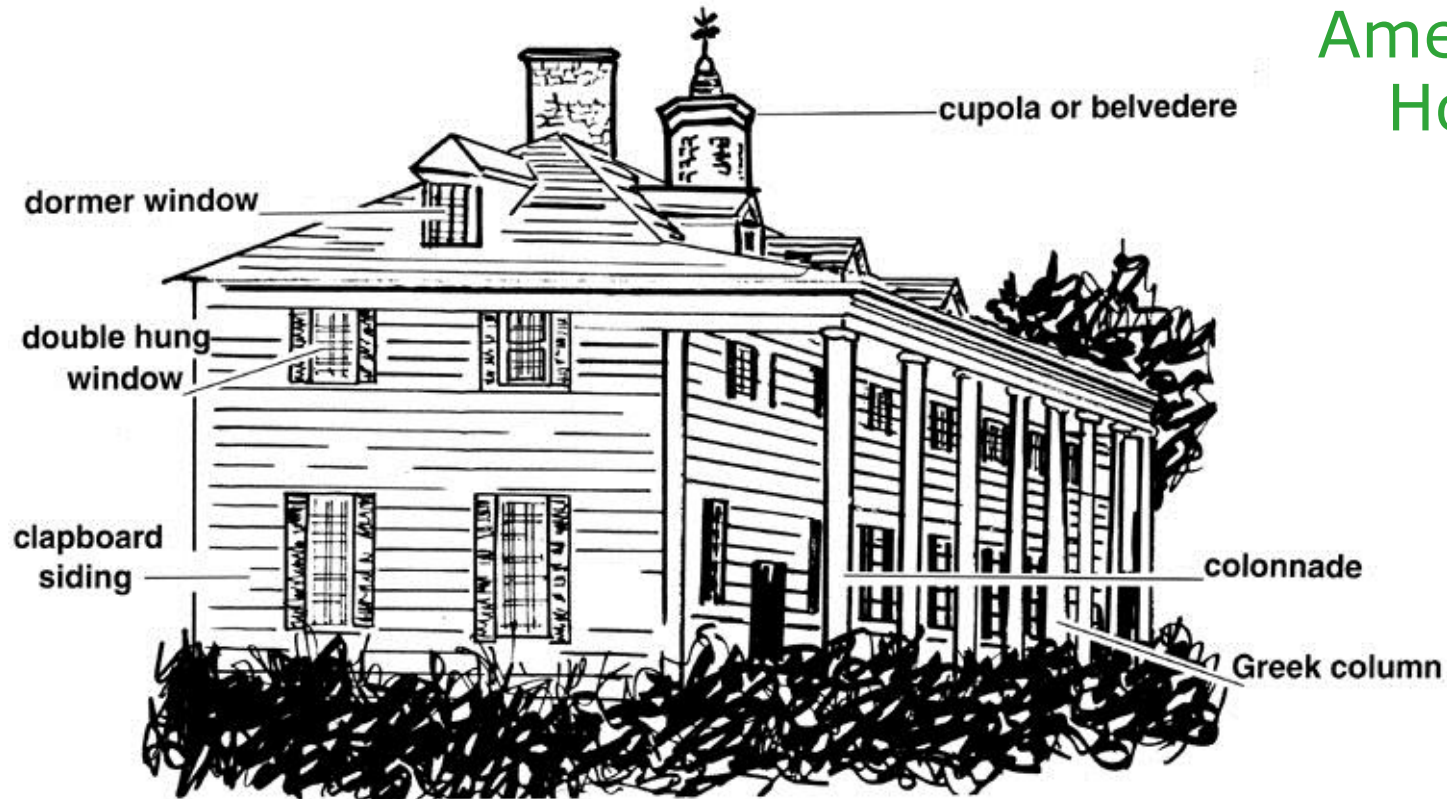
Federal

(1790-1830)



- Box like shape
- Symmetrical
- Small portico added to the main entrance
- Pediments-roof like decorations

Federal



- 2-3 story with many classical details like a colonnade and balustrade
- Fireplaces and dormer windows with shutters
- Siding: wooden clapboard

Southern Colonial

(1700s -1860s)



- **Maybe brick**
- **Two-story columns extend across the entire front, covered by an extension of the roof**

Southern Colonial



Queen Anne Victorian



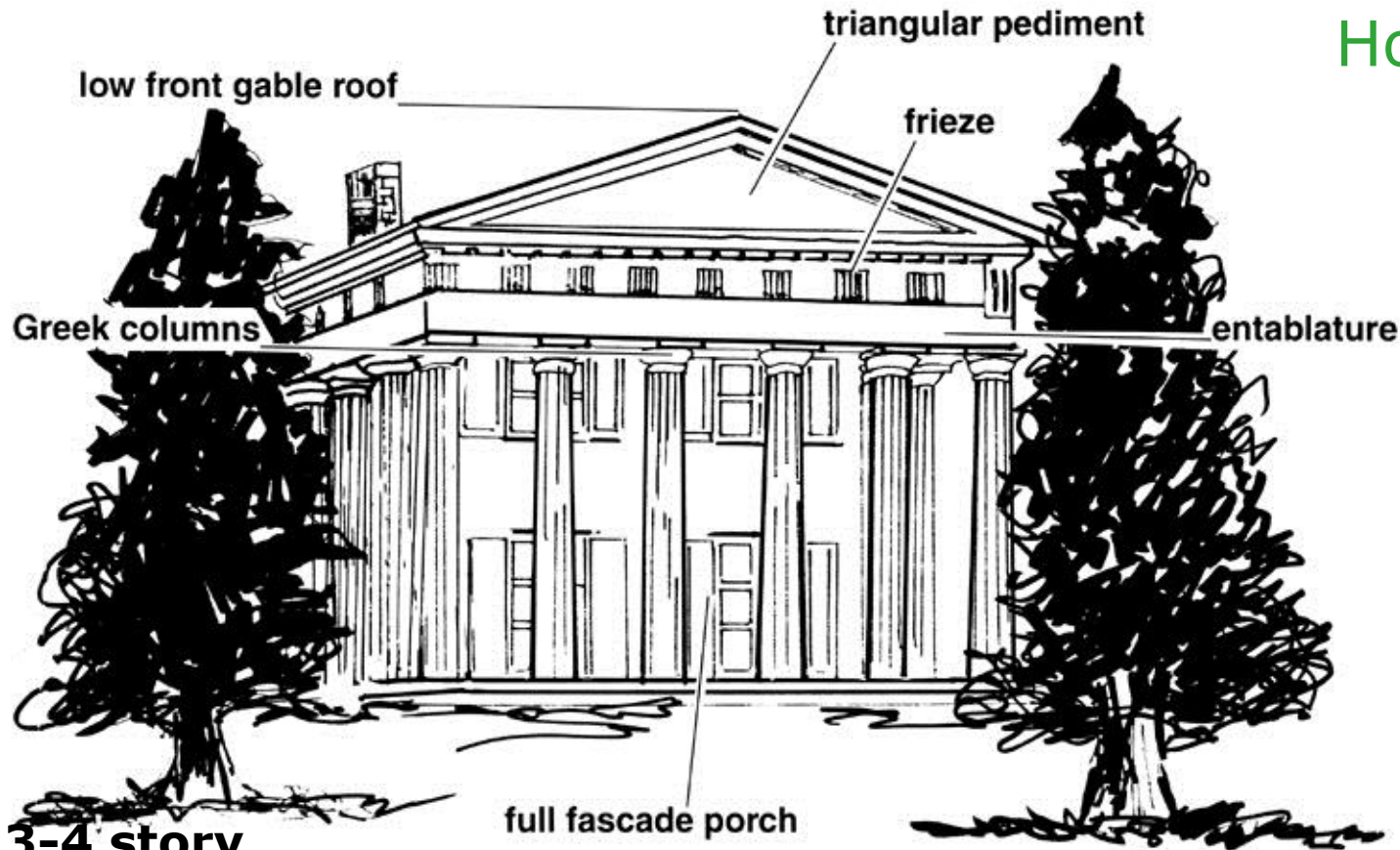
Mansard



Greek Revival

Romantic Houses

housing styles



- 3-4 story
- Siding: stone, brick, stucco or wooden siding
- Classical details like colonnade, cornice, and frieze
- Duplicated the formal design elements found in ancient Greek architecture

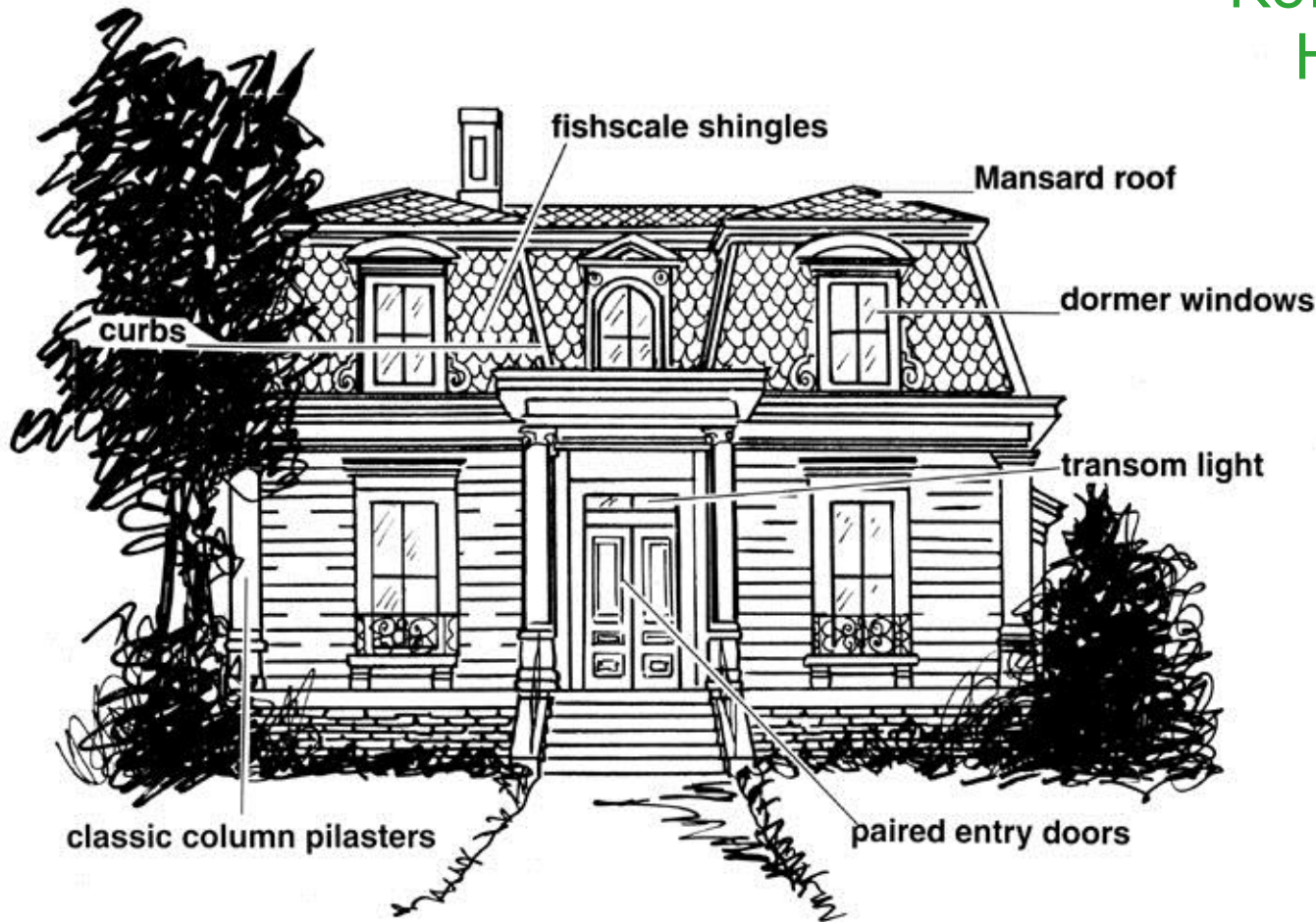
Greek Revival

(1820-1865)



- Two-story entry porch across the front of the structure.
- Large triangular gable with a pediment
- Symmetrical
- Bold moldings and heavy cornices

Greek Revival



- Mansard roof
- Details like quoin, decorative moldings, and wrought iron railings

Mansard

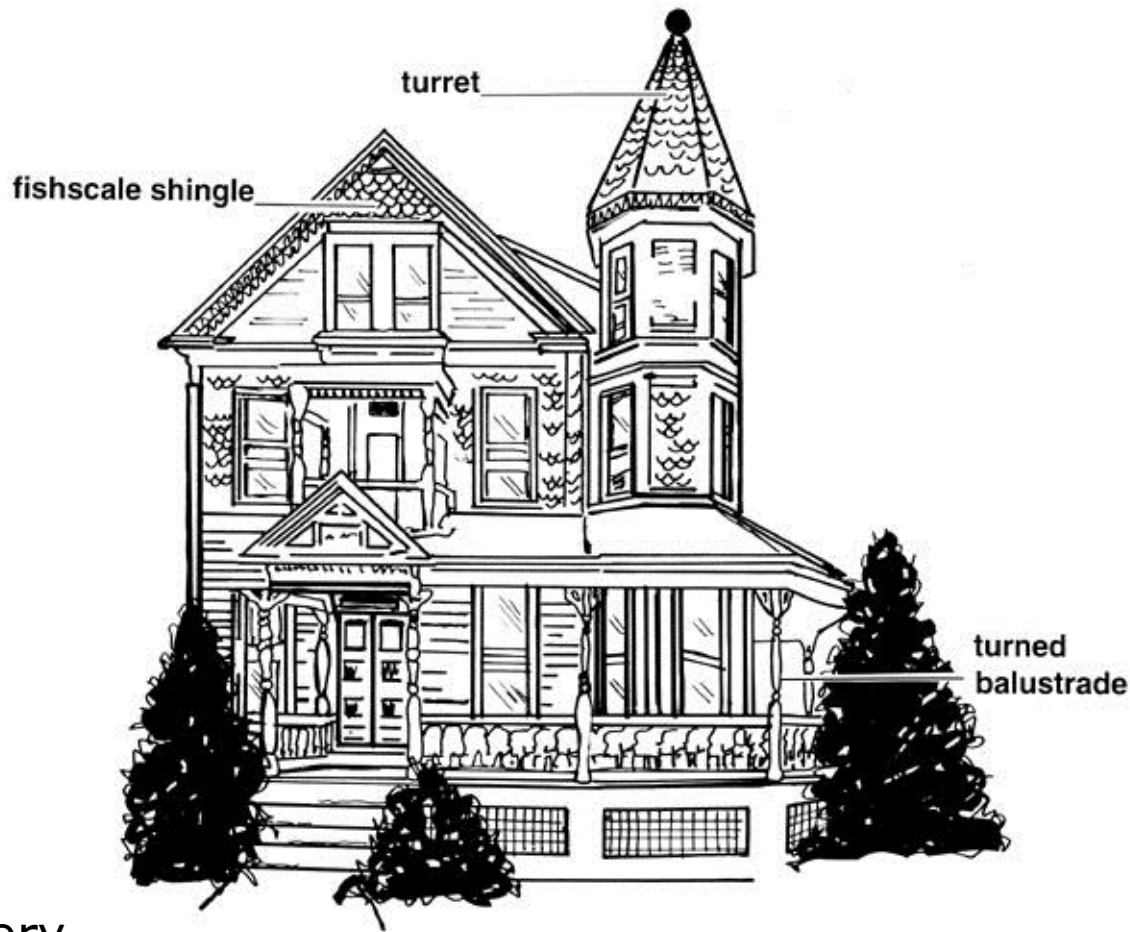
(1850s - 1870s)

Fig. 2



- By a French architect, Francois Mansard
- Roof continues all around the house
- Dormers

Mansard



- 2-3 story
- Gabled and steep hipped roof with bay windows
- Siding: clapboard and stickwork
- Variety of materials, colors and surface textures like stained glass

Queen Anne Victorian

(1880-1910)



- Abundance of decorative trim
- High porches
- Roofs with steep gables,
- Tall windows
- High ceilings
- Dark stairways
- Turrets, or small towers

Victorian



Ranch/Rambler

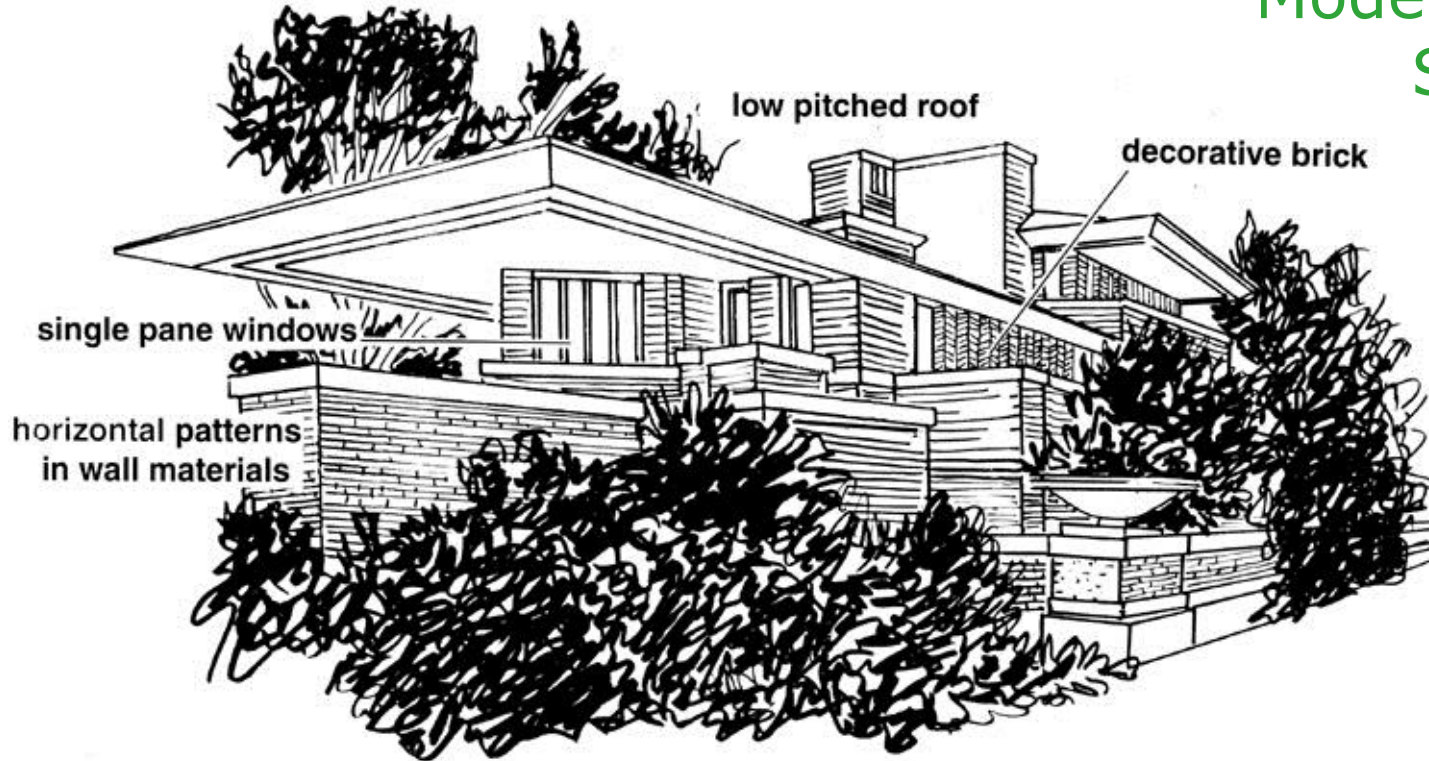


Bungalow



Prairie

Early Modernism Styles



- 1-2 story that is low and spread outward
- Low pitched roof with overhanging eaves
- Wide porches and rows of leaded glass windows
- Architectural forms and materials that harmonize with nature
- Frank Lloyd Wright

Prairie

(1908-1920)



Prairie Style



- 1 story, small and compact
- Siding: wood clapboard, stone or stucco
- Shingled, gabled roof that overhangs
- Usually has porch
 - Stone porch supports with thick, square or round columns
- Exterior chimney

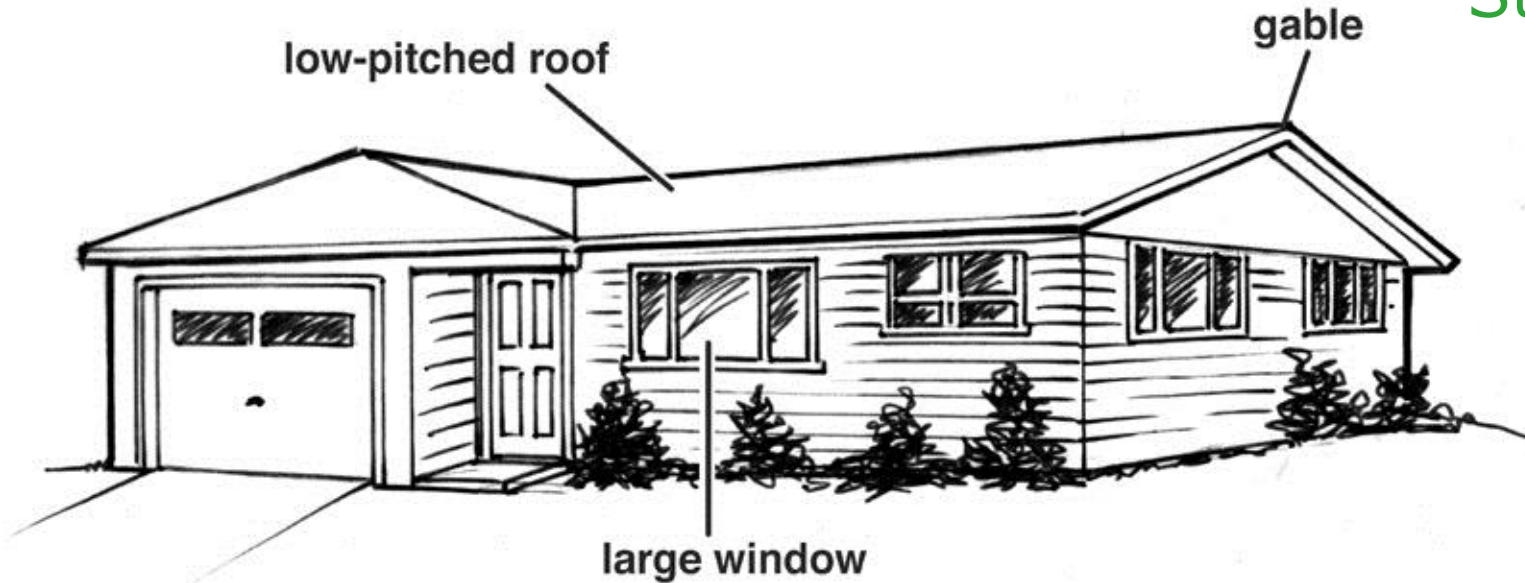
Craftsman Bungalow

(1900-1930)



- Low pitched roof
- Wide eaves with triangular brackets
- Exposed roof rafters
- Open floor plans
- Some windows may be stained glass

Arts and Crafts



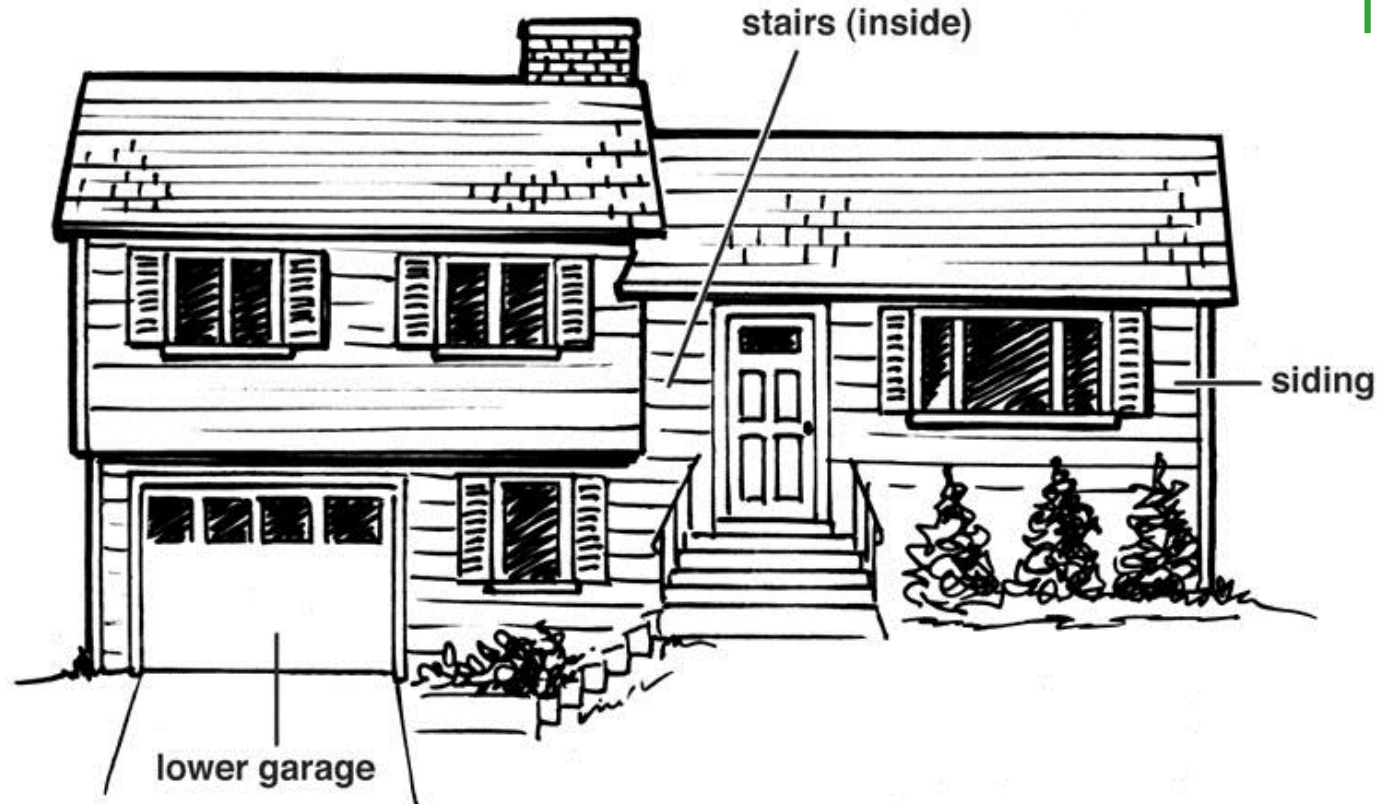
- 1 story, long and low home
- Low pitched gable or hip roof
- Large windows – picture, patio sliding, double hung
- Many variations due to region, often with an attached garage
- May have a basement

Ranch/ Rambler

(1920s to present)



Ranch



- 3-4 levels of living space, each connected by a stairs
- Entrance is on a landing, or one level, then up or down to the rooms

Split Level

(1950s to present)



Split level



International



Split-entry



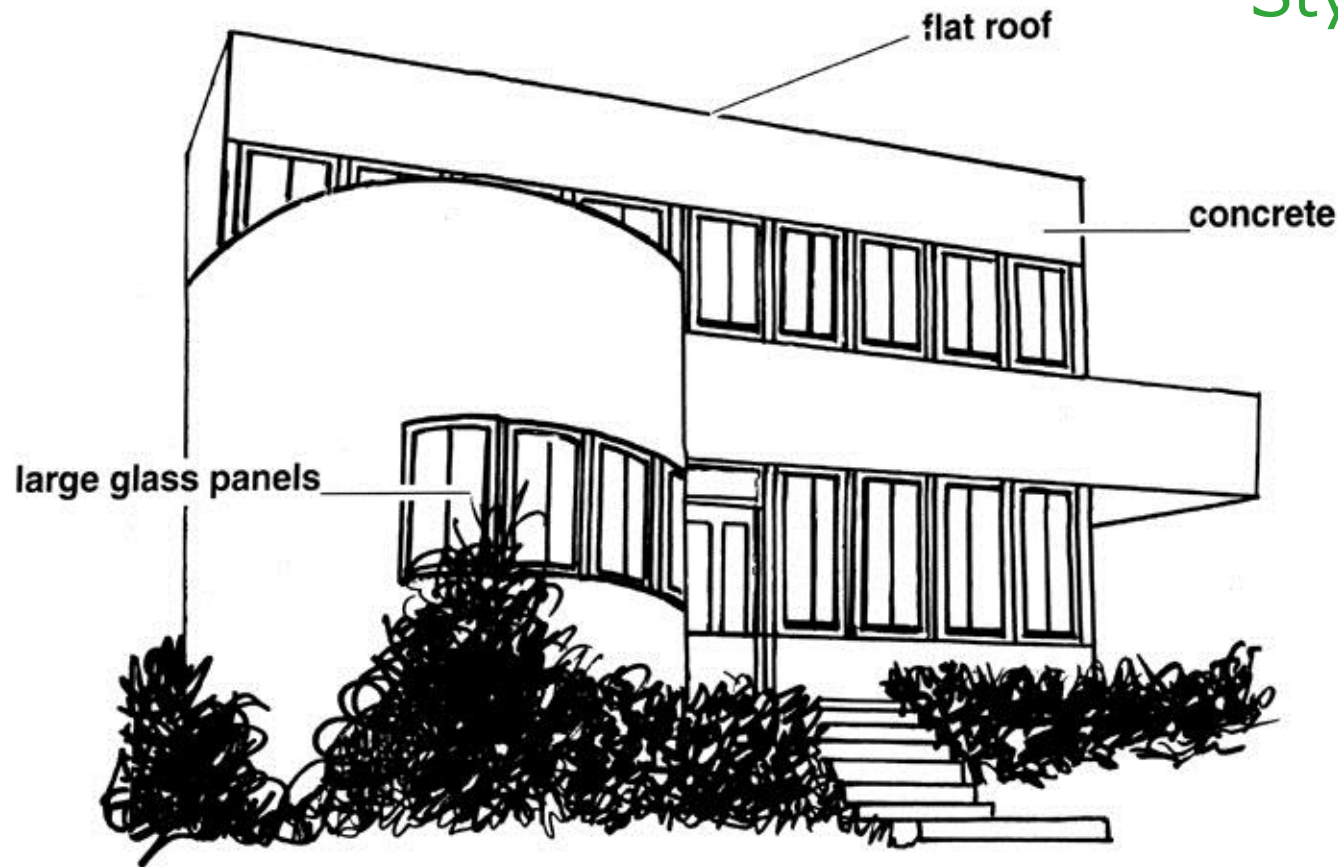
Contemporary

Styles of Today



Transitional

housing styles



- 1–2 story
- Flat roofed
- Asymmetrical with large areas of glass, concrete, stucco or metal
- Emphasize function with an open floor plan

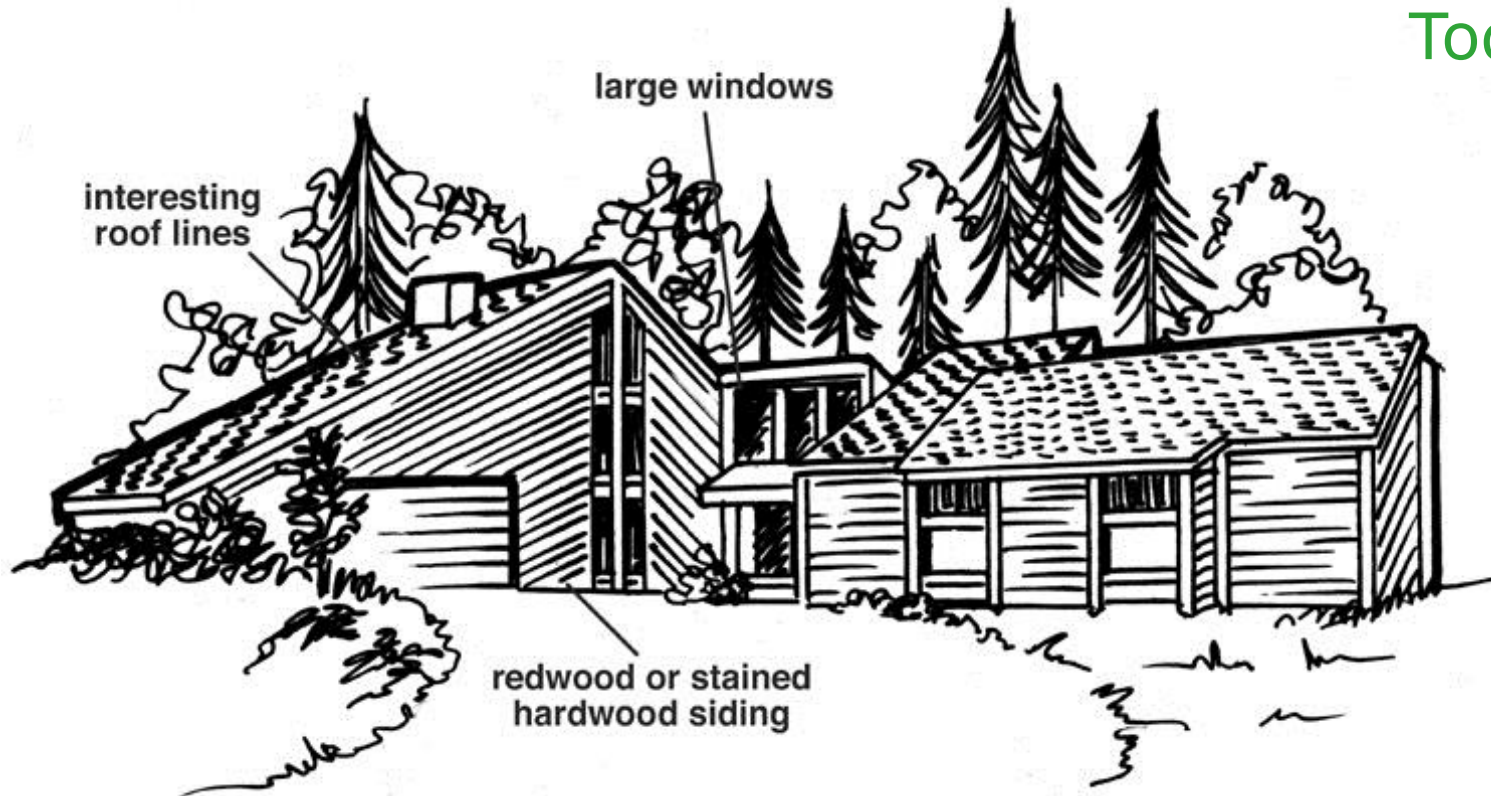
International

(1932 to present)



- **Dramatic architectural**
- **Emphasized simplicity of design and eliminating unnecessary elements**
- **Geometric shapes**
- **Roof top gardens**

International



- Innovative designs for homes
- Contrasting materials and textures
- Unusual placement and shapes of windows
- Lines and designs with wood, brick & stone siding

Contemporary

(1950-1970)



- Mix of traditional, folk, and classic styles with modern elements
- Vary in shape and size
- Solar houses and earth-sheltered

Contemporary





- Transitional or Neo-Eclectic
 - Combines a mixture of housing styles
 - borrows historic details and combines them in unexpected ways
 - Local materials and traditions are used or considered

Transitional

(present)



Transitional



Part #2 Housing Trends

Lifestyle

- What's important to you in a living space?
- Describe the type of home you grew up in.
- What do you like?
- What can you afford?
- What housing options are available in your community?



Life Stages

- Housing needs change in the following stages:
 - Single and roommates
 - Newlywed
 - Children
 - Empty nest
 - Retirement



- Young couples are choosing their home based on the school system & neighborhood.
- They want to be close to playgrounds, shopping, and medical clinics.
- Some couples want newer homes with minimum maintenance.
- Some couples are buying older homes and learning remodeling techniques.

Convenience

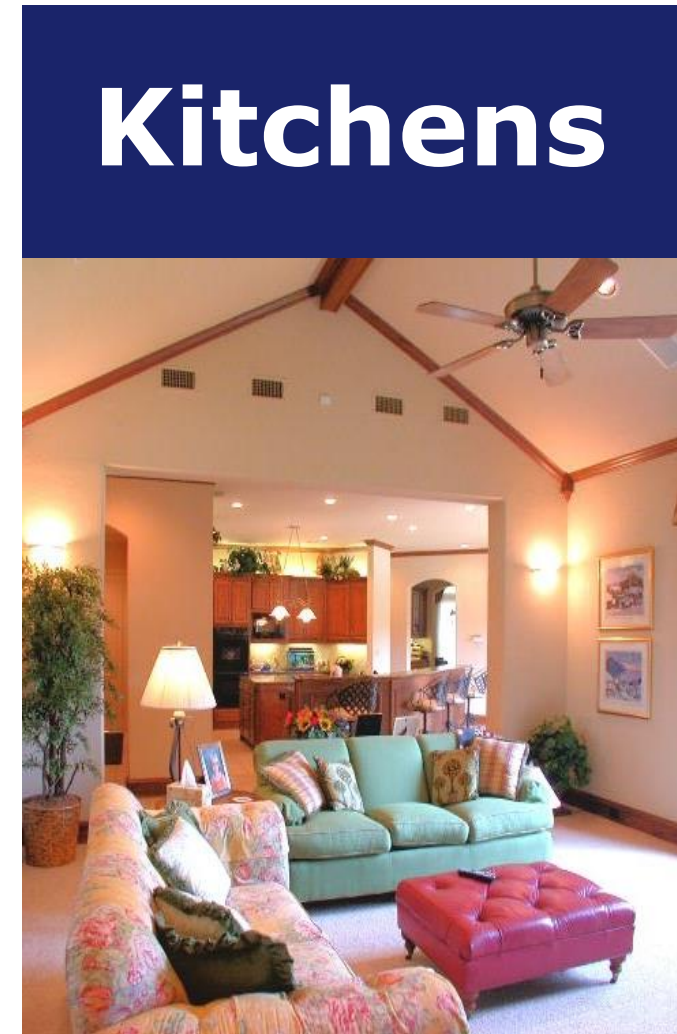


Exterior

- Yards:
 - Landscaping with lighting, rock gardens, perennials and annuals.
 - Cooking and grilling areas.
 - Maintenance-free plants that offer minimal care.
- Garages were once optional:
 - In 1950, only 47% of new homes were built with one.
 - By 1970, that number grew to 60%.
 - Today, 87% of new homes have a garage. Of those, 81% have two or more stalls, while 16% have three or more.
 - In the newest higher-end subdivisions, four-car garages are becoming common.
 - Today's homeowners expect a garage to be close to the street, attached to the house, and roomy enough for SUVs, minivans, and pickup trucks.
 - Garages are more visible, accounting for 40% or more of a home's exterior face.



- Epicenter of Home:
 - The space is getting bigger as kitchens continue to be the “epicenter” of family gatherings and entertaining.
 - The “great room” now includes the kitchen, dining room, and family room.
 - Also included are:
 - learning centers with computers
 - artwork and collections
 - more sleek appliances



- Bathrooms:
 - Soaking tubs like a mini-resort
 - Towel warmers
 - Heated floors
 - Multiple mirrors
- Laundry Rooms
 - Used for messy chores like crafts, garden projects, and sewing
- Feng Shui
 - Translates to "the wind and the water," is the Chinese art of correct placement.
 - Practitioners believe that by arranging our furnishings and decor in a way that aligns with nature, we draw harmony and good health into our lives.

Other Trends



Summary

Throughout this presentation we have seen how American housing styles have evolved and changed over time. Each style is very unique and has certain defining features which set it apart from the others. However, each home style, no matter how varied, shares several things in common. These would include the way in which our physical, social and emotional needs are met in our homes. Our homes can certainly be an expression of ourselves, as well as a place of well-being and security.

Activities

- **Complete one of the following activities:**

- Create a timeline highlighting representative styles of American architecture.
- Pick an architectural style and make a poster describing the style with photos of the interior and exterior. Use photos from magazines or the internet.

- **Class Activity:**

- Each student selects a home in the neighborhood and create a page describing the homes' style.
- Collect the pages to create a field guide to the architecture in the neighborhood.

Housing Styles Quiz

Quiz

Match the housing style with the features.

1. Row Houses
 2. Spanish Mission
 3. International
 4. Greek Revival
 5. Prairie
- a. 3-4 story with classical details, like colonnade, cornice and frieze.
 - b. Low and spread outward with low-pitched roof and overhanging eaves.
 - c. Continuous line of 2-3 story houses that share common side walls.
 - d. Flat-roofed, asymmetrical with large areas of glass, concrete, stucco or metal.
 - e. Adobe, stucco or masonry with tiled roof.

The following are some suggested web sites for additional information on housing styles:

- www.ehouseplans.com
- www.bhg.com
- www.architectureweek.com
- www.build.com
- www.onegreathome.com
- www.asid.org

Please note that web sites are constantly changing and being updated. You may need to revise this list.

Web sites