

Neo-Eclectic Variations

1960s-1970s

This style typically includes residences that are one or two stories & possess historic stylistic elements that are imitated in modern materials. Often details from several historic styles are combined in non-traditional ways.

Façade features are commonly set on multiple planes & features/ornamentation is often exaggerated. Houses are typically in earthy colors with brick & stone veneers & vinyl & composite materials on the exterior. Multi-bay garages & elaborate or accentuated entrances are common.



Neo-Colonial

- Rectangular massing; side-gabled/hipped roof with prominent chimneys/dormers.
- Symmetrical façade and partial-width porches with columns.
- Elaborate door surrounds/sidelights



Mansard

- Heavy appearance with rectangular massing.
- Prominent mansard roof, often exaggerated.
- Recessed entries with concrete stoops and deep-set windows.



French Provincial

- Linear massing with moderate to steeply pitched hipped/gabled roofs.
- Masonry veneers with a regularity in the treatment of façade elements.
- Tall double-hung/casement windows; second-story windows may break the eave line.



Neo-Classical Revival

- Rectangular massing; symmetrical façade; side-gabled/hipped roofs; broad eaves/comices.
- Central, accentuated entries with implied porticos are common.
- Simulated multi-light windows; prominent chimneys.
- Single/aired vertically oriented windows are common



Neo-Tudor

- Large massing with heavy appearance & asymmetrical façade.
- Roofs with multiple gables and/or hips; faux half-timbering may be present.
- Mixed use of brick, stone, and stucco (or EFIS) is common.



Neo-Victorian

- Irregular massing with bulky footprints; asymmetrical façade & complex roofs.
- Composite sidings on primary mass; veneered foundations.
- Windows in a variety of shapes/sizes; porches are key element.

High Styles

Features to look for:

- Visual interest & texture in materials and shapes rather than ornamentation.
- Horizontal emphasis, asymmetrical facades, irregular massing, sharp angles/corners.
- Flat, gabled, and elongated slope roofs that are treated as architectural features; broad, open eaves.
- Banded windows/large expanses of plate glass; concrete block screen walls/exposed rafters/chimneys as architectural elements.
- Integration of indoor-outdoor spaces and exterior living areas is integral.



Contemporary

1950s-1970s



Builder Modern

1960s-1970s



Shed Style

1960s-1970s

Vernacular Types

American Small House 1930s-1950s



- One story, typically frame construction with compact form and boxy looks.
- Square/rectangular footprint, sometimes with small wing/ell & low-pitched roof, usually side- or cross-gabled.
- Wood/Masonite siding, brick/limestone veneer.
- Little or no ornamentation but often feature small stoop & picture window.
- Popular for post-WWII housing.

Split-Level

1950s-1970s



- Two-story section connected at midlevel to 1-story wing (3 levels of space); each section with separate low-pitched hipped or gabled roofs.
- Defined by a strong linear mass at one end of the house with concrete stoop or linear porch along the 1-story mass; attached garage on lower level often below grade.
- Exterior often mixes materials—wood, brick, stone; decorative details lean toward Neo-Colonial or Contemporary.
- Paired windows and picture windows/tripartite windows; horizontal emphasis in windows on 2-story mass.

A-Frame

1950s-1970s



- Steeply pitched front gable with eaves at or near grade; shingles on roof slope.
- Rectangular plan and 1 1/2-2 1/2 stories.
- Usually wood frame with horizontal wood siding; commercial and public forms are usually brick.
- Large expanses of glass on front and rear elevations; banded windows and windows of various shapes/sizes.
- May have lateral wings that are not integral to design but carports/garages are detached.

Bi-Level 1950s-1970s

- Often Colonial Revival motif.
- A 1 1/2-2 story singular mass under one low-pitched, side-gabled roof & narrow linear porch.
- Linear, rectangular massing on partially raised basement and with central entry; garage integrated into lower level.
- Combination of materials, lower level often masonry veneer; overhanging upper façade is common.
- Horizontal emphasis of windows, often with paired or tripartite windows and lower level windows are located near grade.



Massed Two-Story 1940s-1970s

- Very often in Colonial Revival style.
- Two-story with rectangular massing; moderately pitched roof, almost exclusively side-gabled.
- Overhanging eaves at front façade is common, as is concrete stoop/linear porch; double-hung sashes, often paired; also picture windows.
- Garage is often in separate one-story section, but may be on the lower level at one end.
- Usually a single cladding material or multiple split between floors; chimney is located at the end of the house or on a rear roof slope.



Ranch Variations 1940s-1970s

This exceptionally popular single-story residential form is characterized by a low-pitched hipped or gabled roof with wide eaves over a rectangular, L or U shaped mass. There is a strong horizontal focus to this type that it is often amplified by an attached garage at the end or at a 90-degree angle to the house itself. The exterior of ranch houses usually have limited exterior decoration & a centralized entry. The interior is divided by function, with the public space at one end & private space at the other. There are seven variations of the type.



Linear Ranch

- On large wide lots; one story with strong horizontal emphasis & asymmetrical façade with blend of exterior materials; integrated carport/garage.
- Low-pitched roof (side-gabled or hipped with moderate eaves); picture window & paired/banded windows; front porches are narrow & linear or replaced by a concrete stoop, typically housed under primary roofline; patios/courtyards/gardens are common.
- Colonial Revival, Spanish Revival, Storybook, Rustic, minimal ornament.



Compact Ranch

- Set close together on small lots; one story with simple rectilinear plan and massing with low-pitched roof, typically side-gabled or hipped.
- Concrete stoops are common; small carport or garage may be present, but usually not integral to the design; picture window/paired windows are common.
- Little/no decorative and architectural treatments; one primary exterior material, often wood/Masonite siding/brick veneer.



Massed Ranch

- One story with square footprint; found on small or large lots; single primary exterior material, usually brick/stone veneer.
- Low-pitched roof usually hipped with multiple planes/wide eaves; concrete stoops; integrated garage, if present, often not visible from the façade.
- Picture window to side of entry; standard window openings/truncated openings/clerestory-type openings are common on front/secondary elevations.



Linear with Clusters

- On large wide lots; one story & L- or U-shaped; cluster of rooms at one end that project.
- Strong horizontal emphasis; low-pitched hipped roof, wide eaves; integrated carport/garage; multiple exterior materials.
- Narrow/linear front porches or concrete stoop under main roofline; picture window/paired/banded windows.
- Patios/courtyards/gardens.
- Colonial Revival, Spanish Revival, Storybook, Rustic, minimal ornament.



Half Courtyard

- On large or small lots; one story with pronounced wing at one end (L-shaped).
- Low-pitched/cross-gabled/hipped roof with shallow to moderate eaves; one exterior material.
- Concrete stoop/narrow front porch in corner of L.
- Picture windows are typically located on the street-facing elevation of the projecting wing.
- Carport/garage extends linear footprint, commonly on the mass set parallel to the street.



Courtyard

- On large wide lots; one story with projecting wing at either end resulting in a U shape.
- Footprint suggests a courtyard but a formal courtyard may not be present.
- Low-pitched/cross-gabled/hipped roof with shallow to moderate eaves; one exterior material.
- Concrete stoop/narrow front porch within projecting wings of U.
- Picture window and paired/banded windows.
- Carport/garage, but may not be integral to design.



Rambler

- On large wide lots; 1 story with multiple planes and horizontal emphasis.
- Complex, low-pitched/cross-gabled/hipped roof with moderate to wide eaves; often multiple chimneys & materials.
- Concrete stoop/narrow front porch, usually under roofline.
- Various window configurations (single/pairs/bands/picture).
- Carport or garage, but may not be integral to design or visible from the street.
- Colonial Revival, Spanish Revival, Rustic, min. ornament.