



A GUIDE TO HOUSING ARCHITECTURE IN SOUTH CENTRAL WISCONSIN

The purpose of this guide is to provide REALTORS® with a common frame of reference in identifying housing architecture. In compiling the guide, we used the following sources: *A Field Guide to American Houses*, by Virginia and Lee McAlester; *Houses* by Henry S. Harrison; and the *Walking Tour Guide to Historic Housing* published by the Madison Landmarks Commission and the Madison Trust for Historic Preservation. We would also like to thank Katherine Rankin, the city of Madison's preservation planner, and James Draeger from the State Historical Society for their valuable suggestions. This guide, brief as it must be, only includes those housing architecture most commonly listed in our MLS system. If you are unable to identify a given house using this guide, reference to the above sources may be of help. One should also keep in mind that American housing architecture, like many things in the "great melting pot," tend to be more eclectic than purist. That is to say, a given house will often reflect a conglomeration of architectural styles. In such cases, please select all architecture options that apply. The classification "other" should be selected for houses that fall outside the parameters of any of the housing architecture shown in this guide. Finally, it should be noted that some of the architectural styles in this guide are, more accurately, housing types (e.g. raised ranch). In this guide, however, we have followed the local custom of identifying them as housing architecture.

Provided by the South Central Wisconsin MLS

RANCH:

This style originated in the mid-1930s. By the 1950s the ranch style home became a dominant housing choice. It is a one story shape generally with a low-pitched roof.



BUNGALOW:

A popular style at the turn-of-the-century and especially in California, bungalows most often have a dormer and are 1 – 1 1/2 stories. They frequently show strong “Prairie/Craftsman” influence.



CAPE COD:

A colonial revival house. Generally, a relatively small symmetrical 1-1/2 story house with a central entrance. The roof is steep and generally side-gabled. The attic may or may not be finished living space.



BI-LEVEL:

One of several split level type houses, a bi-level has two levels of living area. The entrance is a few stairs above the lower level and a few stairs below the upper level.



TRI-LEVEL:

As another split level type house, the tri-level has three levels of living area. The entrance is generally on the kitchen and living room level.



CONTEMPORARY:

Also called modernistic or international, the contemporary comes in many shapes and designs ranging from Shed to Art Deco. The Contemporary is the evolutionary outcome of Frank Lloyd Wright's housing revolution. This style reflects a desire for functionality, openness and light.



TUDOR/PROVINCIAL:

With a steeply pitched roof, the Tudor is usually side-gabled. There is a decorative half timber frequently present along with stucco or masonry veneer exterior walls on the upper portion of the house and brick on the lower portion. In addition, the Tudor frequently has tall narrow multi-pane windows.



COLONIAL:

Few styles have as many variations as the Colonial house. South Central Wisconsin has practically every variation, from the Dutch to the Salt Box, in its housing stock. The Colonial is generally box-shaped with two or three stories.



Salt Box Colonial



Colonial



Dutch Colonial

VICTORIAN:

Like the Colonial, the Victorian has innumerable variations ranging from the renowned Queen Anne to the Folk Victorian (often associated with the farm house). Generally, Victorian refers to the style of home that was popular during the long reign of Queen Victoria (1837-1901). Most show elaborate detailing and complex shapes. Strong asymmetrical facades and steeply pitched roofs are also common features. Victorian styles tend to be a mix of Greek, Gothic and Italianate forms.



RAISED RANCH:

Like the bi-levels and tri-levels, this type became popular in the 1950s as a modification of the dominant ranch house. It is essentially a ranch that is “raised” to create more living space and often includes a garage on the base-ment level. The entrance is usually on ground level, however, it may be on the upper main level.



NATIONAL FOLK/FARM HOUSE:

This style was predominate in the late 19th Century. Though built primarily for functionality and shelter, the Folk house does show stylistic influences from a number of other housing styles ranging from Greek Revival type front gables to the frequent Victorian detailing. In addition to the common gable-front roofs, they often have a family wing.



PRAIRIE/CRAFTSMAN:

While Frank Lloyd Wright is the acknowledged master of the Prairie House, the Craftsman was inspired by the work of two California brothers. Both styles have low pitched roofs, generally gabled and unenclosed with exposed roof rafters in the Craftsman, and occasionally hipped with enclosed overhanging eaves in the Prairie.



CONDOMINIUMS

RANCH:

One floor of above grade living space with no other condo units located above or below.



TOWNHOUSE:

A row or cluster of condos with common side walls. Traditional townhouses are 2 or more stories and are usually arranged in a row pattern common in older cities. Townhouses are usually constructed as duplexes, fourplexes and sixplexes.



GARDEN:

A group of condos without individual private basements that resemble an apartment building and most likely have a common hall and entrance.



CONDOMINIUMS (Continued)

STAND ALONE:

Single detached condo unit that resembles a single family home. Stand alone condos often share common ground with other units.



CONVERSION:

Condos that have been converted from apartments.



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