

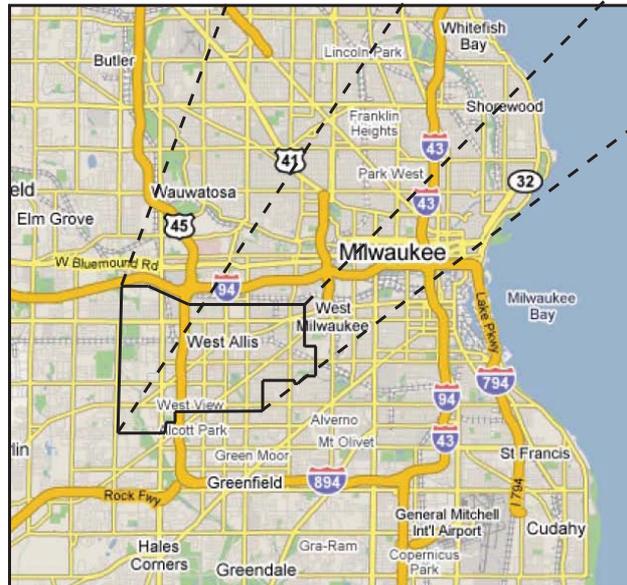
# Popular Houses of West Allis

**1880 - 1980**

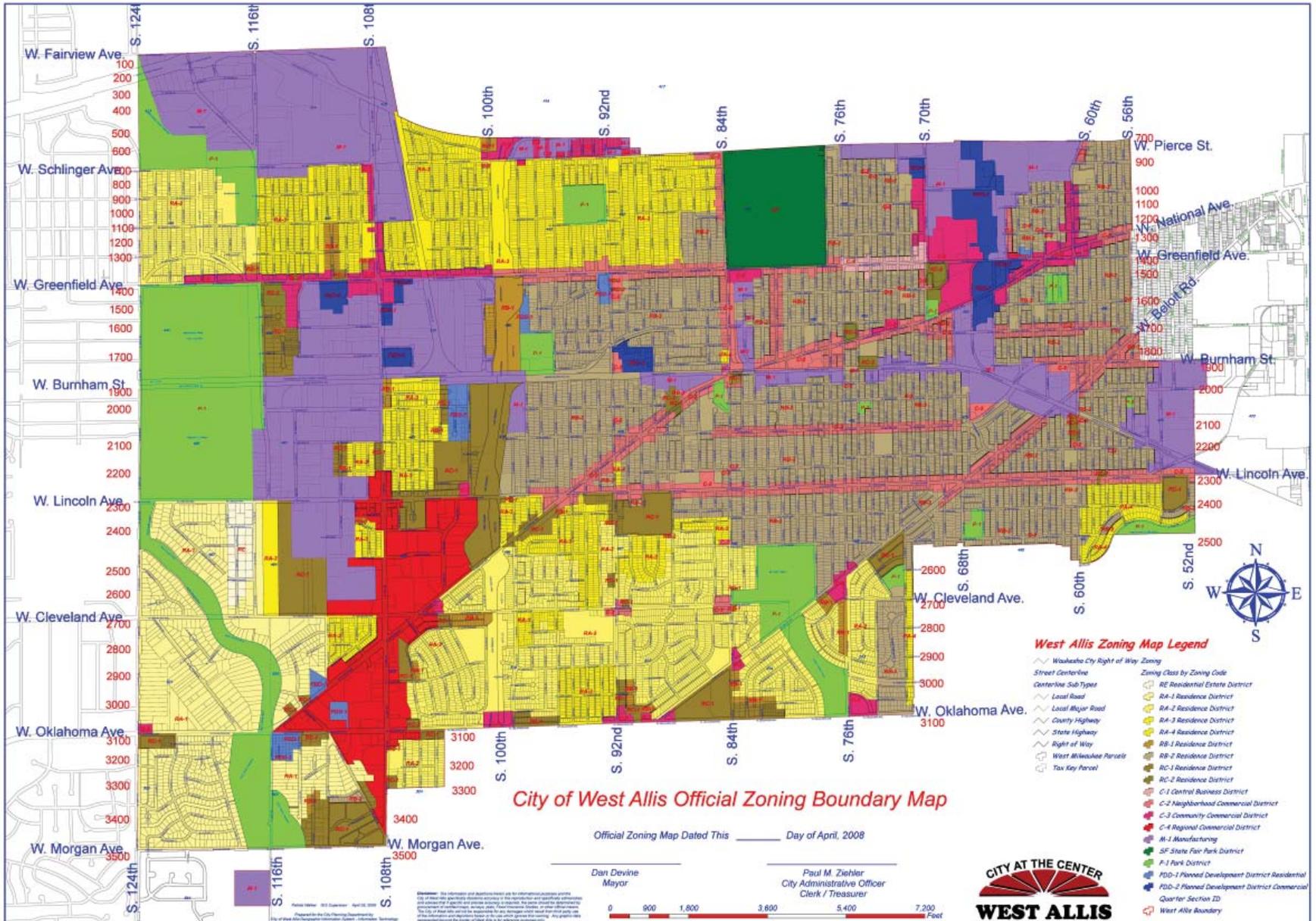
Shannon E. Honl



# Study Area



# West Allis City Zoning Map

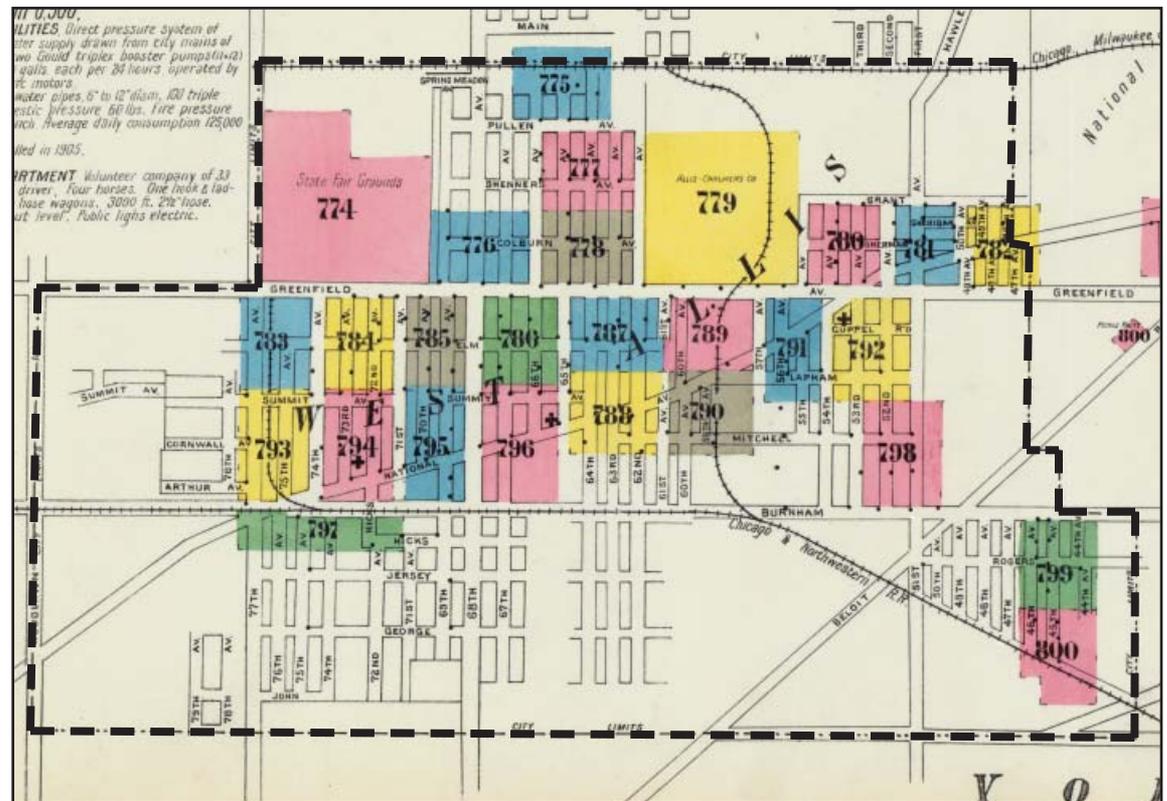


# Early City Development

## 1800 - 1907

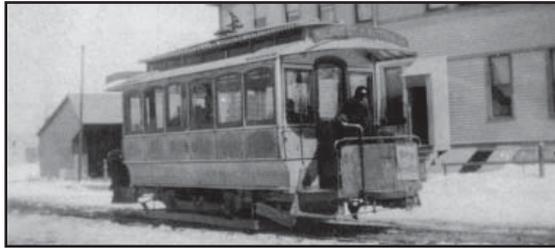


- Pre-1830 Pottawatomie and Menomonee Indian settlement
- 1835 - Honey Creek Settlement
- 1880 - Village of North Greenfield
- 1887 - 1st platted subdivision
- 1891 - Wisconsin State Fair
- 1900 - Allis Chalmers began construction on new plant
- 1907 - City of West Allis incorporation



# Early Transportation

1860 - Present



- 1860 - Mukwonago Plank Road (National Ave.)
- 1880 - Chicago North Western Railroad line from Milwaukee to Madison
- North Greenfield depot near Honey Creek
- 1891 - Milwaukee Motor Railway Company extended streetcar line to fairgrounds (National Ave. and Greenfield Ave.)
- Post WW-II - Interstate Highway System; end of street car

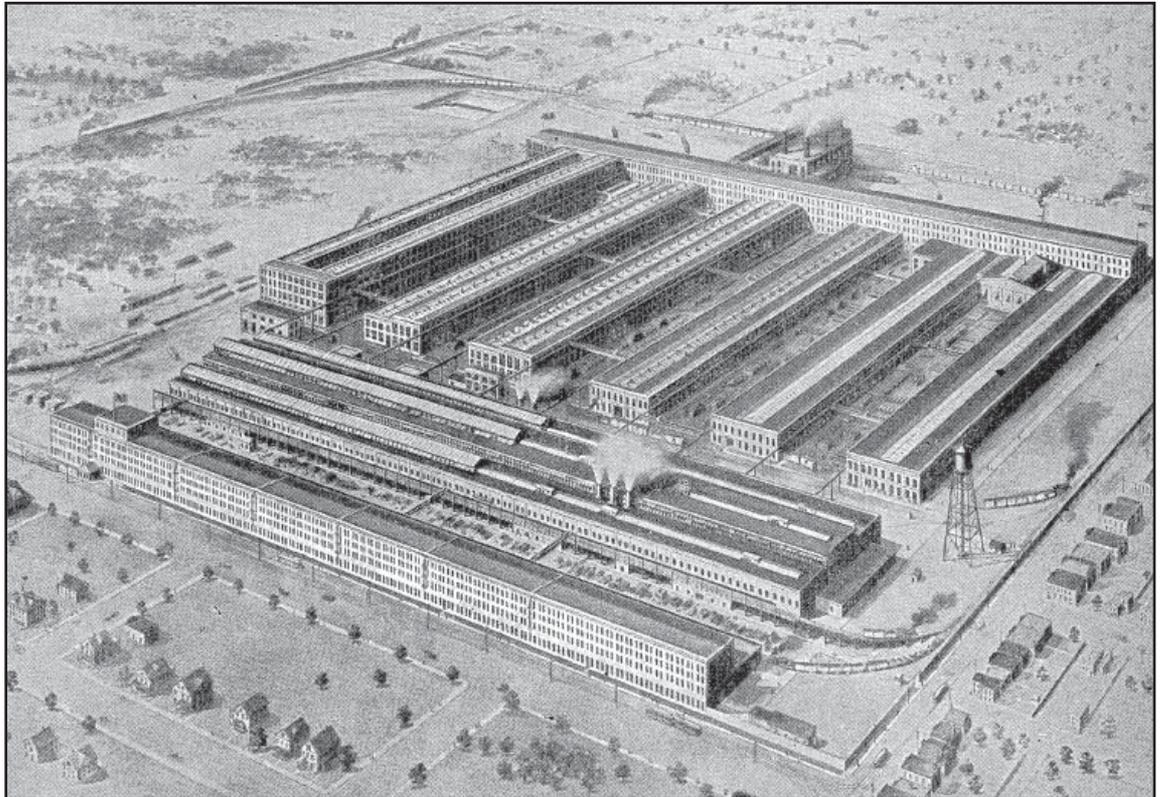


# Allis-Chalmers Manufacturing Company

1900 - 1999

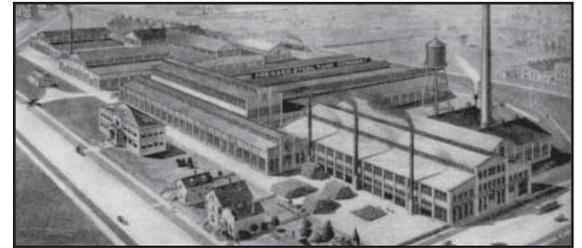


- 1900 - Charles Allis purchased property for future site
- 100 acres at \$250.00 / acre
- Catalyst for industrial suburb

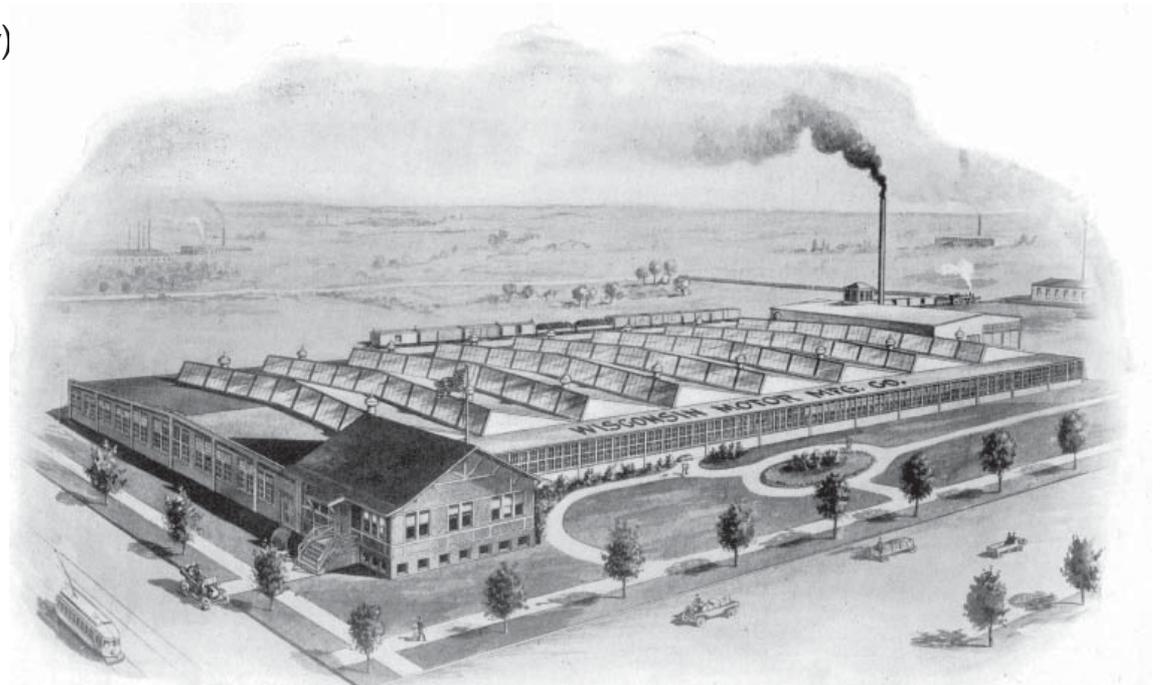


# Other Early Industrial Growth

1890 - 1930



- 1905 Allis-Chalmers Manufacturing  
(Steam engines and farm machinery)
- Kearney & Trecker Company  
(Metal milling machines)
- Kempsmith Manufacturing
- Fred M. Prescott Pump Company  
(Mining Pumps)
- 1901 - Rosenthal Corn Husker  
Company (Agricultural Machinery)



# Real Estate Development



- Path of Development: West to East
- Increase in Immigrant population for first 50 year
- 1890 - 1920 Standardized Housing Construction:
  - 150 - 200 houses built per year
- \$275 - \$650 per lot (20'-30' W x 100'-150'L)
- \$1600 - \$2850 per lot with house
- 1902 – Street light system
- 1903 – Wisconsin Telephone Company
- 1904 – West Allis Gas Co - lay gas lines
- Basic Services 1930 – Works Progress Administration: Water, and sewer, Paved streets, Paved sidewalks

**PAYING RENT?**

Why not own a home of your own in this beautiful and growing suburb WEST ALLIS? A small payment down secures a lot in one of our centrally located subdivisions. Why put it off. Make a start toward providing for your old age. **DO IT NOW.**

One representative on the premises week days or Sundays. No trouble to show property whether you buy or not.

**Central Improvement Company**

"Founders of West Allis"

MAIN OFFICE 62nd and Greenfield Ave. Opp. West Allis Bank.

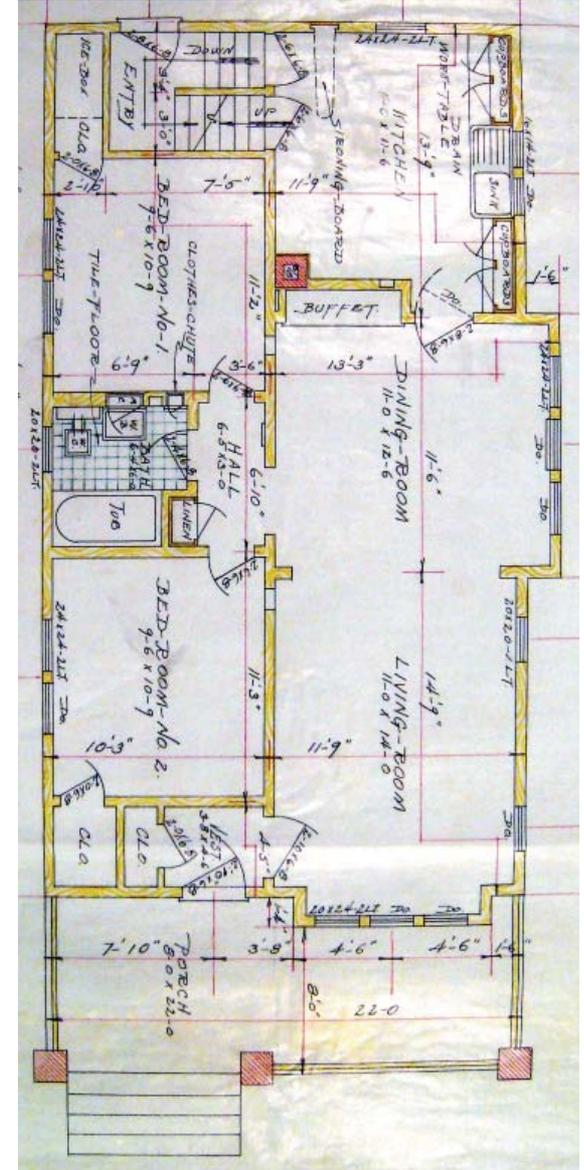
BRANCH OFFICE 53rd and National Ave. At 5c fare limit.

**THIS? OR THIS?**

"STAPHANGER" ADVERTISEMENT, CENTRAL IMPROVEMENT COMPANY, c. 1910.



# Wilbur Lumber Company



- 1901 - Wilbur opens West Allis lumber yard
- 1922 - Wilbur office relocates from Burlington to West Allis
- Midwest Lumber Company; locations also in Iowa, Illinois, Indiana
- Sold architect designed and drafted plans
- One-stop shopping for construction supplies and designs
- Predecessor to modern day Menards type stores
- Several hundred houses built in West Allis

# Popular House Types of West Allis

---

- I. Bungalow Era (1900 - 1935)
  - A. Bungalow
    - i. Four-Room, Box Bungalow
    - ii. Standard Bungalow  
West Allis, "Sun Porch" Bungalow
    - iii. Side-Gabled Bungalow
    - iv. Craftsman Bungalow
  - B. Duplex (Two-Flat)
    - i. Duplex, Double-Door Type
    - ii. Duplex, Separated-Door Type
    - iii. Duplex, Back-Entry Type
    - iv. Bungalow Duplex  
Bungalow Duplex, Converted Type
  - C. Other Pre-1930, House Types
    - i. Foursquare
    - ii. Side-Hall House Types
    - iii. Front-Gambrel, Dutch Colonial
    - iv. Polish Flat
- II. Cape Era (1920 - 1960)
  - A. Period Revival
    - i. Traditional Cape  
Picturesque Cape
    - ii. Two-story, Center Hall Colonial  
Two-story, Center Stair Colonial, Narrow Type
    - iii. Two-story, Side Hall Colonial
  - B. Minimal Traditional
    - i. Cape
    - ii. Minimal Traditional, Front-Gabled
    - iii. Minimal Traditional, Side-Gabled
- III. Ranch Era (1950 - 1980)
  - A. Ranch
    - i. Box Ranch
    - ii. Standard Ranch, Detached Garage
    - iii. Standard Ranch, Attached Garage  
Standard Ranch, Breezeway Type
  - B. Two-story, Suburban Colonial
  - C. Split Level
    - i. Split Entry
    - ii. Custom Split Level

# Housing Eras of West Allis

1900 - 1980

Bungalow Era  
(1900 - 1935)

Bungalow

Duplex

Pre-1930 House Types

Cape Era  
(1920 - 1960)

Period Revival

Minimal Traditional

Ranch Era  
(1950 - 1980)

Ranch

Suburban Colonial

Split-Level

# Housing Eras of West Allis

1900 - 1980



Bungalow  
Era

Approx. 12,000 Houses 41%



Cape  
Era

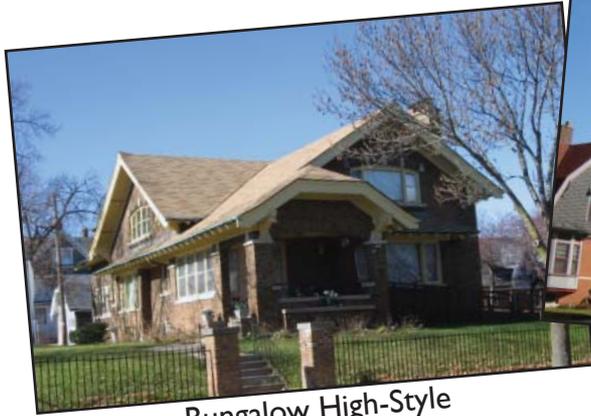
Approx. 10,000 Houses 35%



Ranch  
Era

Approx. 7,000 Houses 24%

# Traditional Architectural Styles of West Allis



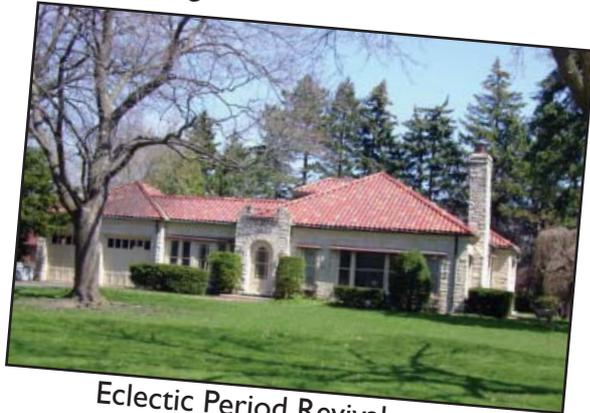
Bungalow High-Style



Queen Anne



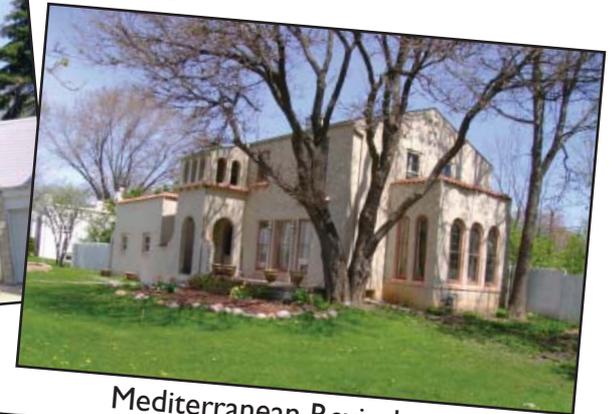
Period Revival (Tudor)



Eclectic Period Revival



Period Revival (Tudor)



Mediterranean Revival



Dutch Colonial Revival



Spanish Colonial



American Foursquare

# Bungalow Era

1900 - 1935



## A. Bungalow

- i. Four-Room, Box Bungalow
- ii. Standard Bungalow

West Allis, "Sun Porch" Bungalow

- iii. Side-Gabled Bungalow
- iv. Craftsman Bungalow

## B. Duplex (Two-Flat)

- i. Duplex, Double-Door Type
- ii. Duplex, Separated-Door Type
- iii. Duplex, Back-Entry Type
- iv. Bungalow Duplex

Bungalow Duplex, Converted Type

## C. Other Pre-1930, House Types

- i. Foursquare
- ii. Side-Hall House Types
- iii. Front-Gambrel, Dutch Colonial
- iv. Polish Flat



# Bungalow

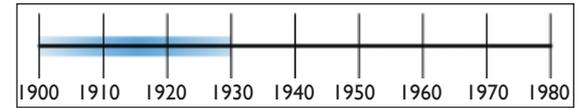
1900 - 1935



# Four-Room, Box Bungalow

Also Known As: Box Bungalow, Bungalow Cottage, Small Bungalow, Compact Bungalow

1900 - 1930



5% of Total Housing units

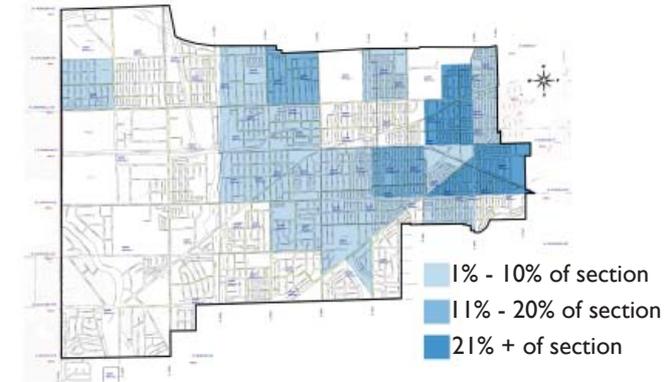
15% of Bungalow Era Housing units

Approx. No.: 1,450 / 29,000



## Identifying Facade Features:

- One-and-one-half stories
- Jerkinhead detail
- Symmetrical facade
- Low-pitched roof
- Street-facing gable
- Facade-length porch
- Center entry



## Exterior Styles:

Mission, Craftsman, Prairie

## Identifying Plan Features:

- Four-room plan
- Stair located in rear
- Square building footprint
- Living and Dining in front

## Approx. Square Footage:

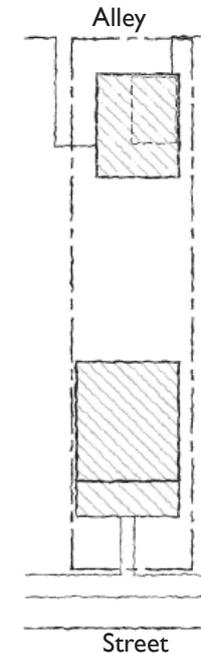
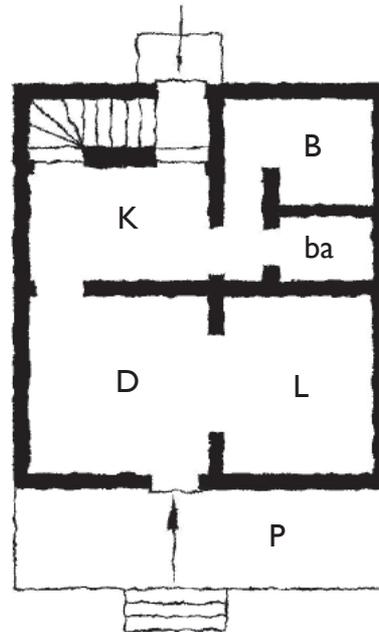
650 S.F. - 1,100 S.F.

## No. of Rooms:

4 - 6 (Upstairs)

## No. of Bedrooms:

1 - 2+

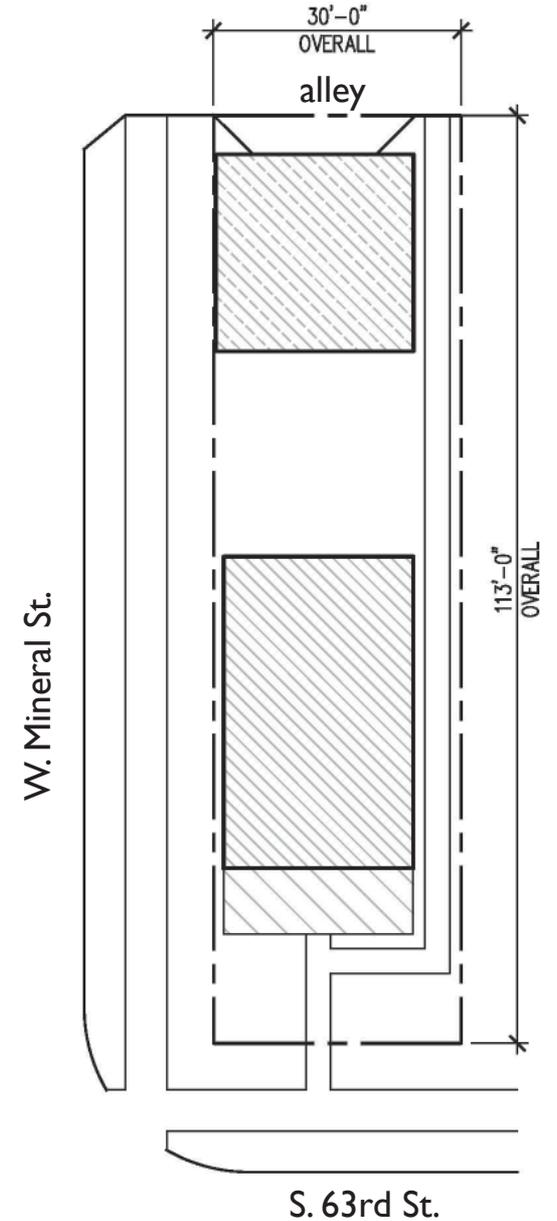
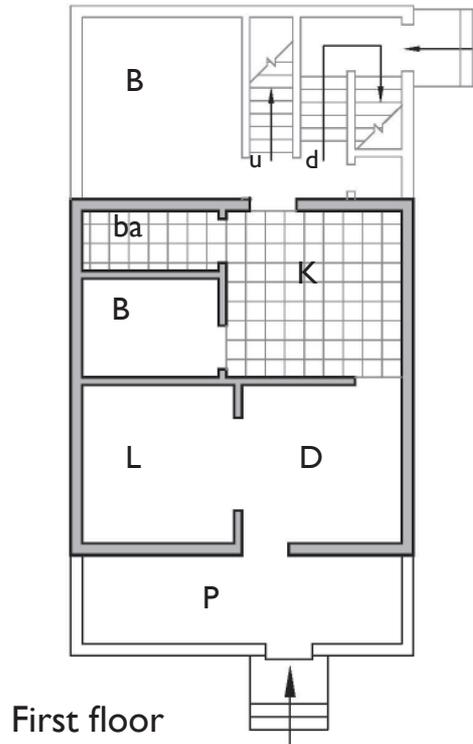


# Four-Room, Box Bungalow



Address:  
**Bump Residence**  
**1000 S. 63rd Street**

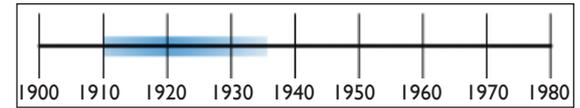
Date Built: 1922  
Square Footage: 836 S.F.  
Lot Size: 30'-0" x 113'-0"



# Standard Bungalow

Also Known As: Classic Bungalow, Front-Gabled Bungalow, Milwaukee Bungalow

1910 - 1935



12% of Total Housing units

33% of Bungalow Era Housing units

Approx. No.: 3,500 / 29,000



## Identifying Facade Features:

- One-and-one-half stories
- Asymmetrical facade
- Jerkinhead detail
- Street-facing gable
- Dining room pop-out
- Prominent front porch



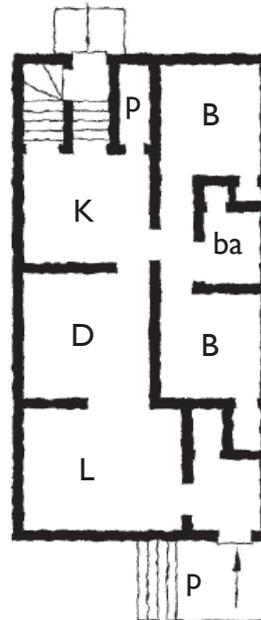
## Exterior Styles:

- Mission, Craftsman, Prairie, Period Revival



## Identifying Plan Features:

- Three rooms deep
- Stair located in rear
- Bedrooms & Bath on one side
- Living, Dining, Kitchen on other side



## Square Footage:

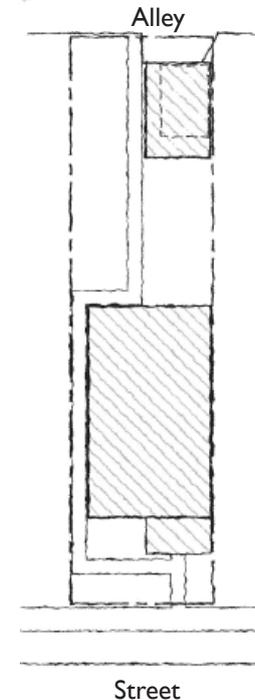
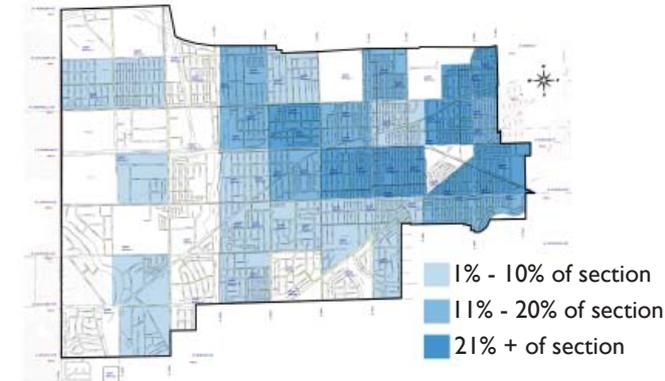
1,00 S.F. - 1,500 S.F.

## No. of Rooms:

6 - 8 (upstairs)

## No. of Bedrooms:

2 + Attic

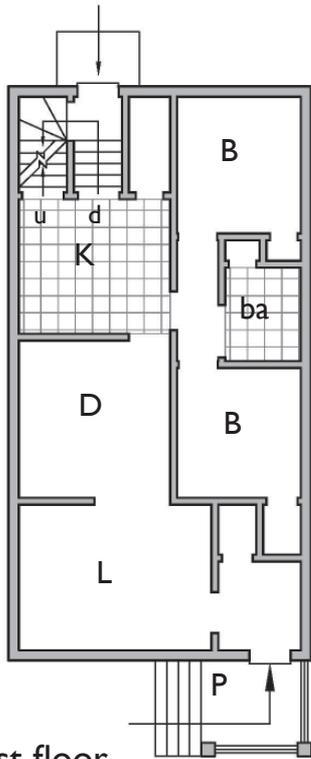


# Standard Bungalow

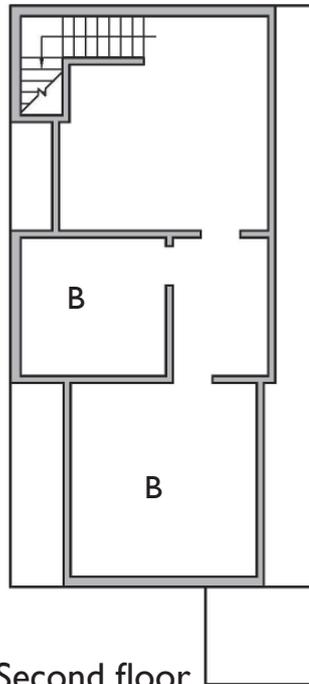


Address:  
**2025 S. 72nd Street**

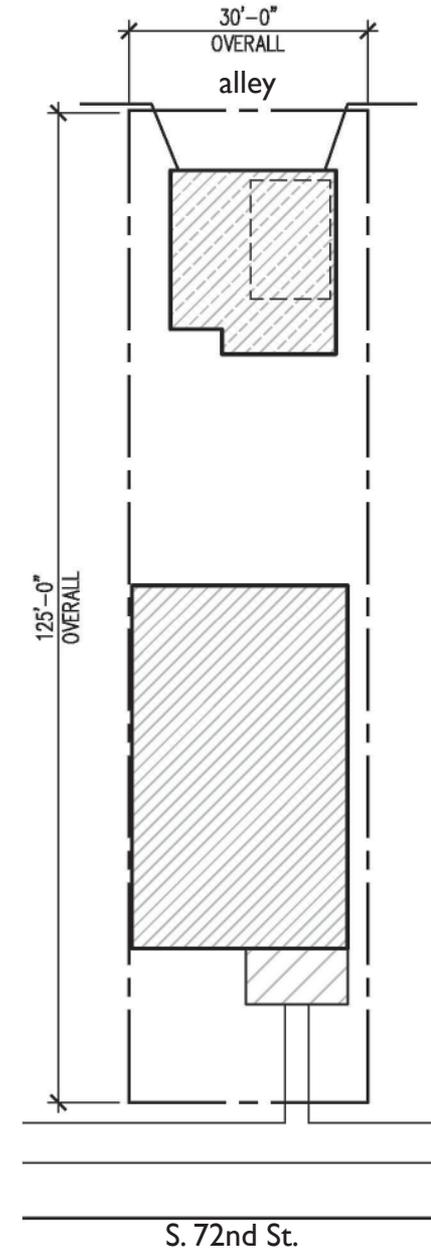
Date Built: 1928  
Square Footage: 1,415 S.F.  
Lot Size: 30'-0" x 120'-0"



First floor



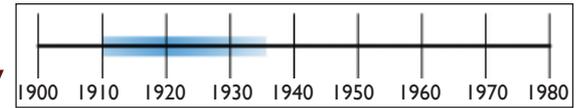
Second floor





# Subtype: West Allis, "Sun Porch" Bungalow

Also Known As: Sun Parlor Bungalow  
1910 - 1935



6% of Total Housing units

17% of Bungalow Era Housing units

Approx. No.: 1,750 / 29,000



### Identifying Facade Features:

- One-and-one-half stories
- Asymmetrical facade
- Jerkinhead detail
- Half-width enclosed porch



### Exterior Styles:

- Mission, Craftsman, Prairie,
- Period Revival



### Identifying Plan Features:

- Standard Bungalow Plan
- Bedrooms & Bath on one side
- Living, Dining, Kitchen on other
- Sun Porch in front of Bedrooms



### Square Footage:

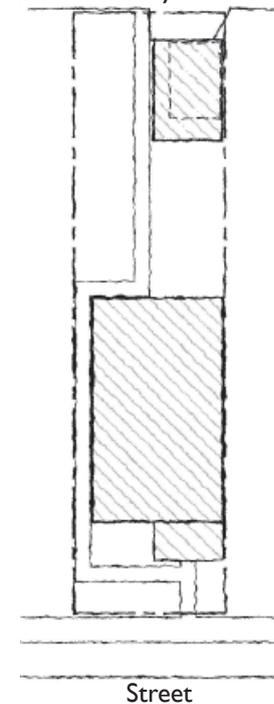
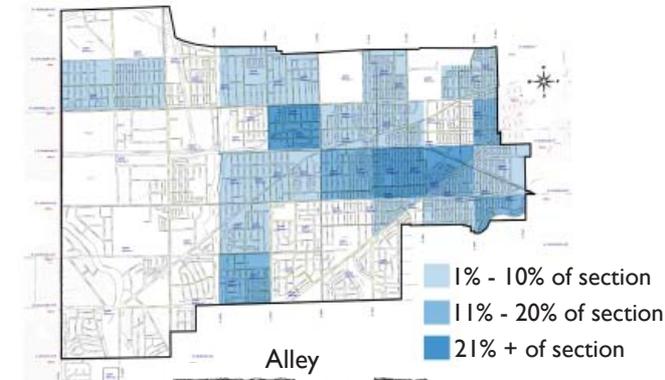
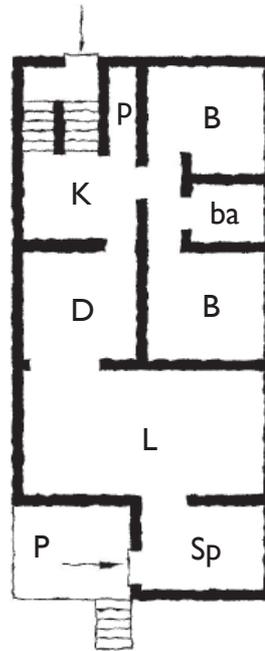
1,000 S.F. - 1,500 S.F.

### No. of Rooms:

6 - 8 (upstairs)

### No. of Bedrooms:

2 - 3

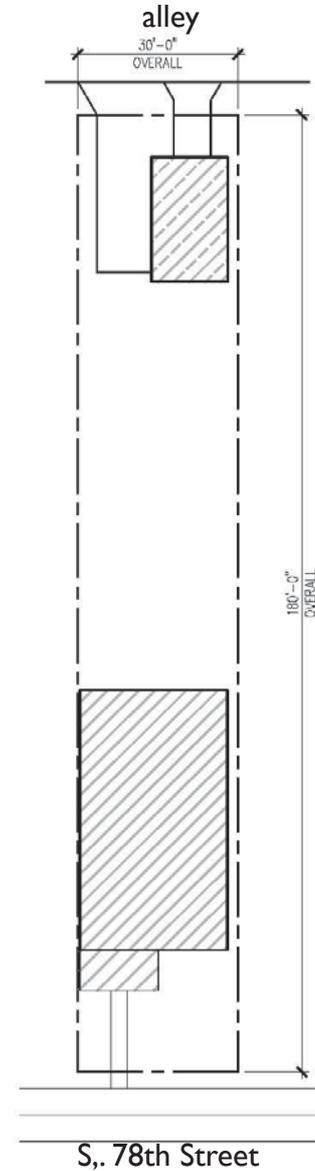
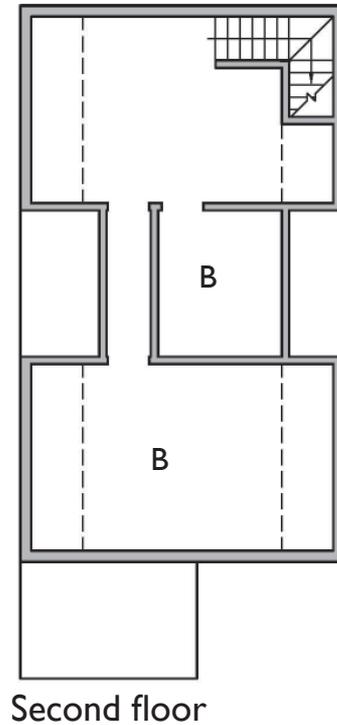
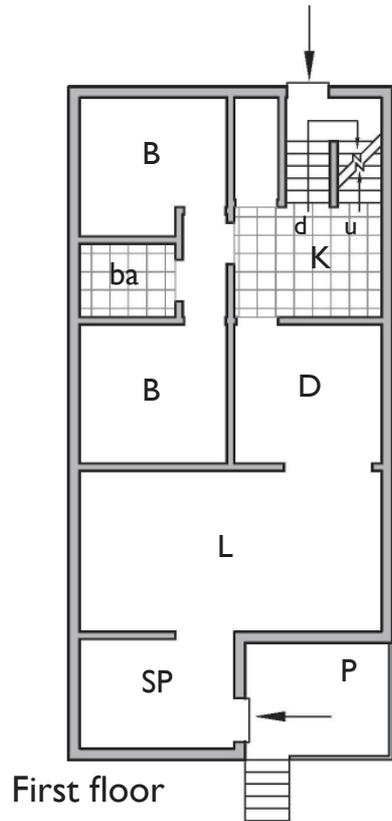


# West Allis, "Sun Porch" Bungalow



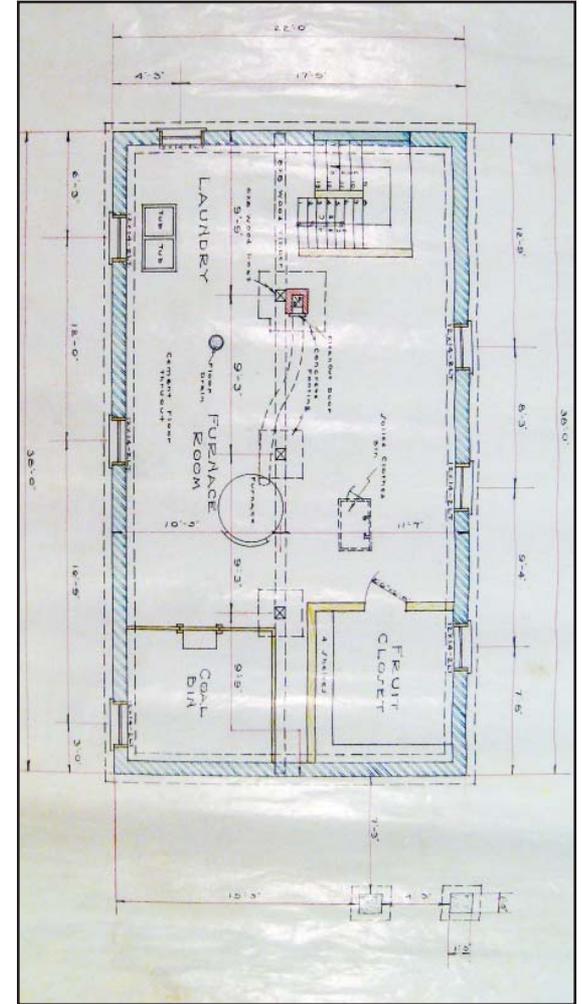
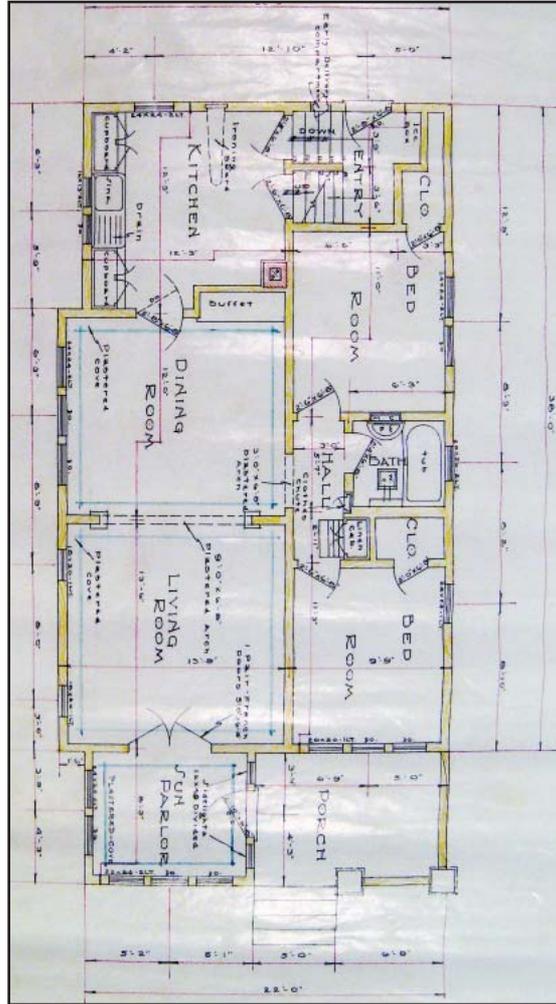
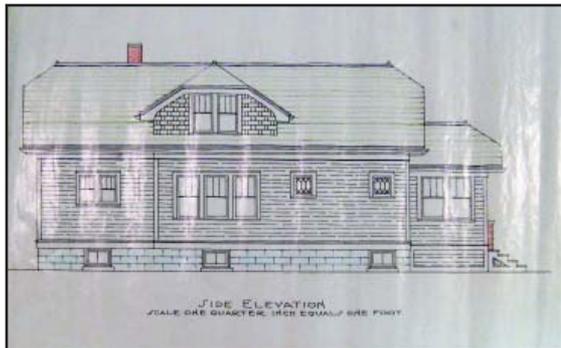
Address:  
**2032 S. 78th Street**

Date Built: 1928  
Square Footage: 1,556 S.F.  
Lot Size: 30'-0" x 181'-0"



# West Allis, "Sun Porch" Bungalow

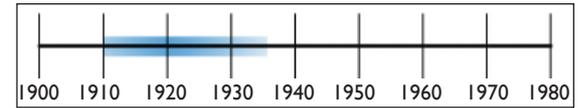
Wilbur Lumber Company Plans



# Side-Gabled Bungalow

Also Known As: Wide Bungalow

1910 - 1935



3% of Total Housing units

7% of Bungalow Era Housing units

Approx. No.: 900 / 29,000



## Identifying Facade Features:

- One-and-one-half stories
- Roof gable parallel to street
- Large central dormer
- Deep, full-width porch



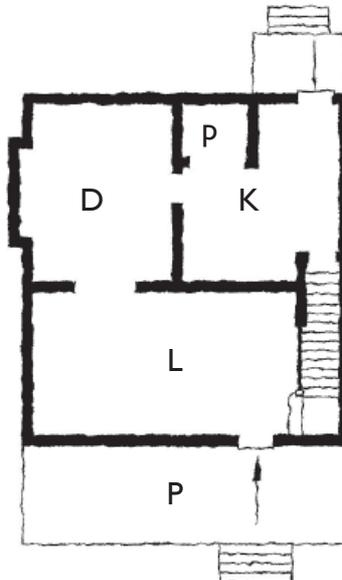
## Exterior Styles:

Mission, Craftsman, Prairie



## Identifying Plan Features:

- Living across front
- Stair located in front
- Public rooms downstairs
- Private rooms upstairs



## Square Footage:

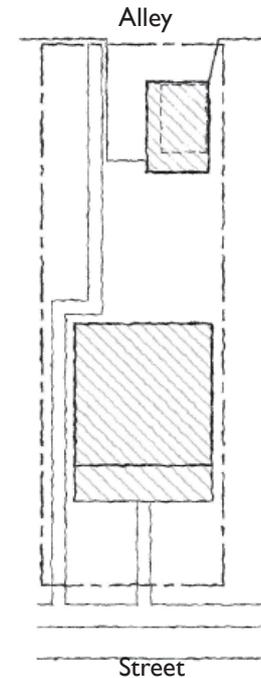
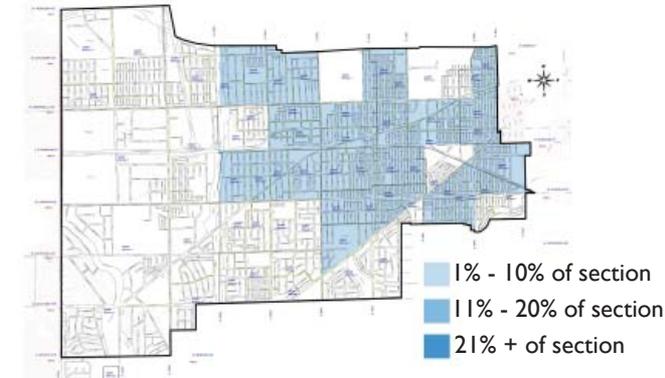
900 S.F. - 1,200 S.F.

## No. of Rooms:

5 - 6 + Bath

## No. of Bedrooms:

2 - 3



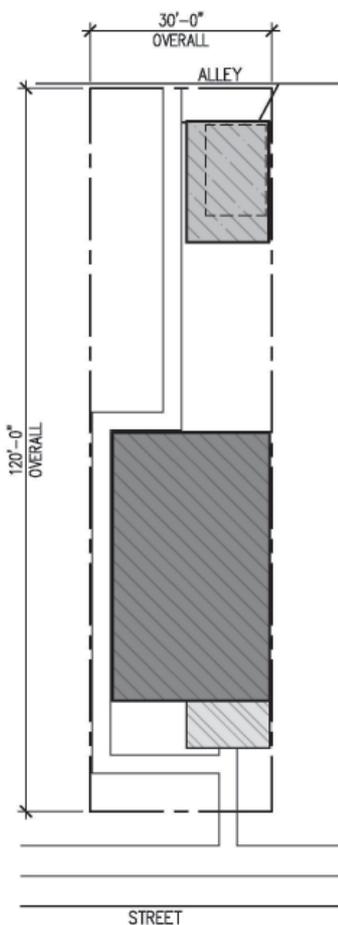
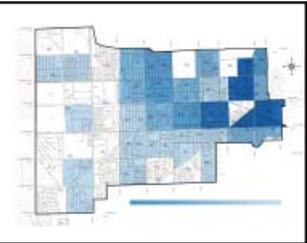


# Bungalow Era

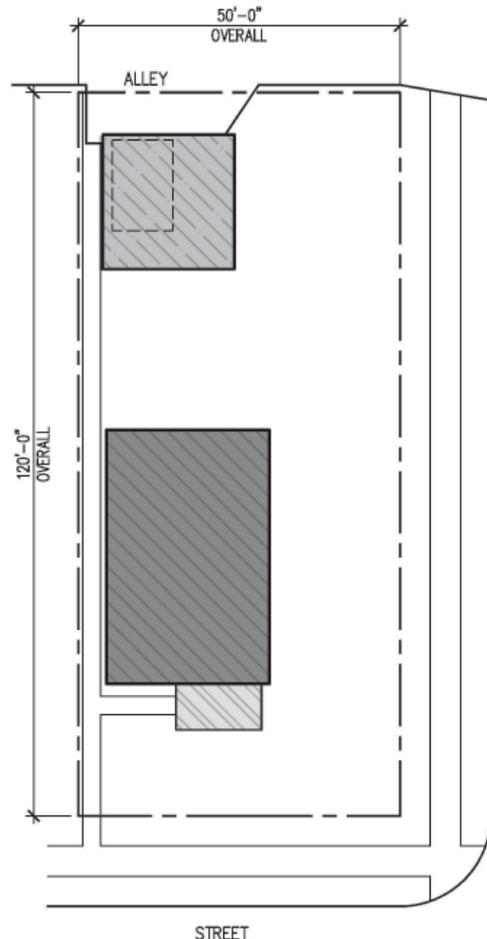
## Lot Siting and Block Densities



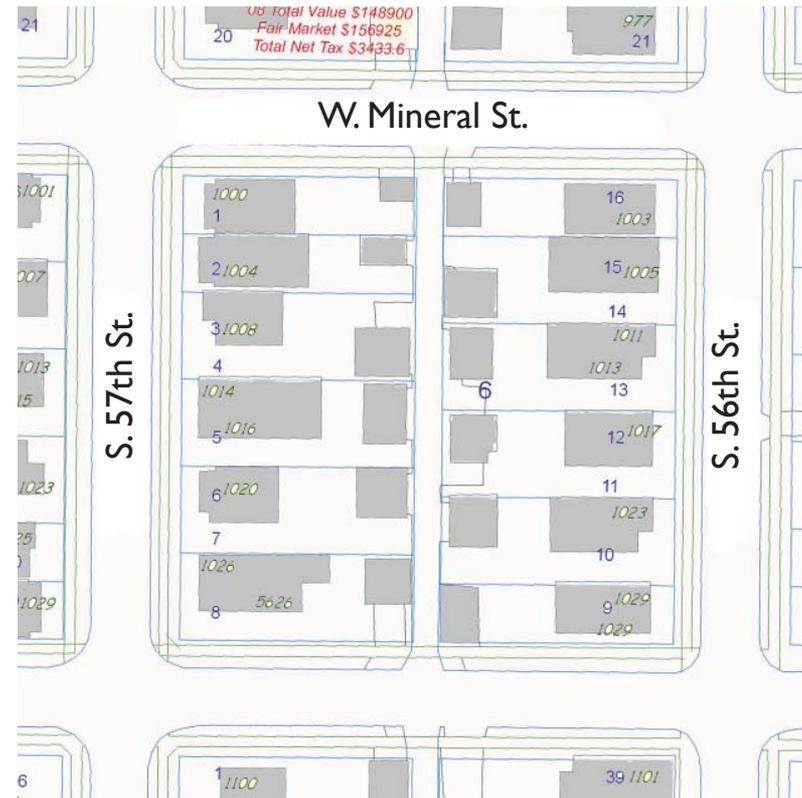
Average Lot Width = 30'-0" to 40'-0"  
 Average Lot Depth = 115'-0" to 130'-0"  
 Alley access, smaller lots in Northeast corner, gradually larger towards the Southwest.



Interior lot site plan



Corner lot site plan



Typical block densities



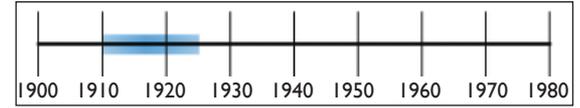
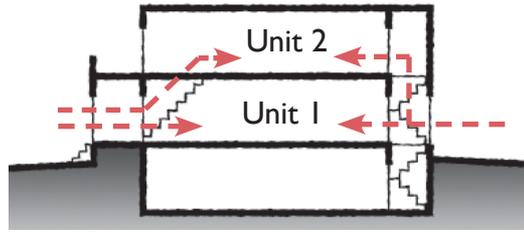
# Duplex

*1910 - 1925*

# Duplex (Two-Flat), Double-Door Type

Also Known As: Double Flat

1910 - 1925



4% of Total Housing units  
11% of Bungalow Era Housing units  
Approx. No.: 1,150 / 29,000



### Identifying Facade Features:

- Two-and-one-half stories
- Street-facing gable
- Asymmetrical facade
- Double-door, front entry
- Single, shared back entry



### Exterior Styles:

Colonial Revival, Mission



### Identifying Plan Features:

- Standard Bungalow Plan
- Three rooms deep
- Upper unit mirrors lower unit
- Stair located in rear



### Square Footage:

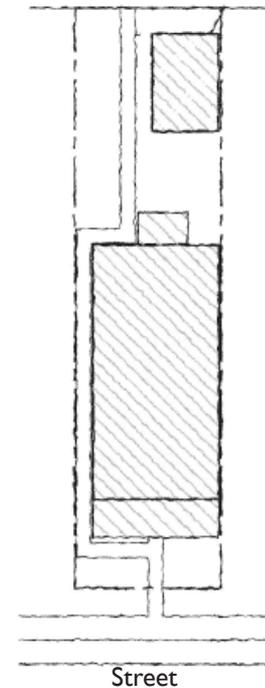
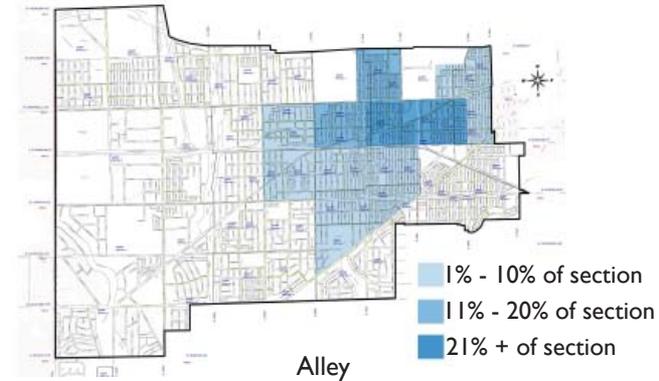
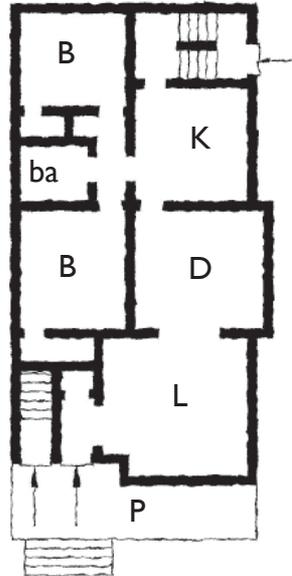
1,200 S.F. - 1,400 S.F. / unit

### No. of Rooms:

5 + Bath / unit

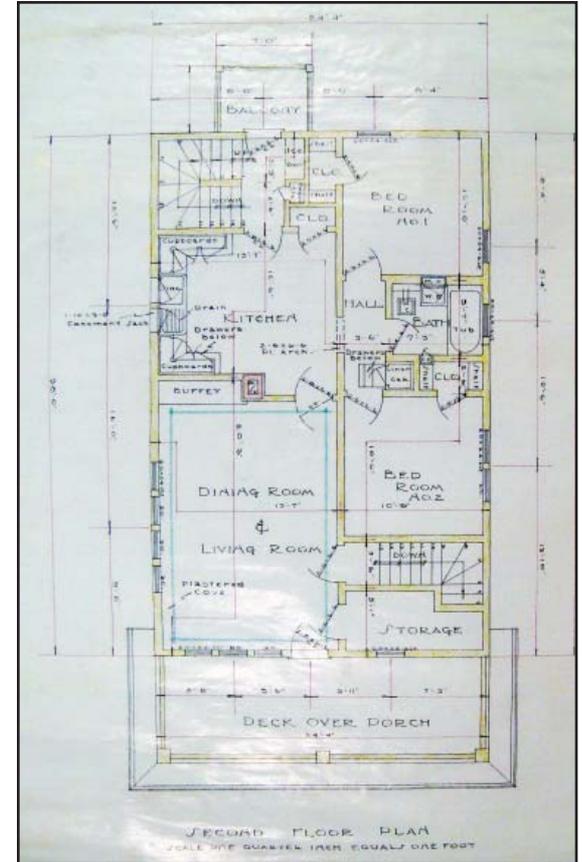
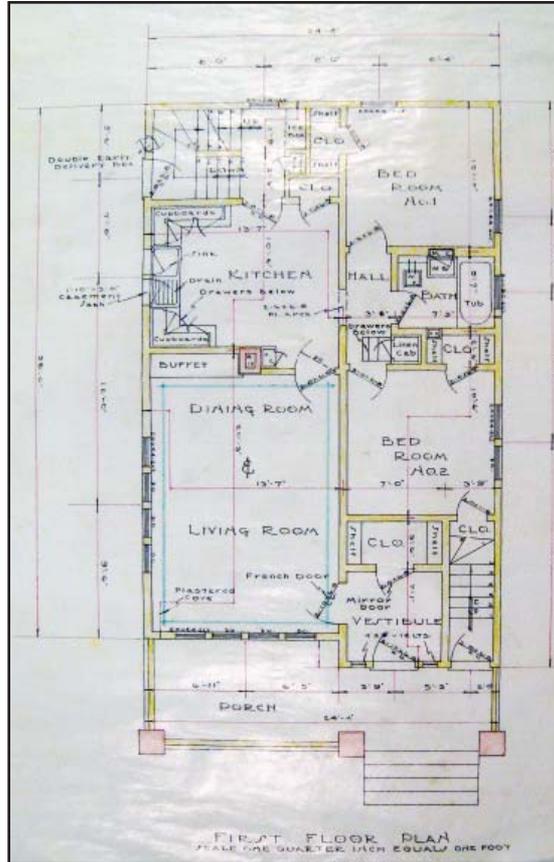
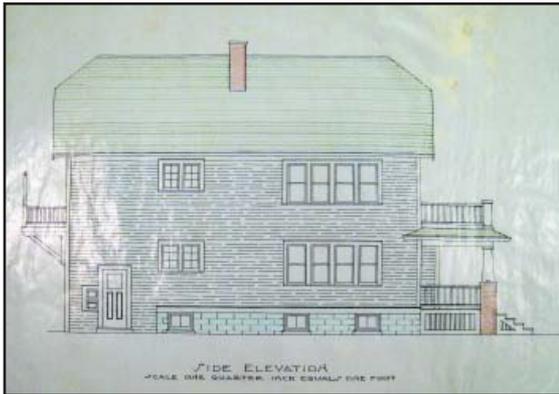
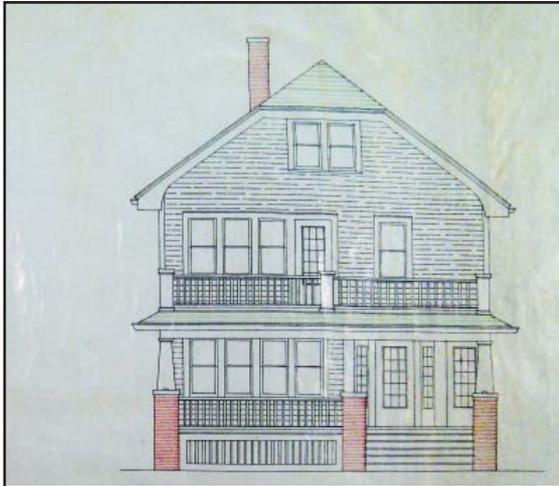
### No. of Bedrooms:

2



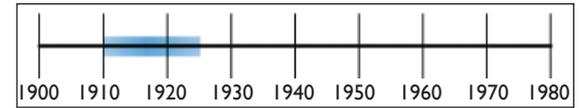
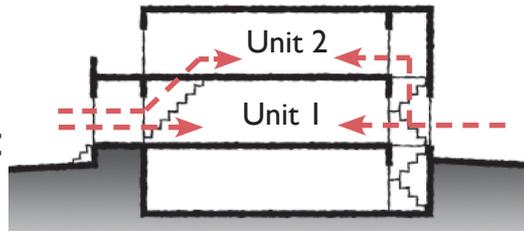
# Duplex, Double-Door Type

Wilbur Lumber Company Plans



# Duplex (Two-Flat), Separated-Door Type

Also Known As: Double Flat  
1910 - 1925



4% of Total Housing units  
11% of Bungalow Era Housing units  
Approx. No.: 1,150 / 29,000



### Identifying Facade Features:

- Two-and-one-half stories
- Street-facing gable
- Symmetrical facade
- Separated, front entries
- Single, shared back entry



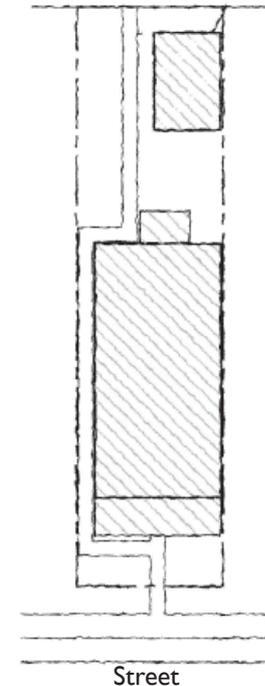
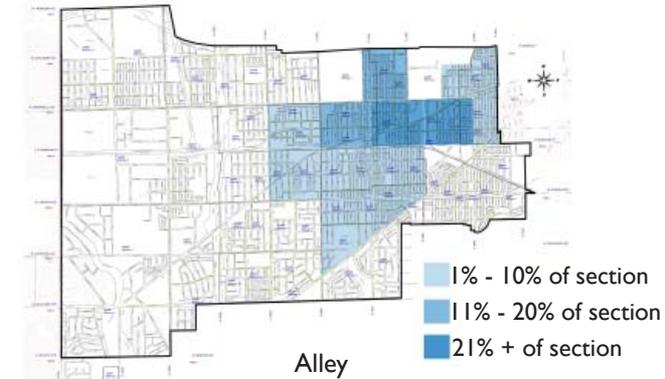
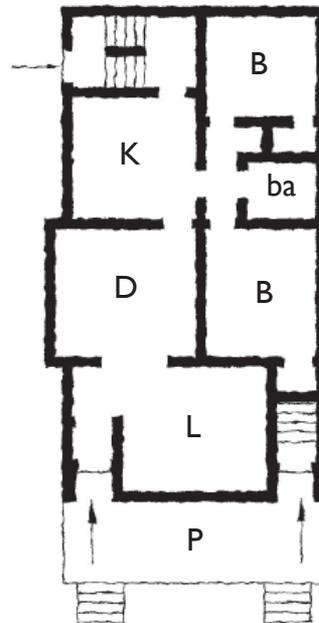
### Exterior Styles:

Colonial Revival, Mission



### Identifying Plan Features:

- Standard Bungalow Plan
- Three rooms deep
- Upper unit mirrors lower unit
- Stair located in rear



### Square Footage:

1,200 S.F. - 1,400 S.F. / unit

### No. of Rooms:

5 + Bath / unit

### No. of Bedrooms:

2 / unit



# Duplex, Separated-Door Type



Address:

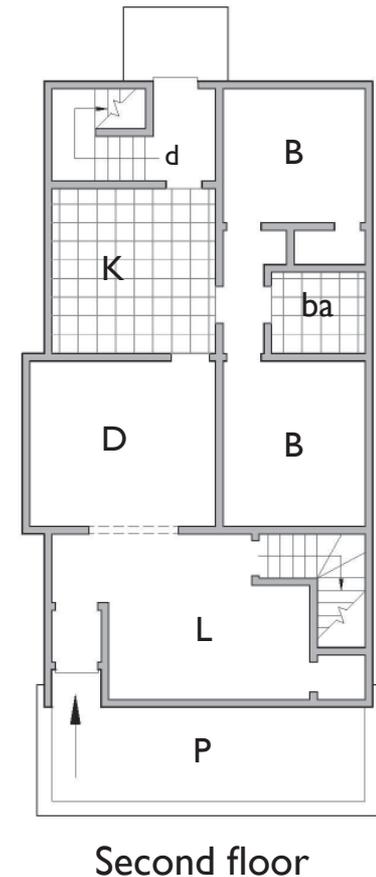
**1449 - 1451 S. 77th Street**

Date Built: 1913

Square Footage: 1,223 S.F. (lower unit)

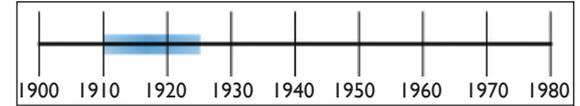
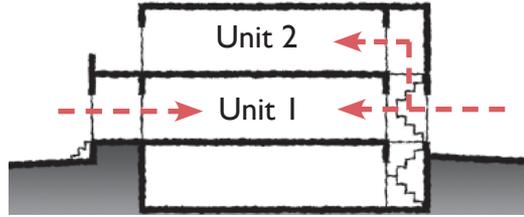
1,235 S.F. (upper unit)

Lot Size: 30'-0" x 120'-0"



# Duplex (Two-Flat), Back-Entry Type

Also Known As: Double Flat  
1910 - 1925



4% of Total Housing units  
11% of Bungalow Era Housing units  
Approx. No.: 1,150 / 29,000



### Identifying Facade Features:

- Two-and-one-half stories
- Street-facing gable
- Single front lower-level entry
- Single shared back entry



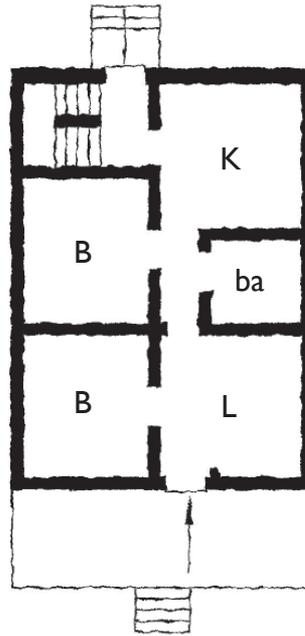
### Exterior Styles:

Colonial Revival, Mission



### Identifying Plan Features:

- Two room deep plan
- Living and Bedroom in front
- Alternative Bath located between bedrooms



### Square Footage:

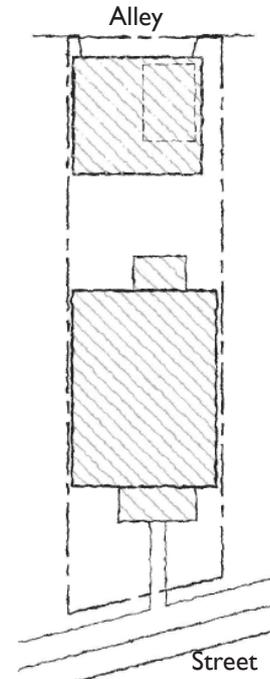
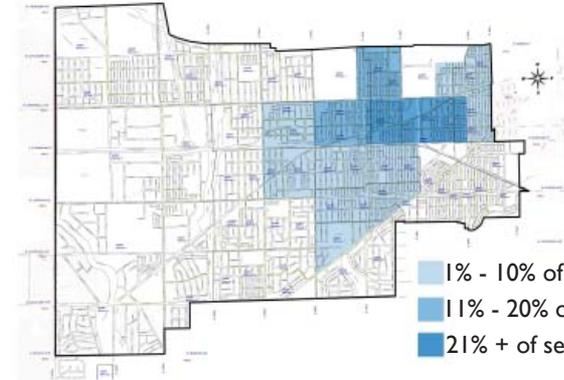
700 S.F. - 900 S.F.

### No. of Rooms:

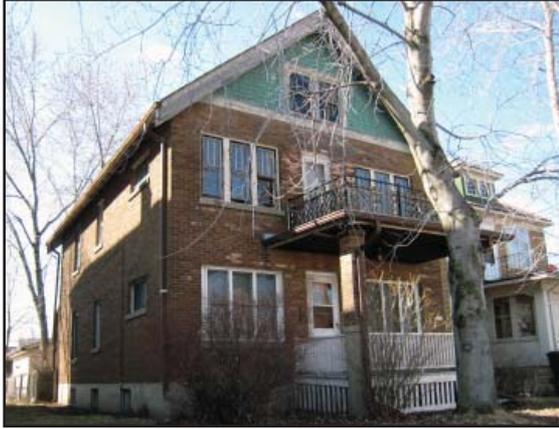
4 + Bath

### No. of Bedrooms:

2

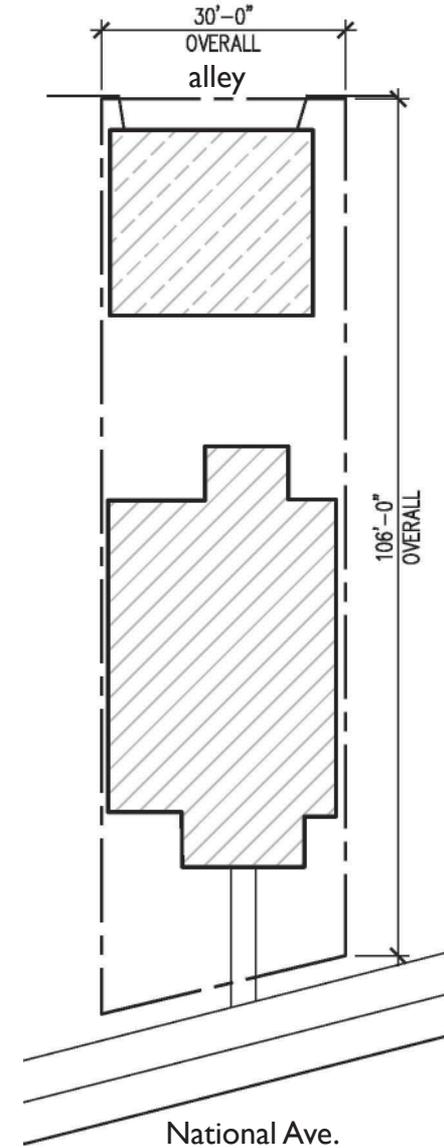
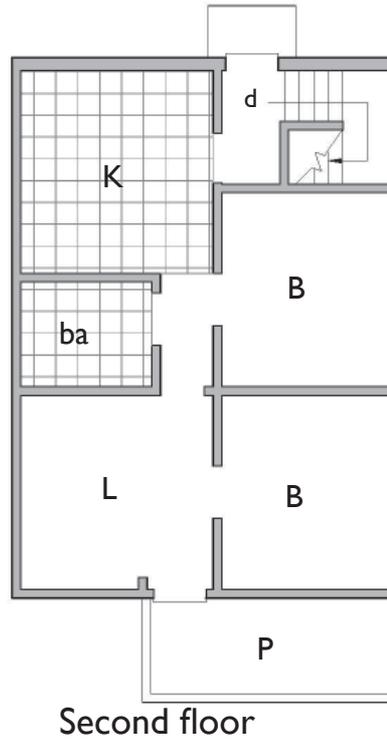
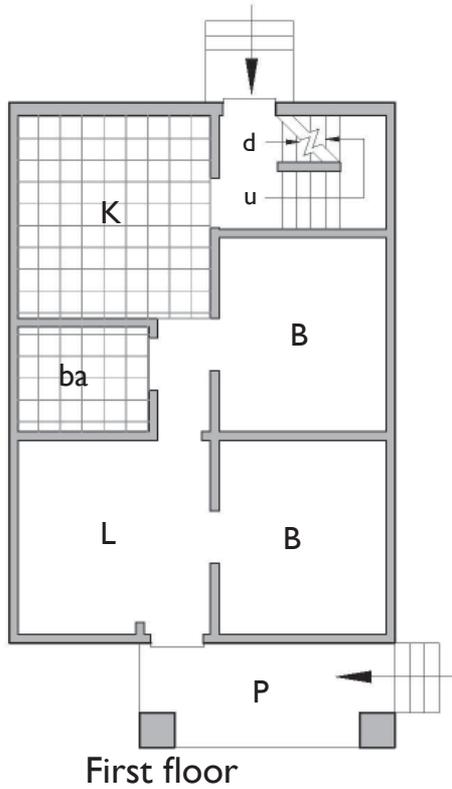


# Duplex, Back-Entry Type



Address:  
**7023 - 7025 W. National Ave.**

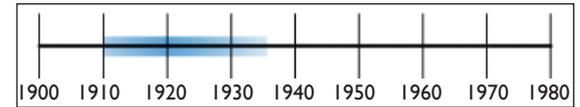
Date Built: 1924  
Square Footage: 864 S.F. (lower unit)  
864 S.F. (upper unit)  
Lot Size: 30'-0" x 109'-0"



# Bungalow Duplex

Also Known As: Bungalow Flat, Two-Flat, Double Flat, Duplex Bungalow, Back-Entry Type

1910 - 1935

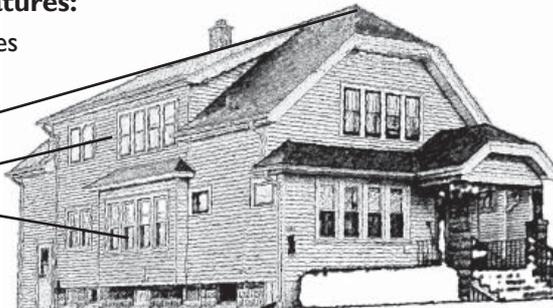


1% of Total Housing units  
 2% of Bungalow Era Housing units  
 Approx. No.: 300 / 29,000



## Identifying Facade Features:

- One-and-one-half stories
- Asymmetrical facade
- Jerkinhead detail
- Large side dormers
- Dining room pop-out



## Exterior Styles:

- Mission, Craftsman, Prairie, Period Revival



## Identifying Plan Features:

- Lower-level, Standard Bungalow Plan
- Upper level varies
- Stair located in rear
- Shared rear entrance

## Square Footage:

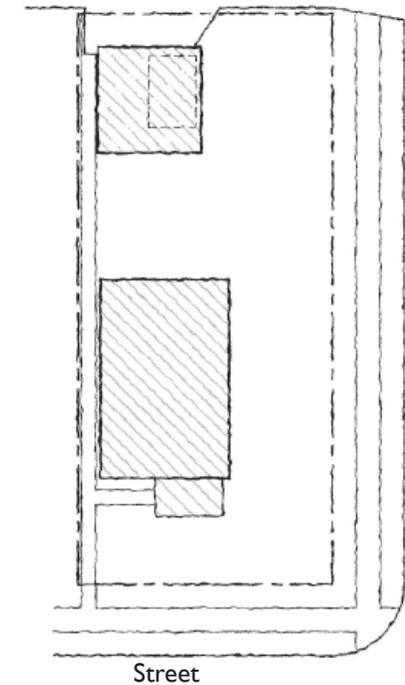
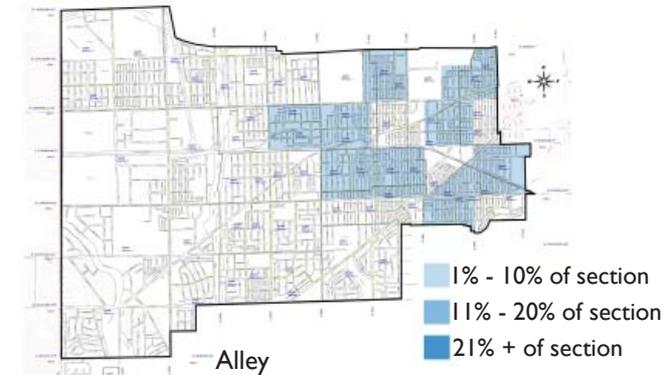
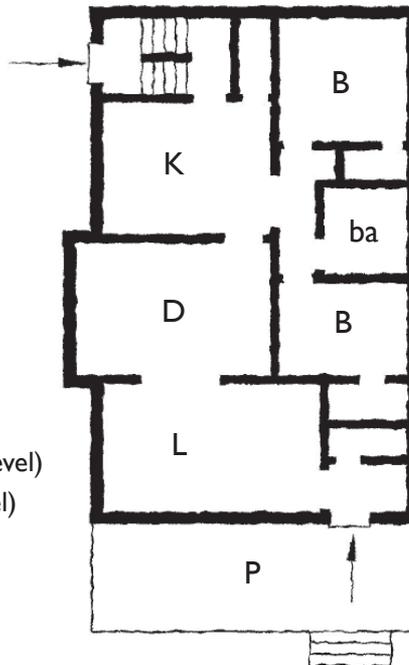
- 1,100 S.F.-1,200 S.F. (lower level)
- 800 S.F. - 900 S.F. (upper level)

## No. of Rooms:

- 5 + Bath / unit

## No. of Bedrooms:

- 2 / unit



# Bungalow Duplex



Address:  
**1602 S. 58th Street &  
5725 W. Lapham Street**

Date Built: 1926

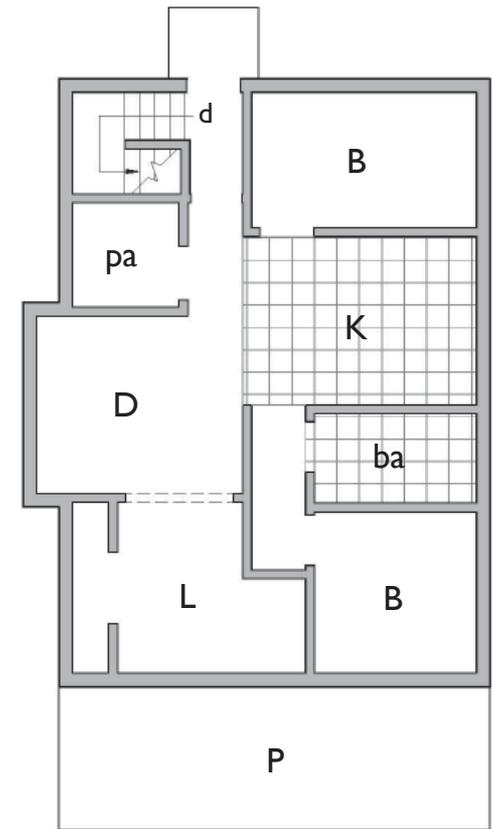
Square Footage: 1,125 S.F. (lower unit)

815 S.F. (upper unit)

Lot Size: 41'-0" x 120'-0"



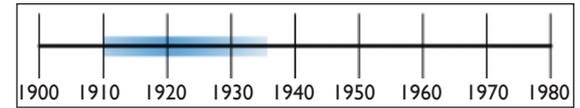
First floor



Second floor

# Subtype: Bungalow Duplex, Converted Type

Also Known As: West Allis Duplex  
1910 - 1935



4% of Total Housing units  
11% of Bungalow Era Housing units  
Approx. No.: 1,150 / 29,000



### Identifying Facade Features:

- One-and-one-half stories
- Jerkinhead detail
- Large side-dormer additions
- Private front, lower-unit entry



### Exterior Styles:

- Mission, Craftsman, Prairie, Period Revival



### Identifying Plan Features:

- Lower level,
- Standard Bungalow Plan
- Stair located in rear
- Side or back shared entry



### Square Footage:

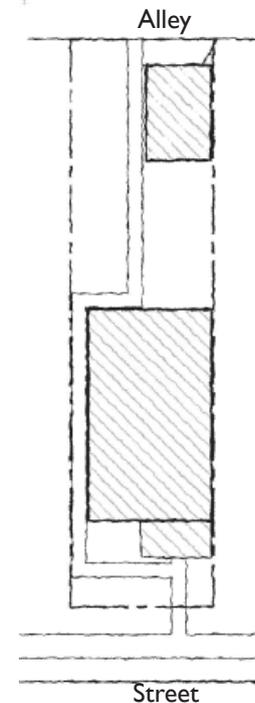
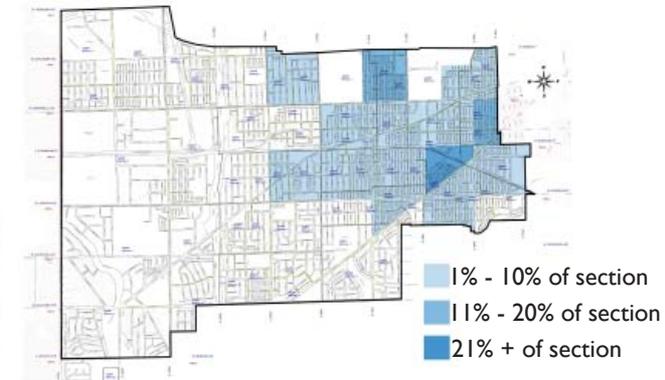
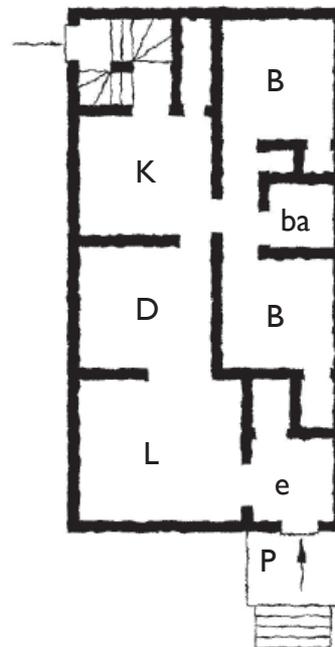
1,500 S.F. - 1,700 S.F.

### No. of Rooms:

8 - 9 + Bath

### No. of Bedrooms:

3

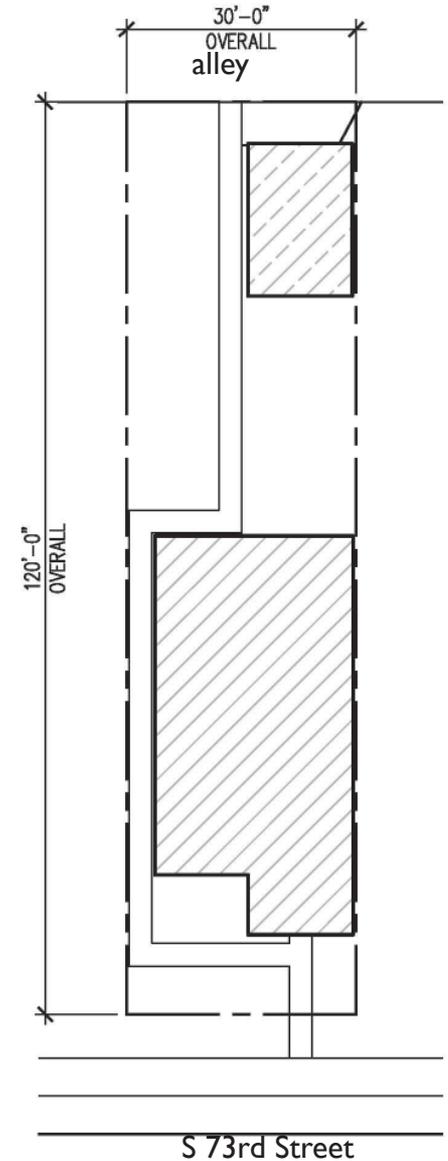
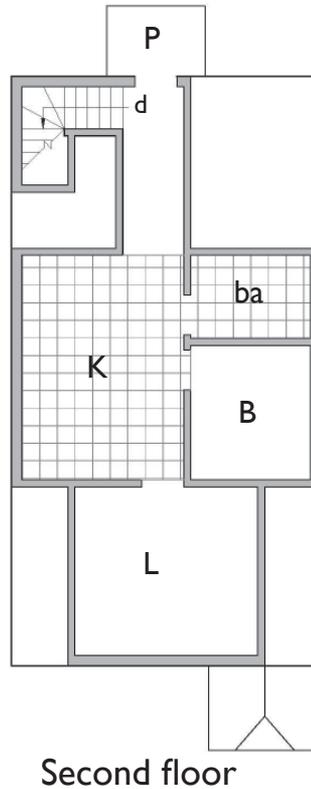
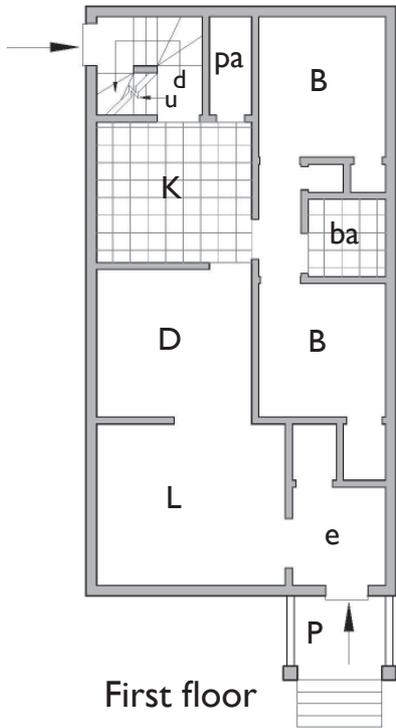


# Bungalow Duplex, Converted Type



Address:  
**2239 - 2241 S. 73rd Street**

Date Built: 1927  
Square Footage: 947 S.F. (lower unit)  
643 S.F. (upper unit)  
Lot Size: 30'-0" x 120'-0"





# Other Pre-1930 House Types

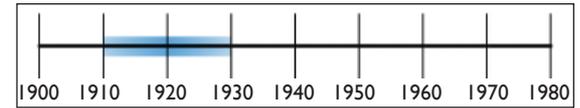
1910 - 1930



# Foursquare

Also Known As: American Foursquare, Prairie Box

1910 - 1930



1% of Total Housing units  
 4% of Bungalow Era Housing units  
 Approx. No.: 300 / 29,000



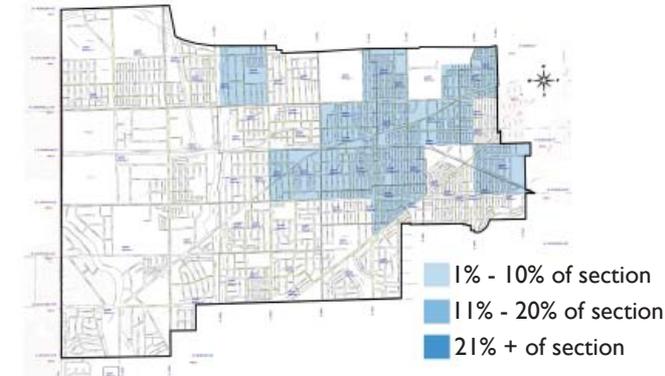
**Identifying Facade Features:**

- Two-and-one-half stories
- Symmetrical facade
- Large, central roof dormers
- Low-hipped roof
- Full-width porch



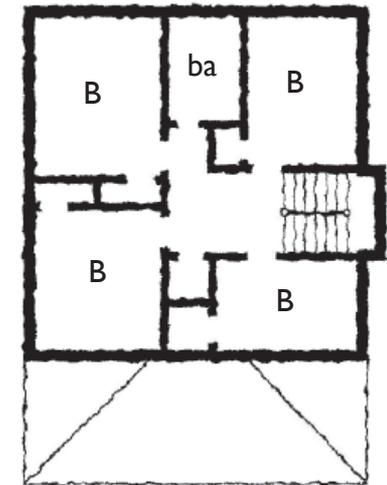
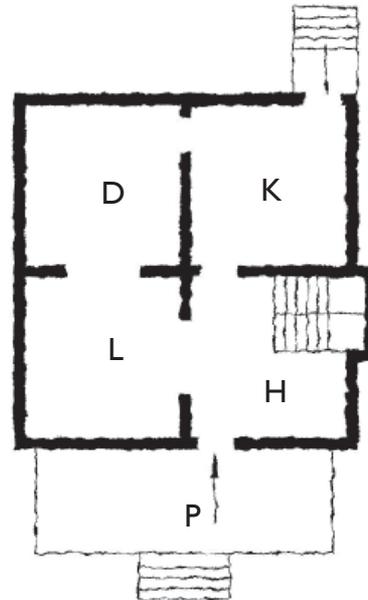
**Exterior Styles:**

- Mission, Colonial Revival,
- Italian Renaissance, Craftsman



**Identifying Plan Features:**

- Square building footprint
- Lower level - public rooms
- Upper level - private rooms
- Simple, four-room plan
- Entrance into hall



**Square Footage:**

1,200 S.F. - 1,500 S.F.

**No. of Rooms:**

8 + Bath

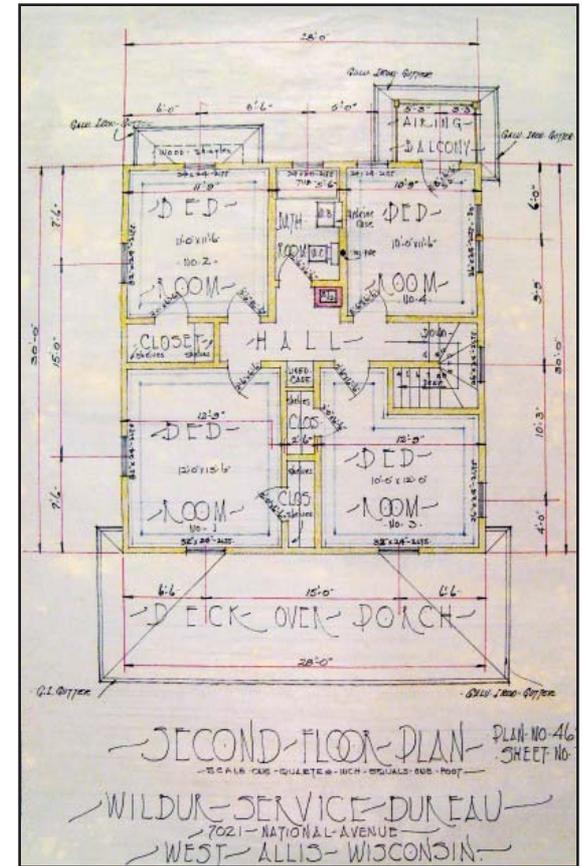
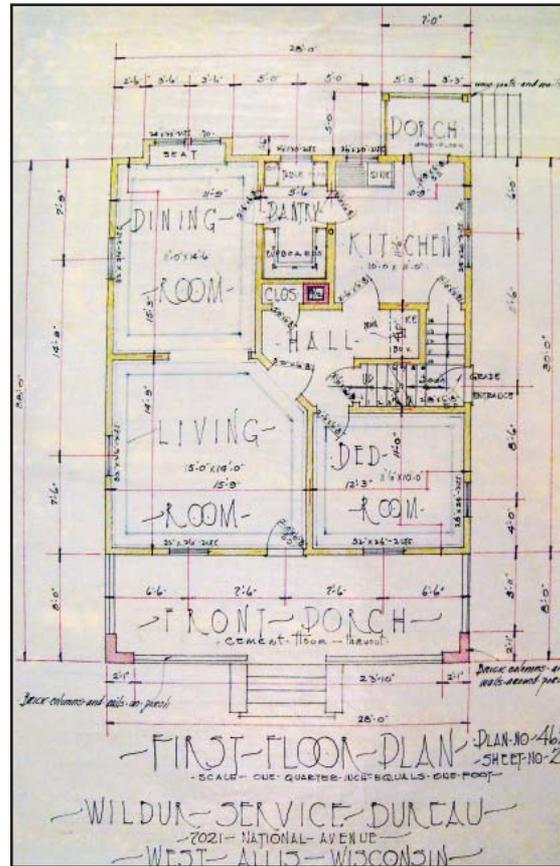
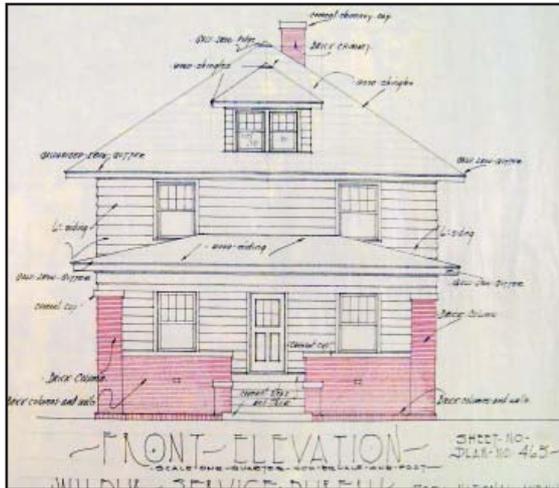
**No. of Bedrooms:**

Approx. 4



# Foursquare

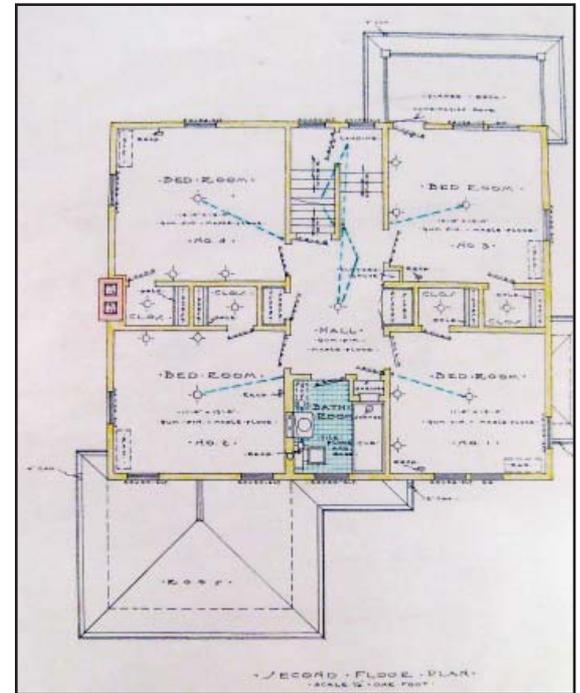
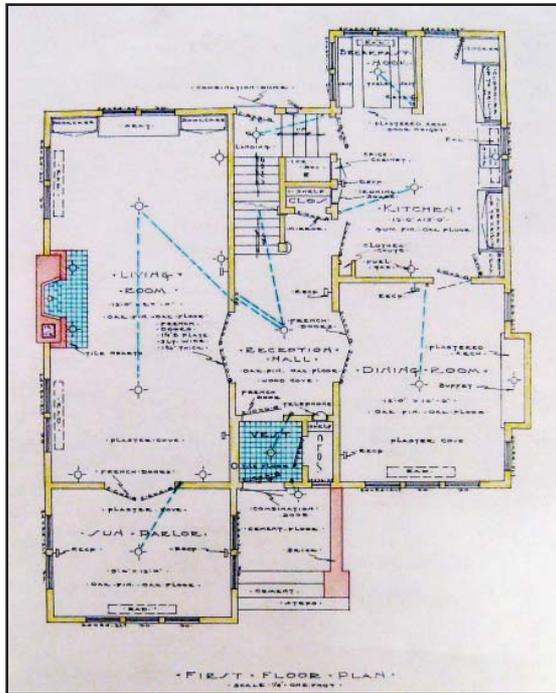
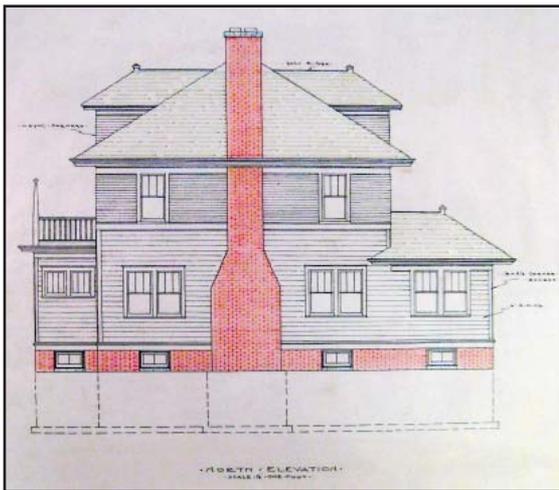
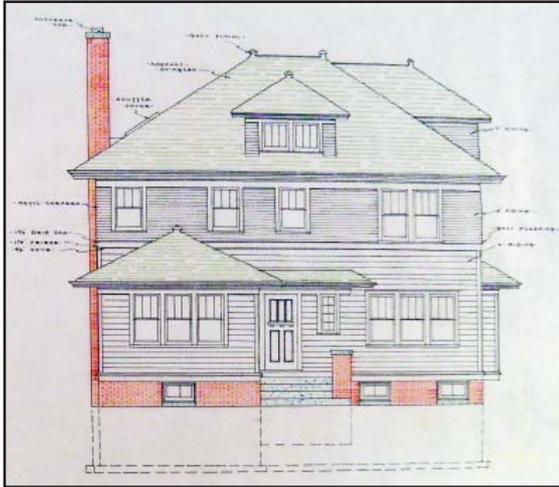
## Wilbur Lumber Company Plans



# Wilbur Lumber Company - Custom Plans

Richard Residence, 1502 S. 80th St (7564 S 73rd Ave), Machine Shop Superintendant

Holmes Residence, 1582 S. 80th St (7624 S 73rd Ave), Auto Accessories Salesman



# Other Pre-1930 House Types



Front-Gambrel, Dutch Cottage



Early Side-Hall, House Type



Polish Flat or Worker's Cottage

# Cape Era

1920 - 1960



## A. Period Revival

### i. Traditional Cape

Picturesque Cape

### ii. Two-story, Center Hall Colonial

Two-story, Center Stair Colonial, Narrow Type

### iii. Two-story, Side Hall Colonial

## B. Minimal Traditional

### i. Cape

### ii. Minimal Traditional, Front-Gabled

### iii. Minimal Traditional, Side-Gabled



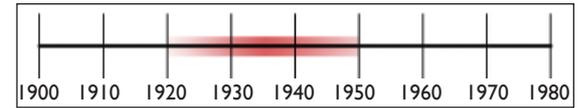
# Period Revival

1920 - 1950

# Traditional Cape

Also Known As: Cape Cod Colonial, Period Revival, Cape Cod Cottage

1920 - 1950



1% of Total Housing units

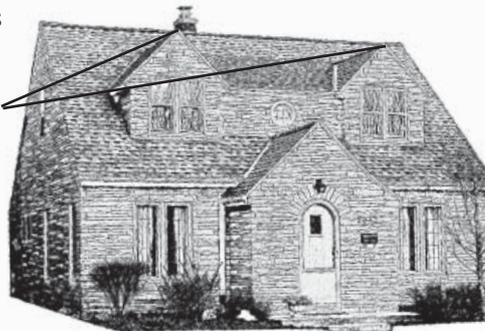
4% of Cape Era Housing units

Approx. No.: 300/ 29,000



## Identifying Facade Features:

- One-and-one-half stories
- Symmetrical facade
- Two small front dormers
- Classical details



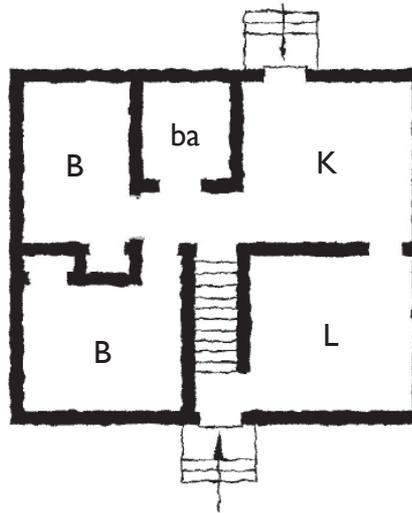
## Exterior Styles:

Colonial Revival



## Identifying Plan Features:

- Center entry
- Center stair
- Four-room plan



## Square Footage:

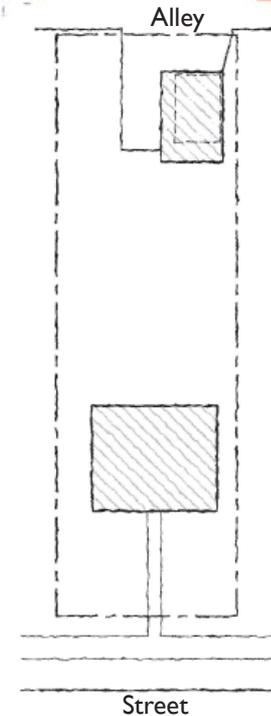
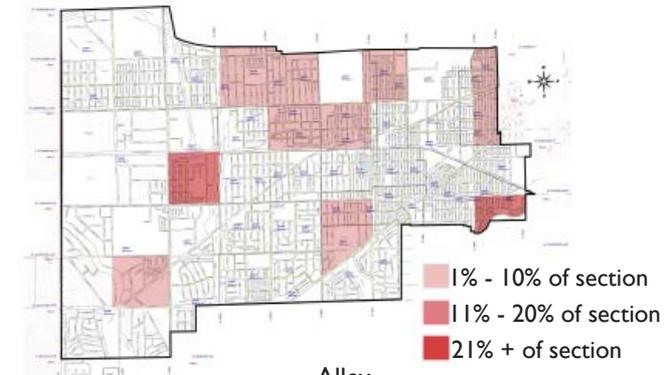
1,000 S.F. - 1,200 S.F.

## No. of Rooms:

5 - 6 + Bath

## No. of Bedrooms:

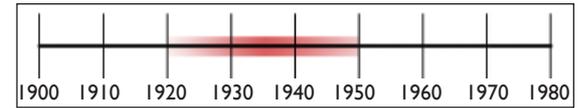
2 - 4



# Subtype: Picturesque Cape

Also Known As: Traditional Cape, Storybook Cape, Tudor Revival Cape, Asymmetrical Cape

1920 - 1950



1% of Total Housing units

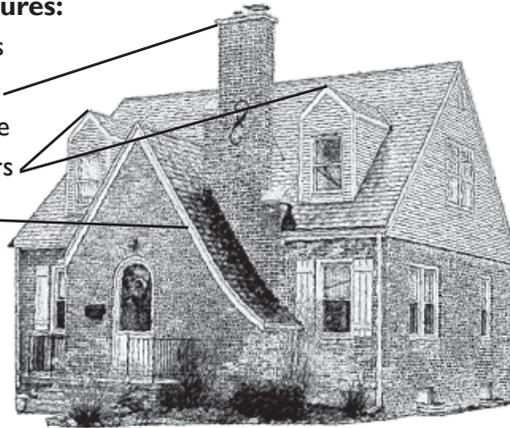
4% of Cape Era Housing units

Approx. No.: 300/ 29,000



### Identifying Facade Features:

- One-and-one-half stories
- Dominant front chimney
- Semi-asymmetrical facade
- Two small gabled dormers
- Catslide roof



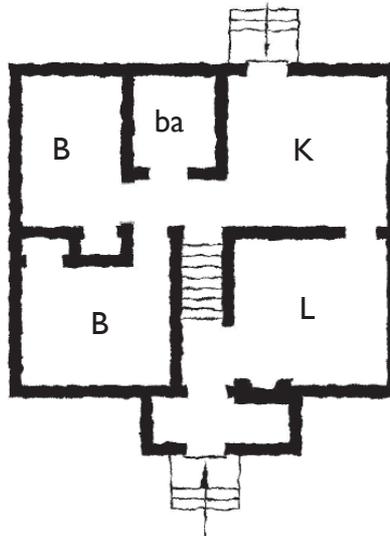
### Exterior Styles:

- English Tudor,
- Colonial Revival



### Identifying Plan Features:

- Center entry
- Center stair
- Four-room plan
- Fireplace near entrance



### Square Footage:

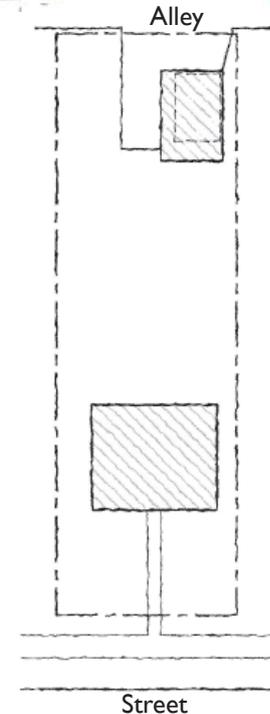
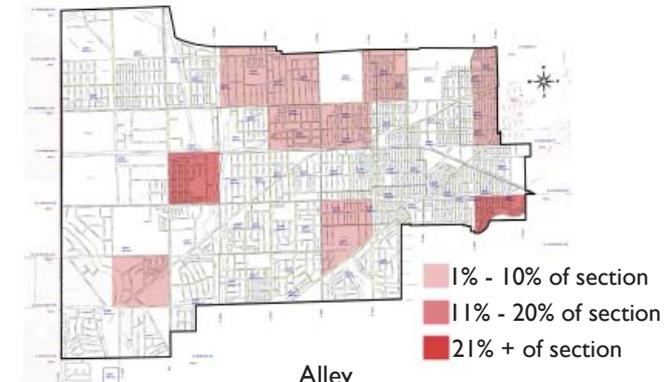
1,000 S.F. - 1,200 S.F.

### No. of Rooms:

5 - 6 + Bath

### No. of Bedrooms:

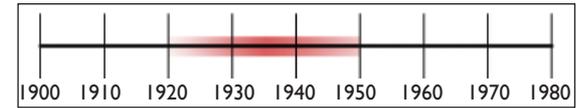
2 - 4



# Two-Story, Center Hall Colonial

Also Known As: Colonial Revival

1920 - 1950

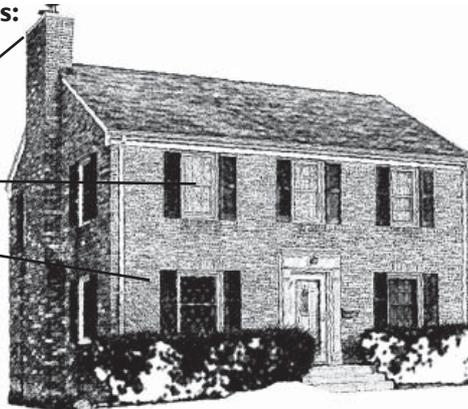


1% of Total Housing units  
 6% of Cape Era Housing units  
 Approx. No.: 300/ 29,000



**Identifying Facade Features:**

- Two stories
- Symmetrical facade
- Dominant chimney
- Double-hung windows
- Shutters
- Classical details
- Gable parallel to street



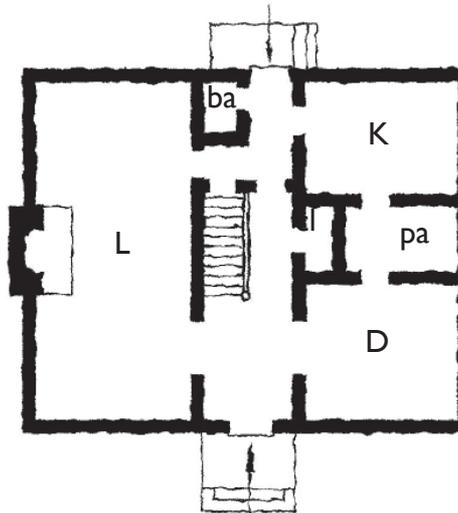
**Exterior Styles:**

Colonial Revival



**Identifying Plan Features:**

- Living across one side
- Center hall and stair
- Center entrance



**Square Footage:**

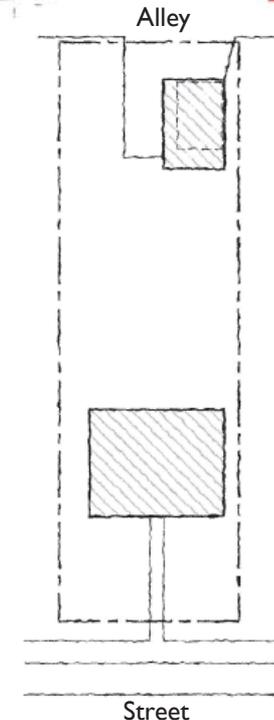
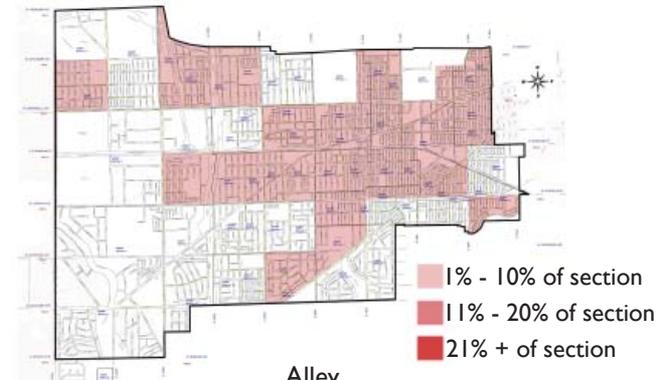
1,200 S.F. - 1,500 S.F.

**No. of Rooms:**

7 + Baths

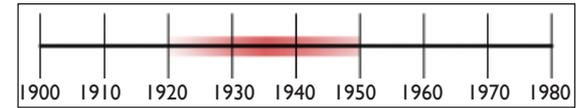
**No. of Bedrooms:**

3 - 4



**Subtype:**  
**Two-Story, Center Stair Colonial, Narrow Type**  
**Also Known As: Two-Story Colonial Revival**

**1940 - 1950**



<1% of Total Housing units  
 <1% of Cape Era Housing units  
 Approx. No.: <300/ 29,000



**Identifying Facade Features:**

- Two stories
- Gable parallel to street
- Symmetrical facade
- Classical details
- Attached garage



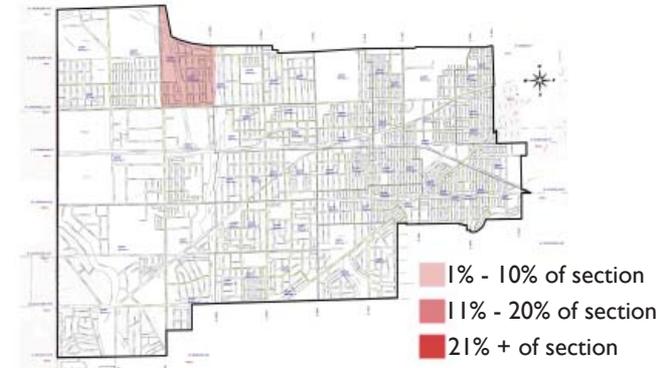
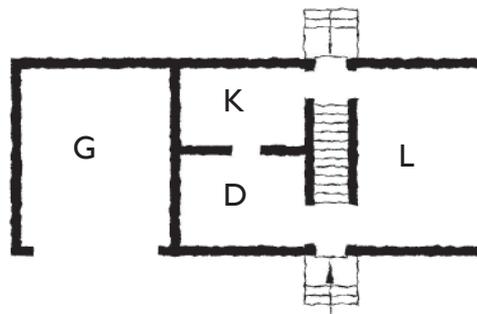
**Exterior Styles:**

Colonial Revival



**Identifying Plan Features:**

- Center entrance
- Center stair
- Living across one side



**Square Footage:**

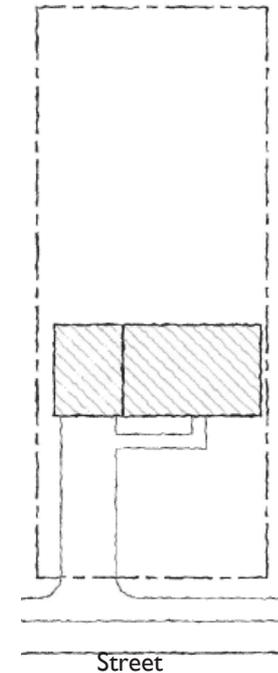
900 S.F. - 1,100 S.F.

**No. of Rooms:**

6 + Bath

**No. of Bedrooms:**

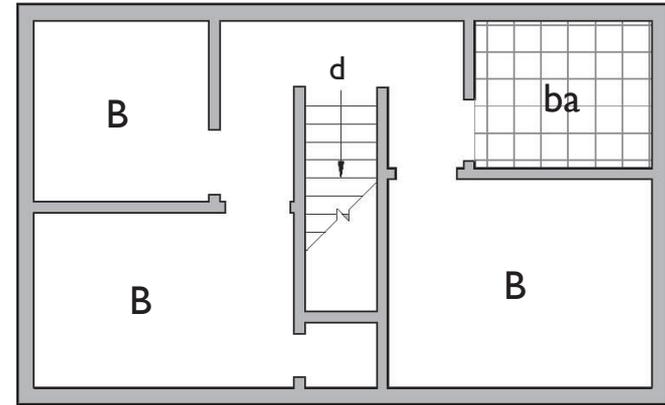
3



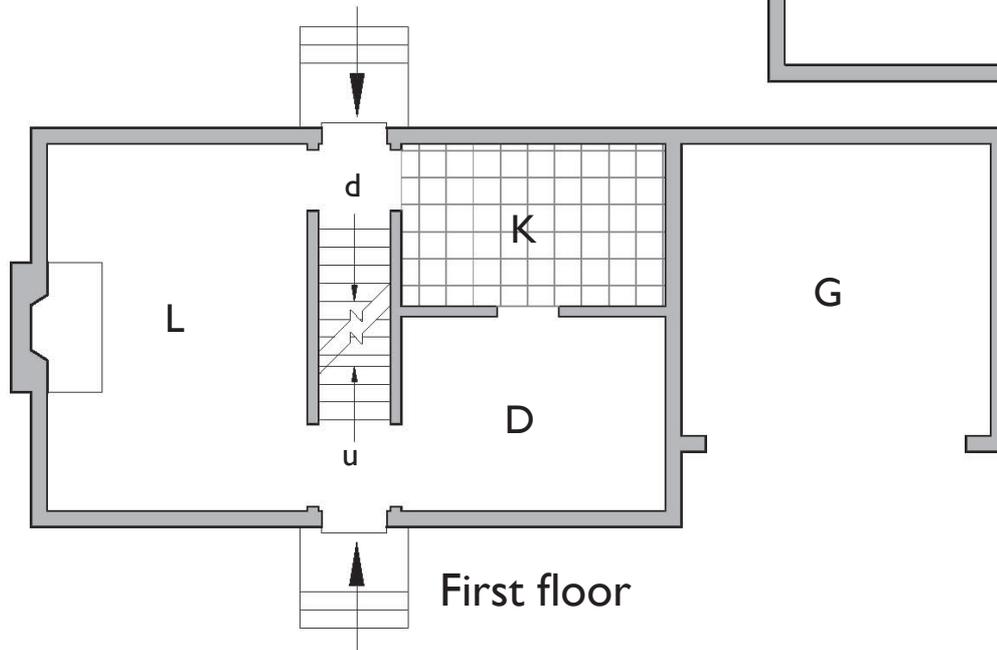
# Center Stair Colonial, Narrow Type



Address:  
**1020 S. 103rd Street**  
Date Built: 1942  
Square Footage: 1,042 S.F.  
Lot Size: 50'-0" x 125'-0"



Second floor

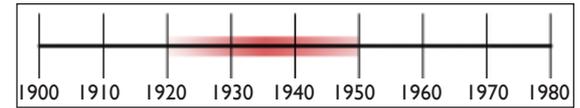


First floor

# Two-Story, Side Hall Colonial

Also Known As: Garrison Colonial, Mikkelson Colonial, Colonial Revival

1920 - 1950



3% of Total Housing units

9% of Cape Era Housing units

Approx. No.: 900 / 29,000



## Identifying Facade Features:

- Two stories
- Classical details
- Double-hung windows
- Shutters
- Second-story overhang



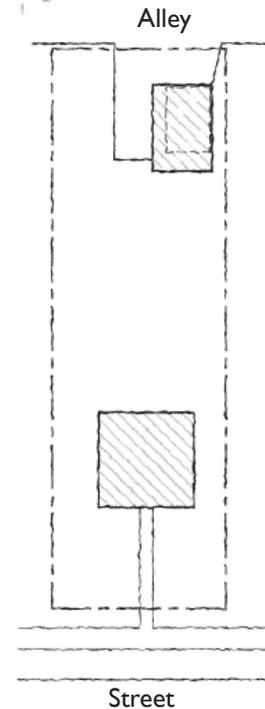
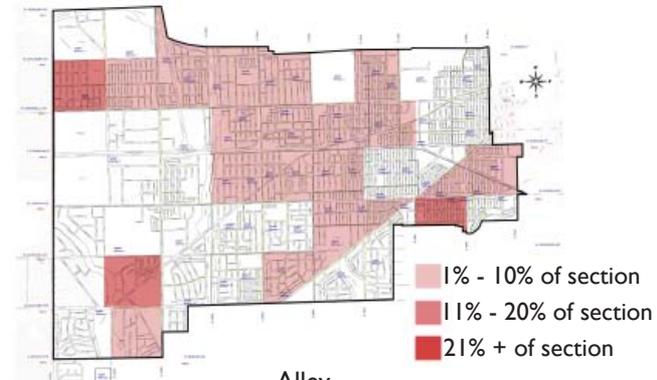
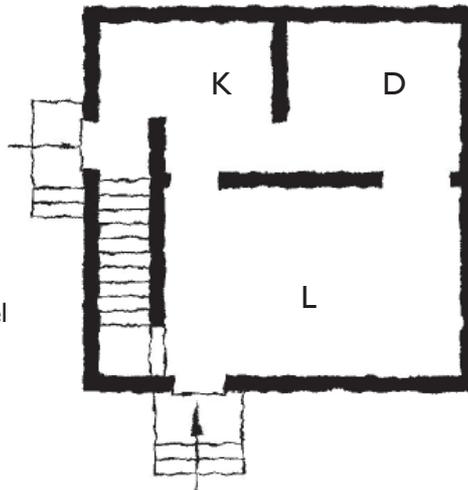
## Exterior Styles:

Colonial Revival



## Identifying Plan Features:

- Side entrance
- Side hall and stair
- Living Room in front
- Bath beneath stair
- Public rooms on lower level
- Private rooms on upper level



## Square Footage:

900 S.F. - 1,000 S.F.

## No. of Rooms:

5 - 6 + Bath

## No. of Bedrooms:

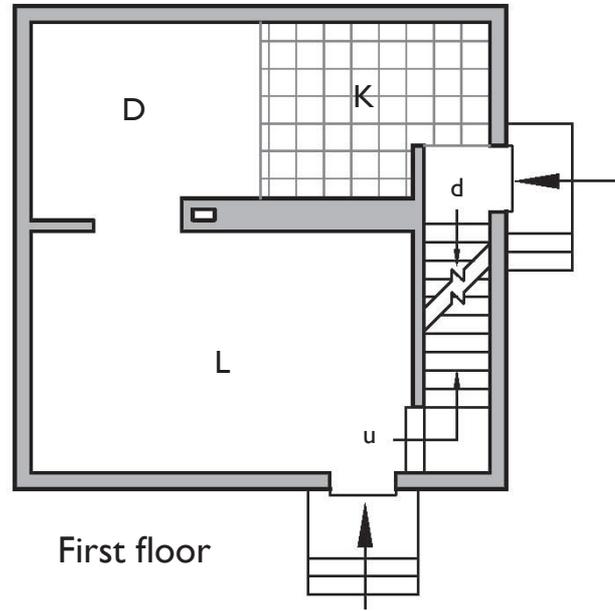
2 - 3

# Side Hall Colonial, Narrow Type

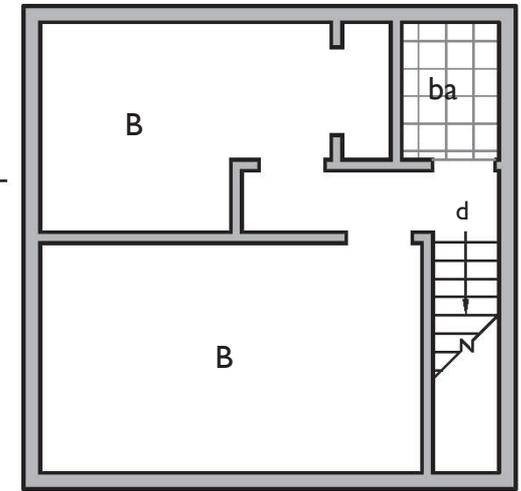


Address:  
**2436 S. 62nd Street**

Date Built: 1947  
Square Footage: 968 S.F.  
Lot Size: 30'-0" x 125'-0"



First floor



Second floor



# Minimal Traditional

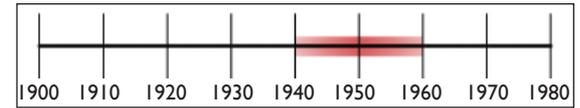
1940 - 1960



# Minimal Traditional Cape

Also Known As: Cape Cod Colonial, Levittown Cape, WW-II Era Cottage

1940 - 1960

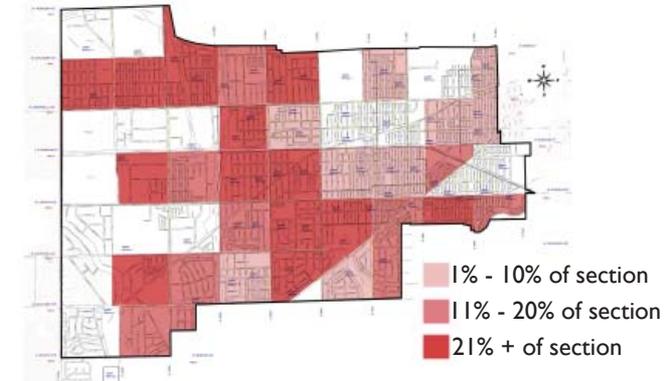


19% of Total Housing units  
62% of Cape Era Housing units  
Approx. No.: 5,500 / 29,000



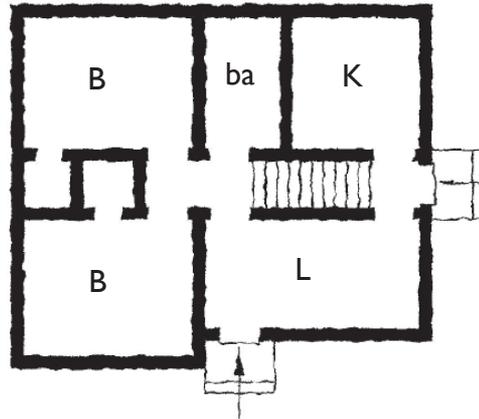
## Identifying Facade Features:

- Single story
- Steep gabled roof
- Entrance gablet
- Prefabricated elements
- Subtle classical details



## Identifying Plan Features:

- Square footprint
- Four-room plan
- Possible finished Attic
- Center or side front entry



## Square Footage:

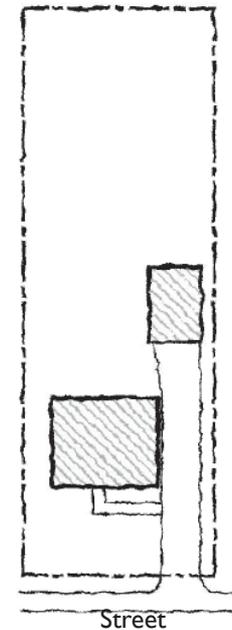
700 S.F. - 1,000 S.F.

## No. of Rooms:

4 - 5 + Bath

## No. of Bedrooms:

2 - 3

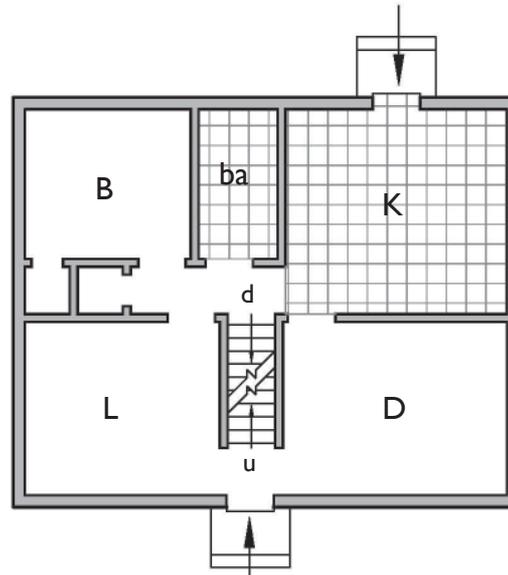


# Minimal Traditional Cape

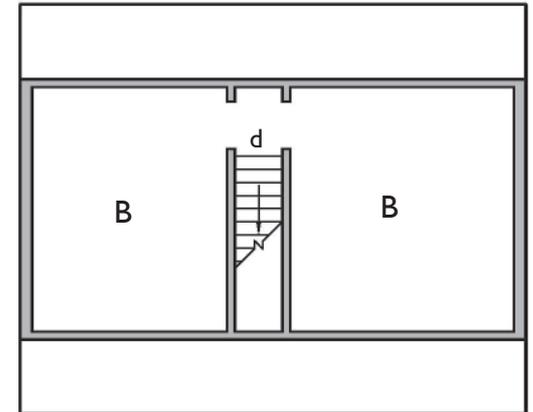


Address:  
**2204 S. 96th Street**

Date Built: 1950  
Square Footage: 1,248 S.F.  
Lot Size: 42'-0" x 147'-0"



First floor



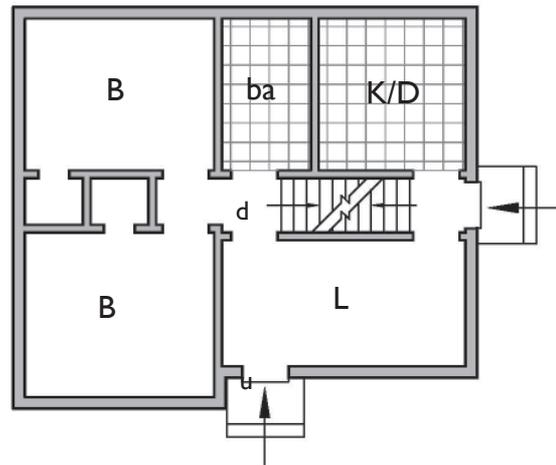
Second floor

# Minimal Traditional Cape

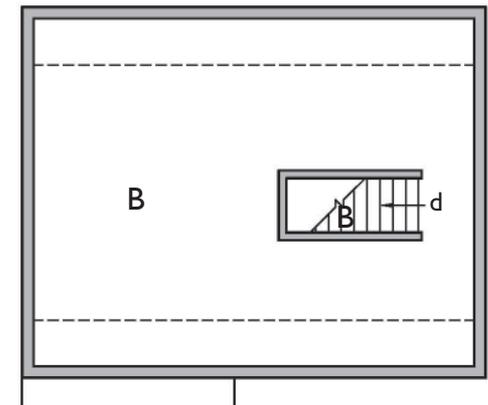


Address:  
**7002 W. Dreyer Place**

Date Built: 1942  
Square Footage: 1,104 S.F.  
Lot Size: 47'-0" x 120'-0"



First floor

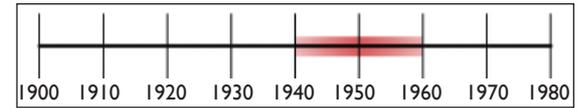


Second floor

# Minimal Traditional, Side-Gabled

Also Known As: Levittown Type, Modern Cottage, WW-II Era Cottage

1940 - 1960



6% of Total Housing units

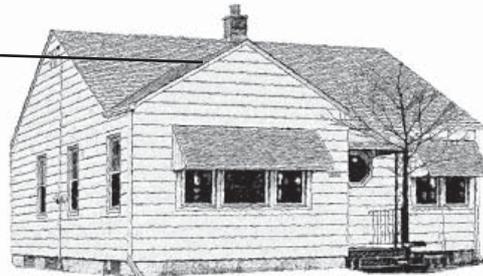
20% of Cape Era Housing units

Approx. No.: 1,750 / 29,000



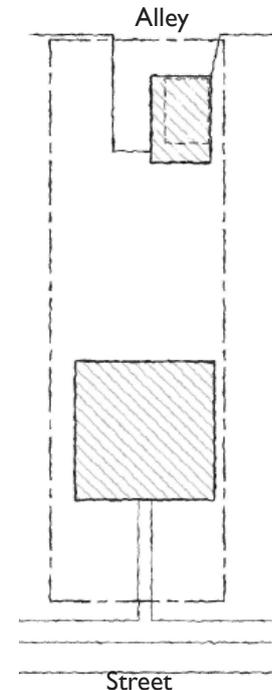
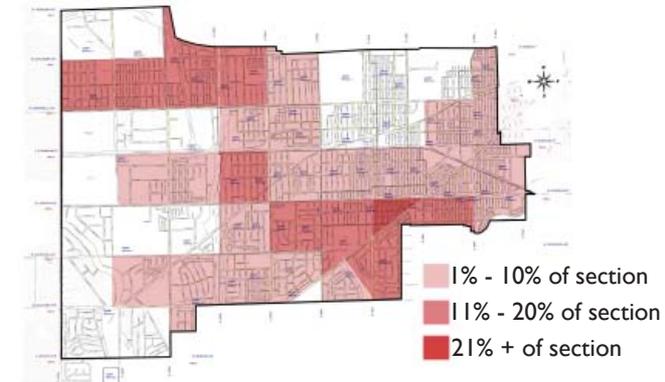
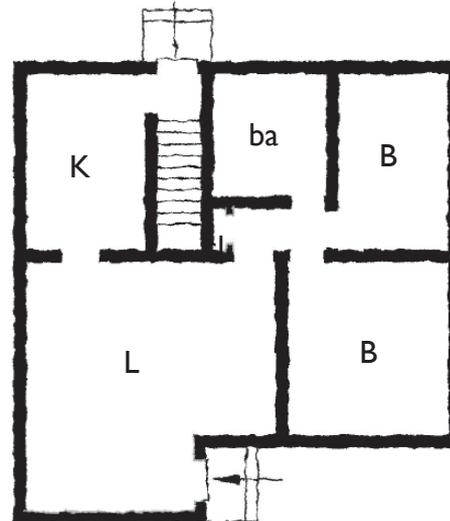
## Identifying Facade Features:

- Single story
- Low-pitched roof
- Gable parallel to street
- Prefabricated elements



## Identifying Plan Features:

- Living Room in front
- Center entrance
- Four-room, box plan



## Square Footage:

750 S.F. - 900 S.F.

## No. of Rooms:

4 + Bath

## No. of Bedrooms:

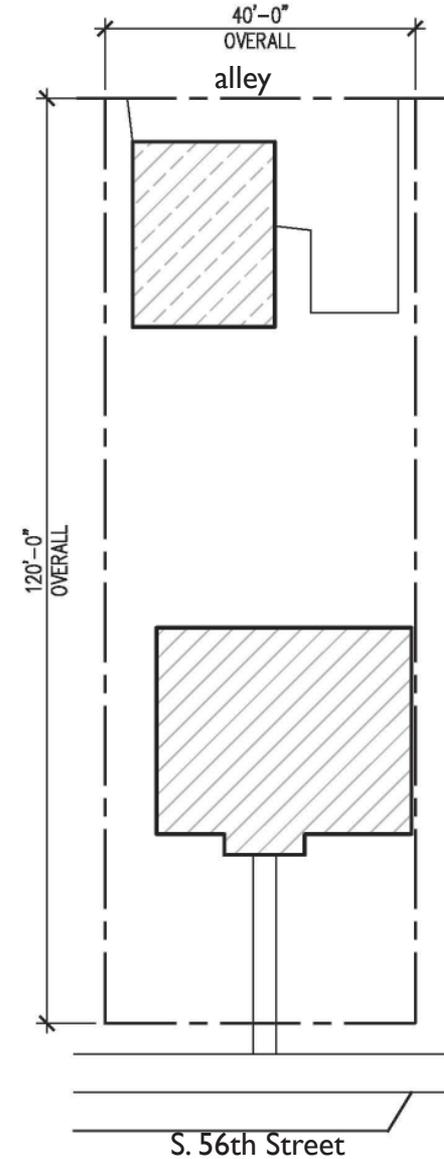
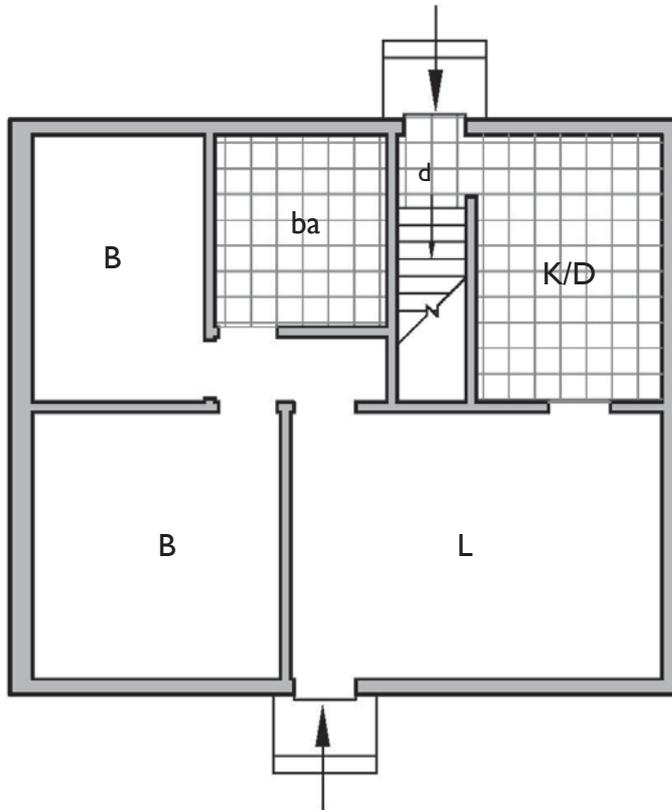
2

# Minimal Traditional, Side-Gabled



Address:  
**719 S. 56th Street**

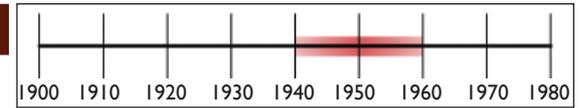
Date Built: 1950  
Square Footage: 747 S.F.  
Lot Size: 41'-0" x 120'-0"



# Minimal Traditional, Front-Gabled

Also Known As: Levittown Type, Modern Cottage, WW-II Era Cottage

1940 - 1960

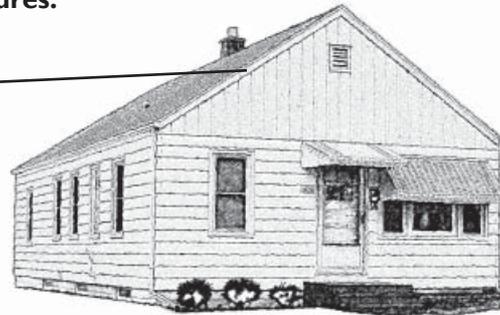


6% of Total Housing units  
 20% of Cape Era Housing units  
 Approx. No.: 1,750 / 29,000



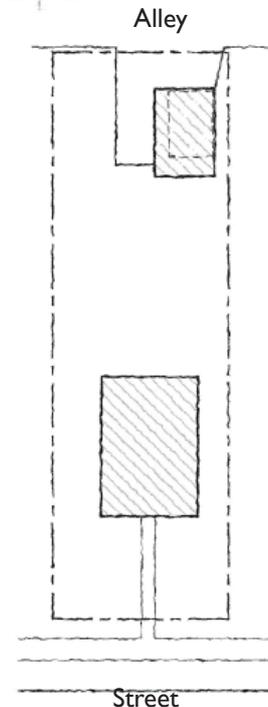
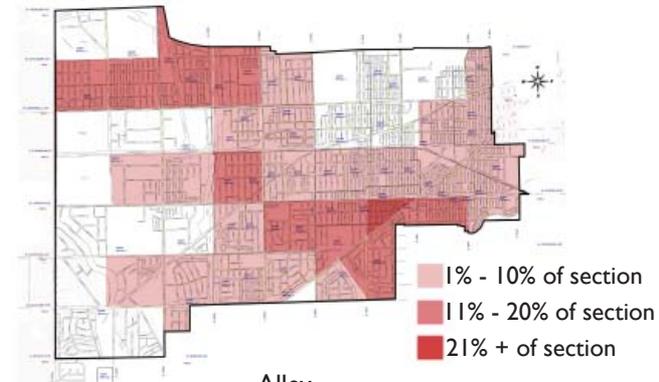
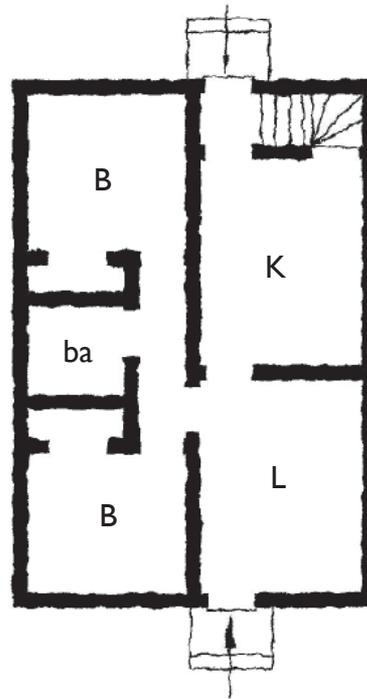
## Identifying Facade Features:

- Single story
- Low-pitched roof
- Street-facing gable
- Prefabricated elements



## Identifying Plan Features:

- Deep rectangular plan
- Center entry
- Modified Standard Bungalow Plan
- Bedrooms and Bath on one side
- Living and Kitchen along other



## Square Footage:

800 S.F. - 1,200 S.F.

## No. of Rooms:

4 + Bath

## No. of Bedrooms:

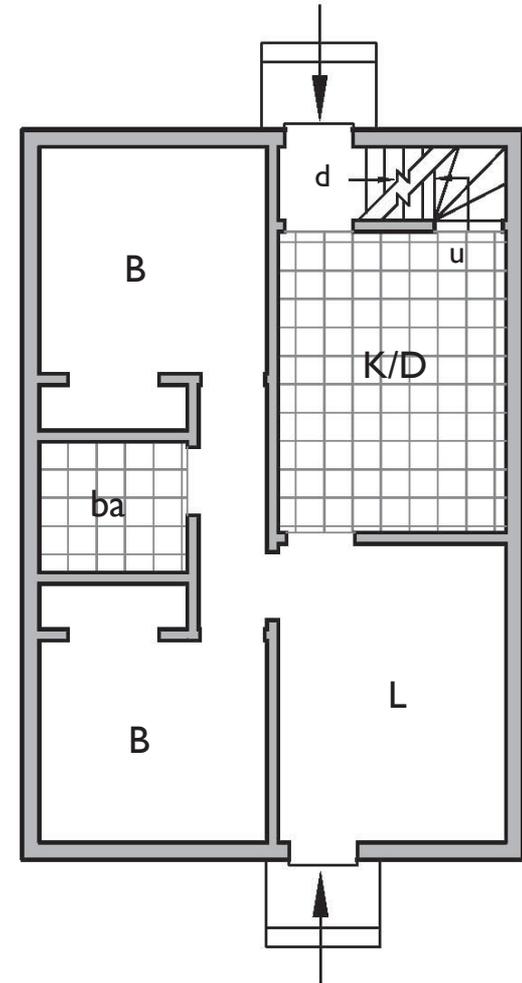
2 - 3

# Minimal Traditional, Front-Gabled



Address:  
**2420 S. 63rd Street**

Date Built: 1949  
Square Footage: 814 S.F.  
Lot Size: 30'-0" x 114'-0"

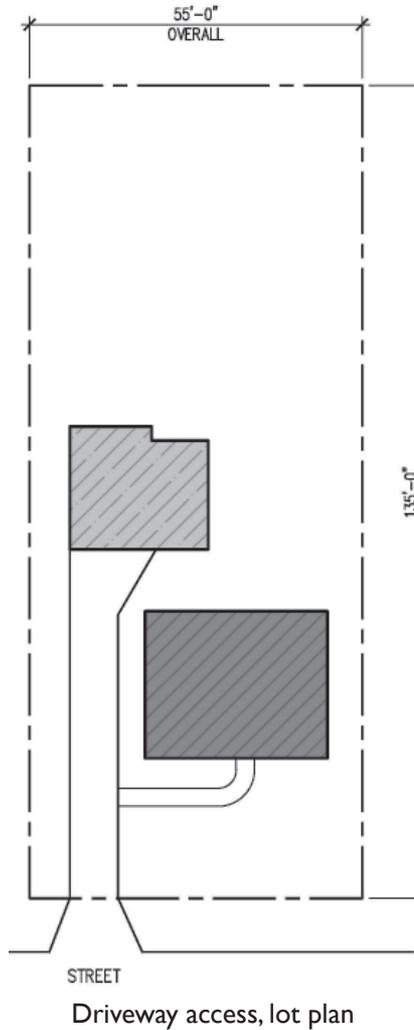
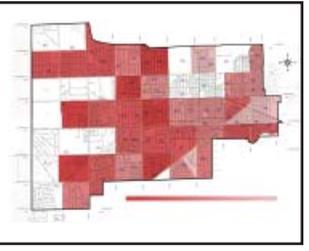


# Cape Era

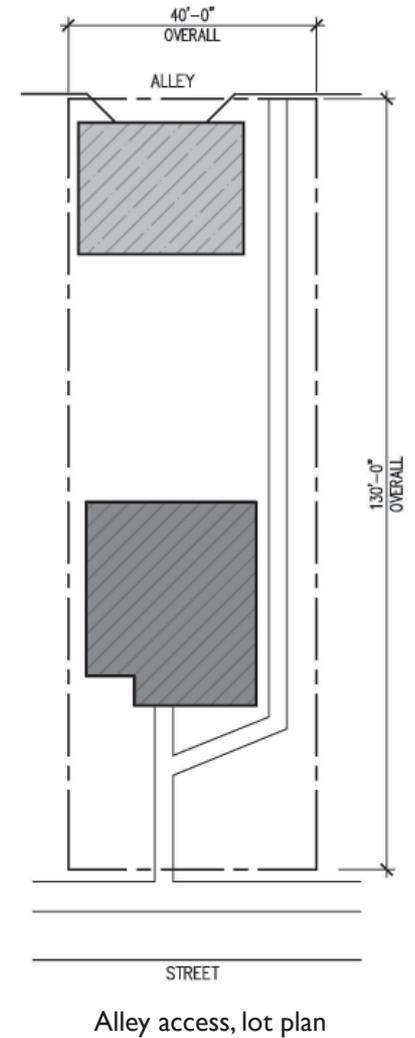
## Lot Siting and Block Densities



Average Lot Width = 40'-0" to 60'-0"  
 Average Lot Depth = 130'-0" to 150'-0"  
 A mixture of alley and driveway access.  
 Mostly rigid street grid with pockets of curvilinear streets.



Typical block densities



# Ranch Era

1950 - 1980

---

- A. Ranch
    - i. Box Ranch
    - ii. Standard Ranch, Detached Garage
    - iii. Standard Ranch, Attached Garage
      - Standard Ranch, Breezeway Type
  - B. Two-story, Suburban Colonial
  - C. Split Level
-



# Ranch

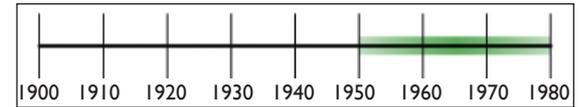
1950 - 1980



# Box Ranch

Also Known As: Front Kit Ranch

1950 - 1980



6% of Total Housing units

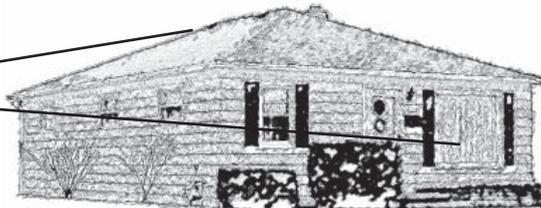
30% of Ranch Era Housing units

Approx. No.: 1,750 / 29,000



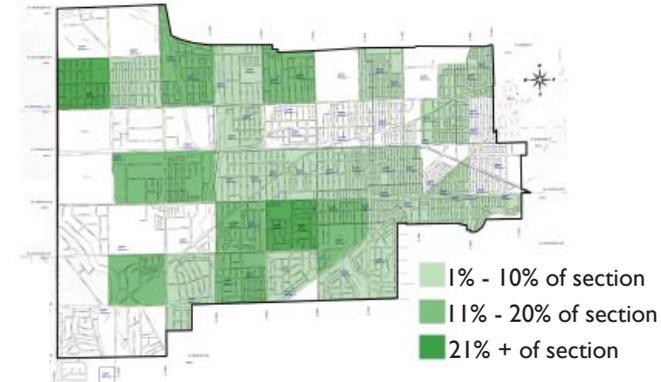
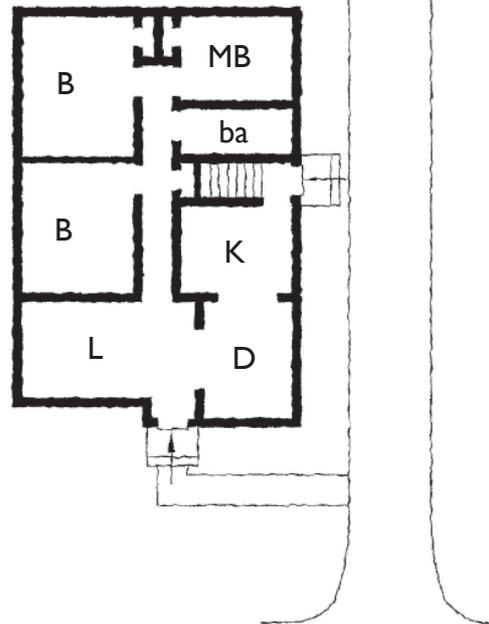
## Identifying Facade Features:

- Single story
- Hipped or gabled roof
- Large picture window
- Detached garage



## Identifying Plan Features:

- Square foot print
- Center or off-center, front entry
- Living and Dining Room in front



## Square Footage:

1,000 S.F. - 1,200 S.F.

## No. of Rooms:

6 + Bath

## No. of Bedrooms:

3

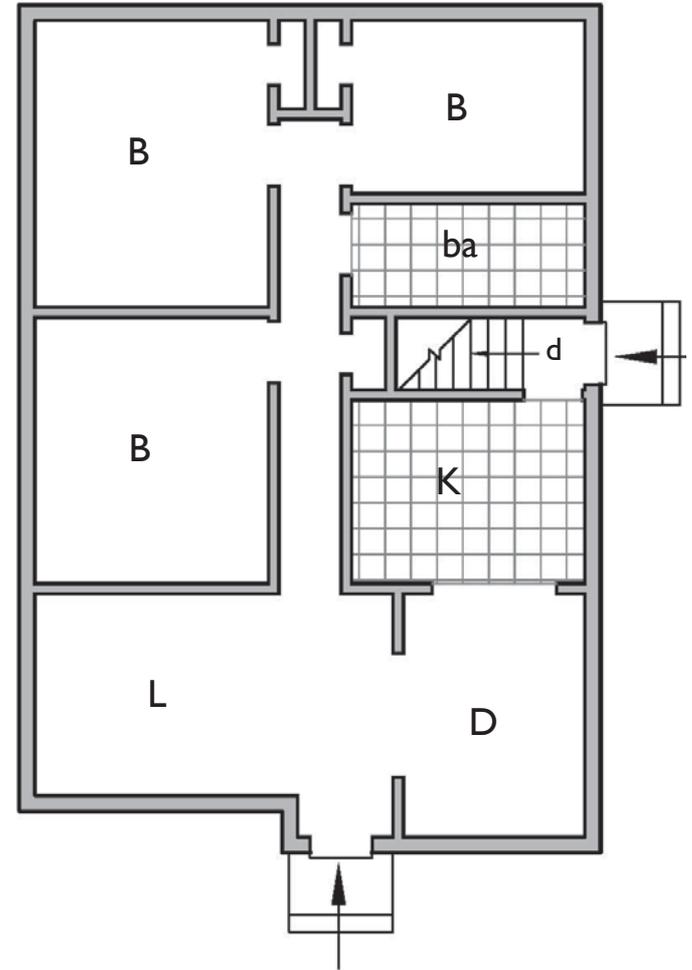


# Box Ranch



Address:  
**1036 S. 102nd Street**

Date Built: 1955  
Square Footage: 1,126 S.F.  
Lot Size: 40'-0" x 126'-0"



# Standard Ranch, Detached Garage

Also Known As: American Ranch,  
Suburban Tract House

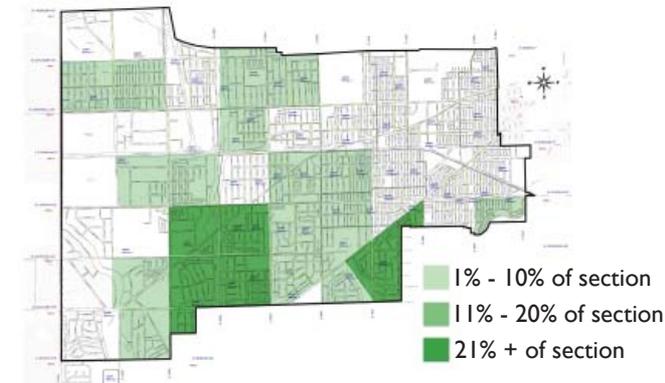
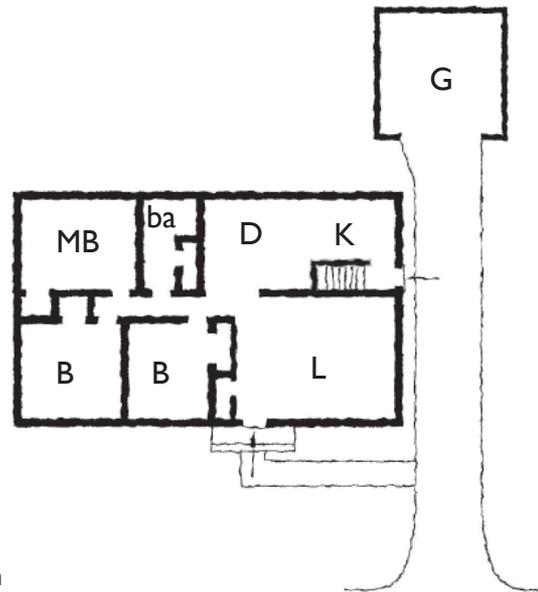
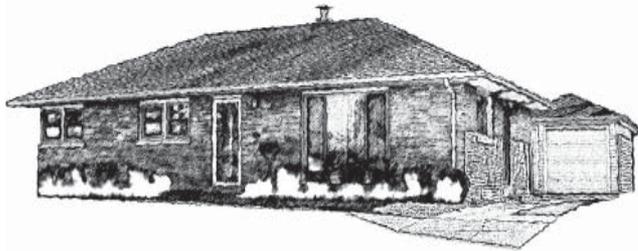
1950 - 1980



7% of Total Housing units

34% of Ranch Era Housing units

Approx. No.: 2,000 / 29,000



## Identifying Facade Features:

- Single story
- Horizontal orientation
- Detached garage
- Low-hipped roof
- Large picture window

## Iden

- Standard Ranch Plan:
- Garage, Living & Bedrooms
- Center or side entrance

1,000 S.F.

**No. of Rooms:**

6 + Bath

**No. of Bedrooms:**

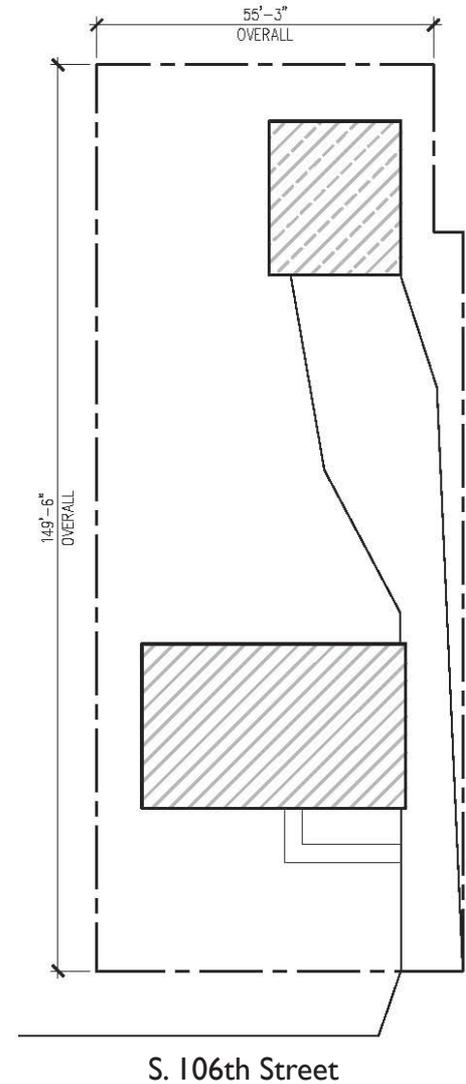
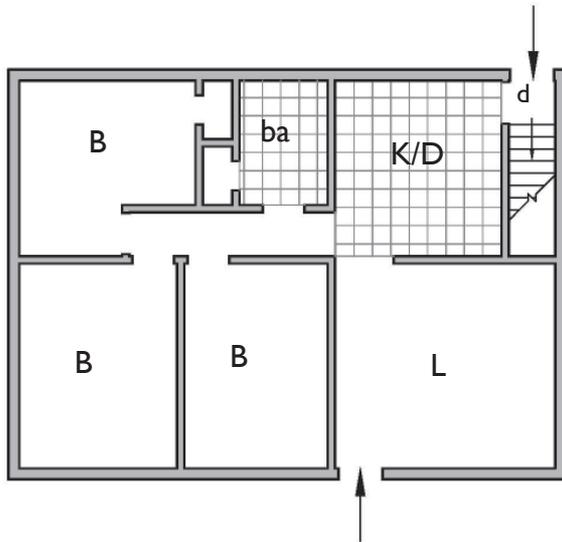
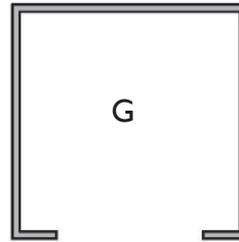
3

# Standard Ranch, Detached Garage



Address:  
**3137 S. 106th Street**

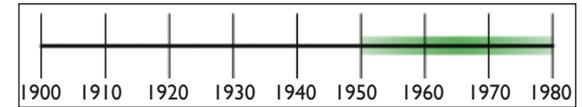
Date Built: 1950  
Square Footage: 976 S.F.  
Lot Size: 60'-0" x 149'-0"



# Standard Ranch, Attached Garage

Also Known As: American Ranch,  
Suburban Tract House

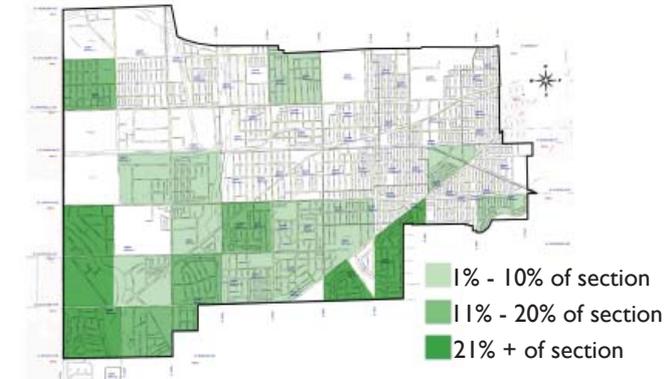
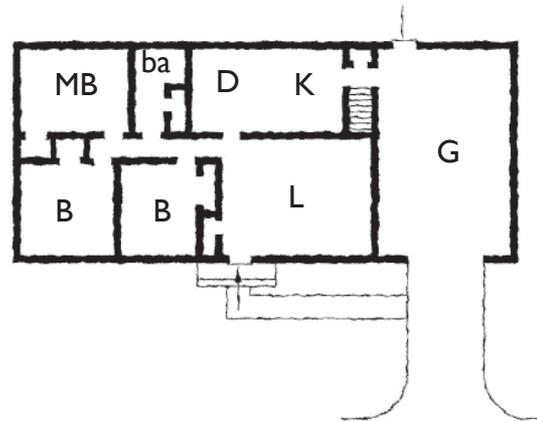
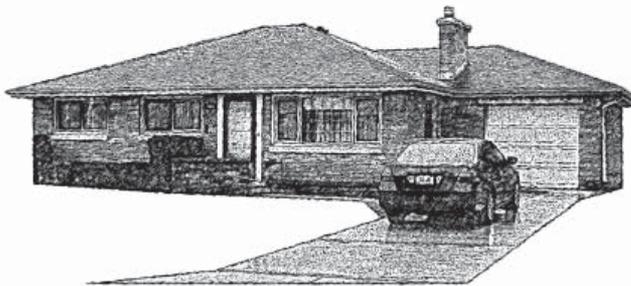
1950 - 1980



5% of Total Housing units

26% of Ranch Era Housing units

Approx. No.: 1,450 / 29,000



## Identifying Facade Features:

- Single story
- Horizontal orientation
- Large picture window
- Attached garage

## Identifying Plan Features: Square Footage:

- Standard Ranch Plan:
- Garage, Living & Bedrooms
- Center or side entrance

1,250 S.F.

## No. of Rooms:

6 + Bath

## No. of Bedrooms:

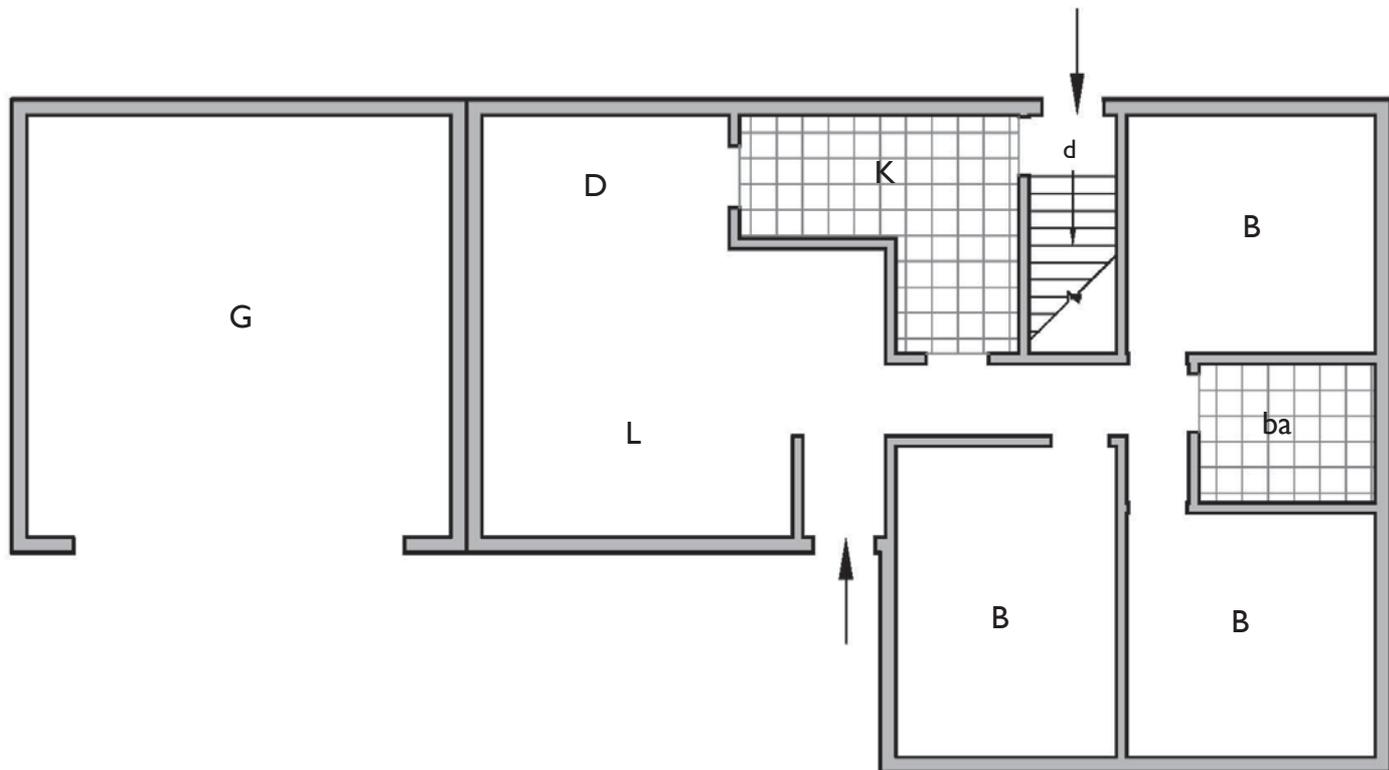
3

# Standard Ranch, Attached Garage



Address:  
**12201 W. Cleveland Ave.**

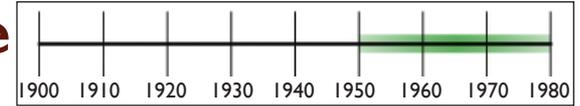
Date Built: 1953  
Square Footage: 1,250 S.F.  
Lot Size: 100'-0" x 216'-0"



# Subtype: Standard Ranch, Breezeway Type

Also Known As: American Ranch, Suburban Tract House

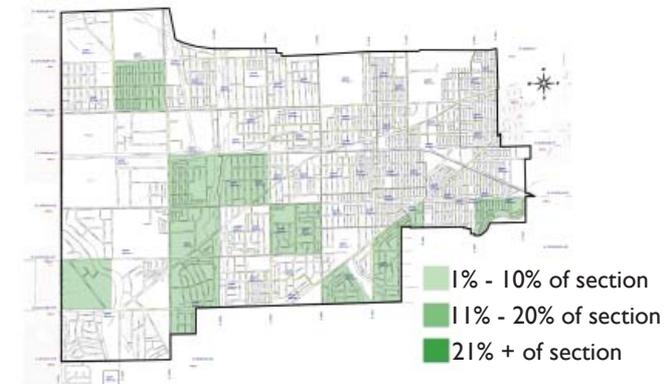
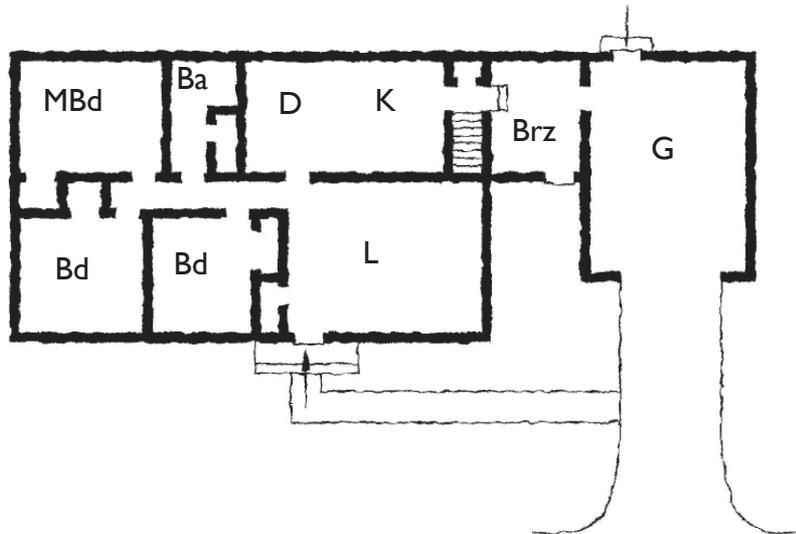
1950 - 1980



<1% of Total Housing units

4% of Ranch Era Housing units

Approx. No.: <200 / 29,000



### Identifying Facade Features:

- Single story
- Horizontal orientation
- Large picture window

### Identifying Plan Features:

- Standard Ranch Plan:
- Garage, Living & Bedrooms
- Breezeway connection
- Center or side entrance

### Square Footage:

1,300 S.F. - 1,500 S.F.

### No. of Rooms:

7 + Bath

### No. of Bedrooms:

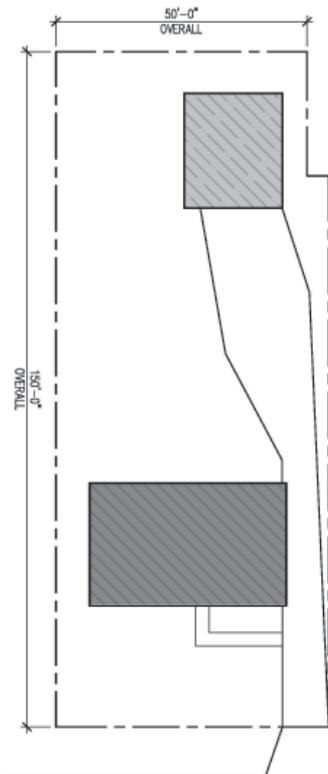
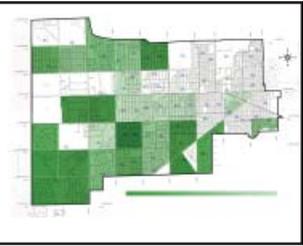
3

# Ranch Era

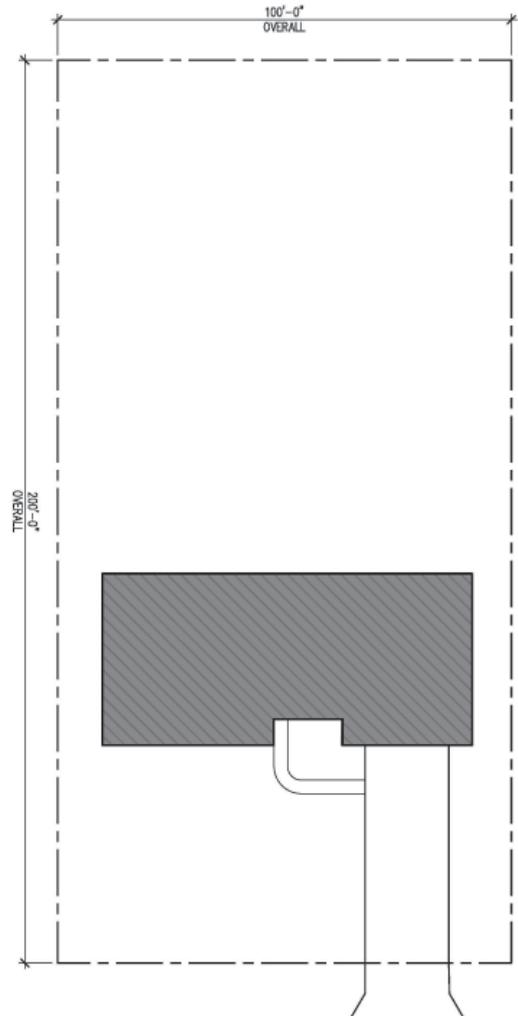
## Lot Siting and Block Densities



Average Lot Width = 50'-0" to 100'-0"  
Average Lot Depth = 150'-0" to 200'-0"  
Mostly driveway access and fewer sidewalks. Suburban curvy street layout.



Typical Interior Block Site Plan



Typical Interior Block Site Plan



Typical block density - Ranch, Detached Garage



Typical block density - Ranch, Attached Garage



# Suburban Colonial

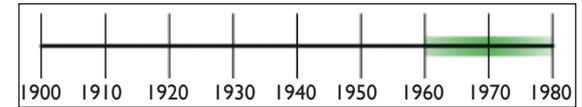
*1960 - 1980*



# Suburban Colonial

Also Known As: Neo-Colonial, Modern Colonial

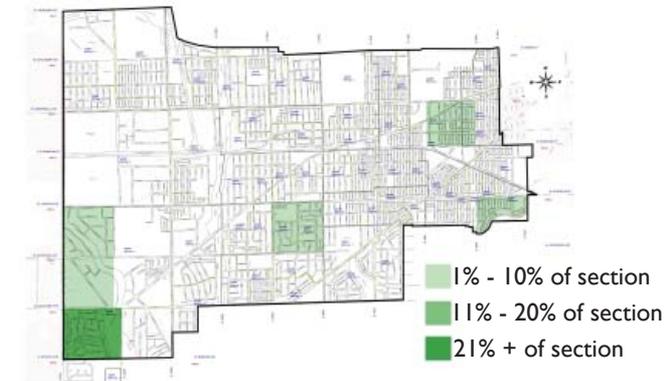
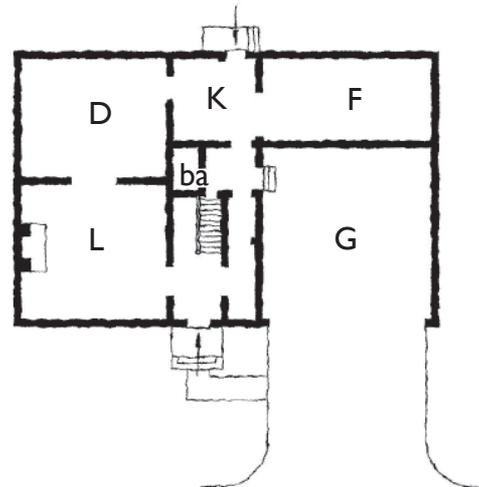
1960 - 1980



<1% of Total Housing units

4% of Ranch Era Housing units

Approx. No.: <200 / 29,000



## Identifying Facade Features:

- Two stories
- Attached garage
- Colonial details
- Side or center entry
- Low-pitched roof

## Identifying Plan Features:

- Three Part Plan:
- Garage, Living, Bedrooms

## Square Footage:

2,300 S.F. - 2,600 S.F.

## No. of Rooms:

8 + Bath

## No. of Bedrooms:

4



# Split-Level

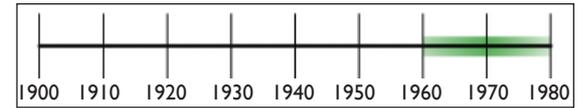
*1960 - 1980*



# Split Level

Also Known As: Stacked Split-Level, Split Entry, Tri-Level

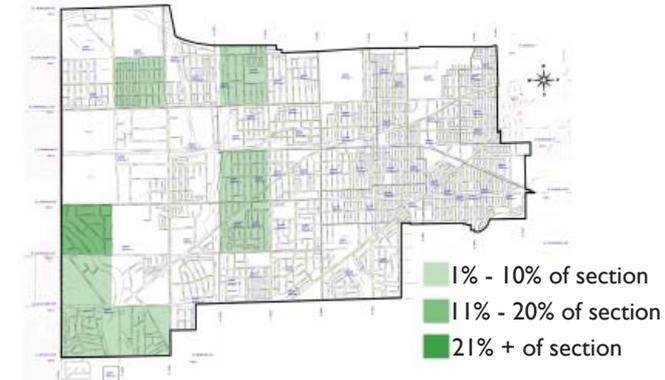
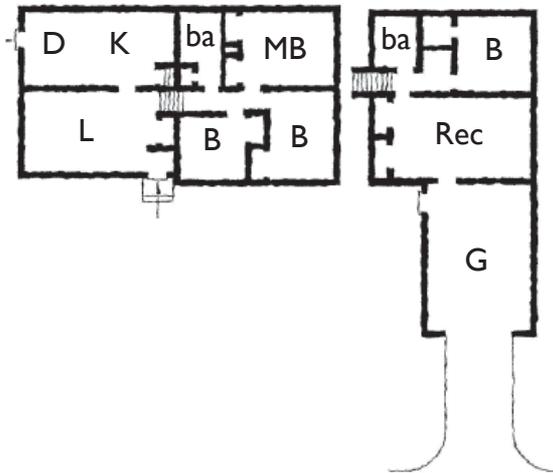
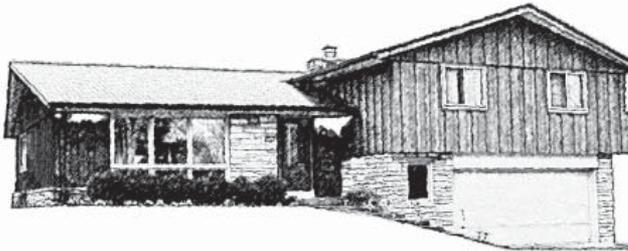
1960 - 1980



<1% of Total Housing units

3% of Ranch Era Housing units

Approx. No.: <200 / 29,000



## Identifying Facade Features:

- Three to five levels
- Split entrances
- Attached garage
- Horizontal orientation

## Identifying Plan Features:

- Three Part Plan:
- Garage, Living, Bedrooms
- Short, partial-flight stairs

## Square Footage:

1,800 S.F. - 3,000 S.F.

## No. of Rooms:

6 - 10 + 2 Baths

## No. of Bedrooms:

3 - 5



# Multi-Housing Types

Also Known As: Rowhouse, Duplex, Two-Flat, Apartment, Flat

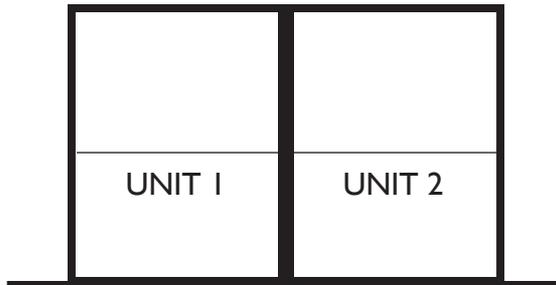
1905 - 1980



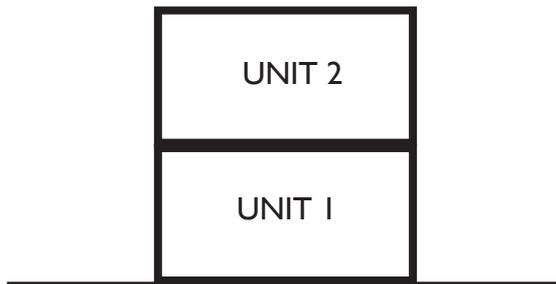
# Duplexes

1960 - 1980

## Side-by-Side Units



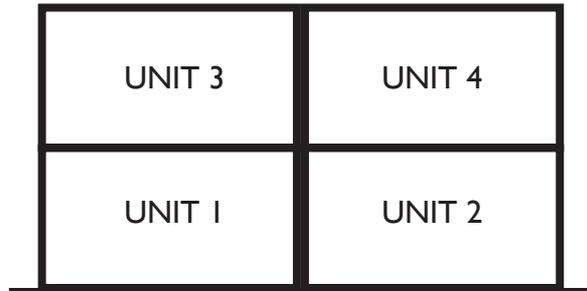
## Top-and-Bottom Units



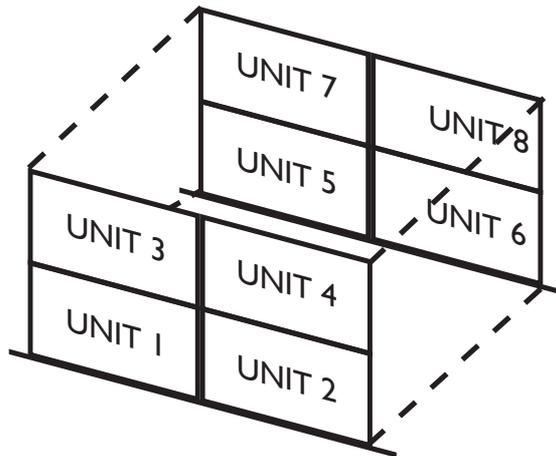
# Multi-Unit

1960 - 1980

## Four-Unit

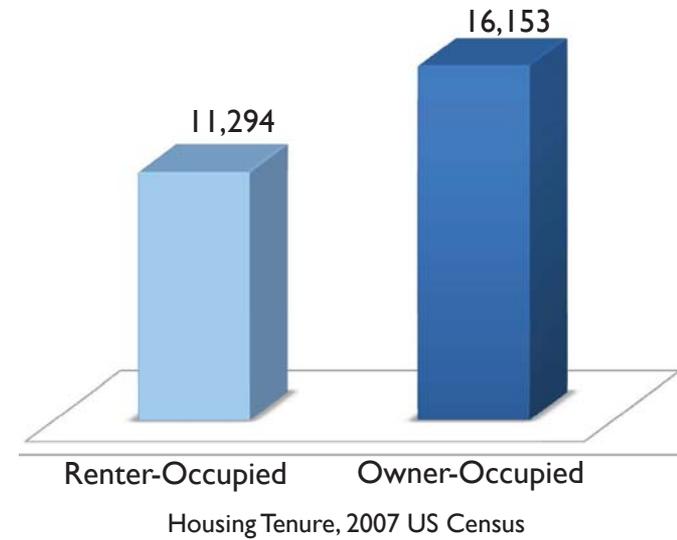
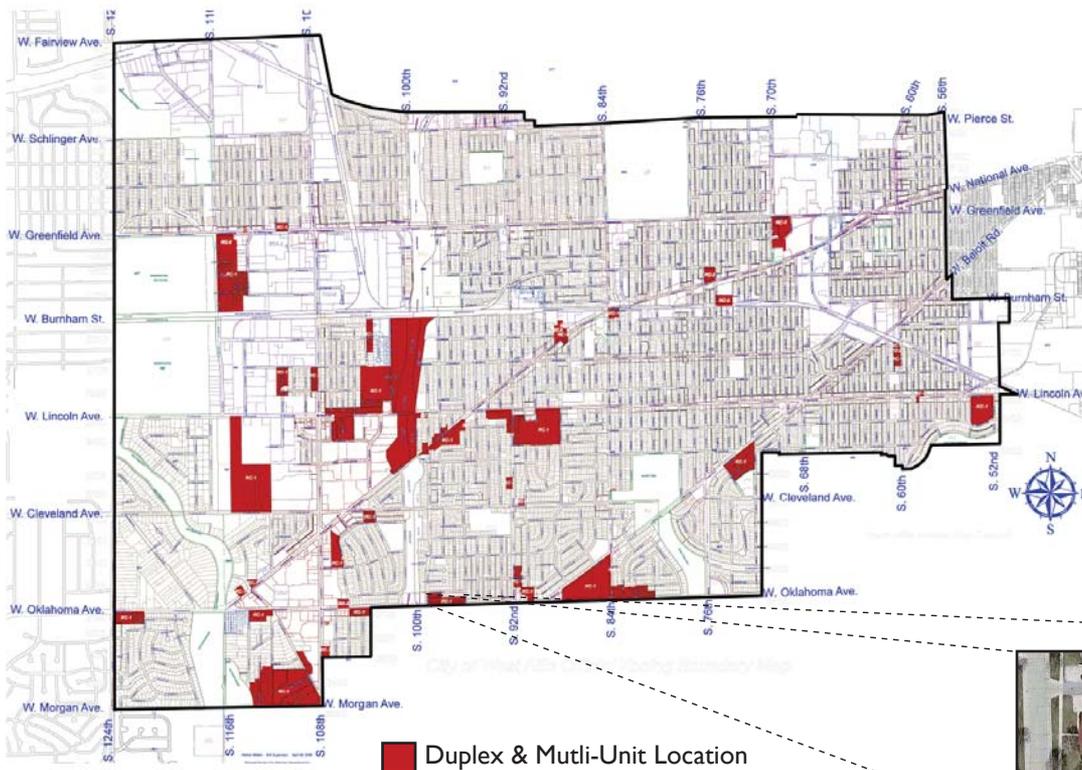


## Eight-Unit



# Multi-Family House Types

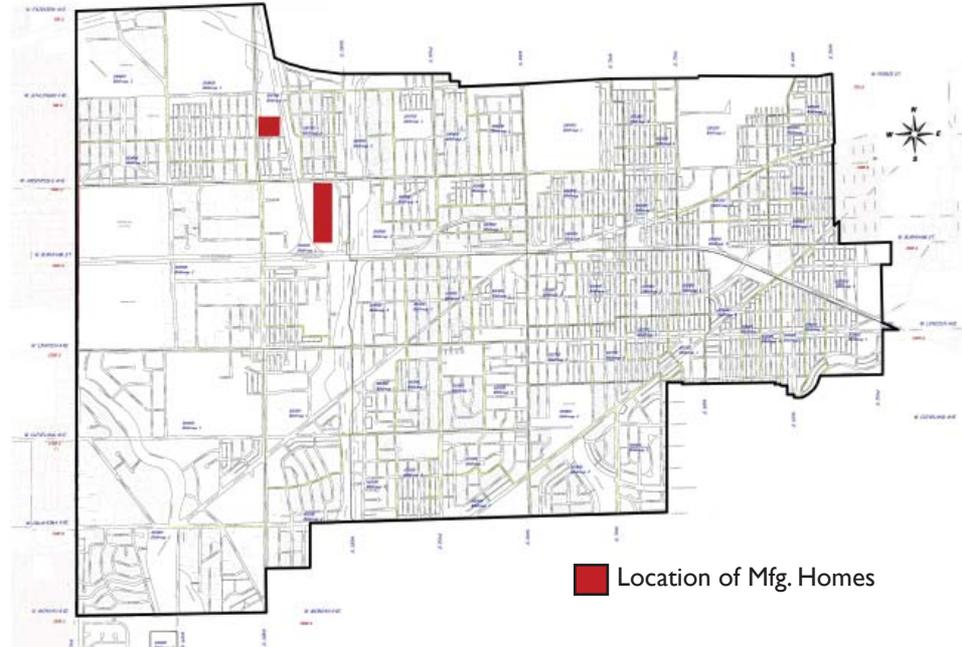
1920 - 1980



# Mobile Homes

Also Known As: Modular Home,  
Prefabricated Home,  
Manufactured Home, Trailer Home

1960 - Present

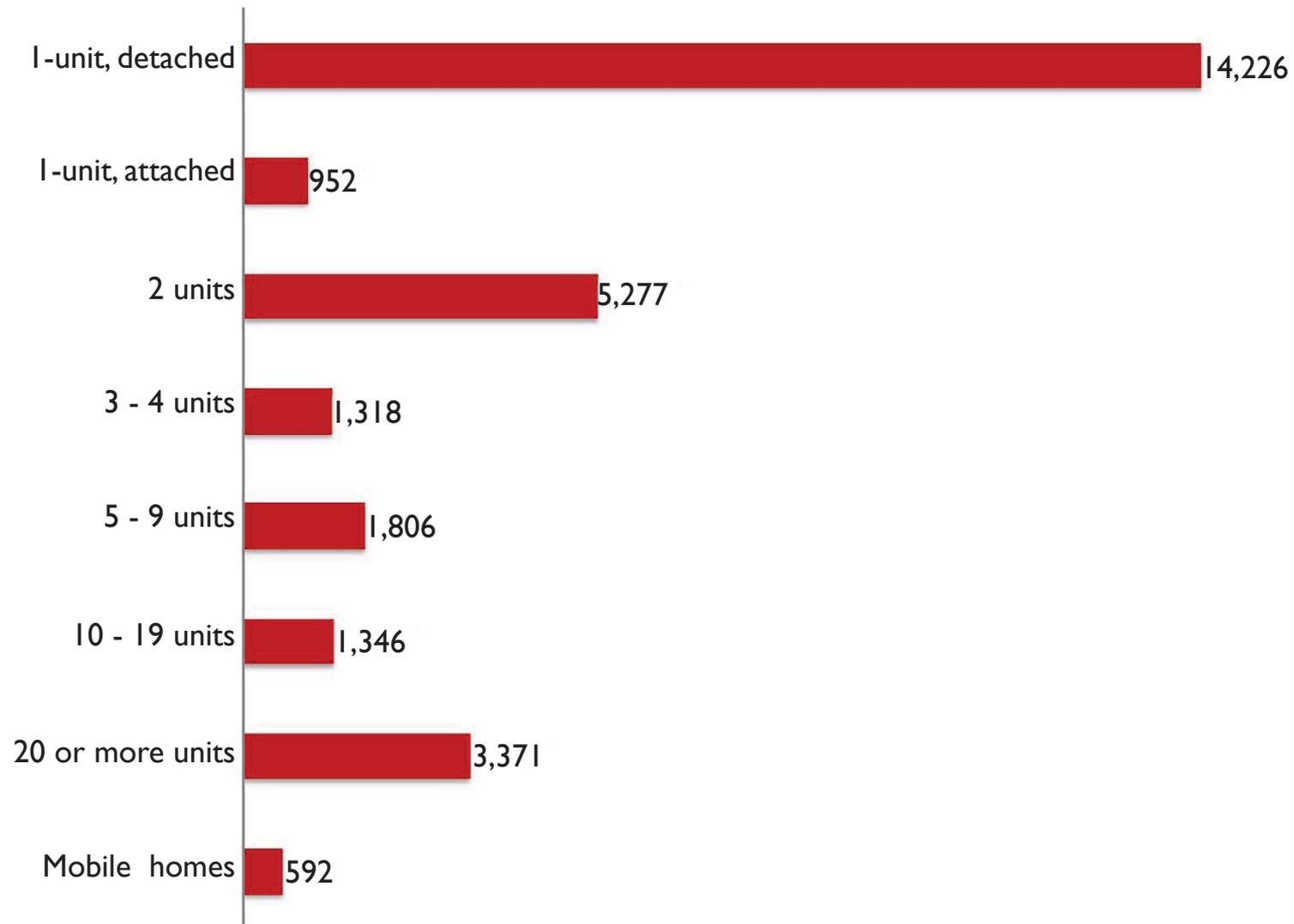


# Housing Statistics

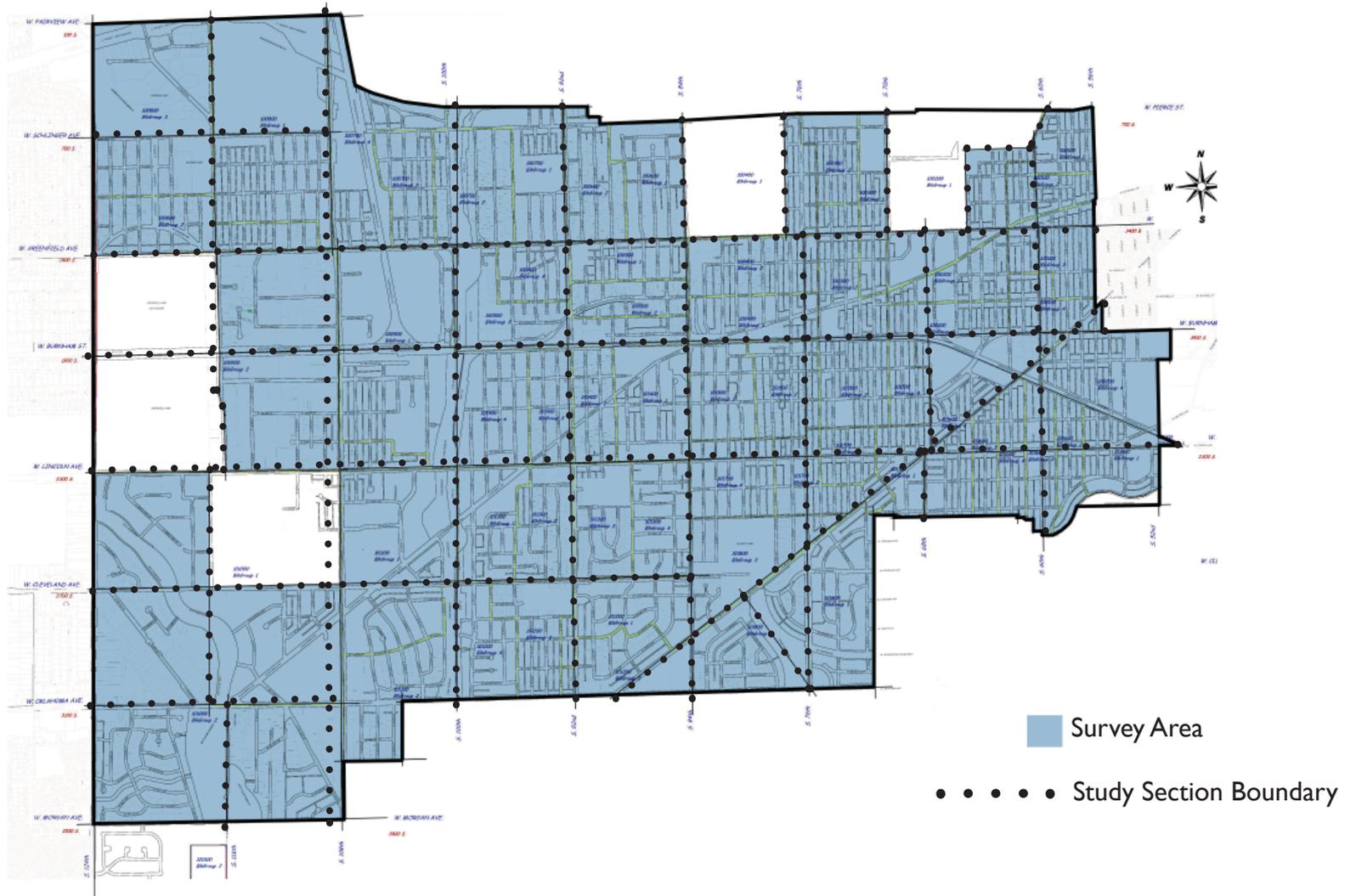
Total Housing Units Per Structure

Total: 28,888 Units

(2007 Census Data)

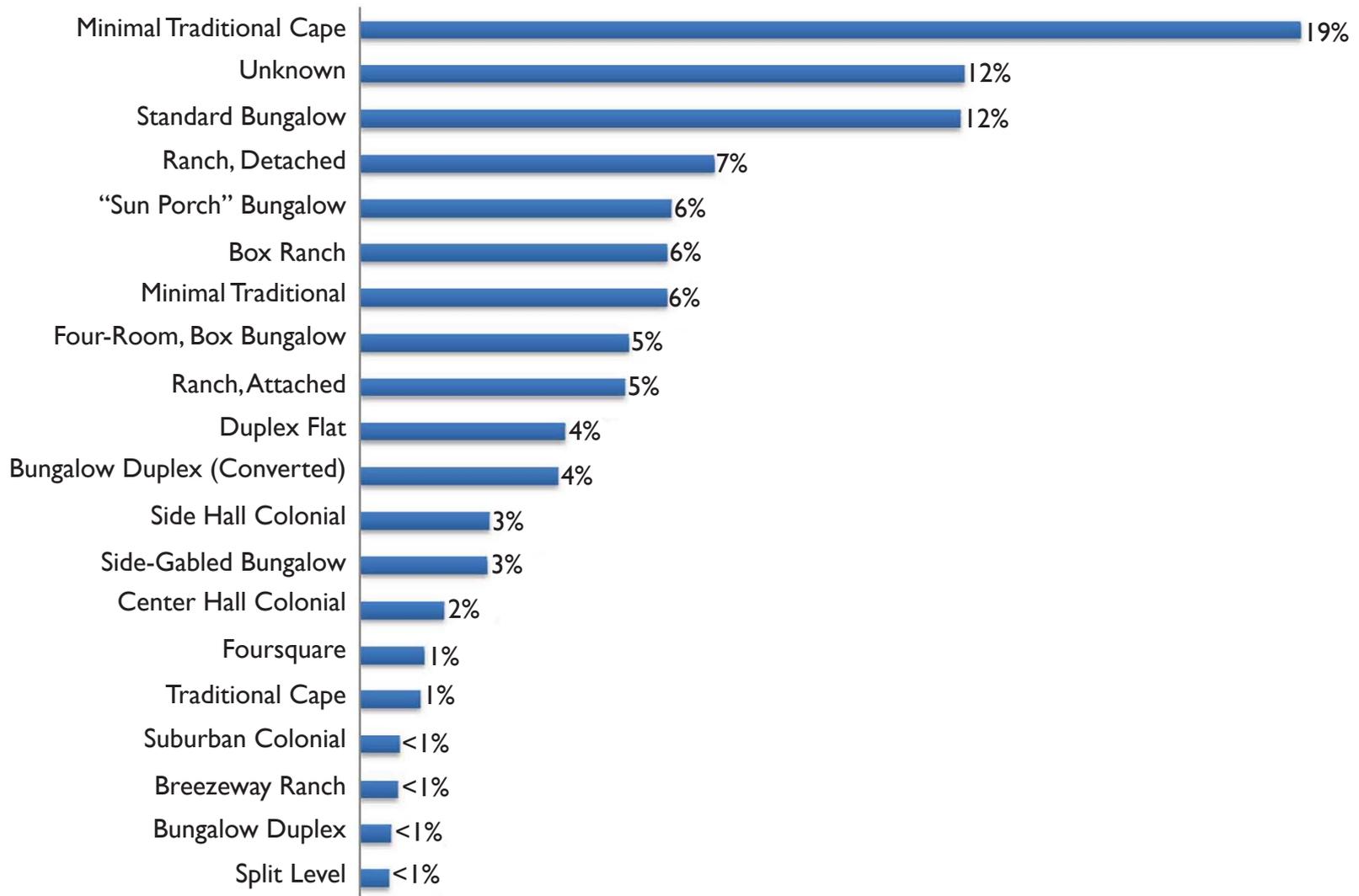


# Map of Study Area



# Survey Results

Total Percentages of Housing Types in West Allis Housing Study  
(Spring 2009)



# Bungalow Era, Cape Era & Ranch Era

1900 - 1980



Bungalow  
Era

Approx. 12,000 Houses

41%



Cape  
Era

Approx. 10,000 Houses

35%



Ranch  
Era

Approx. 7,000 Houses

24%

# Bungalow Era Graph

Percentage of total Bungalow Era units

1900 - 1935



Standard Bungalow

33%



“Sun Porch” Bungalow

16%



Four-Room,  
Box Bungalow

15%



Duplex  
(Two-Flat)

12%



Bungalow Duplex,  
Converted Type

11%



Side-Gabled Bungalow

7%



Foursquare

3%

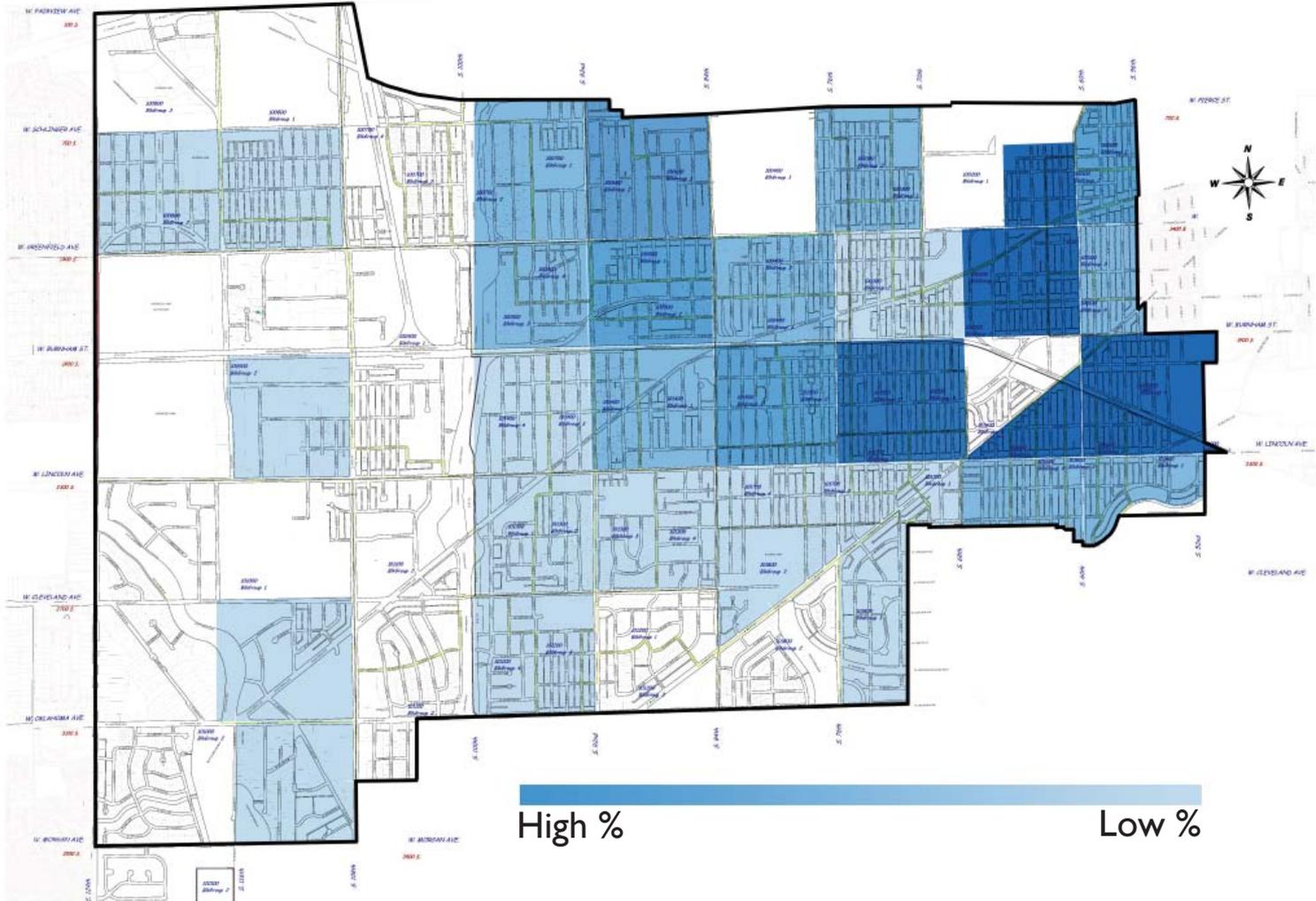


Bungalow Duplex

2%

# Bungalow Era Map

1900 - 1935



# Cape Era Graph

Percentage of total Cape Era units

1920 - 1960



Minimal Traditional  
Cape



Minimal Traditional  
Side-Gabled &  
Front-Gabled



Period Revival  
Side Hall Colonial



Period Revival  
Center Hall Colonial

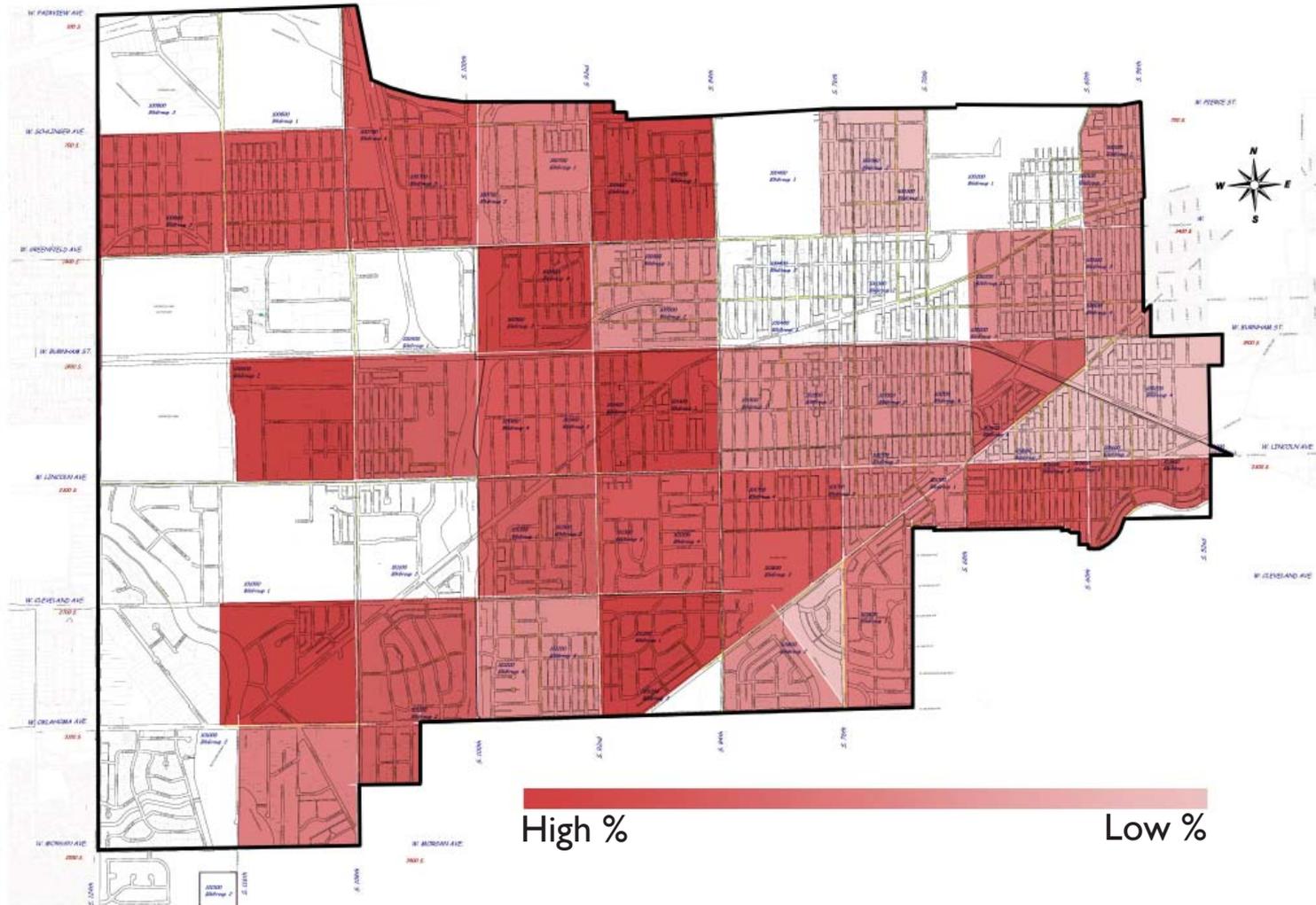


Period Revival  
Traditional Cape



# Cape Era Map

1920 - 1960



# Ranch Era Graph

Percentage of total Ranch Era units

1950 - 1980



Ranch  
Detached



Box Ranch



Ranch  
Attached



Suburban  
Colonial



Ranch  
Breezeway

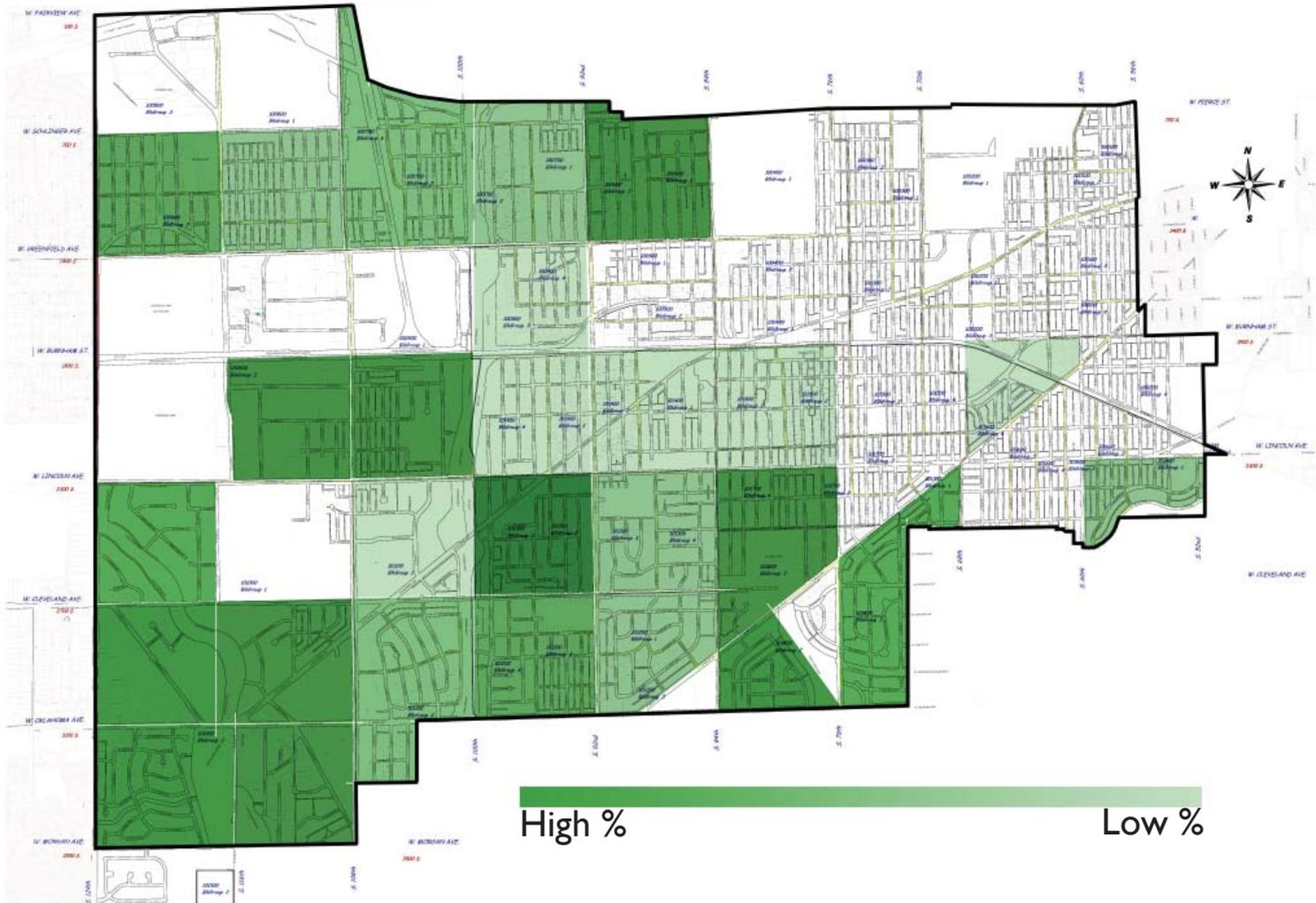


Split Level



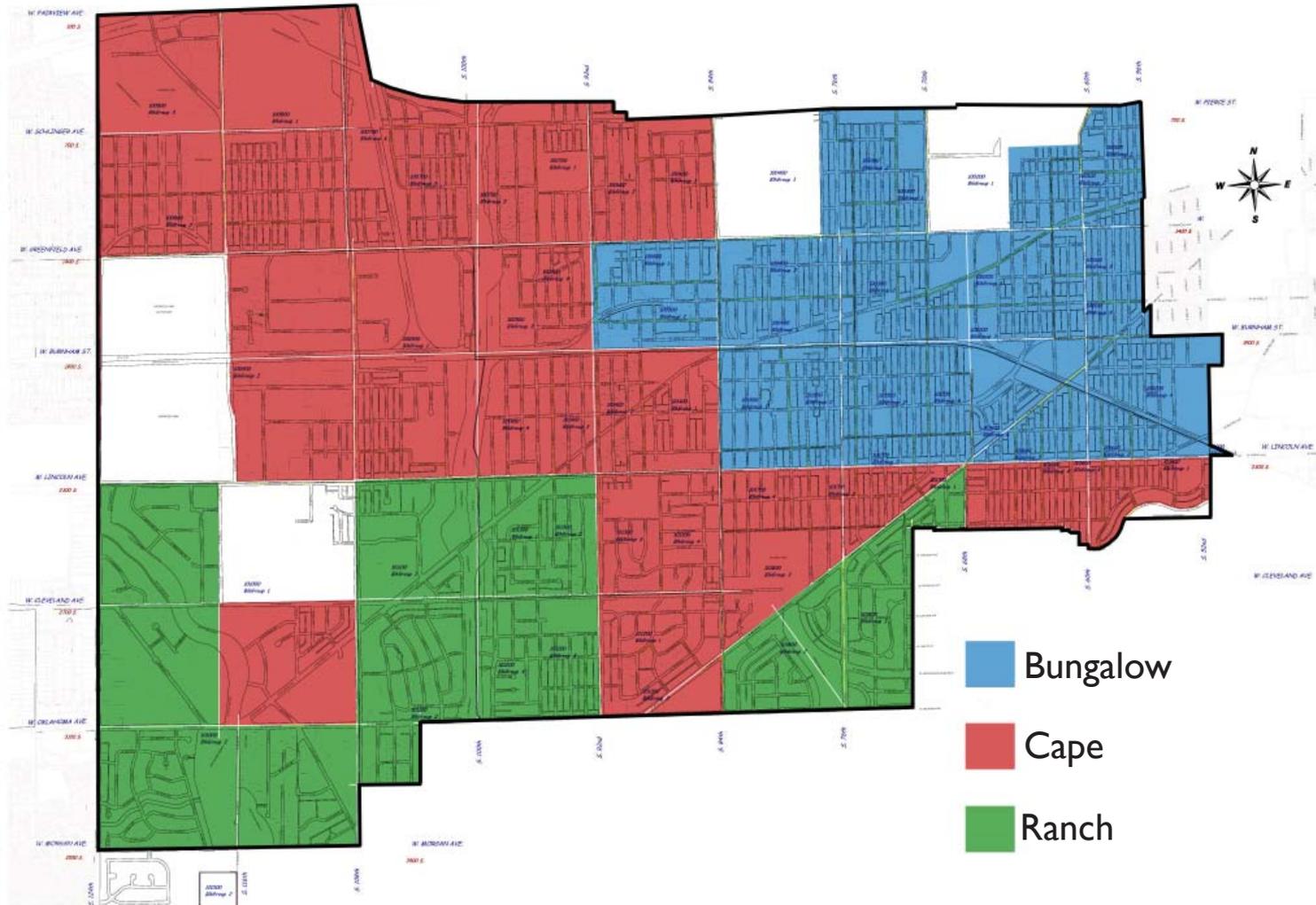
# Ranch Era Map

1950 - 1980

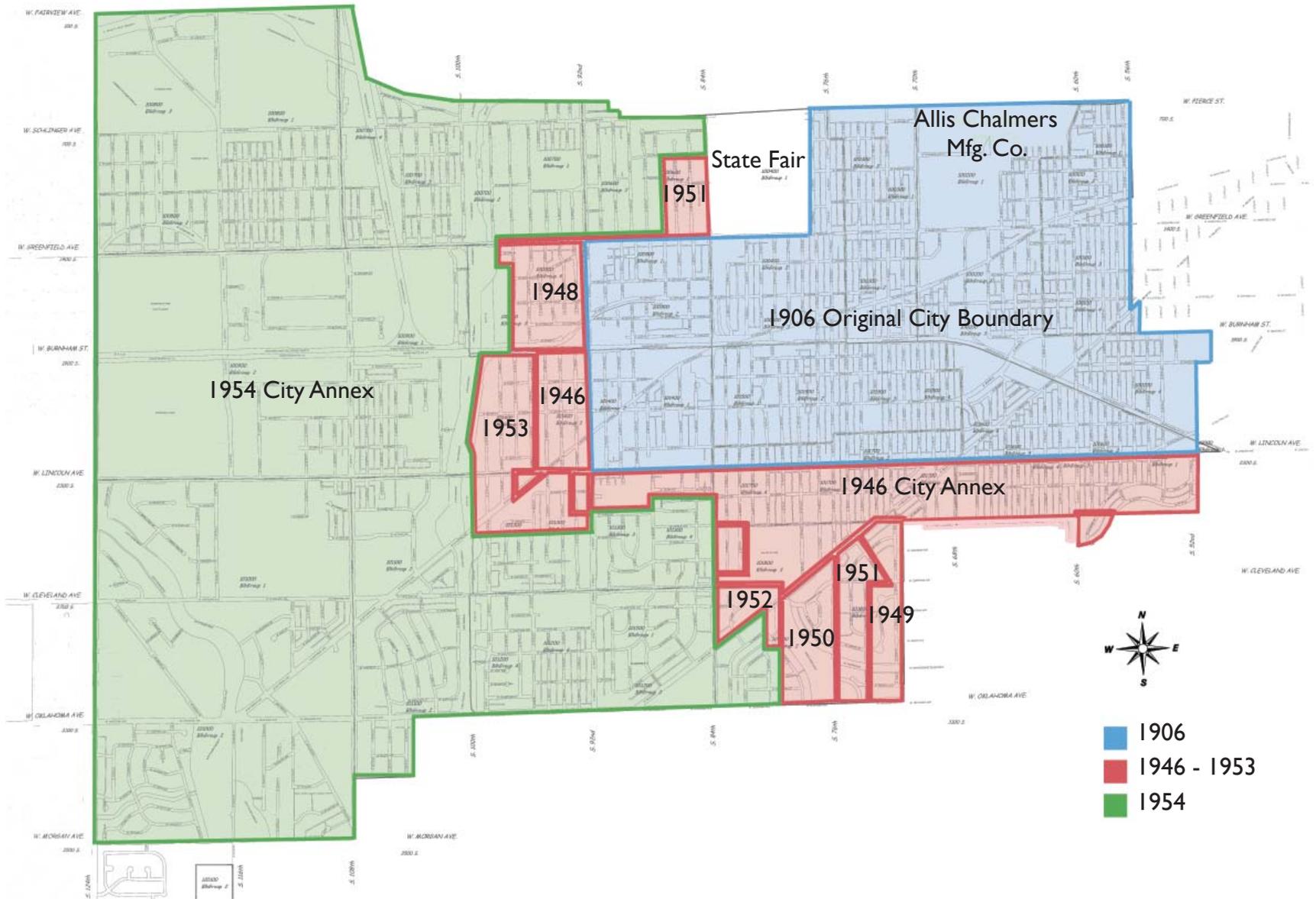


# Era Comparison

1900 - 1980



# City Annexations





# Acknowledgements

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