



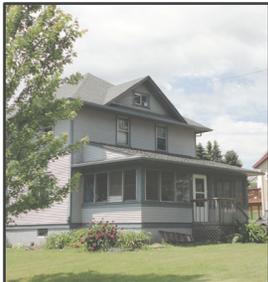
# City of Fitchburg Rural Cluster Zoning

PREPARED BY: CITY OF FITCHBURG PLANNING & ZONING DEPT.

## HISTORICIST ARCHITECTURE HOUSING TYPOLOGY



*Greek Revival | Queen Anne | Italianate | Gothic Revival | American Foursquare | Second Empire | Rural Victorian Vernacular*



# City of Fitchburg, Rural Cluster Zoning

## *Historicist Architecture Housing Typology*

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# I. Historicist Styles | Introduction

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The Historicist Architecture Housing Typology is intended to be a supplemental reference to the architectural standards for potential Rural Cluster Districts (RCDs) in the city of Fitchburg. A full description of the architectural standards can be found in the appendix of the “Rural Cluster Zoning for Fitchburg” document. (A draft of this document is located on the City of Fitchburg website: <http://www.city.fitchburg.wi.us/departments/cityHall/planning/RuralCluster.php> )

A home in the RCD should reflect Midwestern housing types of late 19th- and early 20th-century rural developments. Examples of these types of houses still exist in rural Southwestern Wisconsin, many of which are pictured in this typology.

The historicist-housing examples in this typology describe the features of the classical form with a depiction of the typical rural-vernacular variation. Vernacular forms are most

often scaled-down versions of the classical style. This is mainly due to the economic restraints put on homeowners at the time of construction—leading many residents to dismiss unnecessary features such as some decorative exterior elements.

Also, note that the contemporary houses pictured in the historicist styles section are acceptable variations of a classical style. They may borrow features from other styles, but still maintain the dominant characteristics of the traditional style.

This typology is intended to be a guideline for those interested in building a home within a RCD in the city of Fitchburg. Future residents should make certain that the integrity of each housing style is maintained. Large-scale or highly modified versions of these styles (pictured in the Non-Historicist section) will likely not fit into the RCD architectural standards.



# Greek Revival

## I. Historicist Styles

The Greek Revival style dominated in American housing construction throughout the 19th century. Grander scales of the style dominated in the South, while smaller, more modest versions populated

the Midwest. Due to this nationwide popularity, Greek Revival architecture quickly became an identifier of 19th-century residential life in America. The Midwestern version of Greek Revival architec-

ture was featured in both rural and urban areas. Though its characteristics vary, the Greek Revival house often features a front-gabled roof, sometimes with a side wing, as seen in the photos below.



US Hwy. 14 near Oregon, Wisconsin



Fitchburg, Wisconsin

### Basic Features of Greek Revival Homes:

- Front-gabled roof
- Porch with either simple columns or square posts
- Double-hung, multi-paned windows
- Simple, wide frieze
- Narrow lap siding & wide trim on corners, windows, and doors.



Fitchburg, Wisconsin



# Queen Anne

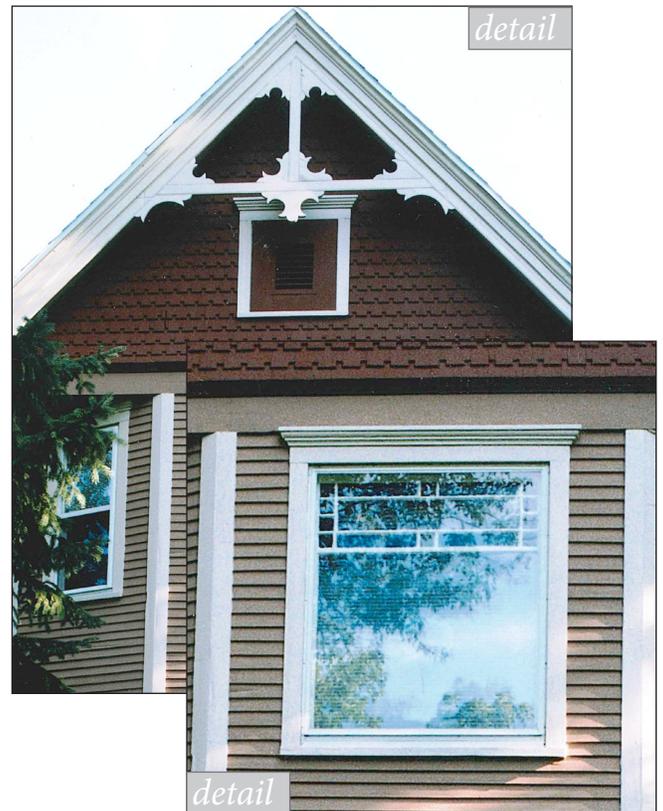
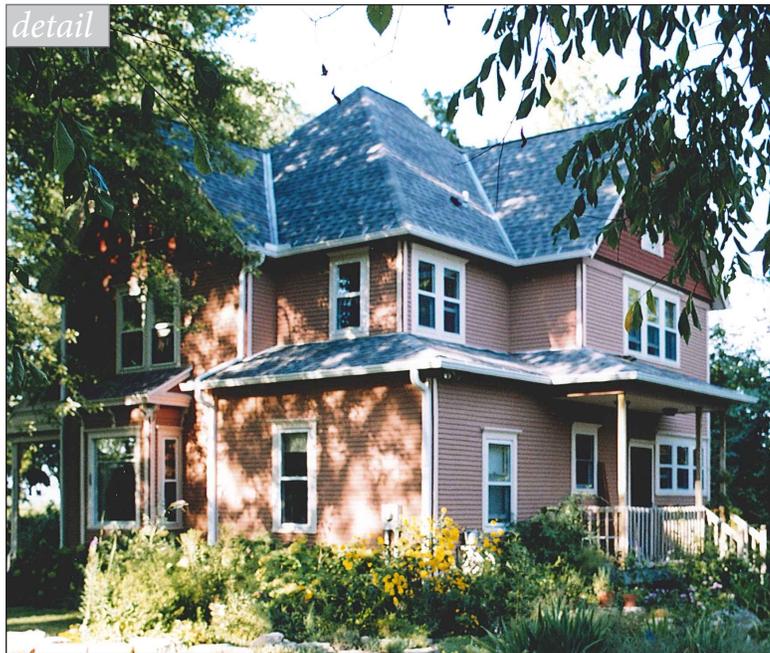
The Queen Anne housing style was popularized in American architecture toward the end of the 19th century. A Queen Anne home is easily identified by its elaborate exterior features and decor. Like

the Greek Revival house, Queen Anne architecture is commonly found in both urban and rural settings. A variation on the original style, the Queen Anne farmhouse is a more modest rural variation,

but still features a similar elaborate design. A steeply pitched roof with multiple gables along with exterior embellishments on the walls and trim make it rather easy to identify the Queen Anne farmhouse.



Fitchburg, Wisconsin



## Basic Features of Queen Anne Homes:

- Steeply pitched roof, often irregular with multiple gables
- Exterior walls ornately decorated
- Porch with turn posts and trim or columns
- Windows often embellished with stained glass

# Italianate

In the mid-19th century, America's middle class was emerging, and citizens were looking to build homes to accommodate their growing families. While many took to the simple symmetry of the Greek Revival house, others were inspired by Italian architecture, specifically the Italian villa. Employing a simpler version, many Americans found great flexibility in the house's floorplan and use of interior and exterior space. The attractive appearance of the Italianate's exterior features—a roof with overhanging eaves embellished with brackets—also drew potential homeowners to the Italianate housing style.

## *Basic Features of Italianate Homes:*

- **Low-pitched roof with overhanging eaves, often decorated with brackets**
- **Tall and narrow ornamented windows**
- **Brick or wood siding**
- **Typically a symmetrical facade and footprint**
- **Modest porches and/or balconies sometimes present**



Evansville, Wisconsin



traditional styles



Fitchburg, Wisconsin



detail

# Gothic Revival

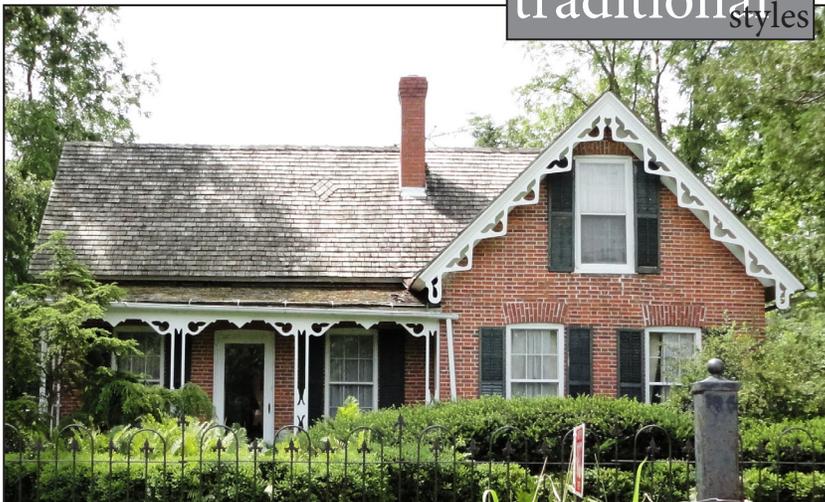
A style most frequently found in Midwestern churches built in the mid-to-late 19th century, known as “Carpenter’s Gothic,” the Gothic Revival housing style also channeled this vernacular variation in middle-class homes. Characterized by a steeply pitched, gabled roof, and decorative exterior features, Gothic Revival houses are often built of brick or stone materials. The Carpenter Gothic style often features wood siding instead of brick or stone based on the availability of materials in the area.

## *Basic Features of Gothic Revival Homes:*

- Steeply pitched roof, often gabled
- Tall, decorative arched windows
- Multiple dormers and/or towers
- Brick or wood siding
- Decorative front porch



traditional styles



Cookville, Wisconsin



detail



detail

Madison, Wisconsin

# American Foursquare

*I. Historicist Styles*

The American Foursquare home emerged in the early 20th century, paralleling a rise in speculative building and balloon-frame construction practices. Both the interior and the exterior of the house

provide for an efficient use of space—features that were coveted by new homeowners of the middle or working classes during this time period. Basic features of an American Foursquare home include a

low-hipped roof with one or more dormers on the roofline. Building materials can vary from brick to stone to wood siding. A large front porch spanning the width of the house is almost always present.

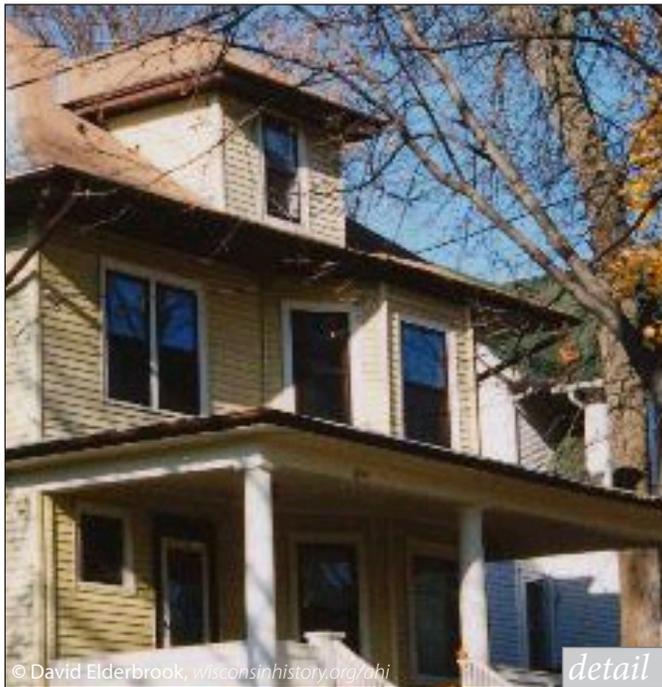
traditional style



Fitchburg, Wisconsin

## *Basic Features of American Foursquare Homes:*

- Low-hipped roof
- Typically one large, central dormer, but can have multiple along roofline
- Brick, stone, or wood siding
- Deep, full-width porch



Madison, Wisconsin

contemporary variation



Fitchburg, Wisconsin

# Second Empire

Second Empire architecture emerged during the post-Civil War era in the United States. A distinguished French architectural style, Second Empire buildings are identifiable by the dominance of the Mansard roof. In America, Second Empire homes were mostly sought by upper-class citizens who were looking to own an architect-built house. The style is not common in vernacular variations; many styles, like Queen Anne, feature a Mansard roof or tower but it is not the dominant feature. Second Empire roofs are dominantly double-pitched Mansard roofs with dormers.

## *Basic Features of Second Empire Homes:*

- **Double-pitched, Mansard roof**
- **Several dormers with tall, elaborate windows**
- **Brick or wood siding**
- **Multiple porches and balconies; front entrance has small, elaborate porch**



Evansville, Wisconsin



Madison, Wisconsin



# Rural Victorian Vernacular

Rural Victorian Vernacular, or Folk Victorian, is a variation on the traditional high-Victorian style. In order to create a striking exterior appearance, high-Victorian architecture borrows characteristics from other popular styles of the era including, Queen Anne, Greek Revival, Second Empire, and Italianate. Folk Victorian is the vernacular variation and is commonly found in rural areas as a farmhouse. Like any vernacular style, Folk Victorian homes are a scaled-down version of the classical style and the features of each house may vary.

## *Basic Features of Folk Victorian Homes:*

- **Front-gabled roof, with or without side wing**
- **Double-hung windows with minimal detail**
- **Building materials depend on region as the home is often built of locally sourced materials**
- **Porch across front or wrap-around with crafted details on columns and railings**



Verona, Wisconsin



Dunn, Wisconsin



## II. Non-Historicist Styles | Introduction

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A major component of a Rural Cluster District (RCD) is the intention to preserve a rural landscape while still allowing for residential growth. Commonly found in pre-1930s rural landscapes, the rural cluster, or hamlet, holds both significance in a historical context as well as an example of efficient land-use principles. In the case of the city of Fitchburg, the goal of the RCD is to maintain rich agricultural land while providing a housing option in a rural area of the city.

Due to the close proximity of the rural cluster to the agricultural land, the houses within the RCD that are visible from access roads must comply with certain architectural stan-

dards. (Again, these standards are outlined in detail in the “Rural Cluster Zoning for Fitchburg” document.)

The Non-Historicist styles pictured in the following pages would disrupt the contiguous, organic landscape that characterizes a RCD. By instead emulating late 19th- and early 20th-century architectural styles (see pages 1-7), the rural cluster can maintain its historical and visual appeal.

Aside from replicating a historic American settlement, a RCD should create the appearance of one farmstead, and the presence of modern or large-scale homes would detract from that homogenous and modest landscape.



According to the architectural standards for the City of Fitchburg's Rural Cluster Zoning, the following housing styles are deemed "Non-Historicist":

- **Builder's Modern**
- **Ranch**
- **Shed Contemporary**
- **Norman Scansion**
- **Georgian Revival**
- **Other suburban styles**

Generally, the styles listed above were popularized during the post-World War II housing boom; please note that this is not an exhaustive list of that era's styles.



Fitchburg, Wisconsin



Fitchburg, Wisconsin



Seminole Hills, Fitchburg



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Additionally, large-scale renditions of traditional styles may also not be considered Historicist in a Rural Cluster District.

Features of these large-scale variations depend on size, building materials, and aesthetic.

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*\*\*Basic House Type Features based on "Discovering your House Style" by Historic St. Paul; Wisconsin History Dictionary (architecture terms) by the Wisconsin Historical Society; and "Architectural Styles" by UW-Eau Claire Geography (Ingolf Vogeler).*

*\*\*All photos taken by the City of Fitchburg Planning and Zoning Department, with the exception of the American Foursquare photo on page 5 at 1814 Adams Street, Madison.*