

Popular Houses of West Allis 1880 - 1980

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This thesis project explores the most numerous and common house types of West Allis, focusing primarily on room configuration and function, yet still acknowledging architectural style. The organization of houses and naming of house types takes both plan configuration and style into consideration. In some cases, two house types will appear similar from the exterior but have different plans. In other cases, two house types will share the same plan but appear different on the exterior. I invite you to share in the exploration of West Allis’ most popular house types and the challenge of naming and identifying houses in a way that is seldom considered.

Popular Houses of West Allis, 1880 - 1980

Shannon E. Honl



Thesis by
Shannon E. Honl

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and
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All the West Allis homeowners, for sharing their stories, houses and traditions with me.

Abstract and Thesis Proposal

Historically, most Architectural Historians have studied houses through a lens focused primarily on style. Such studies generally examine only high-style houses—those with significant artistic value and that are most often created by a master craftsman or architect. In reality, such houses make up but a minute percentage of America's housing. As they are without a stylistic "branding," most homeowners are unable to make a connection between these studies and their own homes' building traditions, function and history.

This thesis project explores the most numerous and common house types of West Allis, focusing primarily on room configuration and function, yet still acknowledging architectural style. The organization of houses and naming of house types takes both plan configuration and style into consideration. In some cases, two house types will appear similar from the exterior but have different plans. In other cases, two house types will share the same plan but appear different on the exterior. I invite you to share in the exploration of West Allis' most popular house types and the challenge of naming and identifying houses in a way that is seldom considered.

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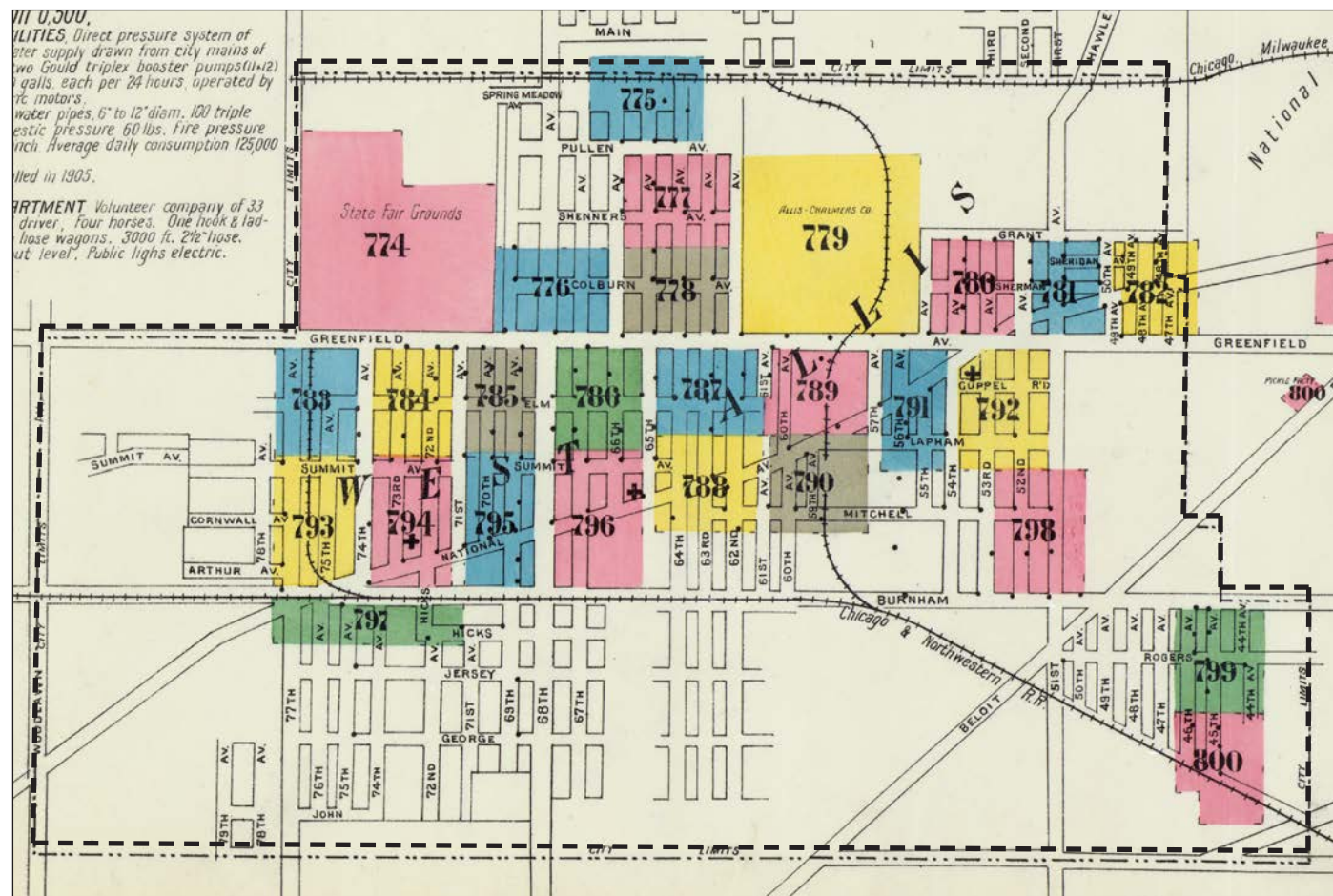
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Chapter I
History of West Allis

Chapter I History



Chicago & North Western Railway Station, North Greenfield, 1890



Sanborn Fire Insurance Map Key, 1910, 1927, updated 1951

Early City Development, 1800 - 1907

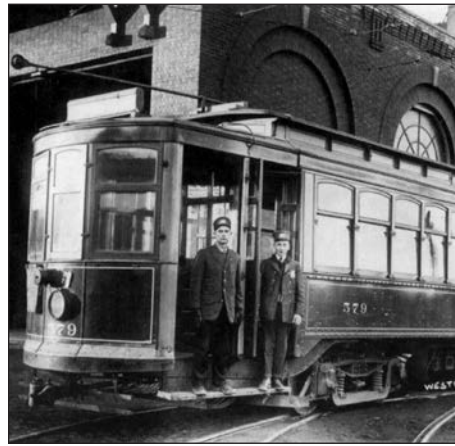
The geographic area of what is now the City of West Allis, began as a Pottawatomie and Menomonee Indian Settlement in the early 1800's. By 1835, the region was a German agricultural settlement known as Honey Creek.

In 1885, the Chicago & North Western Railroad Company established the Madison rail division through southern Wisconsin and built a depot in this location called North Greenfield. And in 1891, North Greenfield was selected as the permanent site for the Wisconsin State Fair. After this major development, North Greenfield became the first residential suburb of Milwaukee. Businessmen and Professionals would build houses in this area and commute to downtown Milwaukee via streetcar.

By the end of the 19th Century, Milwaukee manufacturing companies were struggling to keep up with product demand and a shortage of real estate made expansion impossible. In response to this shortage of land, many industries, lead by the Edward P. Allis Company, relocated to the area that would become West Allis, to build larger factories.

In 1902, West Allis was incorporated as a Village and five years later in 1907, it was declared a 4th class city of the State of Wisconsin. The city boomed as a result of the State Fair and relocation of industry. West Allis offered prime location for manufacturing companies with immediate railway access, a twenty-five minute commute from Milwaukee, and healthy residential sections superior to Milwaukee or any other surrounding suburb. People flocked by the thousands to claim jobs and purchase lots. And houses were built at a rate of 150 - 200 per year. Thus began the worker's class housing boom in West Allis.

Early Transportation



West Allis Streetcar



Hawley Road Streetcar, 1918



Streetcar at S. 60th Street and W. Burnham Street, 1920

The first effort towards reliable transportation was the construction of the Mukwonago Plank Road in 1860, which today is W. National Avenue. In 1880, the Chicago & North Western Rail Road Company expanded their rail from Milwaukee to Madison. During this construction a station was built near the community of Honey Creek and called North Greenfield until the 1920's when the name was changed to the West Allis Station.

After the construction of the State Fair Park in 1891, the routes for streetcar tracks needed to be selected. The residents of North Greenfield were in favor of W. National Avenue to S. 73rd Avenue (presently S. 82nd Street) and north to W. Greenfield Avenue. The Secretary of the State Fair, T. J. Fleming, owned a home on Greenfield Avenue and since it was the most direct route from Milwaukee to the fair grounds it was decided in 1894, that Greenfield Avenue would receive the streetcar track.

Upon completion of the streetcar routes from the city of Milwaukee to the Village of North Greenfield, the growth and the success of the community was assured. According to Reverend Julius Burbach, "the location of the State Fair grounds and the securing of the streetcar lines constituted the real foundation for its growth and development." The Milwaukee Journal considered North Greenfield one of the "prettiest and most convenient of Milwaukee's many residents suburbs."

By the time West Allis was established as a city, the rail road system was far superior to that of Milwaukee's. There were two main freight lines that ran parallel to one another about one mile apart. In addition, there were three streetcar lines running from Milwaukee to ensure that all people from north, central and south Milwaukee could commute efficiently to West Allis for their manufacturing jobs.

By the middle of the 20th Century, the automobile was a significant part of the culture. A shift in housing typology will occur as a result during the Ranch Era.



Chicago, Milwaukee and St. Paul Rail Road Depot

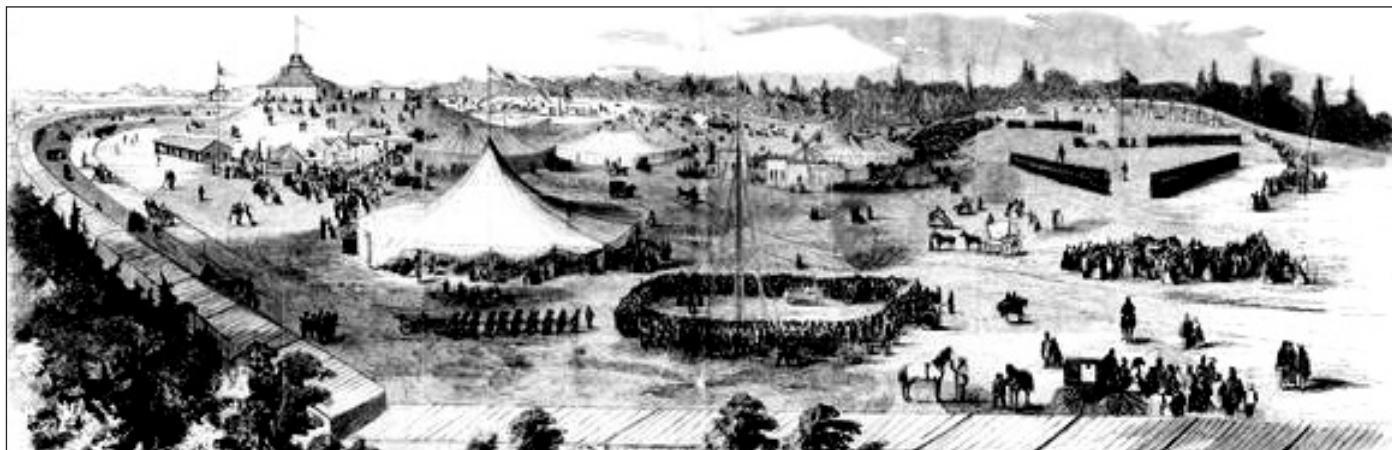


West Allis Street Construction

Wisconsin State Fair



State Fair Cattle Judging



Fair of the Wisconsin Agricultural Society

The Wisconsin Agricultural Society was formed in 1853 and the primary duty of this society was to organize the Wisconsin State Fair. During the years following 1853, the state fair moved from different locations around the state. In 1890, the society was commissioned to find a suitable permanent location for the state fair grounds. The search revealed two suitable properties. One was located in North Milwaukee and owned by Roswell Miller, who at the time was the president of the Chicago, Milwaukee and St. Paul Railway, and by H. C. Payne, who was president of the Milwaukee Streetcar Company. A message was sent to the Wisconsin State Agricultural Society stating that a streetcar route would not be laid to the fair grounds if their property was not chosen for the fair grounds location.

On December 9, 1891, the Wisconsin Agricultural Society decided on the alternative property, a parcel of land in North Greenfield owned by Mr. McFetridge. The land was originally settled by one of the first settlers to Honey Creek, Alfred Orendorf, in 1835. The location for the Wisconsin State Fair Park still remains on the original site bordered by S. 84th Street on the west, W. Pierce Street on the north, S. 77th Street on the east, and W. Greenfield Avenue on the south.

As a result of not choosing the North Milwaukee location, transportation to and from the fair became an immediate dilemma and inconvenience. After two years of poor transportation methods, a group of Real Estate developers subsidized the construction of a streetcar route from the Milwaukee Motor Railway Company. In 1894, the other issues with the local rail lines were resolved and the St. Paul Rail and the Milwaukee Street Car Company began to accommodate passengers to the fair.



Tents at the State Fair, 1921



Kids at the State Fair



Promotional poster advertising the new State Fair Park.

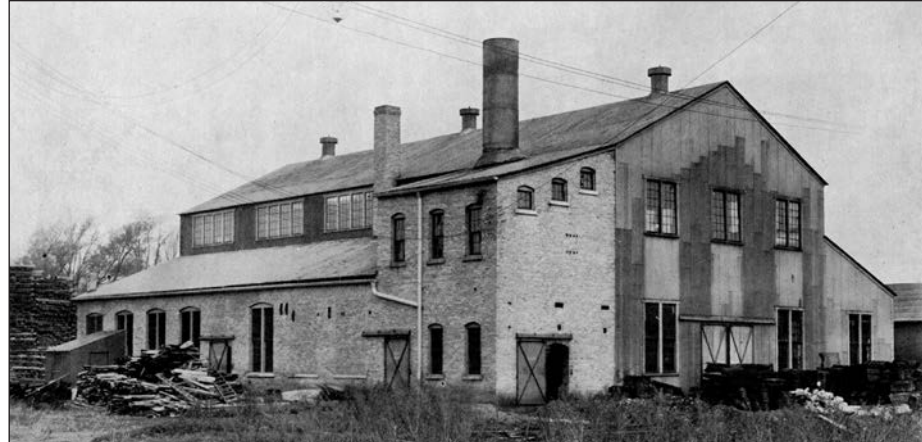
Industrial Development



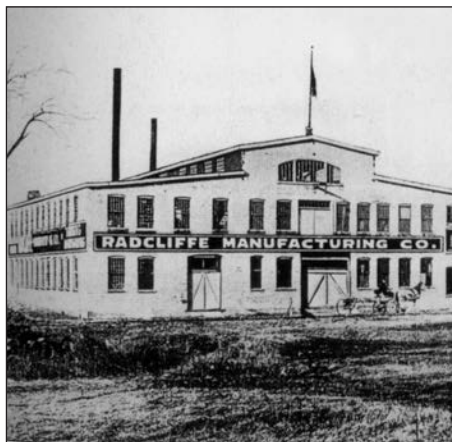
Milwaukee Stamping Company, 1903



Wehr Steel Company, 1910



West Allis Iron Works, 1910



Radcliffe Manufacturing Company, 1904



Gerlinger Steel Casting Company, 1902

At the turn of the 20th Century, the area that today is West Allis was still considered the Village of North Greenfield. The small community near the train depot was primarily a residential suburb with its inhabitants commuting to downtown Milwaukee for their occupations. With the establishment of the freight railway system and the commuter streetcar routes, this area of land started to look very appealing to Real Estate developers.

As the industrial revolution progressed and demands on manufacturing in Milwaukee increased, companies began to outgrow their downtown real estate. There was no more land to develop larger facilities and the existing ones were at maximum production. This began the industrial decentralization in the city of Milwaukee. It was the Edward P. Allis Company that took the first move and made the decision to move to the North Greenfield area. Many other industries followed suit.

Although Charles Allis was the first to purchase property, many other industries began the relocation process before construction of the new Allis-Chalmers plant was complete. Between the years of 1901 and 1910, fourteen industrial firms either relocated from Milwaukee or started new establishments in the West Allis area. In 1901, Rosenthal Corn Husker Company, makers of agricultural machinery, the Kearney & Trecker Company, makers of milling machines, and the Fred Prescott Company, makers of mining pumps, moved to the area known today as West Allis. Following in 1902 was the West Allis Malleable Iron and Chain Company and Gerlinger Steel Castings Company. In 1904, Radcliffe Manufacturing opened. 1905 brought the Pressed Steel Tank Company and Kemp Smith Manufacturing. From 1907 to 1910, the Milwaukee Stamping Company, Wisconsin Motor Manufacturing, Wehr Steel Company, and West Allis Iron Works were established.

Most of these industries purchased land and built factories either in-between the two freight lines that paralleled each other through the city or along the north/south spur line that connected the two major freight lines. This became the industrial corridor of the city of West Allis.

Allis-Chalmers Company



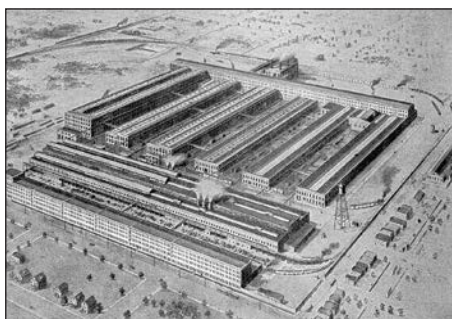
Whittemore Farm, future site of Allis-Chalmers Company



Allis-Chalmers Manufacturing Plant, 1925



Allis-Chalmers Club House



Sketch of Allis-Chalmers

The company began as the Edward P. Allis Company in downtown Milwaukee, the largest industrial employer in the city. The company revolutionized the design and engineering of agricultural equipment, heavy machinery and steam engines. The factory was located on Clinton Street and had reached a hiring capacity of 3,000 workers. In order to keep up with production demands the company needed to expand up to 10,000 employees with \$20 to \$30 million worth of production.

The Allis-Chalmers Company was the catalyst for West Allis becoming a city and industrial suburb of Milwaukee. The Real Estate developers needed the largest and most financially powerful industrial firm to pave the way. The primary focus of the Edward P. Allis Company in relocating the plant was to find an area of land that was sparsely settled where sizeable profits could be made from the sale of land for housing and other industrial development. It was the Allis-Chalmers Company that made the first decision to purchase land and relocate from the city of Milwaukee, leading the way for many others to follow.

In November of 1900, Real Estate developer Stutley I. Henderson toured Charles Allis around a piece of property known as the Whittemore Farm just east of the State Fair grounds. The location of the property was ideal; plenty of room for development with close proximity to both the Chicago, Milwaukee and St. Paul Railroad and the North Western Railroad. Shortly after the purchase of the new land and expansion, Edward P. Allis merged with Fraser and Chalmers, a Chicago steel and mining company, and thus the name changed to Allis-Chalmers Company and continued to build mostly agricultural machinery into the 1990's when they phased out and sold the company to a German firm.



Construction of the Allis-Chalmers Plant, West Allis



Allis-Chalmers Manufacturing Plant

Real Estate Development



Old Six Points Intersection, 1930

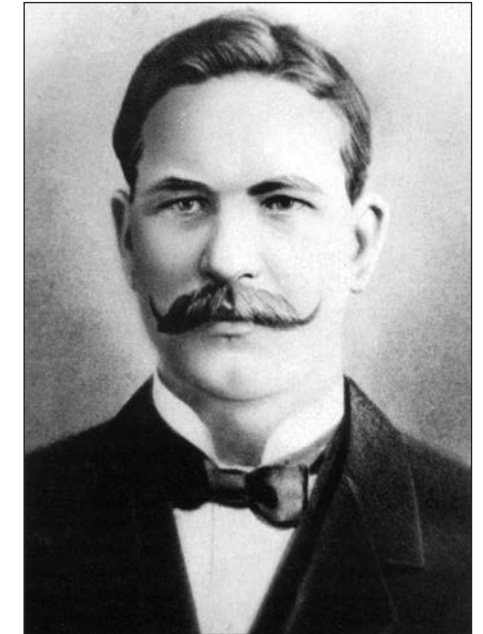


W. Greenfield Avenue Business District, 1920

The forward thinking and highly motivated Real Estate developers contributed significantly to the success and growth of the Village of North Greenfield into one of the world's largest manufacturing cities. In April 1887, Stutley I. Henderson and his brother, Frederick Henderson, platted the first subdivision in North Greenfield and called it "Henderson's Subdivision Number One." The area contained 400 sites for homes.

Other notable Real Estate developers included: the Central Improvement Company, owned jointly by the Henderson Brothers, William Shenners, and Alexander McMicken; Charles Cuppel who bought up property near S. 53rd Avenue and W. National Avenue, which is known as Six Points; and the W. H. Shenners Company. It was these companies who foresaw the potential for land development and use in this area. It was apparent that land could be purchased for cheap, platted, and marketed based on the prime location to the railroad, the short 25 minute commute to the city and the beautiful pristine fields and fresh air. They knew if they could attract the large industrial firms of downtown Milwaukee the residents and businesses would follow.

The growth of the city was a result of two situations. The first being industrial decentralization of downtown Milwaukee. The manufacturing firms were determined to expand and relocate. Where they were going was undecided and it was up to the Real Estate developers to entice them to the Village of North Greenfield. The second was a boom in residential development. This was a result of home ownership aspirations of the working immigrant class. There was a desire to live in close proximity to the place of employment and in a healthier environment that offered more privacy.



Charles Cuppel

THIS?

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"

<p>MAIN OFFICE</p> <p>62nd and Greenfield Ave. Opp. West Allis Bank.</p>	<p>BRANCH OFFICE</p> <p>53rd and National Ave. At 5c fare limit.</p>
---	---

OR THIS?

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

Central Improvement Company Advertisement, 1910

Residential Development



Wood Sidewalks, 1919



YOUR OWN HOME

ONE of the greatest ambitions of the married man is to own his own home. It is a delightful feeling to sit under your own porch and read your newspaper without a care in the world—after a well spent day of hard work. No rent day to look forward to—no thought of the time when misfortune may turn your dear ones into the streets—it is ALL YOUR OWN to do what you please with.

We have built hundreds of houses in West Allis, have helped hundreds to secure homes of their own.

If you are interested, we have a booklet which tells you all about it and which is yours for the asking.

If you want any thing in the line of lots, acreage, factory sites or business property, see us, the

Largest Dealers and Owners of West Allis Property
McGEOCH
 Main Office—CEMENT BLOCK BLDG.—53rd & National

Own Your Own Home, Advertisement

Residential development began with Honey Creek during the mid 1800's, which became the western edge of West Allis. The older section of the city is primarily agricultural with larger houses sitting on larger lots and occupied by people local to the area. The "newer" neighborhoods of West Allis exist along the eastern boundary near the site of the Allis-Chalmers factory. It was these newer neighborhoods where the industrial workers and their families settled. According to Dr. Judith Kenney, "The standard lot in working-class neighborhoods was long with a narrow frontage, measuring 20-30 feet deep." These residents were primarily immigrants from Austria, Bohemia and Canada, and later from Yugoslavia, Germany and Poland. By 1930, the city had reached its peak percentage of immigrant population.

It was these immigrant homeowners who Real Estate developers appealed to. As shown in the advertisement on the previous page, Real Estate companies were taking advantage of the image of crowded city life and contrasting it to healthy, relaxed and spacious lifestyle of the industrial suburb. The single-family home was a rite-of-passage and symbol of status in early 20th Century America. These strong views and ambitions caused immigrant workers to work very hard to acquire lots and build houses for their families.

When West Allis was first incorporated and the subdivisions platted, the streets were unpaved and there was no city sewer or water. The streets and sidewalks were wooden planks, the alleys were dirt and stunk of outdoor privies. These things were quickly remedied. In 1902, Milwaukee Heat, Light and Traction Company furnished a street light system. In 1903, the Wisconsin Telephone Company established a phone system and operator to manage the calling network. In 1904, the West Allis Gas Company began laying the first gas lines to residences. During the Great Depression in the 1930's the Works Progress Administration funded the development of city water and sewer, and paved streets and sidewalks. And in 1923 a building code was implemented to ensure healthier standards of living.



Residential street view, 1925



Horse drawn street graders, 1910

Wilbur Lumber Company



WILBUR LUMBER COMPANY INCORPORATED

LUMBER, LATH, SHINGLES, FUEL AND FEED

ALL KINDS OF FEED AND FUEL, COAL, WOOD, ETC.

TEL. WEST ALLIS 79

7111 NATIONAL AVE.

Wilbur Lumber Company, Ad

The Wilbur Lumber Company was originally established in 1875 in Burlington, WI and in 1922 the company relocated to West Allis. The company offered full-service building supply to include: lumber, hardware, materials, and “stock” home construction documents. As a land owner Wilbur offered a collection of pre-designed homes with construction documents drafted by highly trained architects and draftsmen. For clients who wanted something more customized and could afford the additional fees, Wilbur would custom design homes and draft detailed construction documents. Some of these houses have been located within the city of West Allis. These pre-designed models that Wilbur sold drawings of were very similar to catalogue or pattern book homes that were sold on the national level by large companies such as Alladin, Sears, Roebuck & Company, and the Radford Architectural Company.

The company closed down in the 1970's; however, it was in many ways a predecessor to companies such as Menards, Lowes and Home Depot. They offered a wide variety of materials and equipment for home building needs. It was a place for one-stop-shopping including your architectural plans.

Chapter 2
Housing Typologies

Chapter 2

Housing Typologies

Popular House Types of West Allis

The most popular types of houses in West Allis were built during three main eras of housing development. Each era takes on the name of its most popular house type and includes all house types and sub-types built within an era's time period. Below is an outline of the three eras and their corresponding house types.

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

Parade of Traditional Styles



American Foursquare



Dutch Colonial Revival



Craftsman Bungalow



Mediterranean Revival



Spanish Colonial



Period Revival Tudor



Queen Anne



Eclectic Period Revival



Period Revival Tudor

The majority of West Allis houses fall within the categories outlined on the previous pages. For purposes of this study, houses are organized primarily on their plan and function, something that every house has. In the past most Architectural Historians study houses through a lens focused on style. Even though this is a project focused on West Allis' most popular and numerous house types, it is still important to acknowledge the variety of high-style houses found within the city.

The photos shown on the adjacent page are examples of the variety of high-style and architect designed homes throughout the city. The plans and designs of these houses vary greatly and no two are alike, making them unique in function and unclassifiable as a typology. Their exterior features allow them to be classified based on appearance, design details and form.

Bungalow Era 1900 - 1935



The Bungalow Era in West Allis spans from 1900 - 1935. A Bungalow Era existed for the entire nation, but its specific time frame varies from region to region. Approximately 12,000 houses, 41% of West Allis' current total housing population, were constructed during this era. It was West Allis' largest housing boom in history.

The Bungalow became a popular and affordable house type for several reasons. It was often a reaction against the previous Victorian Era and offered clean lines, functional spaces and an easily reproduced standardized plan. Many types and sub-types of Bungalows exist in West Allis ranging from two room deep worker's cottages to four or five room deep architect designed Craftsman Bungalows.



All house types within the Bungalow Era have typical Bungalow floor plan; a separation of public spaces from private spaces. The entry always opens into either a small enclosed vestibule or living room. On one side of the house is a bedroom, bathroom and bedroom progression accessed through a private hallway off the dining room or kitchen. The other side of the house is a living room, dining room and kitchen progression, with an exterior porch or entry off the kitchen. The majority of these houses are one-and-one-half stories, originally built with unfinished attics that were later expanded with dormer additions and finished as living spaces. Unlike other Bungalow neighborhoods across the nation, these houses have their stairway located in the rear of the structure, most often accessed directly from the kitchen.



Exterior characteristics include low front gabled roofs (sometimes with a jerkinhead detail), about twice as deep as they are wide, bay windows in the living room, deep set porches, and exposed rafter beams. If a garage is on the lot it was most likely built after the initial construction of the house and accessed via the alleyway. Lots are long and narrow with a rear yard and detached garage or shed.



- A. Bungalow
 - i. Four-Room, Box Bungalow
 - ii. Standard Bungalow or "West Allis" Sun Porch
 - 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 Converted Type



- C. Other Pre-1930, House Types
 - i. Foursquare
 - ii. Side-Hall House Types
 - iii. Front-Gambrel or Dutch Colonial
 - iv. Polish Flat



Bungalow House Types

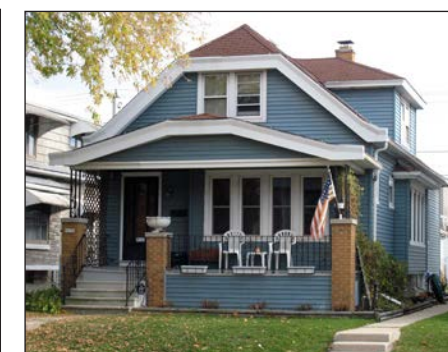
Bungalow Era



Bungalow

- i. Four-Room, Box Bungalow
- ii. Standard Bungalow
“West Allis” Sun Porch
- iii. Side-Gabled Bungalow
- iv. Craftsman Bungalow

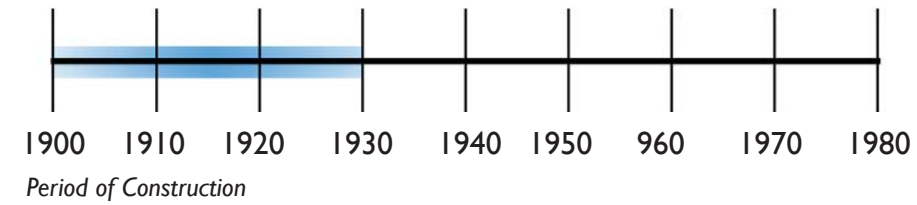
Bungalow houses make up the most common house types within the Bungalow Era. There are four types of Bungalows. The Four-Room Box Bungalow is the earliest type and often considered a transitional house type from the earlier worker's cottages. The West Allis “Sun Porch” Bungalow is a sub-type of the most popular Standard Bungalow house type. Although the Craftsman Bungalow is listed its numbers in West Allis are so minute its debatable whether or not to consider it a popular house type.



Four-Room, Box Bungalow

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

1900 - 1930



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

Approximate Square Footage:

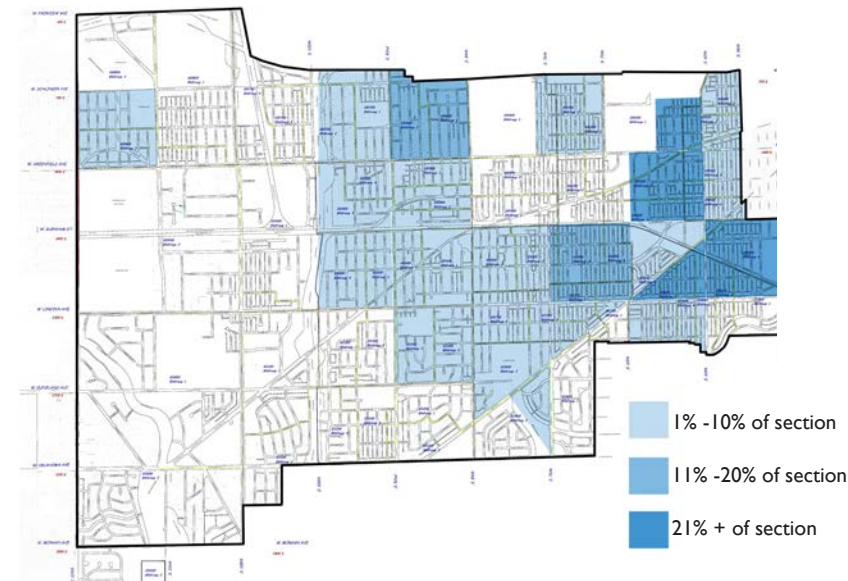
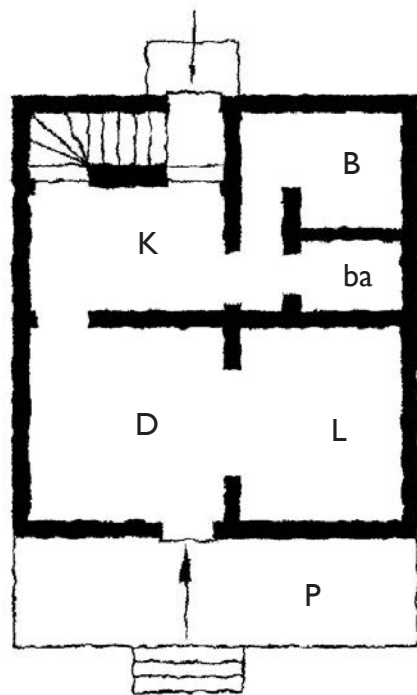
650 S.F. - 1,100 S.F.

No. of Rooms: 4 - 6

No. of Bedrooms: 1 - 2+

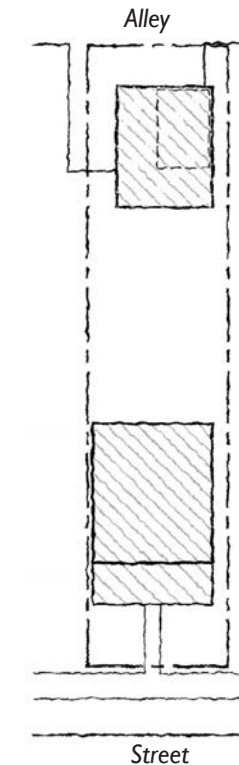
Typology Statistics:

- 5% of Total units
- 15% of Bungalow Era units
- Approx. #: 1,450 / 29,000



House Type Density Map

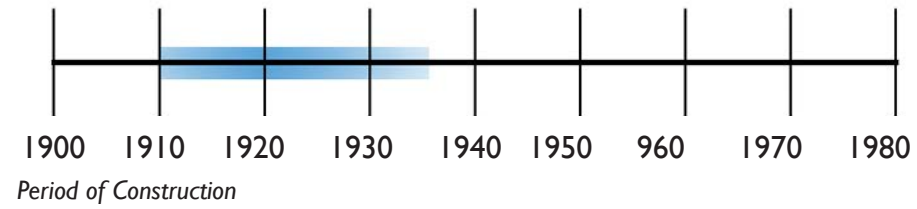
The Four-Room, Box Bungalow is the earliest house type studied. As identified on the location map above these houses are primarily located in the northwest and oldest area of the city. The four-room plan is considered transitional from the Worker's Cottage to the more traditional and popular Standard Bungalow which will emerge a little later in the 20th Century. As a result of the small and limited plan, this house type is often remodeled. A back-bedroom addition and enlarged bathroom are common changes.



Standard Bungalow

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

1910 - 1935



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
- Two rooms wide
- Stair located in rear
- Private spaces separated from public spaces

Approximate Square Footage:

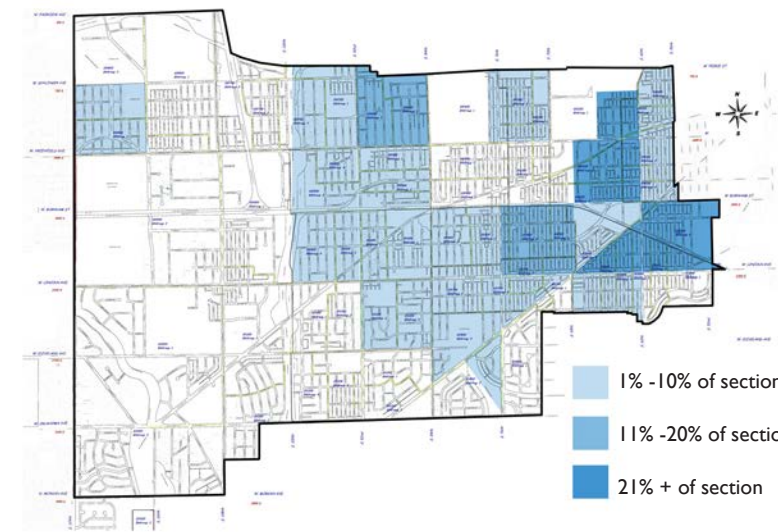
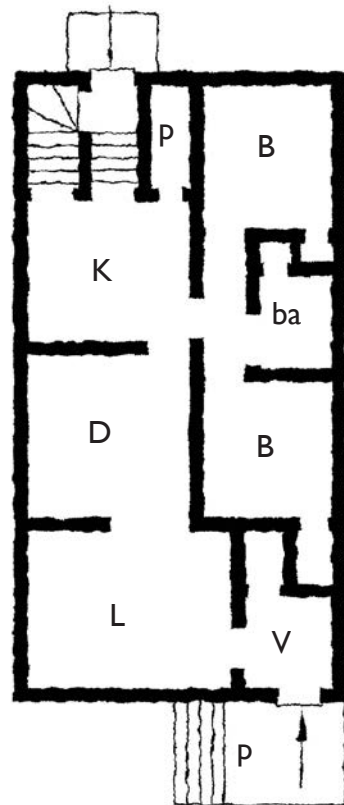
1,000 S.F. - 1,500 S.F.

No. of Rooms: 6 - 8

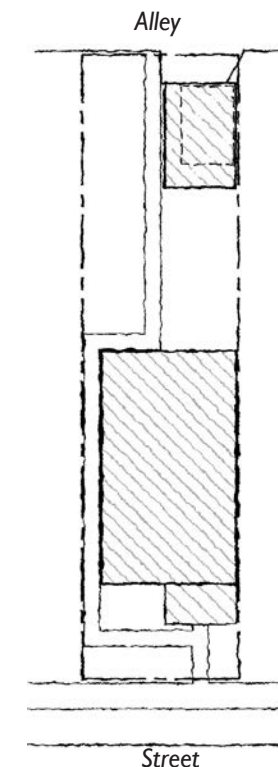
No. of Bedrooms: 2 + attic

Typology Statistics:

- 12% of Total units
- 33% of Bungalow Era units
- Approx. #: 3,500 / 29,000



The Standard Bungalow is West Allis' most popular Bungalow house type. Most of these houses were constructed between 1915 and 1930. They all have standard Bungalow Plan with a separation of private spaces from public spaces and the stairways consistently located in the rear of the house. Another version of this plan omits the vestibule and the front entrance opens directly into the living room. Second floor plans vary depending on dormer additions and remodeling history. Again, these are mostly located in the central to northeast regions.



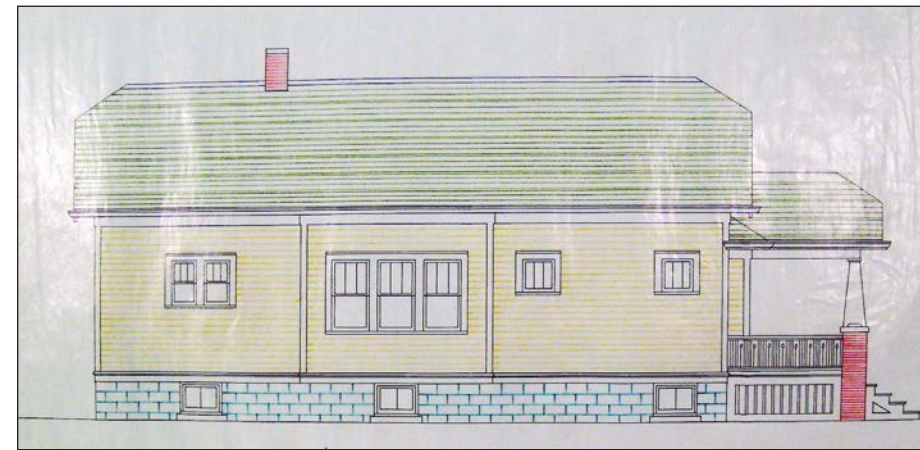
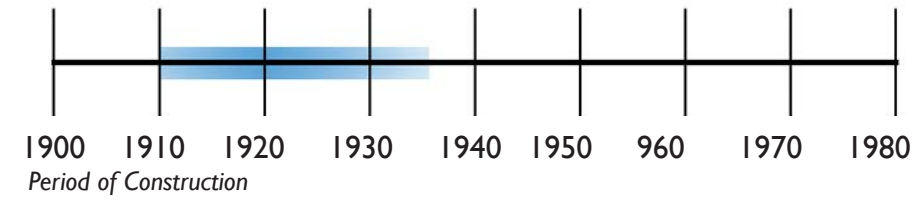
Standard Bungalow

Wilbur Lumber Company Design

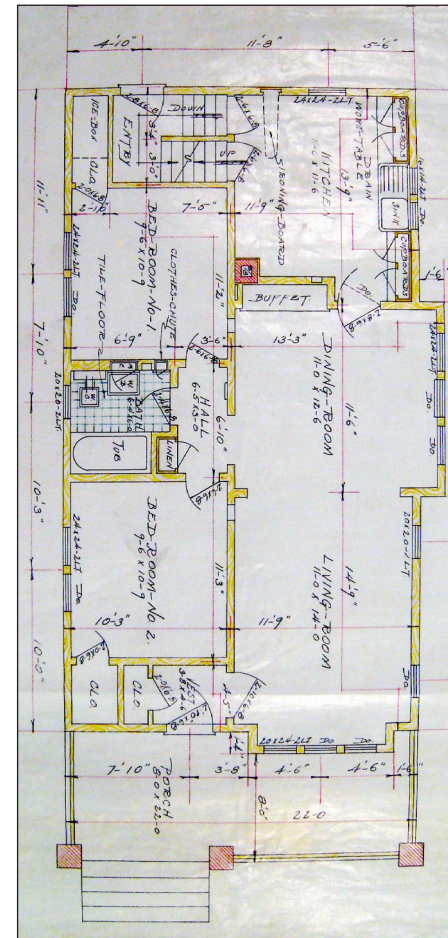


Front Elevation

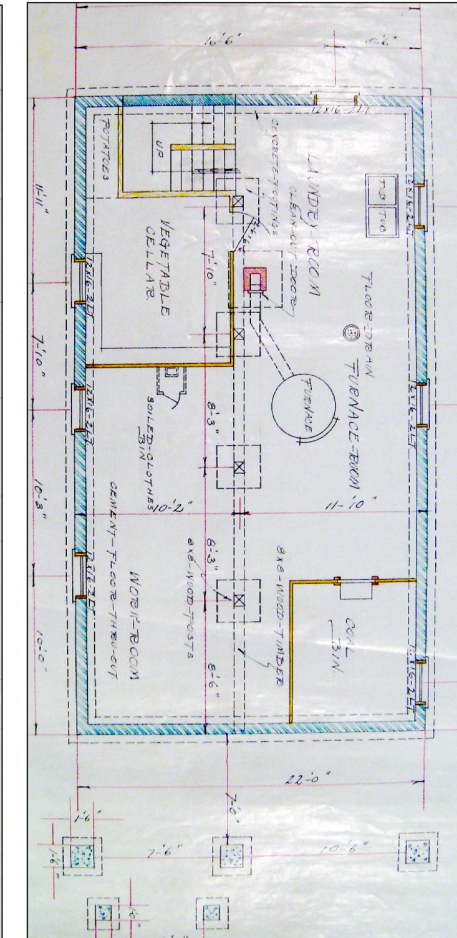
This set of construction drawings represents one of many Standard Bungalow designs from the Wilbur Lumber Company. This particular set is design No. 647 and represents a Standard Bungalow house type designed and drafted by trained Wilbur Lumber Company draftsman for purchase by a landowner seeking to build a house. These drawings are very well drafted with extreme attention to details and labeling.



Side Elevation

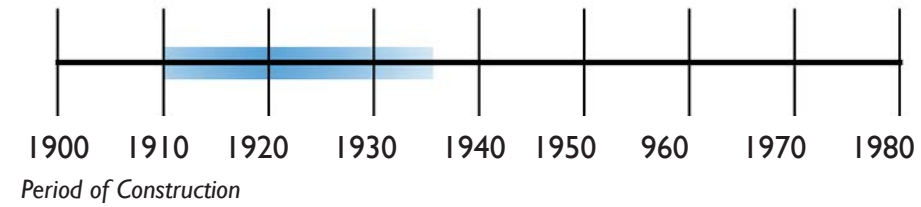


First Floor Plan



Second Floor Plan

Subtype:
West Allis,
“Sun Porch” Bungalow
 Also Known As: Sun Parlor Bungalow
 1910 - 1935



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
- Stair located in rear
- Sun Porch located along
Bedroom side
- Private spaces separated
from public

Approximate Square Footage:

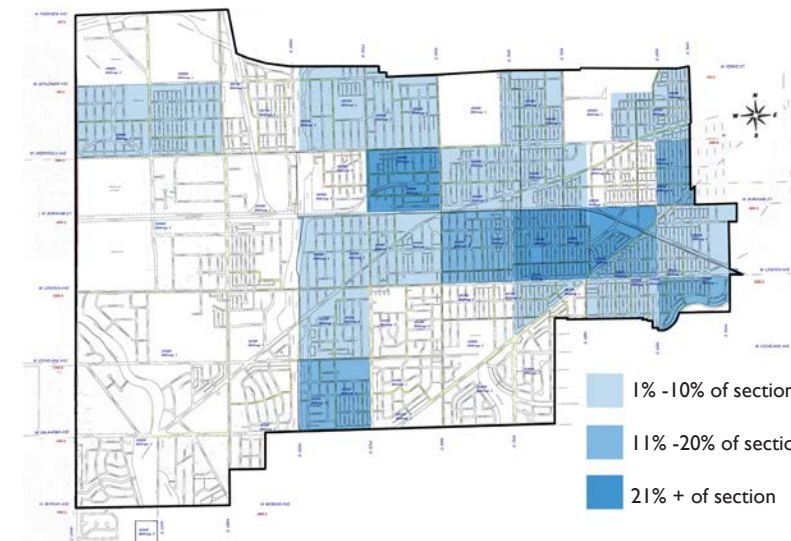
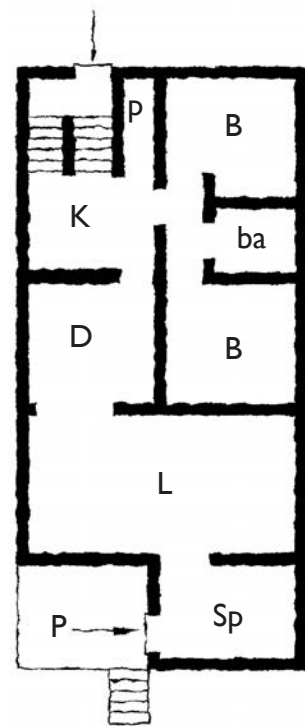
1,000 S.F. - 1,500 S.F.

No. of Rooms: 6 - 8

No. of Bedrooms: 2 - 3

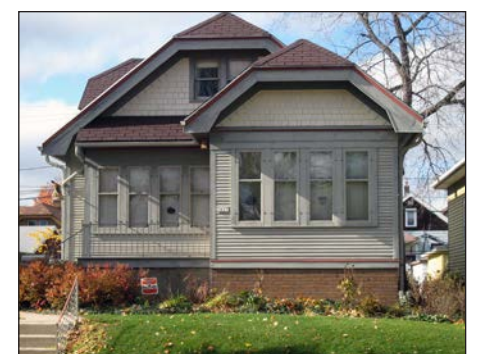
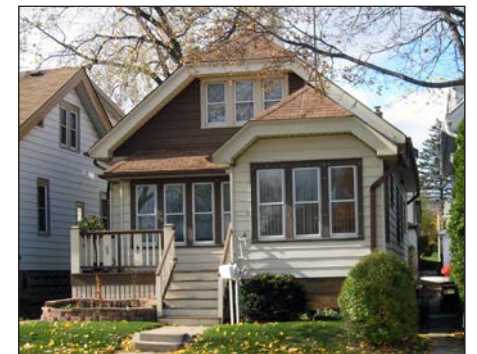
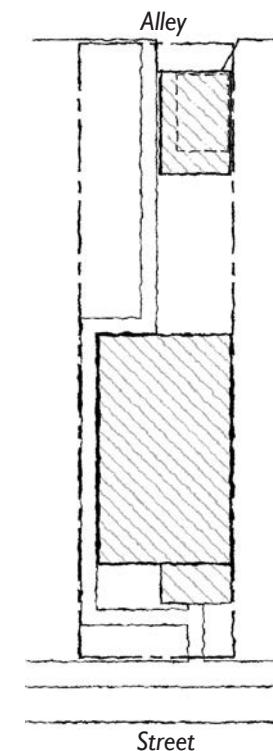
Typology Statistics:

- 6% of Total units
- 17% of Bungalow Era units
- Approx. #: 1,750 / 29,000



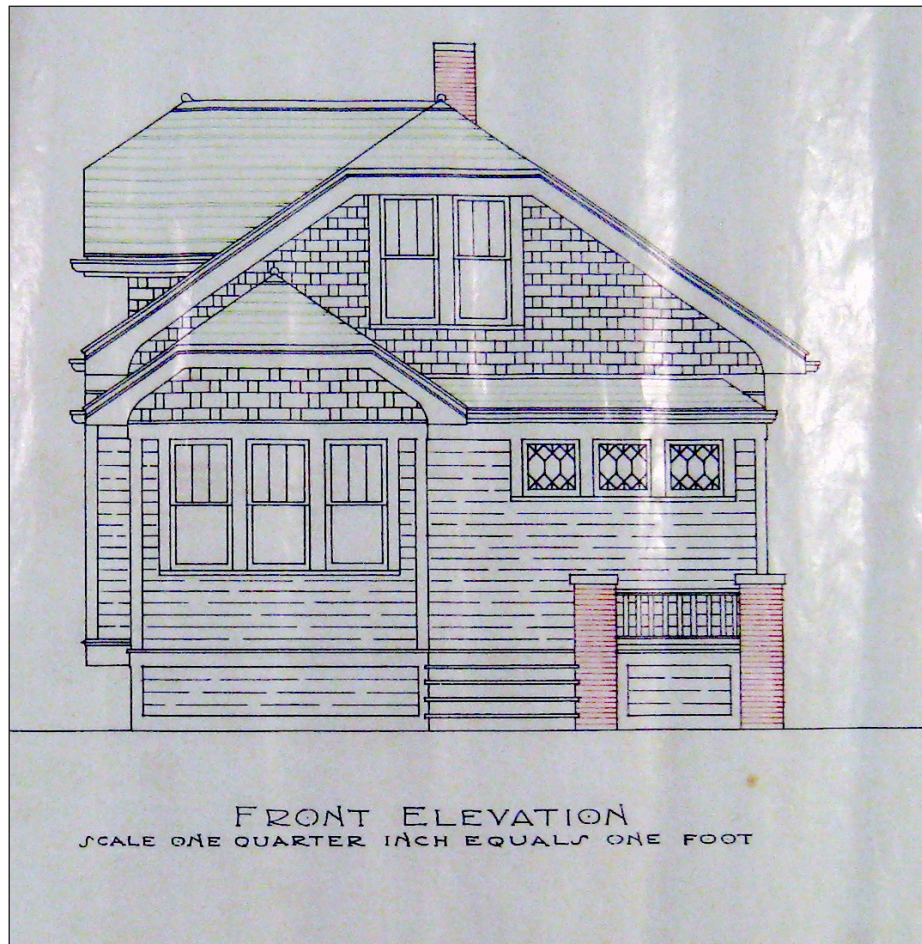
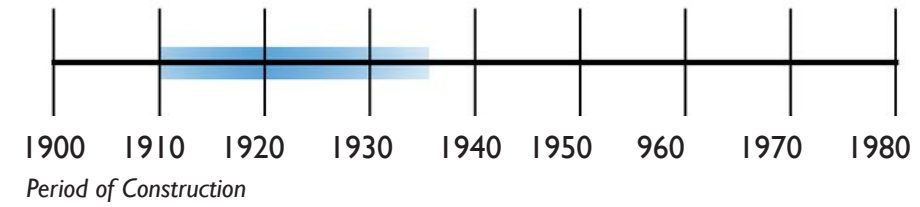
House Type Density Map

This house type is named for the city of West Allis, not because it is exclusive to the city but because it is seen here in such high concentration compared to other Milwaukee area communities. The majority of Sun Porches are original to the house; however, on rare occasion owners have enclosed an open porch on a Standard Bungalow house type. The later-enclosed type does not offer the same three-season fully furnished atmosphere of the original Sun Porch Bungalow.



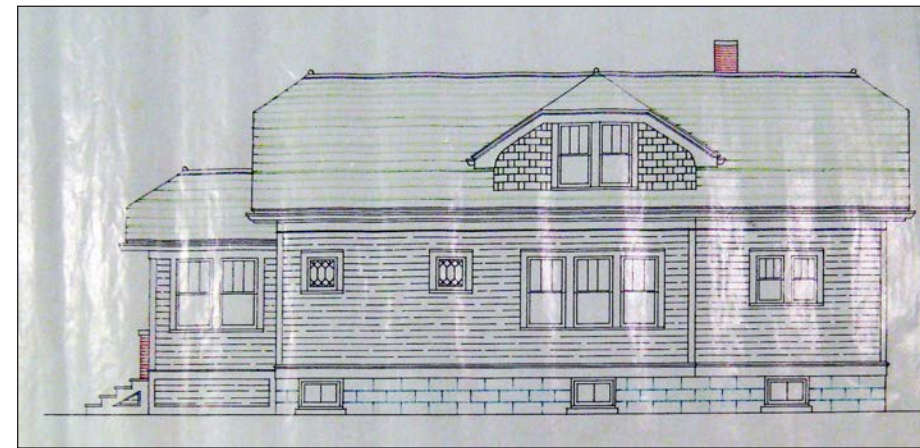
West Allis, “Sun Porch” Bungalow

Wilbur Lumber Company Design

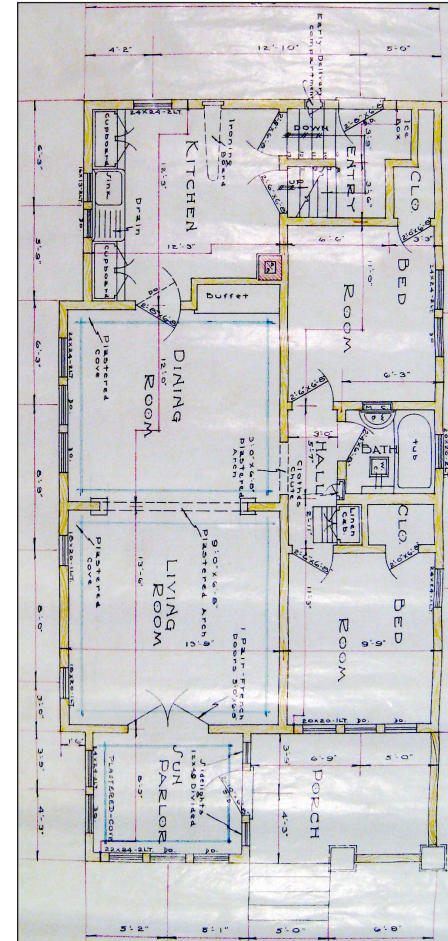


Front Elevation

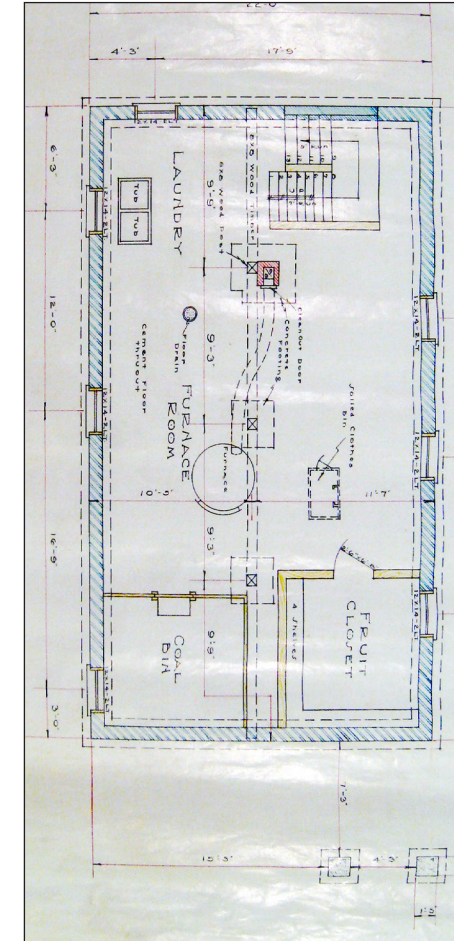
This set of construction drawings are from the Wilbur Lumber Company. This particular set represents a West Allis “Sun Porch” Bungalow house type designed and drafted by trained Wilbur Lumber Company draftsman for purchase by a landowner seeking to build a house. Based on the plans the Sun Parlor is original to the design and offers fully insulated walls and windows to match the main body of the house. In cold Wisconsin climates these porches offered more of a transitional entry sequence into the house and could be closed off from the living room to prevent additional heat loss through the front entrance.



Side Elevation



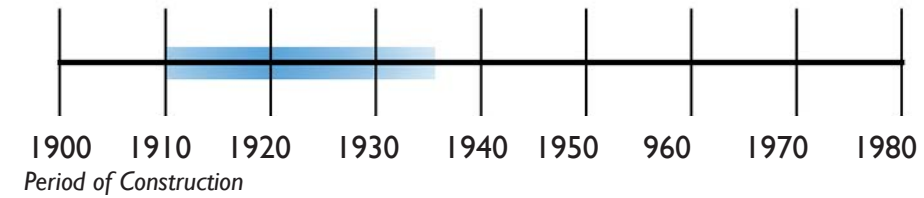
First Floor Plan



Second Floor Plan

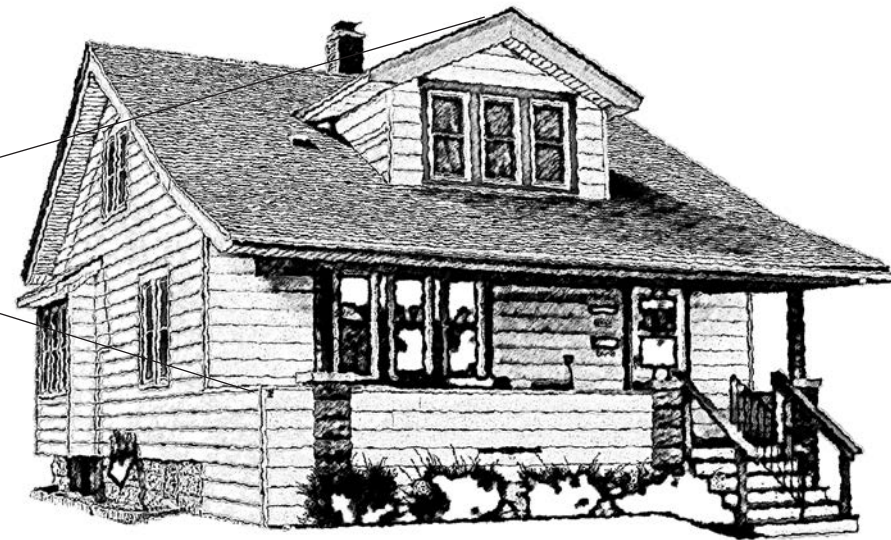
Side-Gabled Bungalow

Also Known As: Wide Bungalow
1910 - 1935



Identifying Facade Features:

- One-and-one-half stories
- Roof gable parallel to street
- Large central dormer
- Street-facing gable
- 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

Approximate Square Footage:

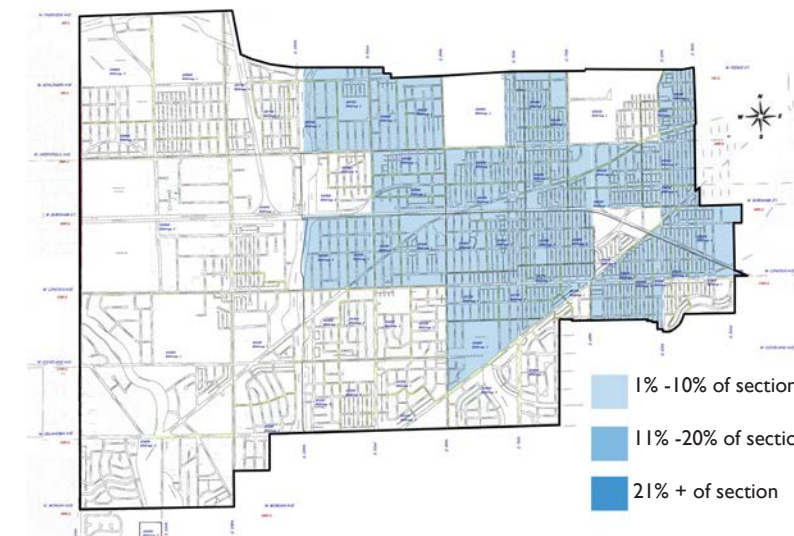
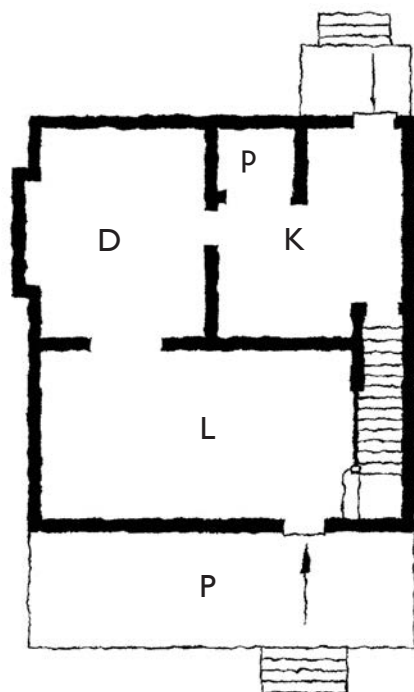
900 S.F. - 1,200 S.F.

No. of Rooms: 5 - 6

No. of Bedrooms: 2 - 3

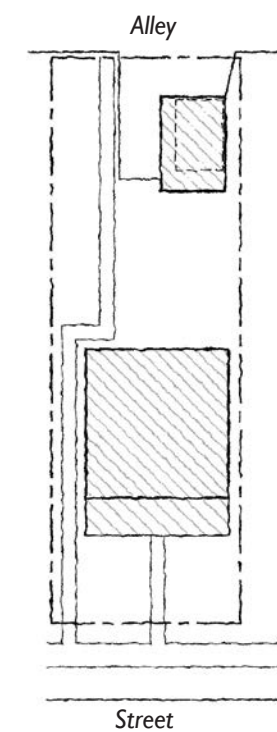
Typology Statistics:

- 3% of Total units
- 7% of Bungalow Era units
- Approx. #: 900 / 29,000



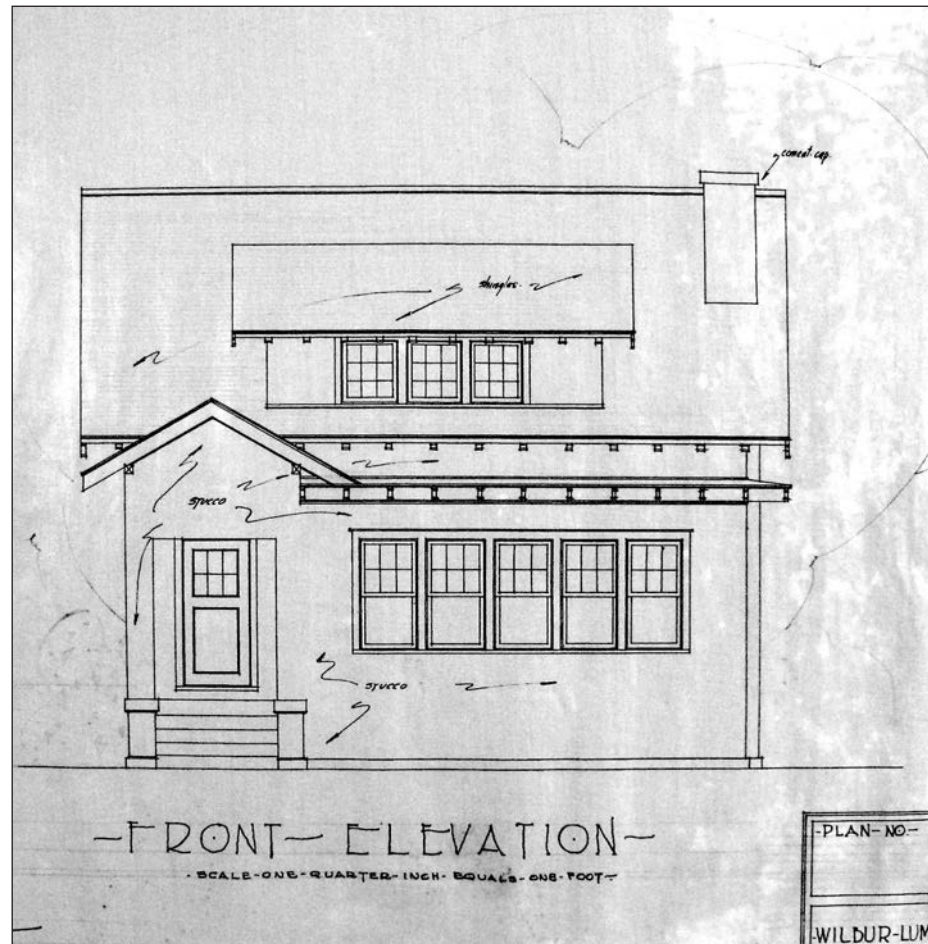
House Type Density Map

The Side-Gabled Bungalow house type is the least common of the Bungalow house types. The floor plans of this type vary more than the others. Unlike the previous Bungalow types the Side-Gabled Bungalow has a separation of public spaces from private spaces between the first and second floors. In addition, the stair is typically located near the front or middle but not in the rear. Overall these houses tend to be wider than they are deep or more box-like.



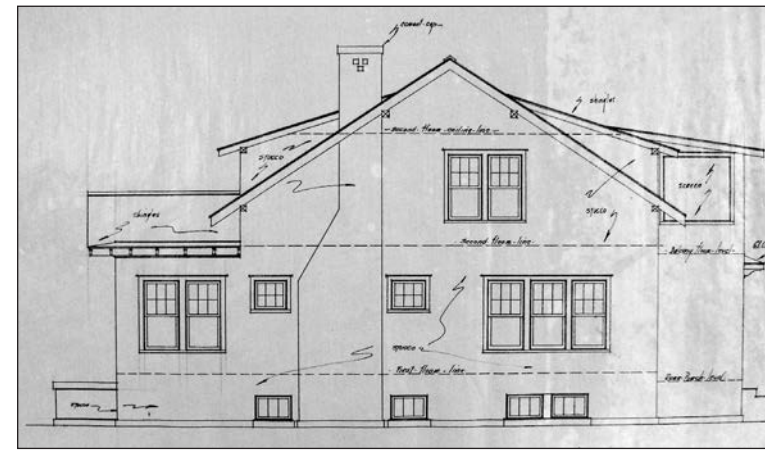
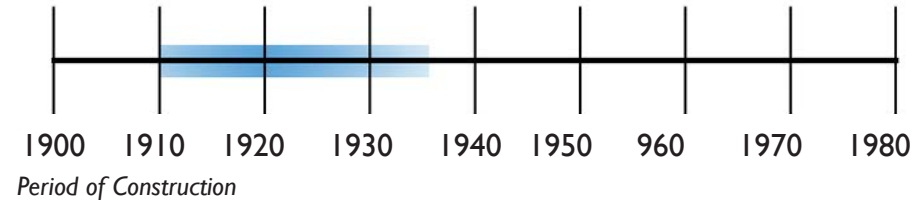
Side-Gabled Bungalow

Wilbur Lumber Company Design

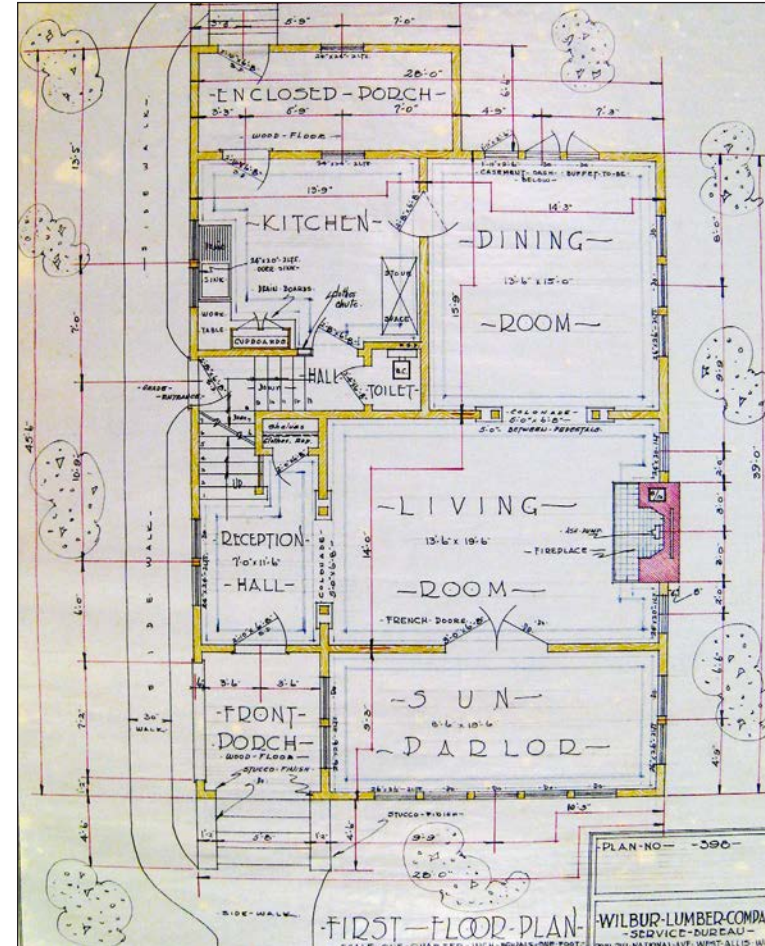


Front Elevation

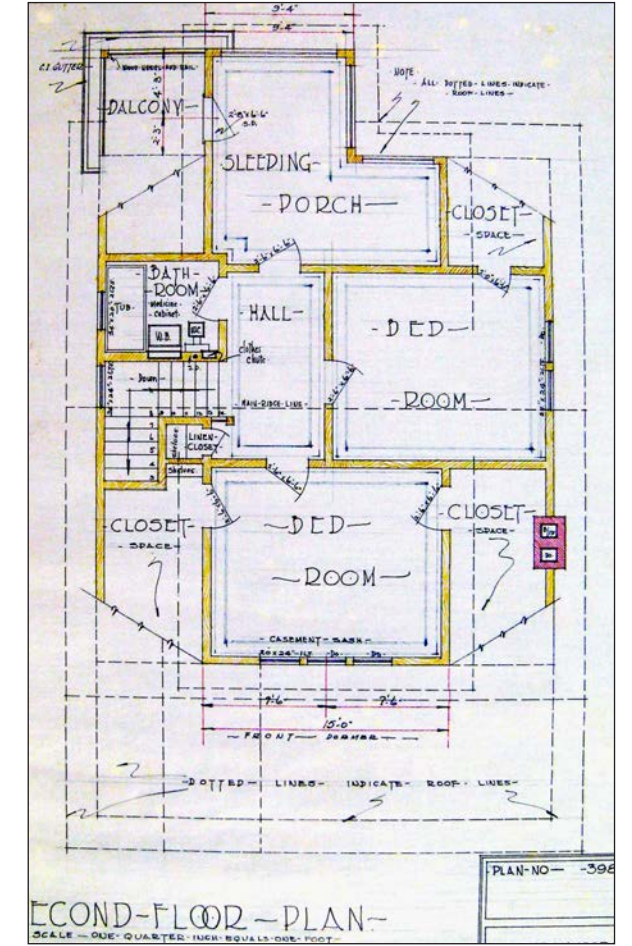
This set of construction drawings are from the Wilbur Lumber Company and represent a Side-Gabled Bungalow house type designed and drafted by trained Wilbur Lumber Company draftsman. As shown on the plans all public spaces are located on the first floor and all private spaces to include two bedrooms and a bathroom are located on the second floor. In addition, it is most common to have the stair located in the middle or front of this house type. This is the first time this particular division of public and private spaces occurs in a Bungalow house type and begins to represent a shift in economic and social classes.



Side Elevation



First Floor Plan



Second Floor Plan

Duplex House Types Bungalow Era



Duplex (Two-Flat)

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

Converted Type



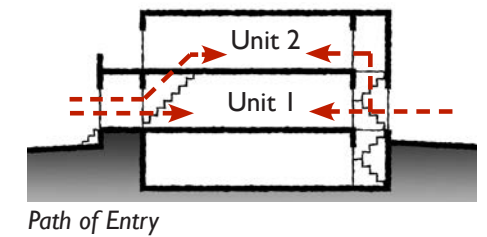
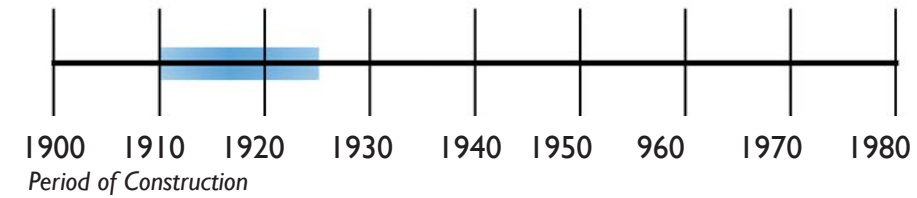
Duplex House Types are included in the Bungalow Era for two reasons. First the majority of Duplex units have standard Bungalow plan with a separation of public spaces from private spaces and a progression of living, dining, kitchen on one side and bedroom, bathroom, bedroom on the other side. The second reason is because these house types were constructed during the same time period as Bungalow house types.

Often home owners would build these structures one unit at a time. Once the first flat was complete they would move their family in while construction of the second flat took place. Then the owning family would relocate to the second floor, the less desirable unit, while renting out the lower unit. Later, as the owning family progressed economically it wasn't unusual for them to move into a single-family house and rent out both units.



Duplex (Two-Flat) Double-Door Type

Also Known As: Double Flat
1910 - 1925



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

Approximate Square Footage:

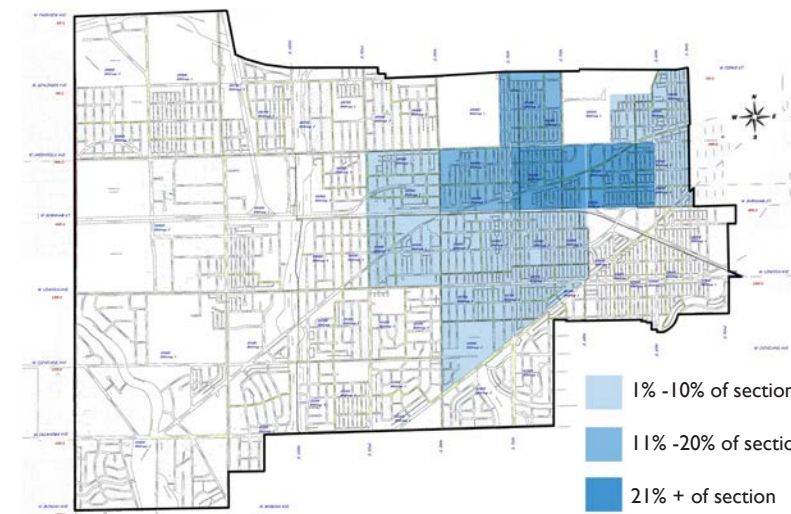
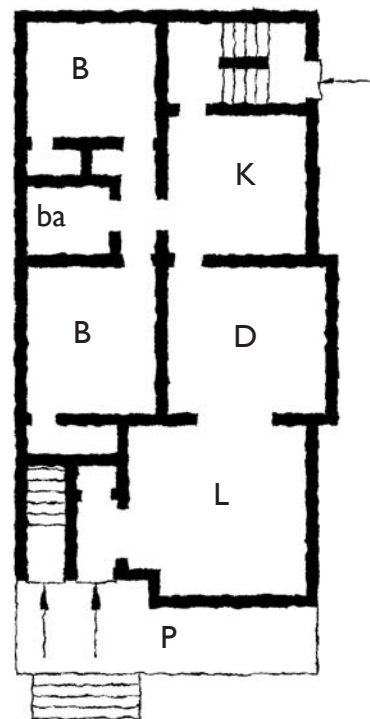
1,200 S.F. - 1,400 S.F.

No. of Rooms: 5 + Bath

No. of Bedrooms: 2/unit

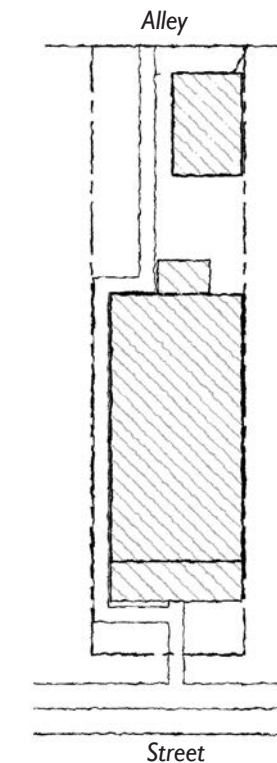
Typology Statistics:

- 4% of Total units
- 11% of Bungalow Era units
- Approx. #: 1,150 / 29,000



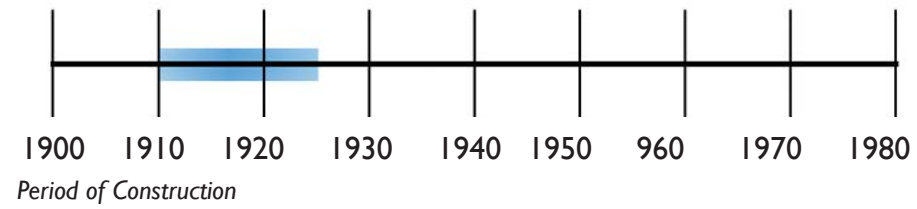
House Type Density Map

The Duplex Double-Door Type is named for its two private front entrances as shown in the diagram above. This is the largest of the Duplex house types. The floor plan is standard Bungalow plan on both the first floor unit and the second floor unit. There is a shared back entrance and additional stair located at the rear of the house. The basement space would be communal often containing storage and laundry facilities for both units. The majority of duplex house types are located in the oldest, northeastern corner of the city.



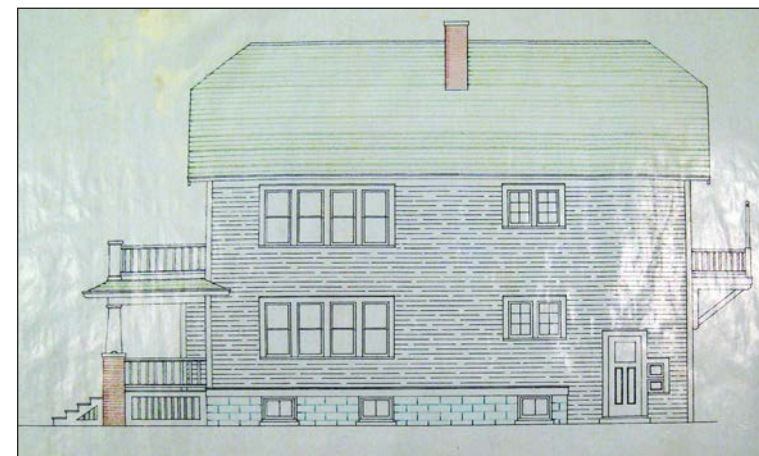
Duplex (Two-Flat) Double-Door Type

Wilbur Lumber Company Design

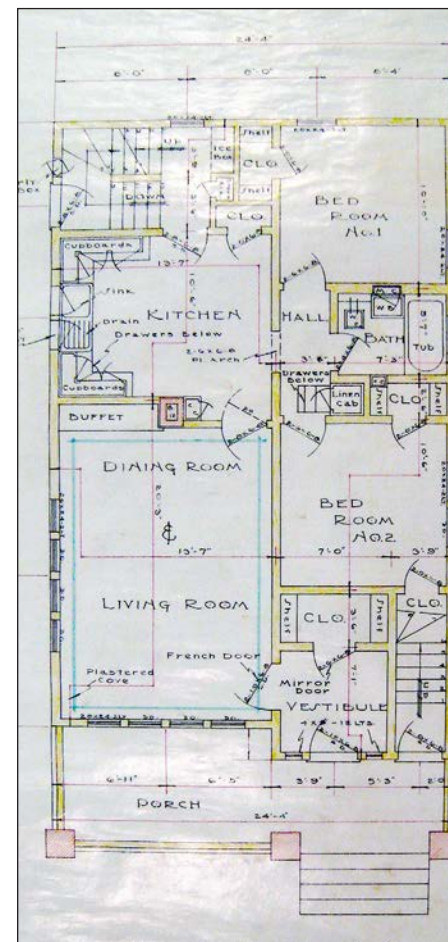


Front Elevation

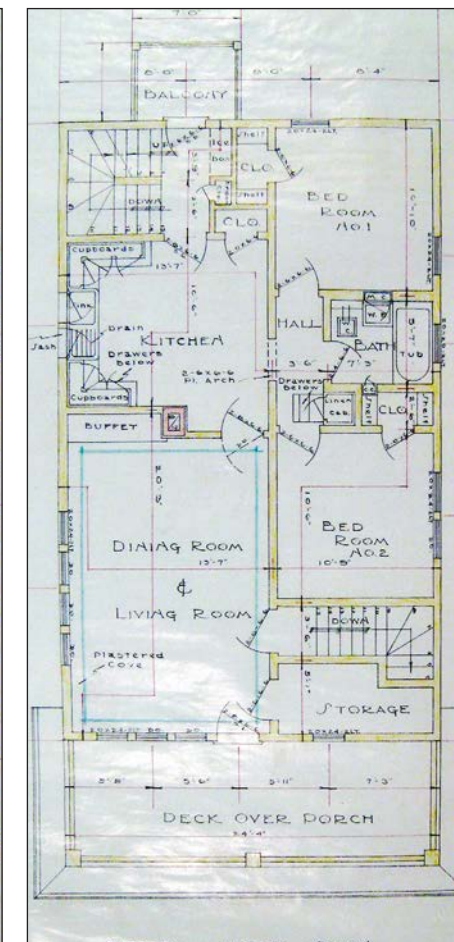
This set of construction drawings are from the Wilbur Lumber Company and represents a Duplex, Double-Door house type designed and drafted by trained Wilbur Lumber Company draftsman for purchase. As seen on the plans each unit includes standard Bungalow plan layout with private spaces on the right and public spaces on the left. Both units have equal and private front entrances with one shared rear entrance and shared stair to the basement and laundry facility.



Side Elevation



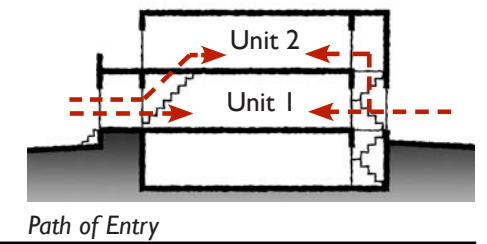
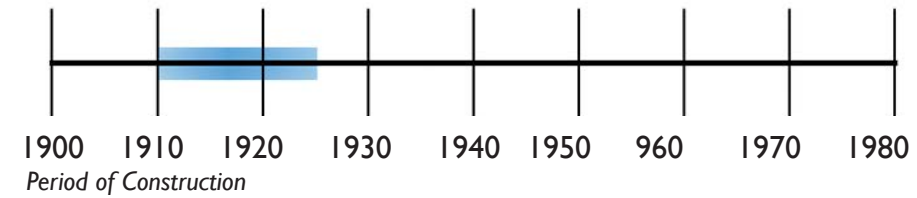
First Floor Plan



Second Floor Plan

Duplex (Two-Flat) Separated-Door Type

Also Known As: Double Flat
1910 - 1925



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 plan mirrors lower unit plan
- Stair located in rear

Approximate Square Footage:

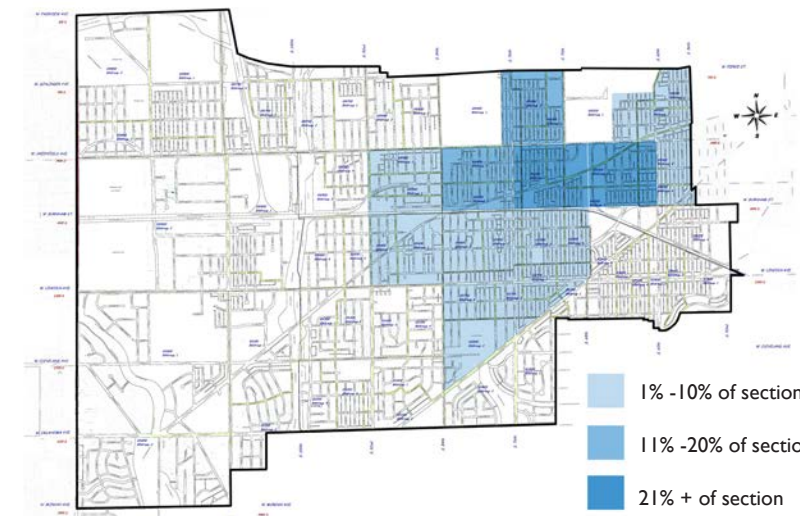
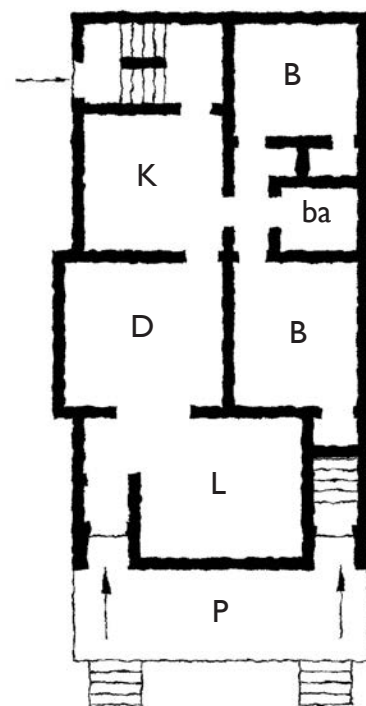
1,200 S.F. - 1,400 S.F.

No. of Rooms: 5 + Bath

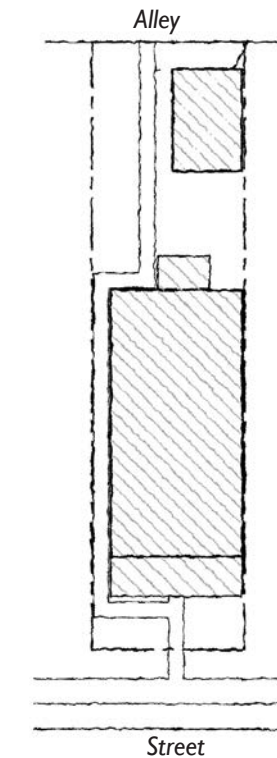
No. of Bedrooms: 2/unit

Typology Statistics:

- 4% of Total units
- 11% of Bungalow Era units
- Approx. #: 1,150 / 29,000

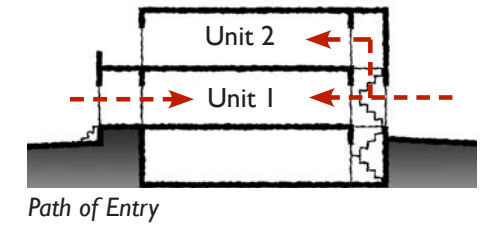
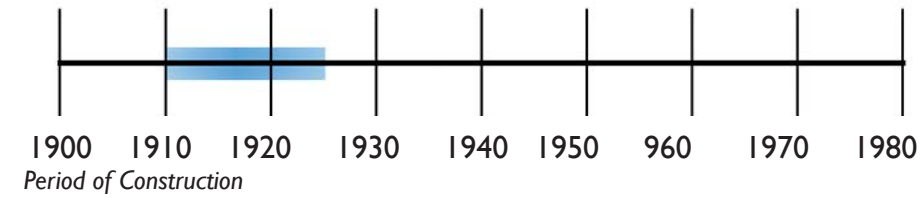


The Duplex, Separated-Door house type is identical to the Double-Door type in plan and form except that its two front private entrances are on opposite sides of the front porch offering the maximum amount of privacy from the other tenant. This type maintains the shared rear entrance and stair present in the Double-Door type.



Duplex (Two-Flat) Back-Entry Type

Also Known As: Double Flat
1910 - 1925



Identifying Facade Features:

- Two-and-one-half stories
- Street-facing gable
- Symmetrical facade
- Single front lower 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

Approximate Square Footage:

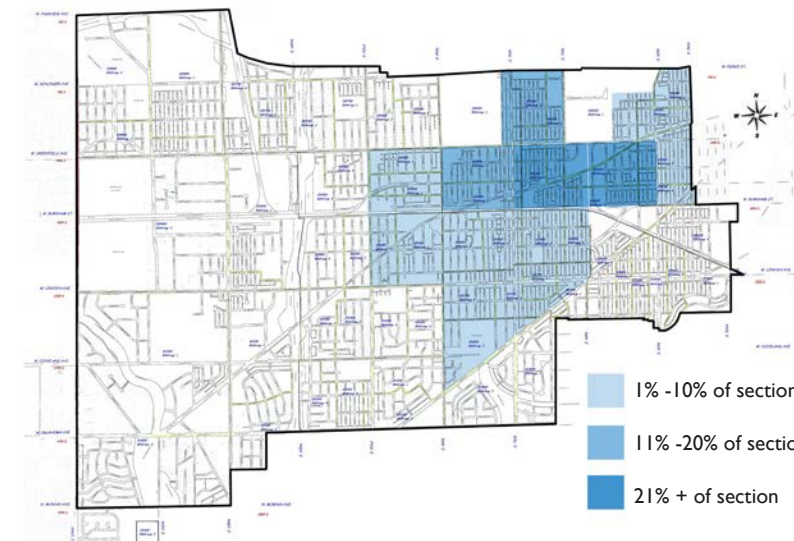
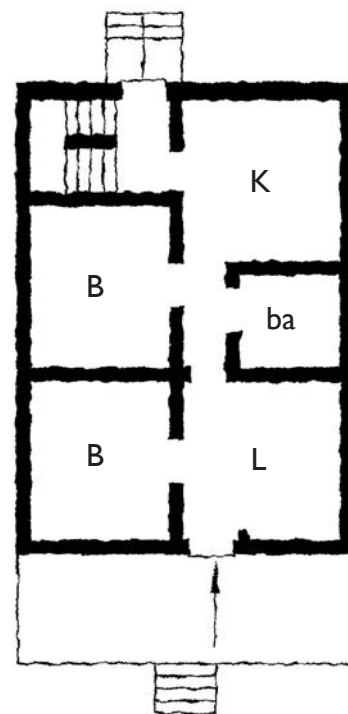
700 S.F. - 900 S.F.

No. of Rooms: 4 + Bath

No. of Bedrooms: 2/unit

Typology Statistics:

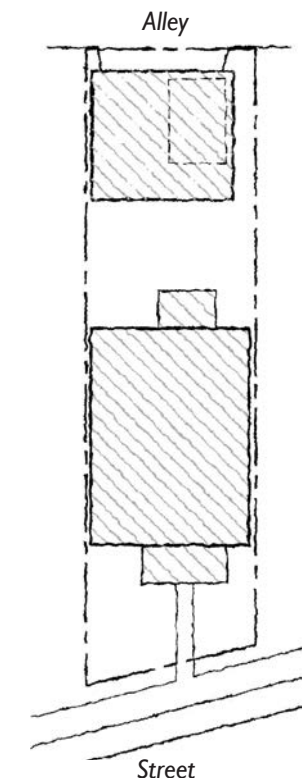
- 4% of Total units
- 11% of Bungalow Era units
- Approx. #: 1,150 / 29,000



House Type Density Map

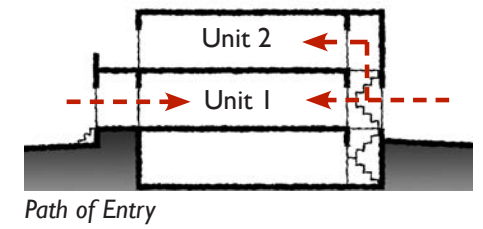
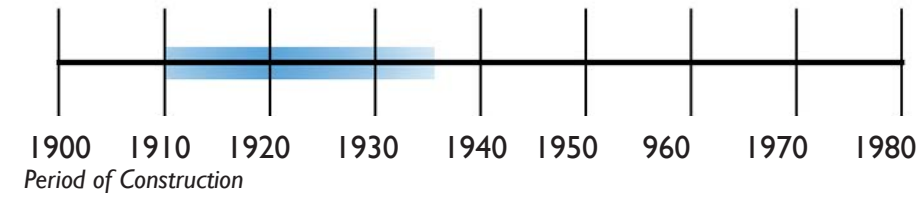


The Duplex Back-Entry type is the smallest of the Duplex house types. It is slightly less deep and varies from standard Bungalow plan by placing the bathroom in between the living and kitchen and omitting the dining room. (Not having a dining room was often a sign of fewer financial means.) In addition, there is only one entrance in the front for the lower level. This leaves the upper level tenant to share the back entry which significantly reduces the level of privacy. As a result this upper unit is often less desirable yet more affordable.



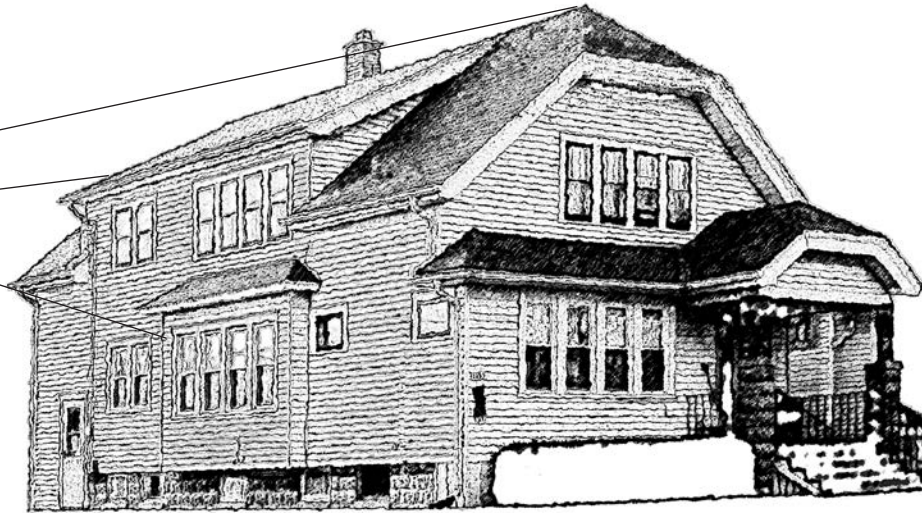
Bungalow Duplex

Also Known As: Bungalow Flat, Two-Flat, Double Flat, Duplex Bungalow, Back-Entry Type
1910 - 1935



Identifying Facade Features:

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



Exterior Styles:

- Period Revival, Mission, Prairie, Craftsman

Identifying Plan Features:

- Lower level, standard Bungalow plan
- Upper level plan varies
- Stair located in rear
- Shared rear entrance

Approximate Square Footage:

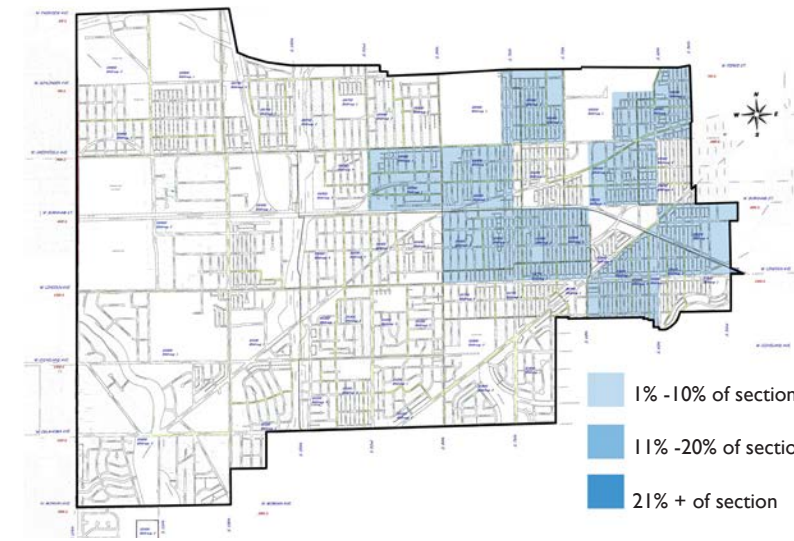
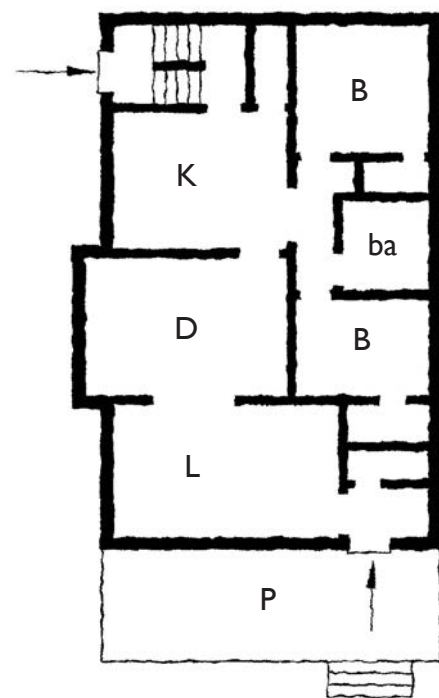
- 1,100 S.F. - 1,200 S.F. (lower level)
- 800 S.F. - 900 S.F. (upper level)

No. of Rooms: 5 + Bath / unit

No. of Bedrooms: 2 / unit

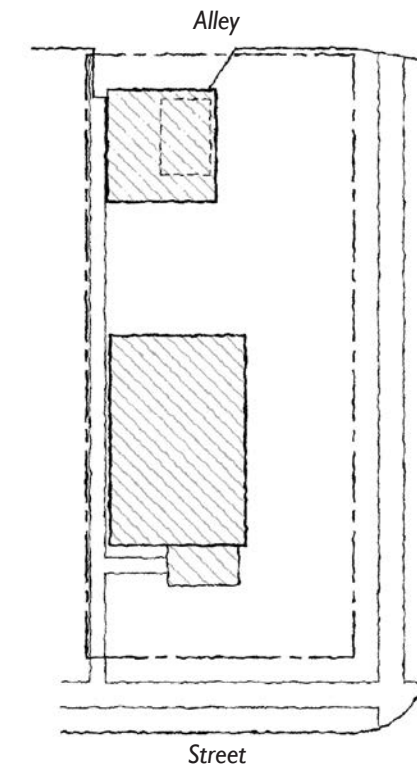
Typology Statistics:

- 1% of Total units
- 2% of Bungalow Era units
- Approx. #: 300 / 29,000

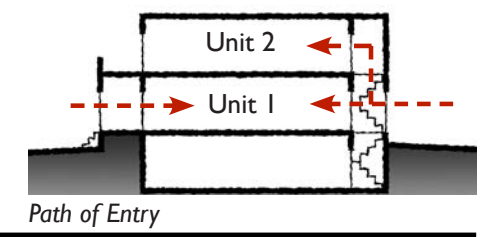
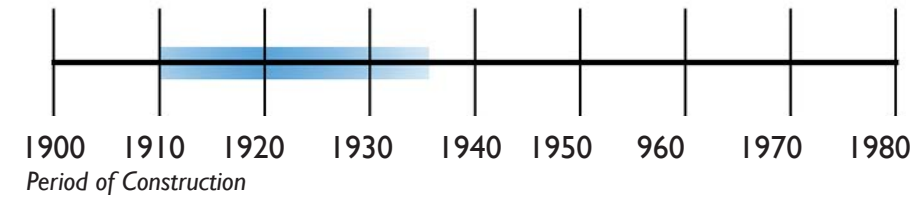


House Type Density Map

Bungalow Duplexes are similar to the Back-Entry type, however they follow standard Bungalow plan and are substantially larger. The second level unit could be one-bedroom or two-bedrooms and differs from standard Bungalow plan due to the roof pitch and dormer configuration.



Subtype:
Bungalow Duplex, Converted Type
 Also Known As: West Allis Duplex
 1910 - 1935



Identifying Facade Features:

- One-and-one-half stories
- Jerkinhead detail
- Large side-dormers
- Private front entry for lower level



Exterior Styles:

- Mission, Craftsman, Prairie, Period Revival

Identifying Plan Features:

- Standard Bungalow plan on lower level
- Stair located in rear
- Shared side or back entry

Approximate Square Footage:

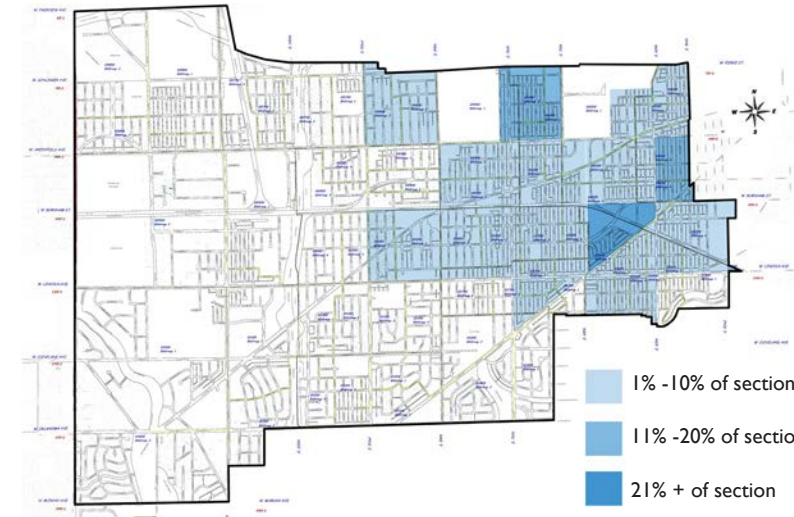
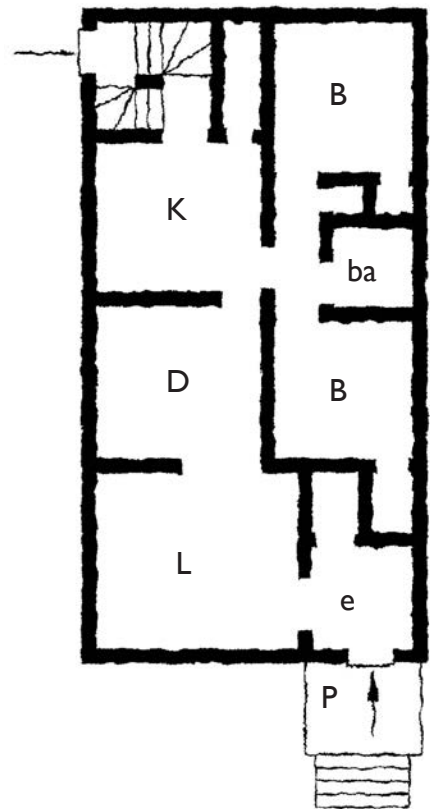
1,500 S.F. - 1,700 S.F.

No. of Rooms: 8 - 9

No. of Bedrooms: 3

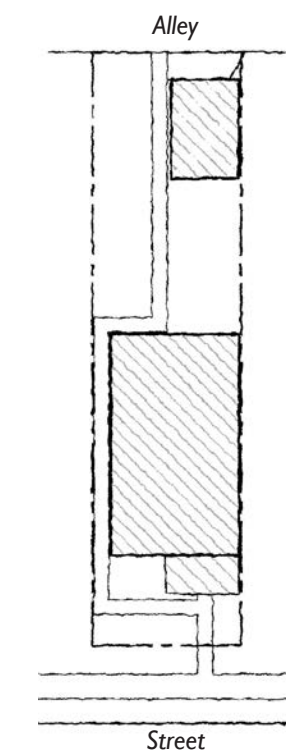
Typology Statistics:

- 4% of Total units
- 11% of Bungalow Era units
- Approx. #: 1,150 / 29,000



House Type Density Map

The Bungalow Duplex Converted type is a subtype of the previous duplex. The two share almost identical features to include lower level standard Bungalow plan, shared rear entry and private front entry for the lower level. The difference is these houses were originally single-family residences of the Standard Bungalow house type. Many of them were converted to Duplexes during the 1930's to supplement household income. In some cases Converted Types have been converted a second time back to single-family Standard Bungalows.



Other Pre-1930 House Types Bungalow Era



Other Pre-1930, House Types

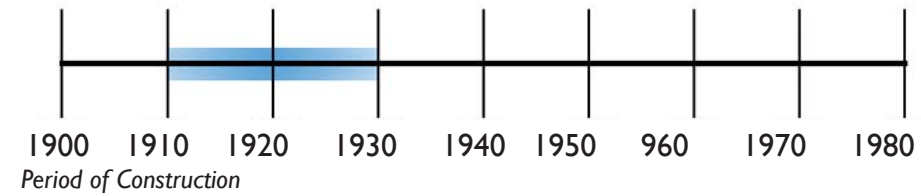
- i. Foursquare
- ii. Side-Hall House Types
- iii. Front-Gambrel
Dutch Colonial
- iv. Polish Flat

Although the most popular house types of the Bungalow Era have been discussed in the previous pages there remain a few other house types in the Bungalow Era worth mentioning. These are placed in a category called Other Pre-1930 house types. Houses from this category are some of the earliest constructed during the Bungalow Era and are located predominantly in the oldest and original section of the city just south of the State Fair grounds. It is important to note these houses individually make up less than 1% of the city's houses and therefor cannot be classified as "most popular".



Foursquare

Also Known As: American Foursquare,
Prairie Box
1910 - 1930



Identifying Facade Features:

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

Exterior Styles:

- Mission, Colonial Revival,
- Italian Renaissance,
- Craftsman

Identifying Plan Features:

- Square building
- Lower level - public spaces
- Upper level - private spaces
- Four-room plan
- Entrance into hall

Approximate Square Footage:

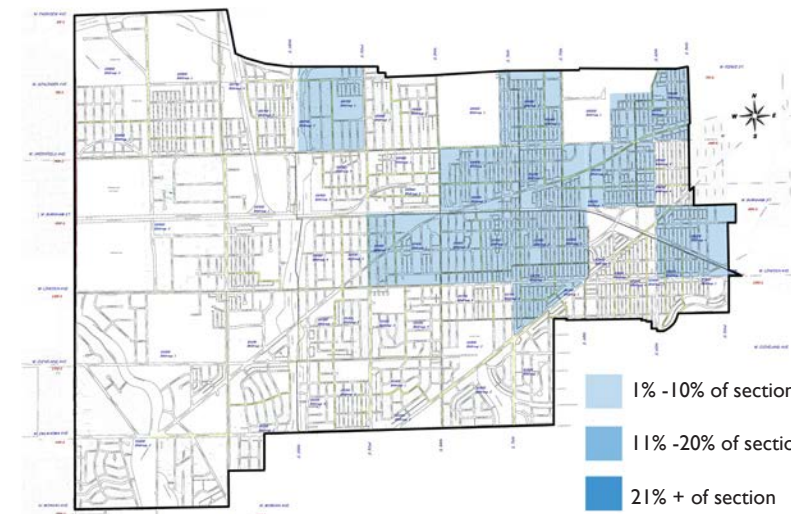
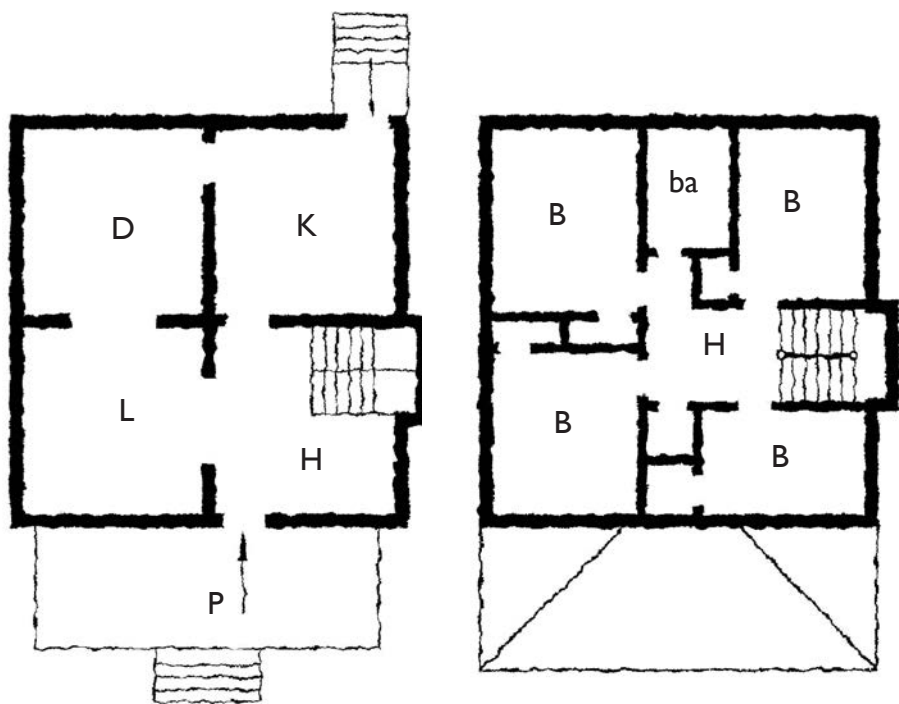
1,200 S.F. - 1,500 S.F.

No. of Rooms: 8 + bath

No. of Bedrooms: 4

Typology Statistics:

- 1% of Total units
- 4% of Bungalow Era units
- Approx. #: 300 / 29,000



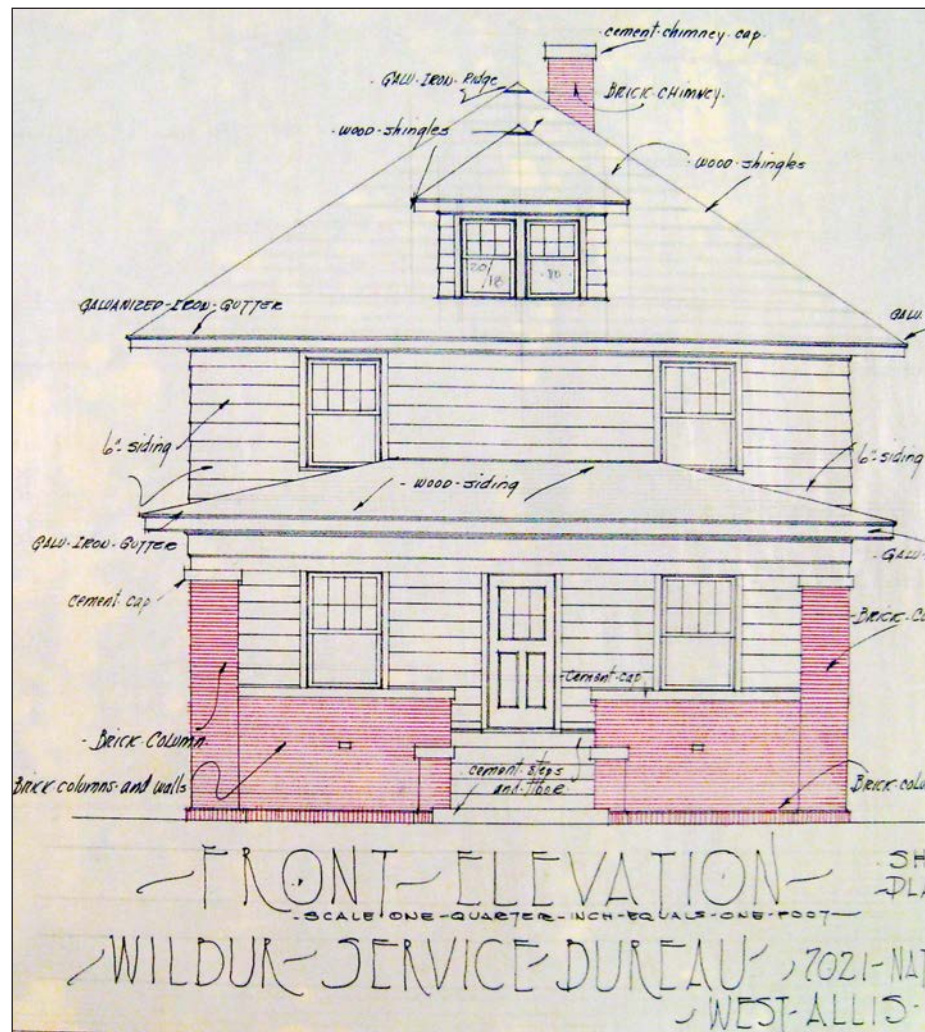
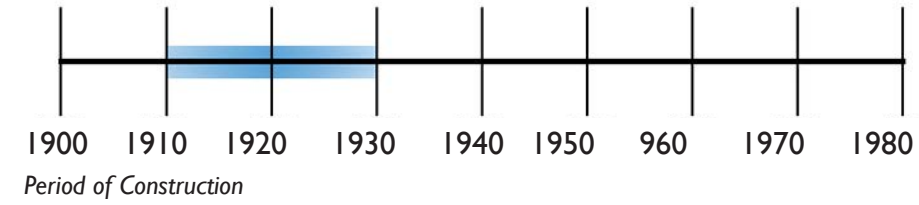
House Type Density Map



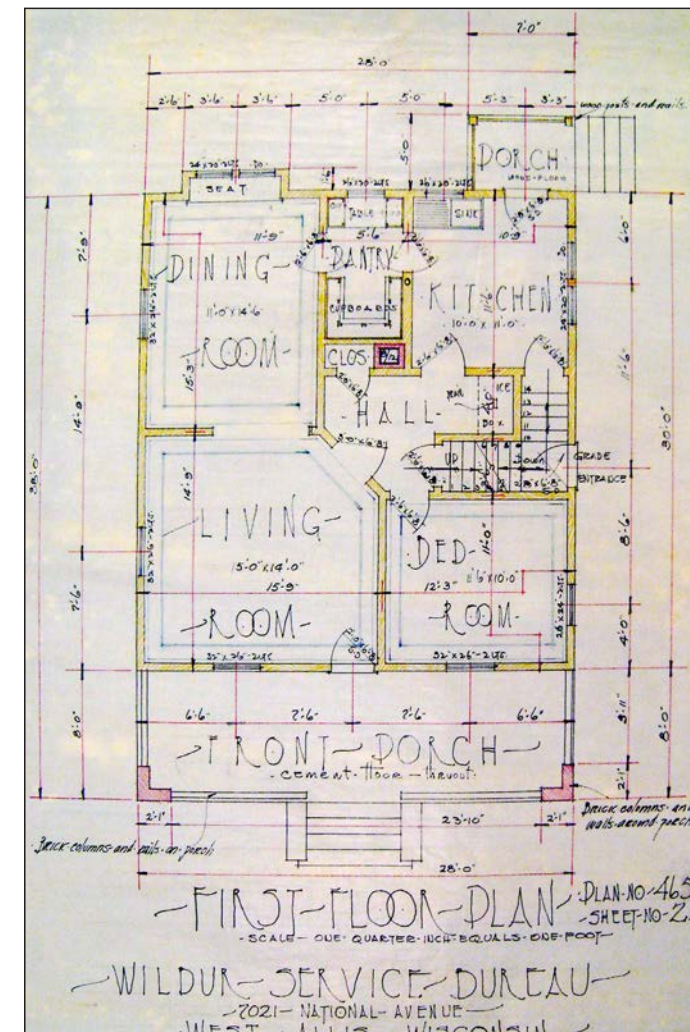
The Foursquare house type was built just after the Victorian Era and into the early decades of the 20th Century. The overall footprint of the building is square with four rooms hence the name Foursquare. Typical plan includes public spaces on the first floor and private spaces on the second floor with a center hall and stair.

Foursquare

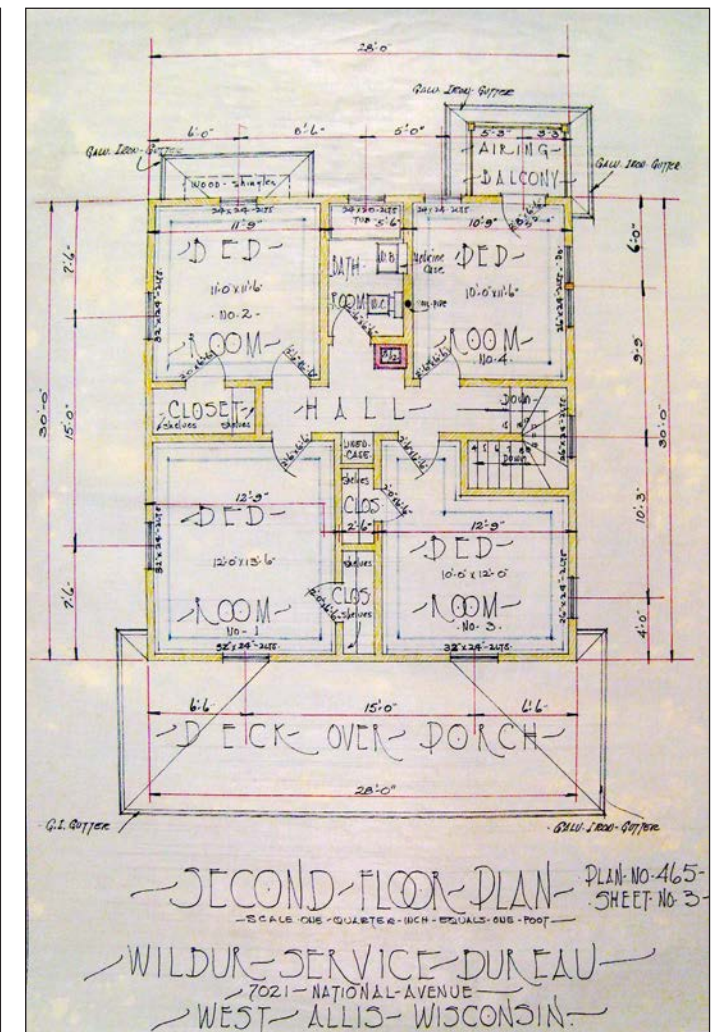
Wilbur Lumber Company Design



Front Elevation



First Floor Plan



Second Floor Plan

This set of construction drawings are from the Wilbur Lumber Company. This particular set represents a Foursquare house type designed and drafted by trained Wilbur Lumber Company draftsman for purchase by a landowner seeking to build a house. The overall layout of the house is in a square with four rooms around a central hall and stair. Public spaces are on the first floor with private spaces on the second floor.

Foursquare

Wilbur Lumber Company Custom Designs

Richard Residence:

1502 S. 80th St. (7564 S. 73rd Ave.)

Head of house: Machine Shop Superintendent



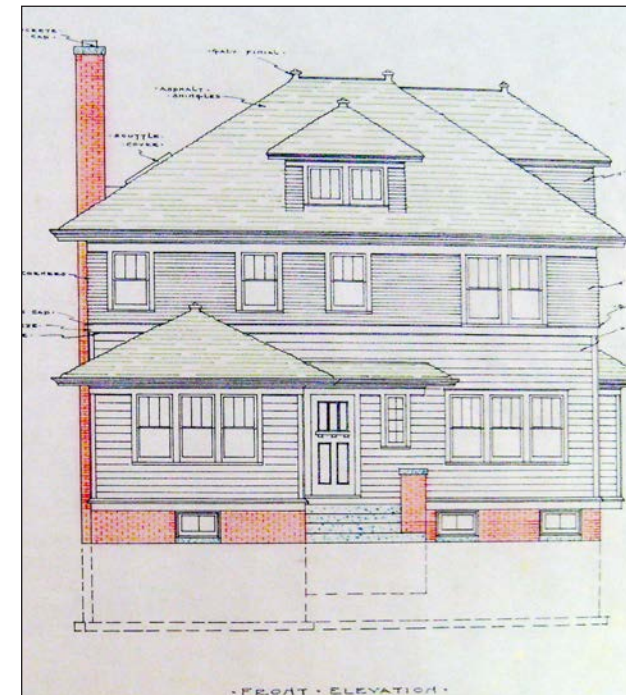
Holmes Residence:

1582 S. 80th St. (7624 S. 73rd Ave.)

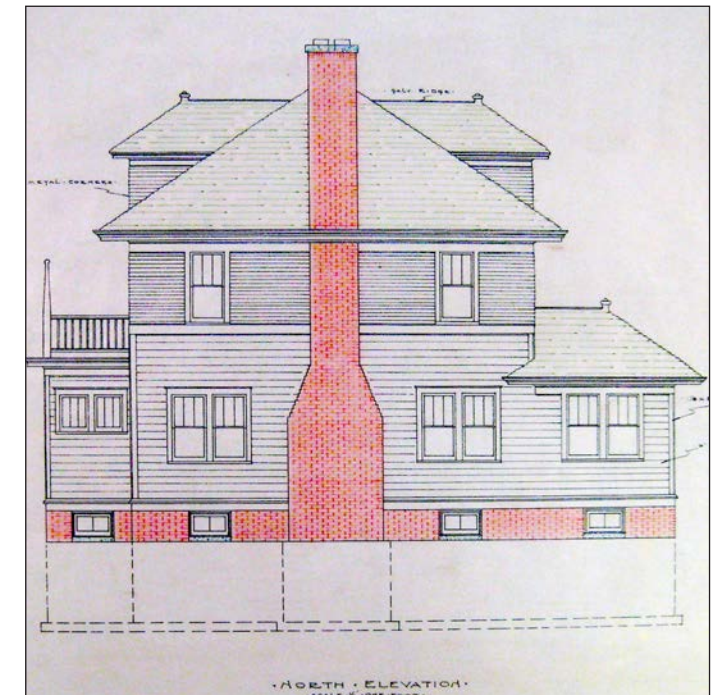
Head of house: Auto Accessories Salesman



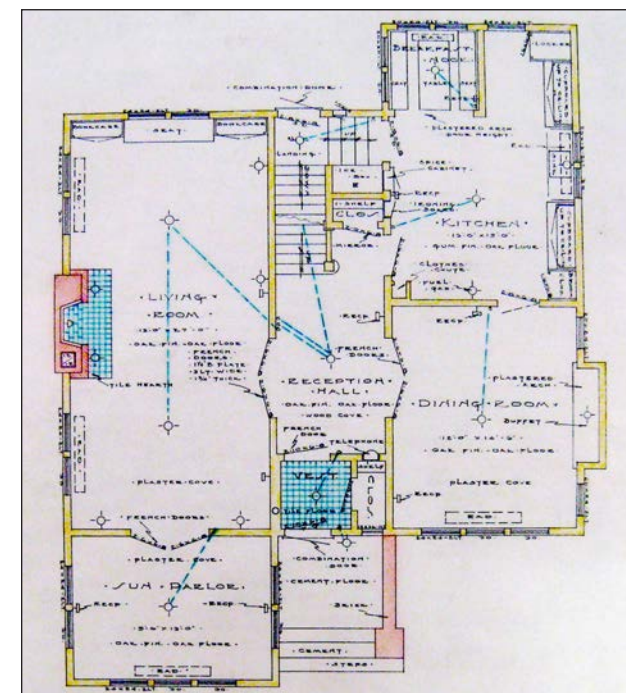
These two houses are examples of custom built Foursquare house types. Each house is an identical mirror of the other and built on each end of the 1500 block of South 80th Street. Each of these houses was designed and drafted by Wilbur Lumber Company draftsman, however only the plans for the house at 1582 South 80th Street were found. The addresses in parenthesis are the original numbers prior to city changing their streets and house numbers to coincide with the rest of Milwaukee.



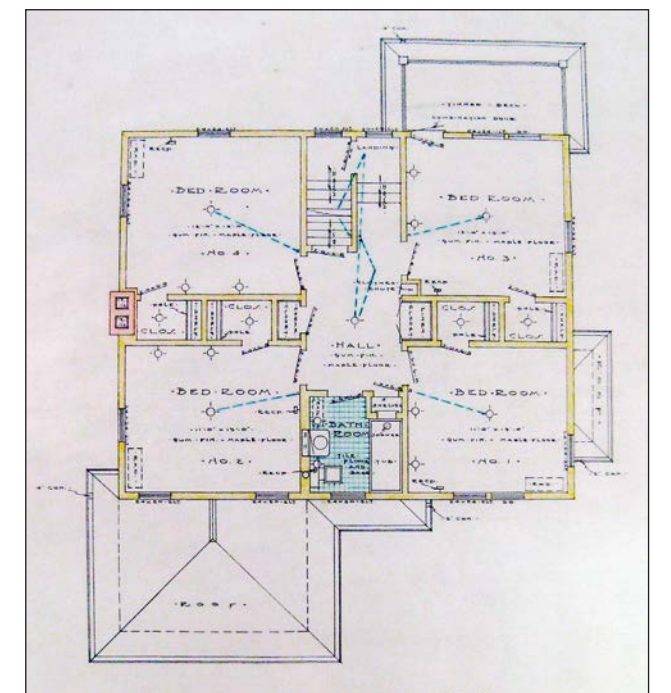
Front Elevation



Side Elevation



First Floor Plan



Second Floor Plan

Cape Era 1920 - 1960



The Cape Era in West Allis spans from 1920 - 1960. Approximately 10,000 houses, 35% of West Allis' total housing units, were constructed during this era. It is West Allis' second largest era of housing development.



There are two categories of Cape Era development: Period Revival and Minimal Traditional. Although the house types within each category are similar in plan, the exteriors and when they were built differ. Period Revival houses were built a little earlier in the era and have exterior details reminiscent of past styles. Minimal Traditional homes were built after World War II with simpler details and prefabricated elements.



Exterior characteristics vary between the Period Revival and Minimal Traditional house types. However, the majority of the houses depict overall symmetry with traditional and classical details around the doors and windows.

A transition in lot design and orientation of the house occurs between the Bungalow Era and the Cape Era. The footprints of Cape Era houses become wider than they are deep causing lot size to increase in width to accommodate the shift.



A. Period Revival

- i. Traditional Cape or Picturesque Cape
- ii. Two-story, Center Hall Colonial or Two-story, Center Stair Colonial
- iii. Two-story, Side Hall Colonial



B. Minimal Traditional

- i. Cape
- ii. Minimal Traditional, Front-Gabled
- iii. Minimal Traditional, Side-Gabled



Period Revival House Types

Cape Era



Period Revival houses were built between 1920 and 1950 and concentrated in the area of the city closely surrounding the State Fair Park. Many of these house types are located in the city's Historic Districts of Juneau Highlands and Mitchell Manor.



Exterior characteristics of Period Revival houses include double-hung windows, shutters, classical details framing the doors and windows and overall symmetry.



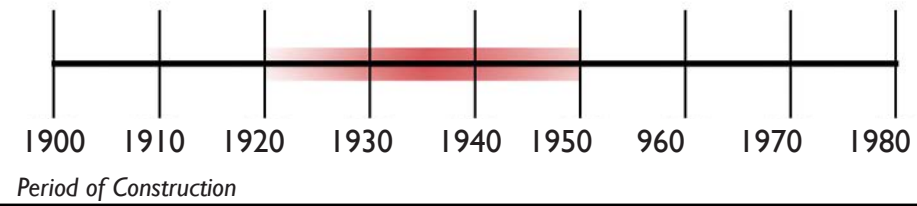
Period Revival

- i. Traditional Cape or Picturesque Cape
- ii. Two-story, Center Hall Colonial or Two-story, Center Stair Colonial
- iii. Two-story, Side Hall Colonial



Traditional Cape

Also Known As: Cape Cod Colonial, Period Revival, Cape Cod Cottage
1920 - 1950



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



Approximate Square Footage:

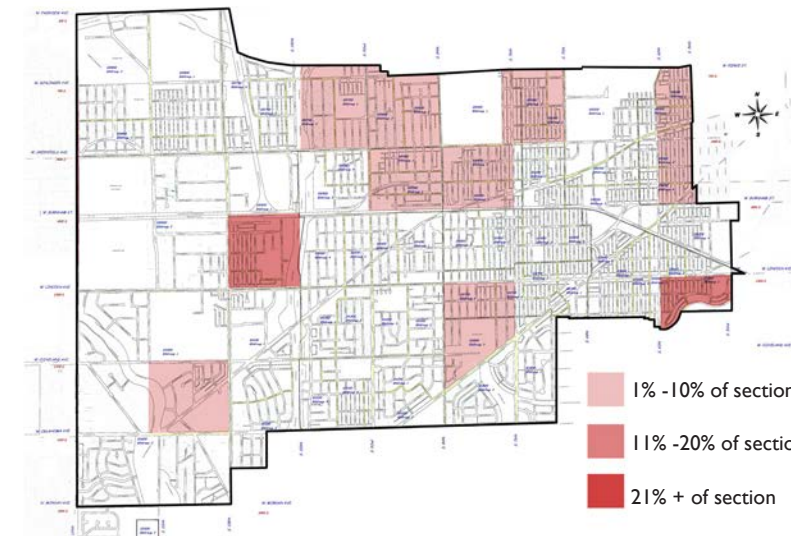
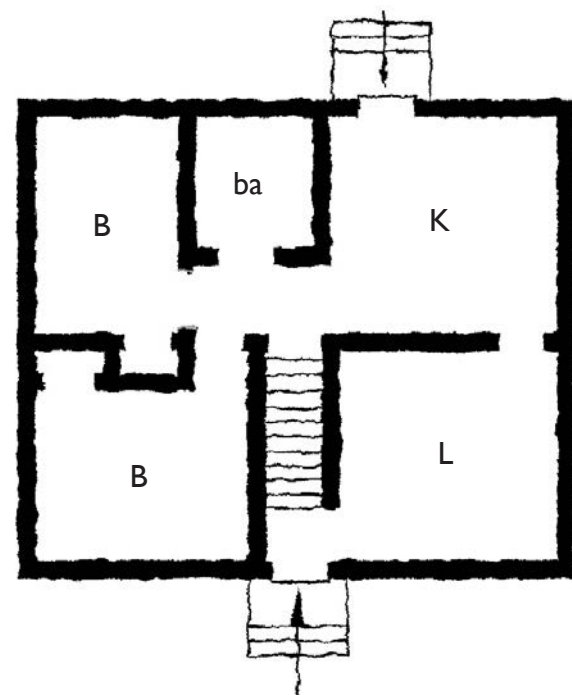
1,000 S.F. - 1,200 S.F.

No. of Rooms: 5 - 6 + Bath

No. of Bedrooms: 2 - 4

Typology Statistics:

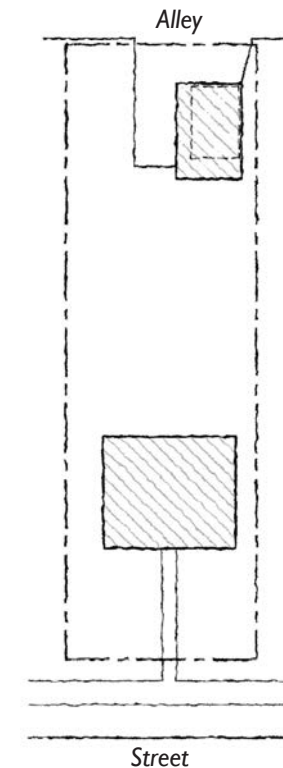
- 1% of Total units
- 4% of Cape Era units
- Approx. #: 300 / 29,000



House Type Density Map

The Traditional Cape is the smallest Period Revival house type. Although very similar to the later Minimal Traditional Cape, this house type was built a little earlier and resembles past historic home styles through the exterior colonial details.

The overall plan is mostly square with a center stair and entrance. Private spaces are typically divided from public spaces by floor and there is usually only room for one or two bedrooms on the second level.



Subtype:
Picturesque Cape

Also Known As: Traditional Cape,
 Storybook Cape, Tudor Revival Cape,
 Asymmetrical Cape
 1920 - 1950

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

Approximate Square Footage:

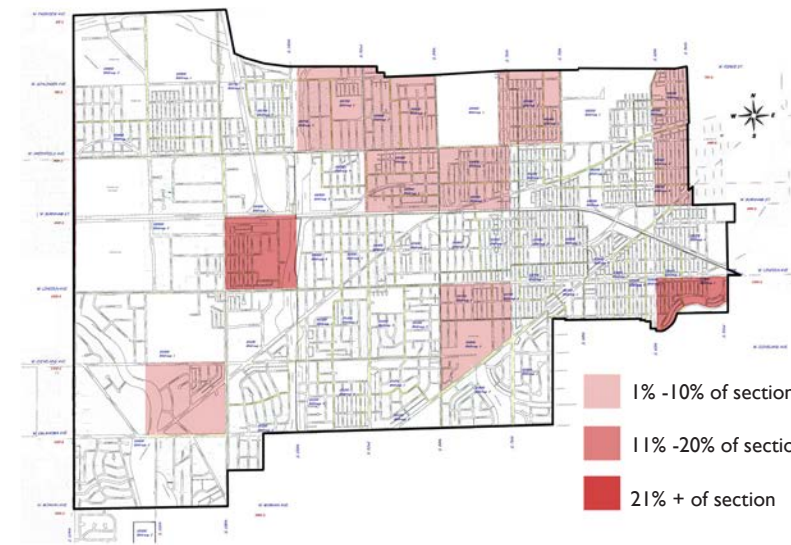
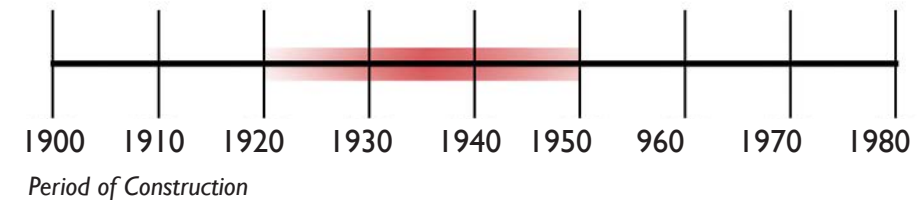
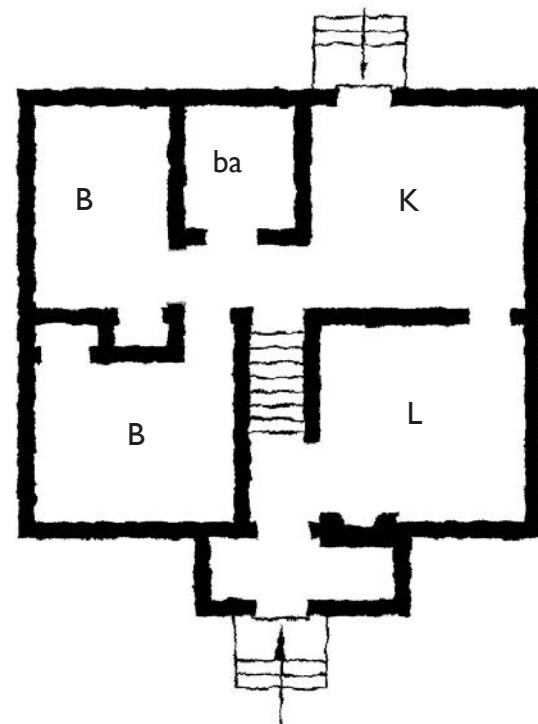
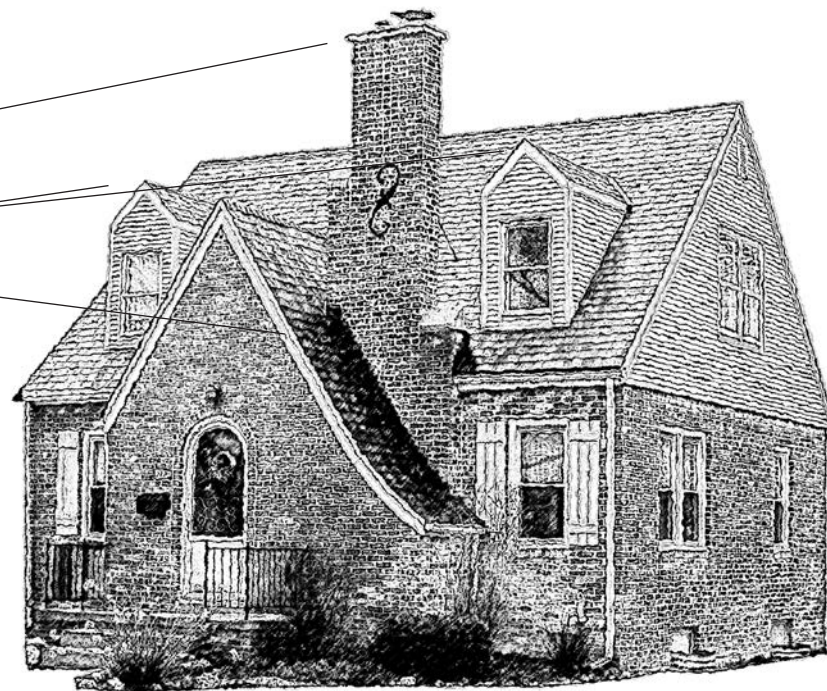
1,000 S.F. - 1,200 S.F.

No. of Rooms: 5 - 6 + Bath

No. of Bedrooms: 2 - 4

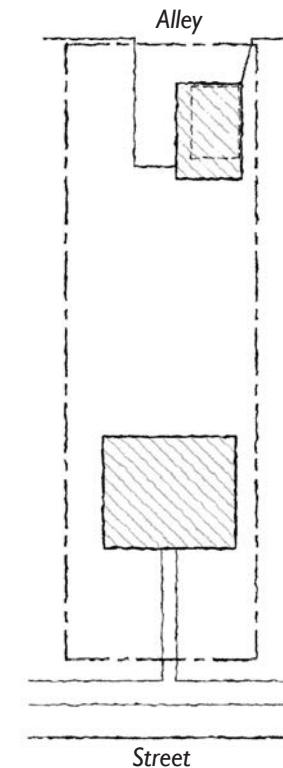
Typology Statistics:

- 1% of Total units
- 4% of Cape Era units
- Approx. #: 300 / 29,000



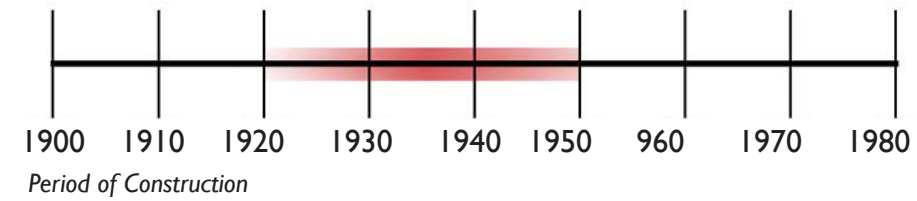
House Type Density Map

The Picturesque Cape is a subtype of the previous Traditional Cape. The floor plan and layout of the house remains the same. However, the exterior of the Picturesque Cape features a Catslide roof accentuating the entrance and sequence into the house. This asymmetrical detail is reminiscent of English Tudor or Storybook homes.



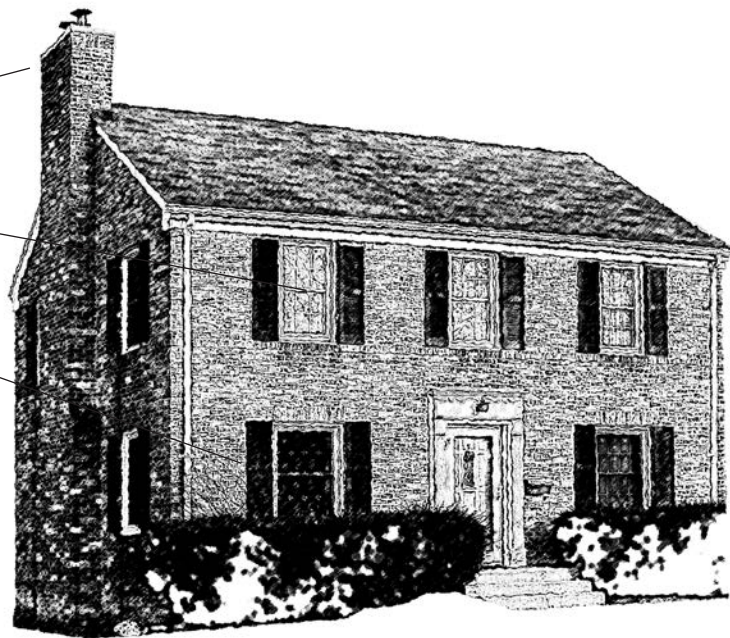
Two-story, Center Hall Colonial

Also Known As: Colonial Revival
1920 - 1950



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

Approximate Square Footage:

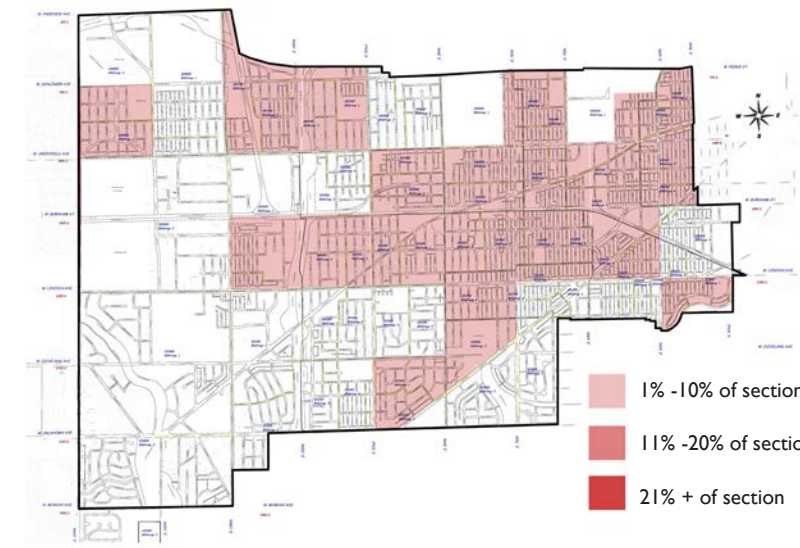
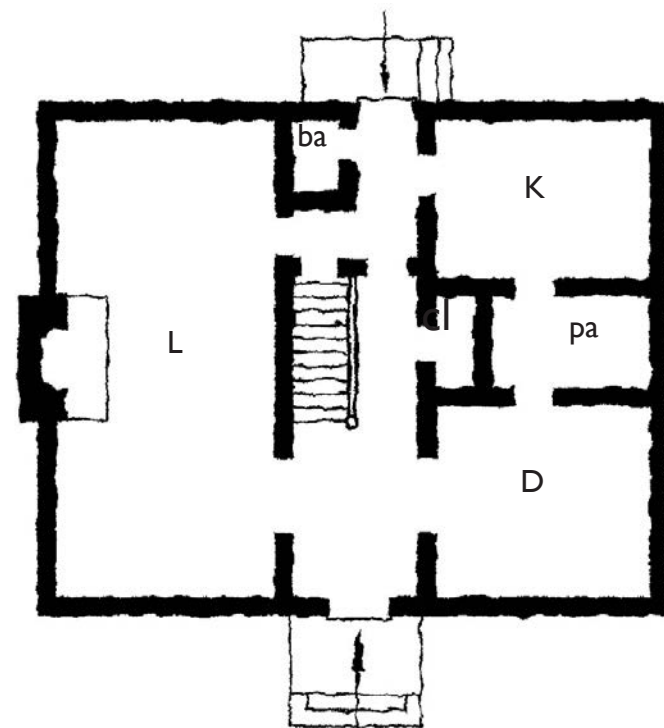
1,200 S.F. - 1,500 S.F.

No. of Rooms: 7 + Bath

No. of Bedrooms: 3 - 4

Typology Statistics:

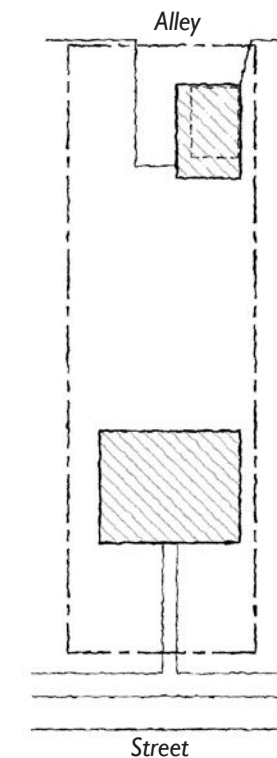
- 1% of Total units
- 6% of Cape Era units
- Approx. #: 300 / 29,000



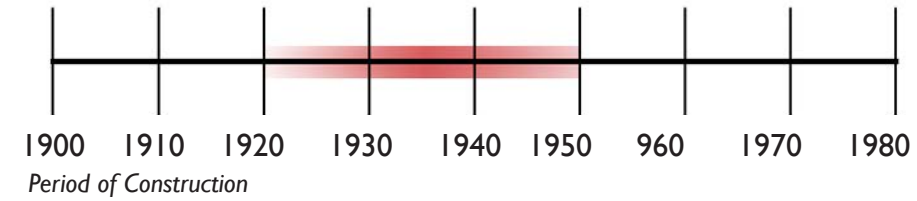
House Type Density Map

The Two-story, Center Hall Colonial is the largest Period Revival house type. It is a full two stories tall with an enlarged entry space known as a center hall with stair. The division of spaces is between floors with the public spaces on the first floor and private spaces on the second floor.

The footprint of this house is much wider than it is deep and differs from any previous house type up to this point.



Subtype:
Two-story, Center Stair
Colonial, Narrow Type
 Also Known As: Two-story Colonial Revival
 1940 - 1950



Identifying Facade Features:

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



Exterior Styles:

Colonial Revival

Identifying Plan Features:

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

Approximate Square Footage:

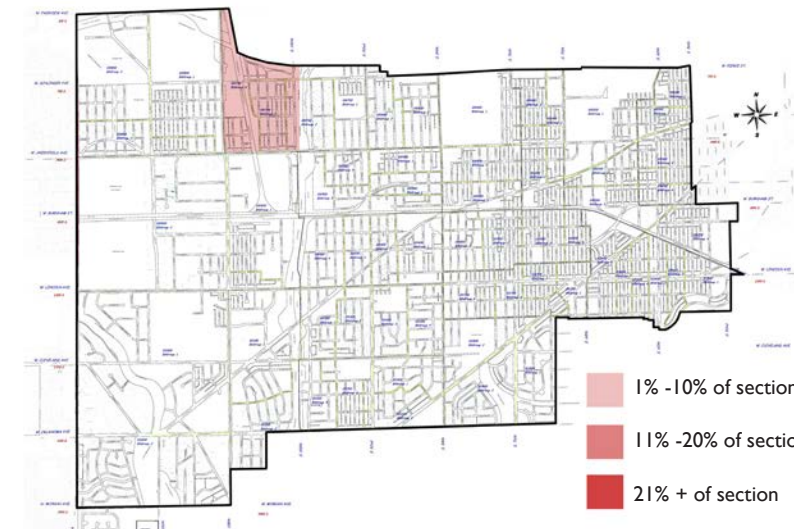
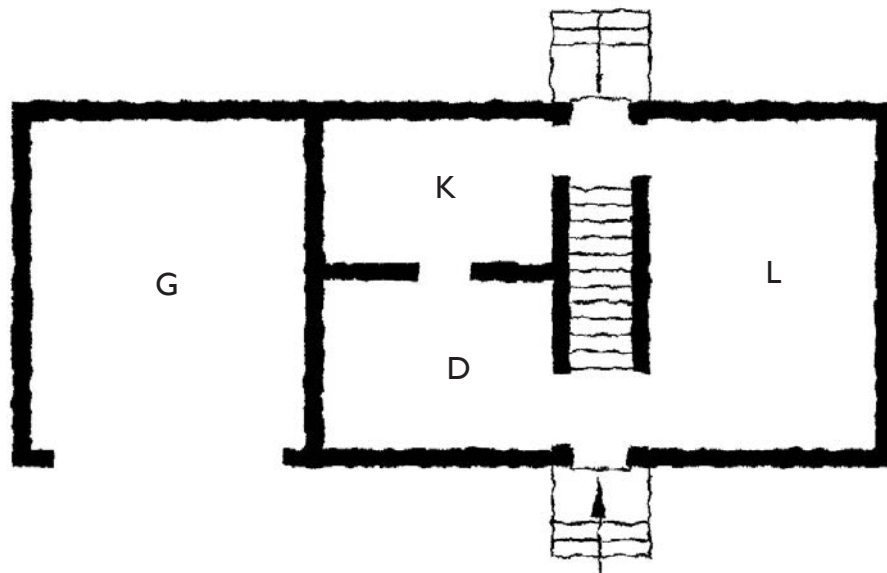
900 S.F. - 1,100 S.F.

No. of Rooms: 6 + Bath

No. of Bedrooms: 3

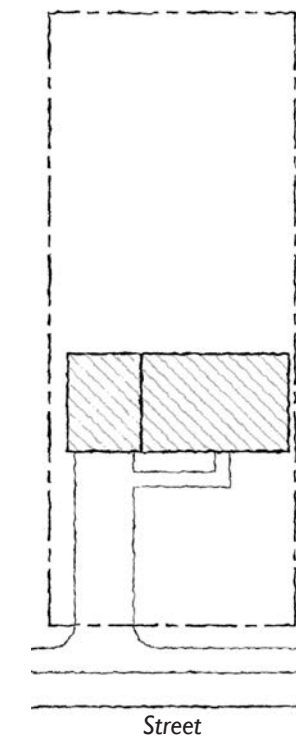
Typology Statistics:

- <1% of Total units
- <1% of Cape Era units
- Approx. #: <300 / 29,000



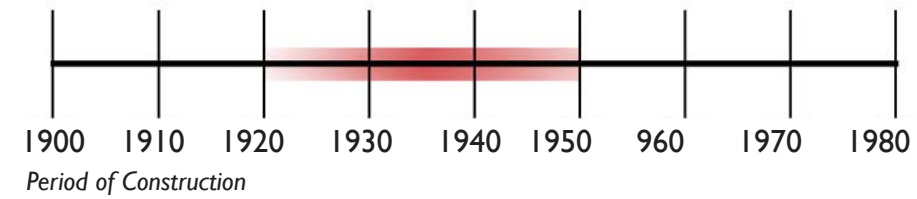
House Type Density Map

The Two-story, Center Stair Colonial is a subtype of the pervious house type. It shares the same division of spaces; however, this footprint is less deep and significantly wider due to the addition of an attached garage. This is the very first house type to date to attach a garage onto the home. There are very few of these houses built, mostly during the 1940's and located on a three-block stretch of S. 103rd Street north of W. Greenfield Avenue. One theory is that this was an executive neighborhood for one of the local industrial company.



Two-story, Side Hall Colonial

Also Known As: Garrison Colonial,
Mikkelson Colonial, Colonial Revival
1920 - 1950



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
- Lower level:
 - public spaces
- Upper level:
 - private spaces

Approximate Square Footage:

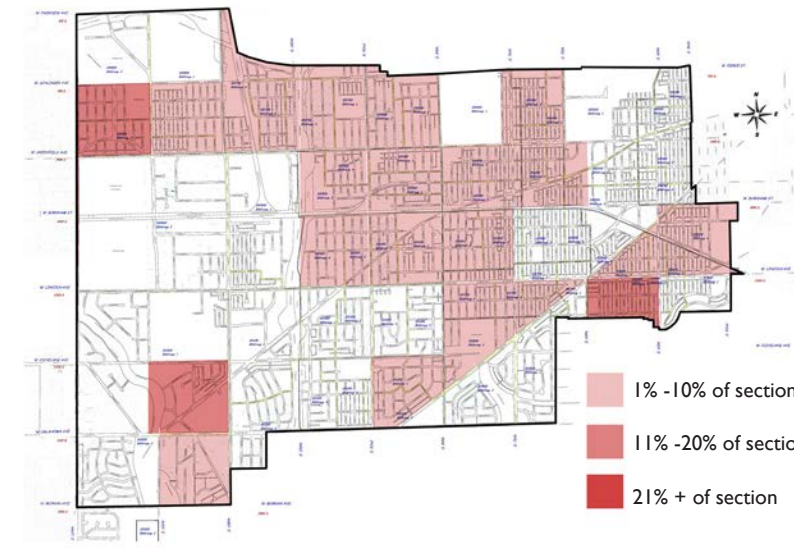
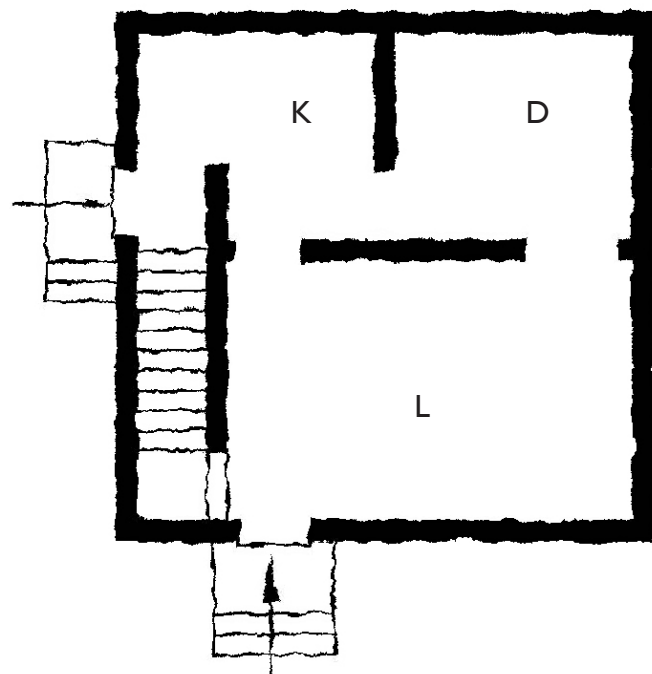
900 S.F. - 1,100 S.F.

No. of Rooms: 5 - 6 + Bath

No. of Bedrooms: 2 - 3

Typology Statistics:

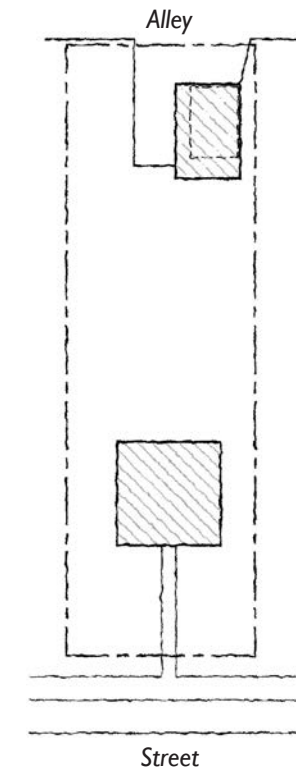
- 3% of Total units
- 9% of Cape Era units
- Approx. #: 900 / 29,000



House Type Density Map

The Two-story, Side Hall Colonial house type is common all over the city. Many of them were designed and built by Fred A. Mikkelson and fondly referred to as “Mikkie’s”.

The overall footprint is almost square. And the exterior facade is slightly less symmetrical than other Period Revival house types due to the side entrance and stair. The division of public and private spaces is by floor, which is consistent with all other Period Revival house types. The identifying feature of these houses is the over-hanging second story.



Minimal Traditional House Types

Cape Era



Minimal Traditional houses were built towards the end of the Cape Era between 1940 and 1960 with the majority of them constructed following World War II. They are primarily located west and south of the original city boundary.



The overall plans and form of these house types is similar to previous types showcased in both the Period Revival category and the Bungalow Era. Exterior characteristics include minimal classical details with prefabricated elements and materials.



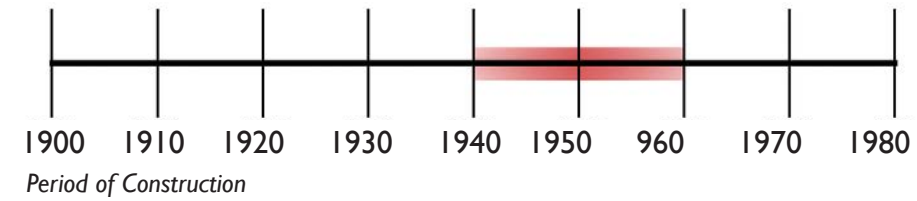
Minimal Traditional

- i. Cape
- ii. Minimal Traditional, Front-Gabled
- iii. Minimal Traditional, Side-Gabled



Minimal Traditional Cape

Also Known As: Cape Cod Colonial, Levittown Cape, WW-II Era Cottage
1940 - 1960



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

Approximate Square Footage:

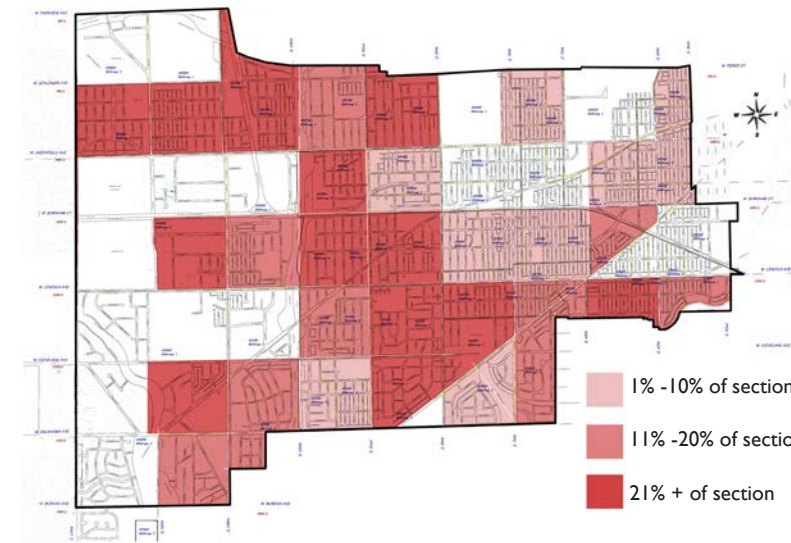
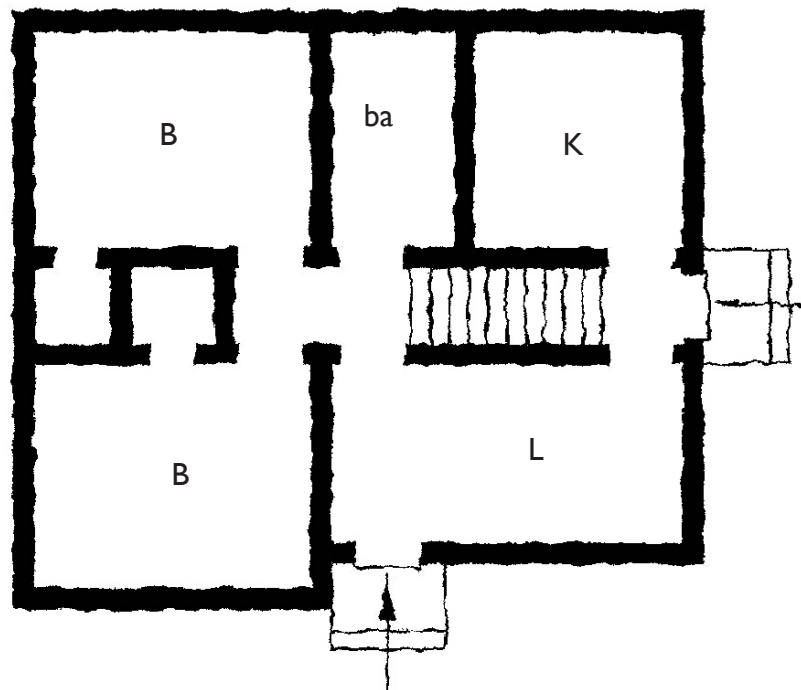
700 S.F. - 1,000 S.F.

No. of Rooms: 4 - 5 + Bath

No. of Bedrooms: 2 - 3

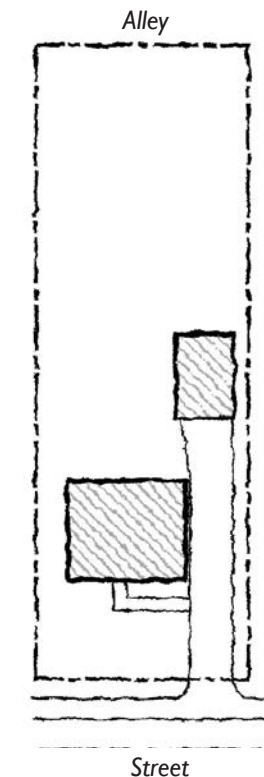
Typology Statistics:

- 19% of Total units
- 62% of Cape Era units
- Approx. #: 5,500 / 29,000



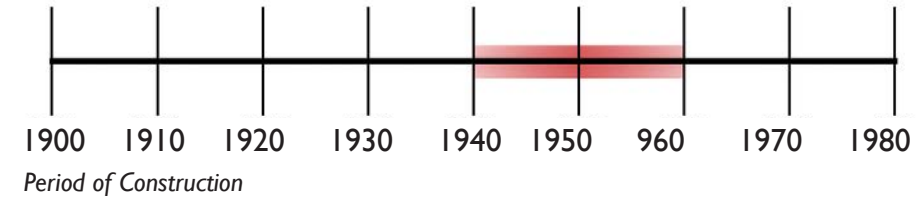
House Type Density Map

The Minimal Traditional Cape is similar to the earlier Period Revival Cape in overall building footprint, shape and exterior proportion. This later version features prefabricated materials characteristic of Minimal Traditional house types. It is difficult to determine a typical floor plan since many of the houses surveyed were one of six basic plans. The major difference in plans is stair direction, parallel with the street or perpendicular to the street. It is possible plans were specific to a particular builder or neighborhood.



Minimal Traditional, Side-Gabled

Also Known As: Levittown Type,
Modern Cottage, WW-II Era Cottage
1940 - 1960



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

Approximate Square Footage:

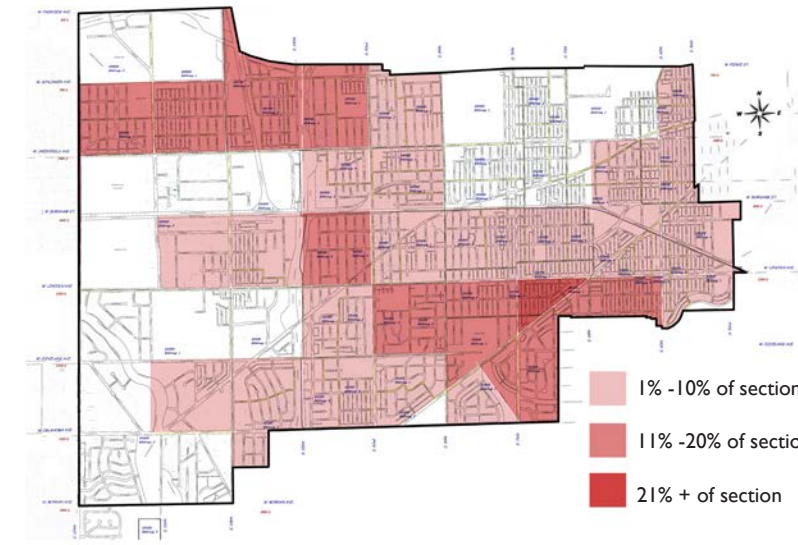
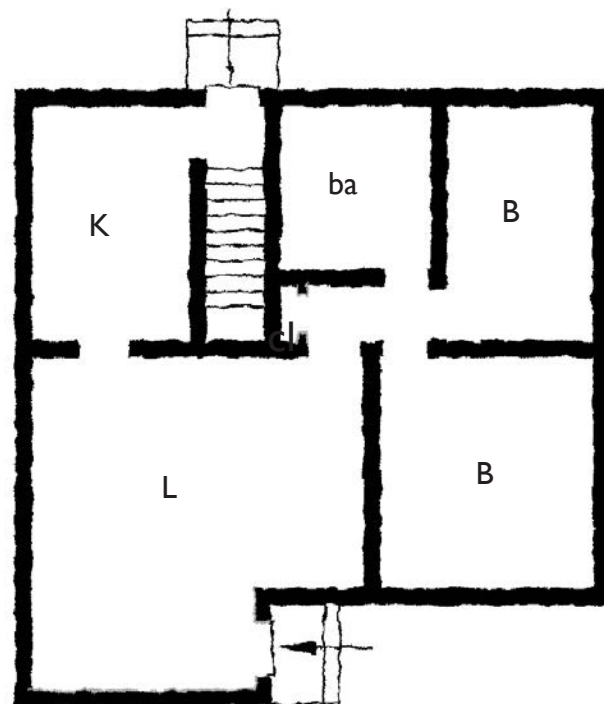
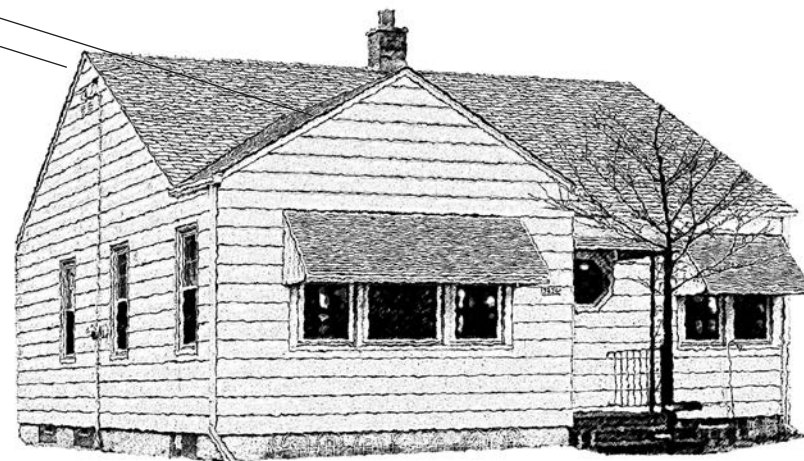
750 S.F. - 900 S.F.

No. of Rooms: 4 + Bath

No. of Bedrooms: 2

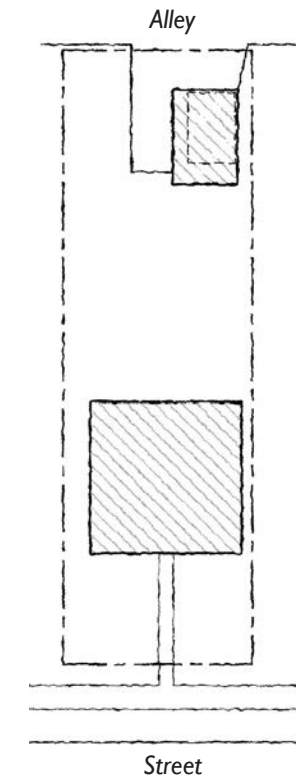
Typology Statistics:

- 6% of Total units
- 20% of Cape Era units
- Approx. #: 1,750 / 29,000



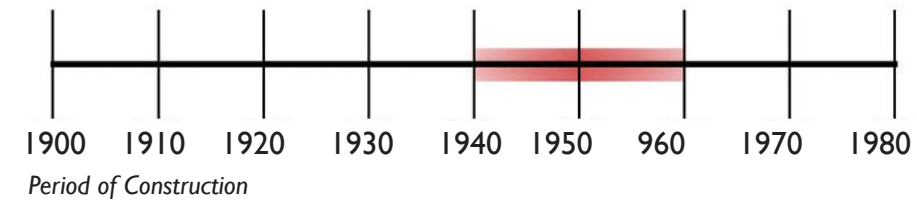
House Type Density Map

The Minimal Traditional, Side-Gabled house type is a single story structure. It shares a similar floor plan and layout to the Minimal Traditional Cape. These houses are very small and modest with limited separation between public spaces and private spaces.



Minimal Traditional, Front-Gabled

Also Known As: Levittown Type,
Modern Cottage, WW-II Era Cottage
1940 - 1960

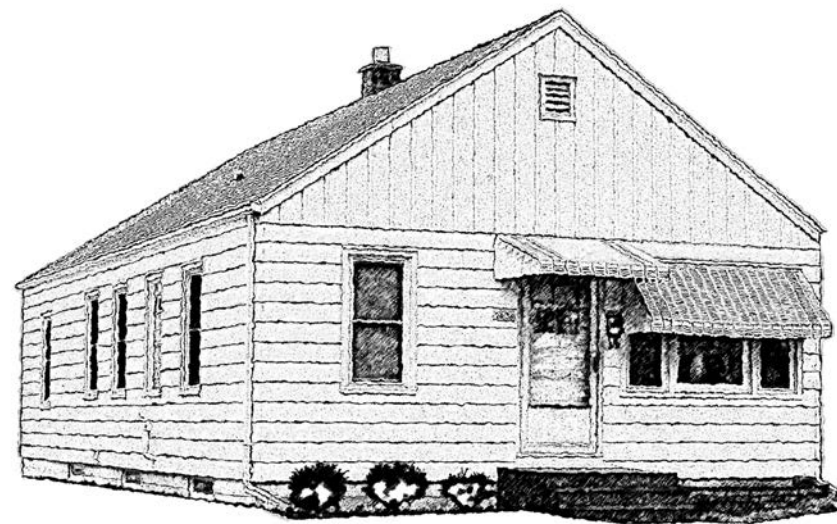


Identifying Facade Features:

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

Identifying Plan Features:

- Deep rectangular plan
- Center entry
- Modified standard
 - Bungalow plan
- Private spaces separated from public spaces



Approximate Square Footage:

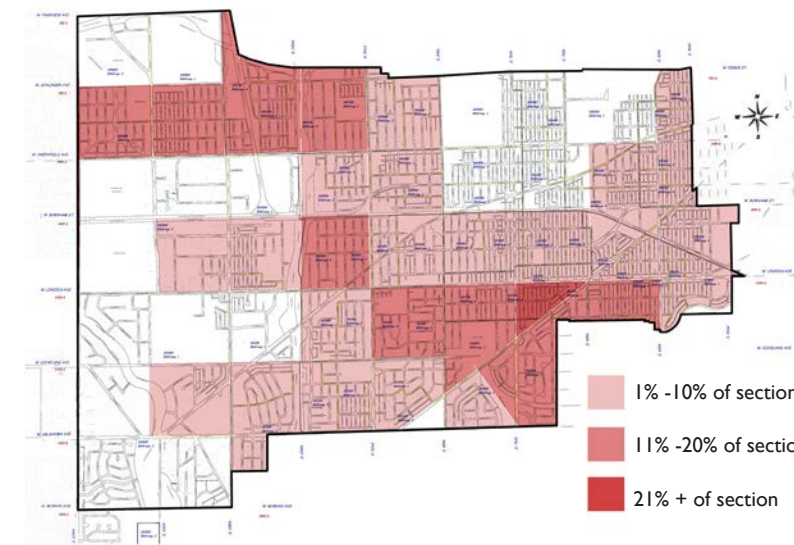
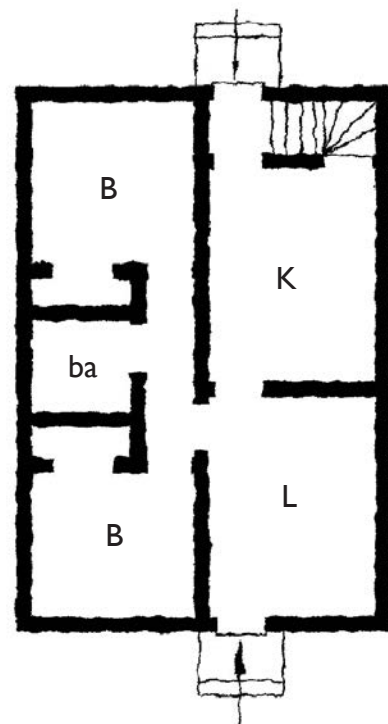
800 S.F. - 1,200 S.F.

No. of Rooms: 4 + Bath

No. of Bedrooms: 2 - 3

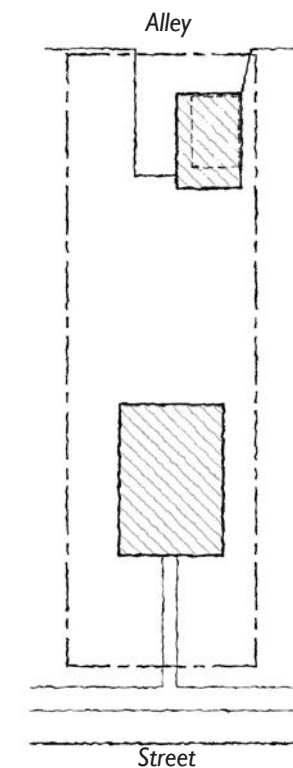
Typology Statistics:

- 6% of Total units
- 20% of Cape Era units
- Approx. #: 1,750 / 29,000



House Type Density Map

The Minimal Traditional, Front-Gabled house is another transitional type. The plan is very similar to standard Bungalow plan with the division of spaces along the vertical access. This is a single story structure and because of its later construction dates and prefabricated elements it falls into the Minimal Traditional category. However, because of its form it demonstrates the transition between Bungalow Era and Ranch Era house types.



Ranch Era 1950 - 1980



The Ranch Era in West Allis is the last of the three major housing eras studied for purposes of this research project. The era spans from 1950 - 1980 and includes approximately 7,000 houses about 24% of all housing units in West Allis.

The most dramatic changes in building development, lot size, house orientation and suburban development occur during this era. By the 1950's America was well into "car culture" and most families had at least one automobile if not a second. In response to this new culture the need for a garage develops and therefore the majority of the Ranch Era house types all include an attached garage as a primary component of their floor plan and function.



As a result of the newly attached garage the entire building footprint takes a much wider shape than before. To accommodate this much wider configuration lot sizes become wider than they are deep for the first time in subdivision development. This drastically changes the way subdivisions look and feel with houses appearing further apart due to wider lots. Driveways are now a dominant part of the front yard landscape and the attached garage takes up one-third of the front facade.



All Ranch Era house types share a three-part floor plan theme which includes the Garage, Living (public spaces), and Bedrooms (private spaces). In standard Ranch plan it is a horizontal progression from the Garage to the Living spaces which are separated from the private or Bedroom spaces by a narrow hallway. Not all Ranch Era house types maintain this exact progression but they all include the three-part plan in slightly different configurations.

Exterior characteristics include low pitched roofs, wide facades that merge with the surrounding landscape, large bay or picture windows in the Living room and dominant driveways.

The majority of these Ranch Era units are located in the southwest corner of the city.



- A. Ranch
 - i. Box Ranch
 - ii. Standard Ranch, Detached Garage
 - iii. Standard Ranch, Attached Garage
 - Standard Ranch, Breezeway Type



- B. Two-story, Suburban Colonial



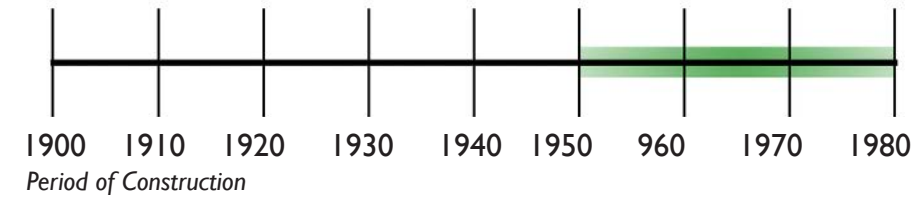
- C. Split Level



Box Ranch

Also Known As: Front Kit Ranch

1950 - 1980



Identifying Facade Features:

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



Identifying Plan Features:

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

Approximate Square Footage:

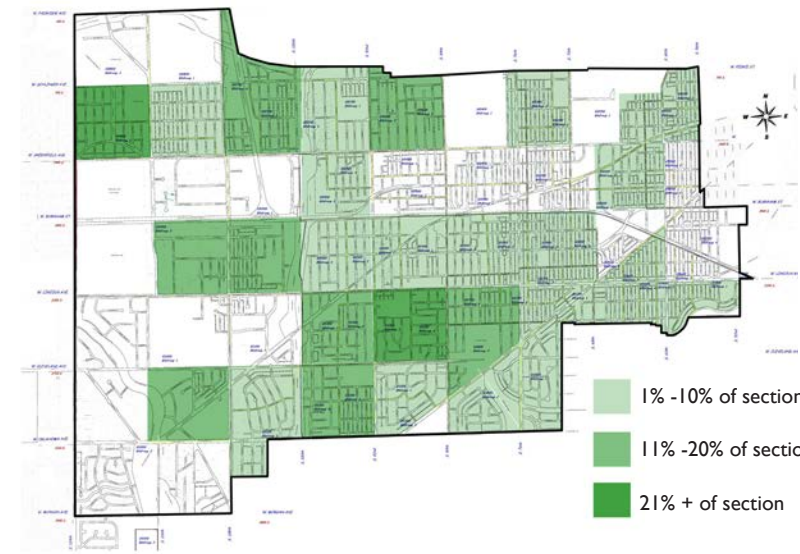
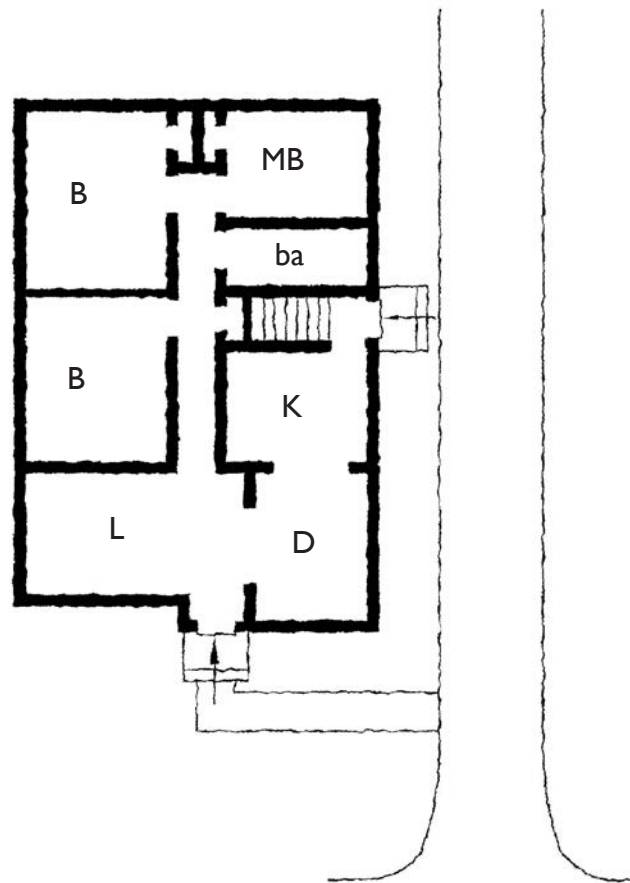
1,100 S.F. - 1,200 S.F.

No. of Rooms: 6 + Bath

No. of Bedrooms: 3

Typology Statistics:

- 6% of Total units
- 30% of Ranch Era units
- Approx. #: 1,750 / 29,000



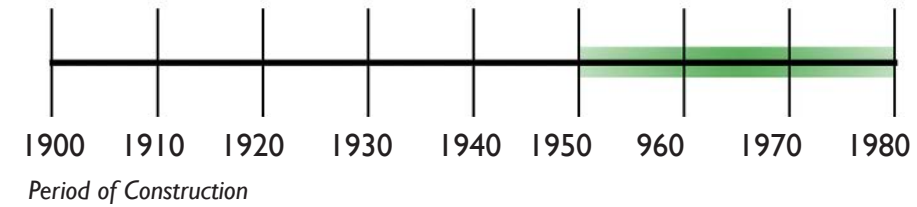
House Type Density Map

The Box Ranch is the smallest and earliest Ranch Era house type to be built. Its overall form and footprint reflects the earlier Bungalow Era plan and vertical orientation. This particular house is another example that housing development in West Allis occurred gradually and through a series of transitional typologies which bridge the link from earliest Bungalow Era to latest Ranch Era.



Standard Ranch, Detached Garage

Also Known As: American Ranch,
Suburban Tract House
1950 - 1980

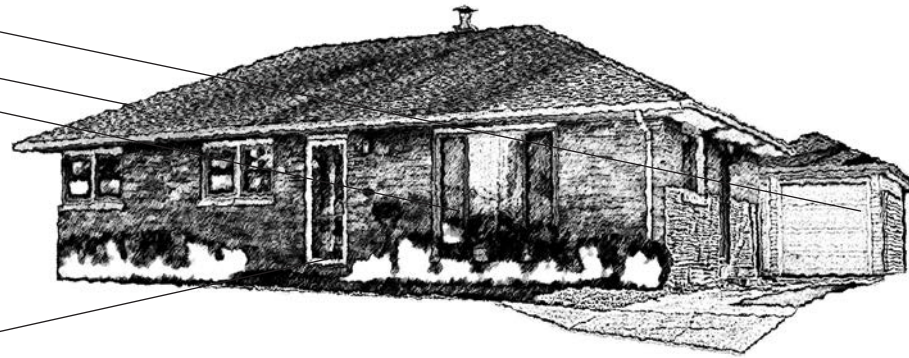


Identifying Facade Features:

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

Identifying Plan Features:

- Standard Ranch Plan:
- Garage, Living, Bedrooms
- Center or side front entry



Approximate Square Footage:

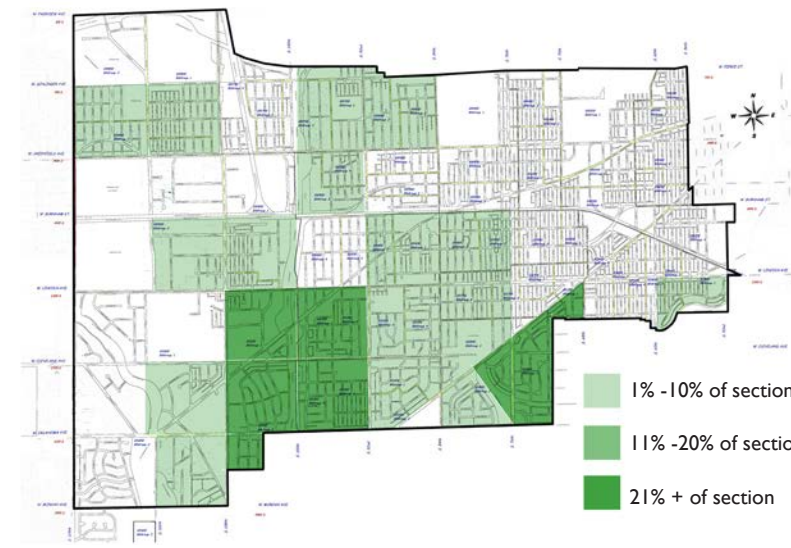
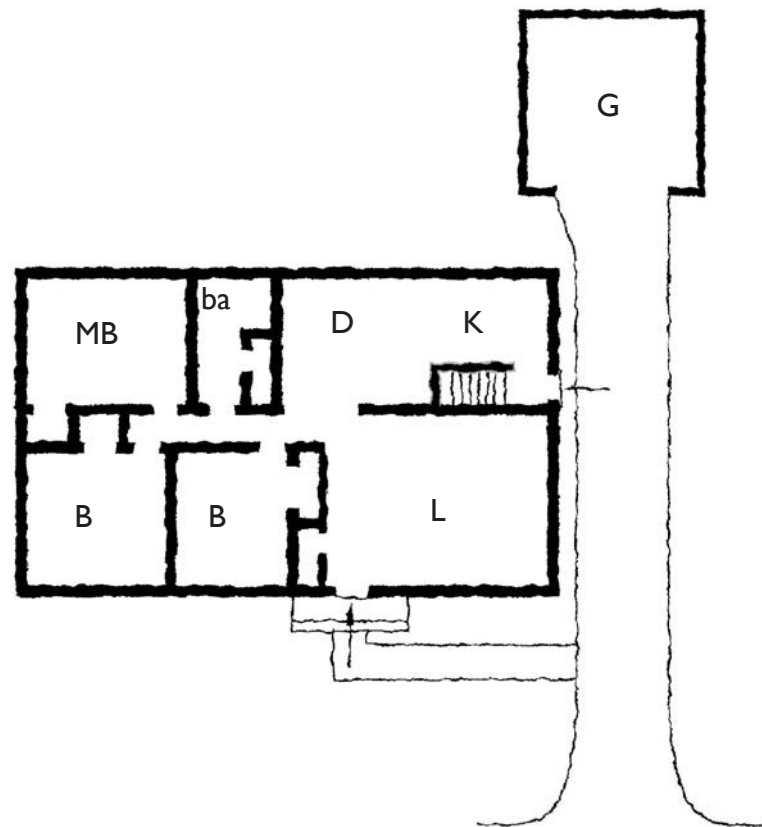
1,100 S.F.

No. of Rooms: 6 + Bath

No. of Bedrooms: 3

Typology Statistics:

- 7% of Total units
- 34% of Ranch Era units
- Approx. #: 2,000 / 29,000



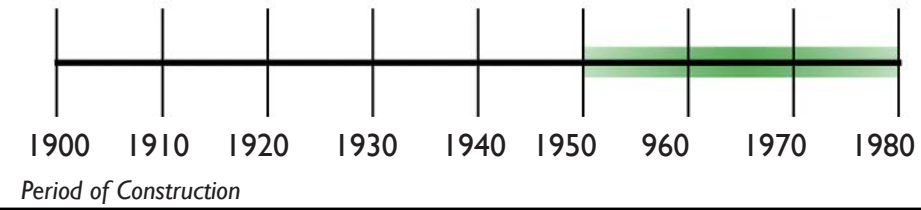
House Type Density Map

The Standard Ranch, Detached garage house type is the first in the Ranch Era to take on the traditional Ranch Plan and progression from the garage to the living and public spaces, to the bedrooms and private spaces. Although the garage remains detached at this point there exists an exterior connection via sidewalk and side entrance making the transition between the garage and the living elements. The kitchen and dining are typically located at the back of the house with the option of a deck or outdoor patio space in the rear yard. The living room with its characteristic picture window is located at the front of the house. The front entrance is always into the living room; however, the location varies between entering at the corner or between the living and bedrooms. A small hallway from the dining or living allows for access to the private spaces. The two smaller children's bedrooms are located in the front and the master bedroom in the rear corner to offer maximum privacy for the adults.



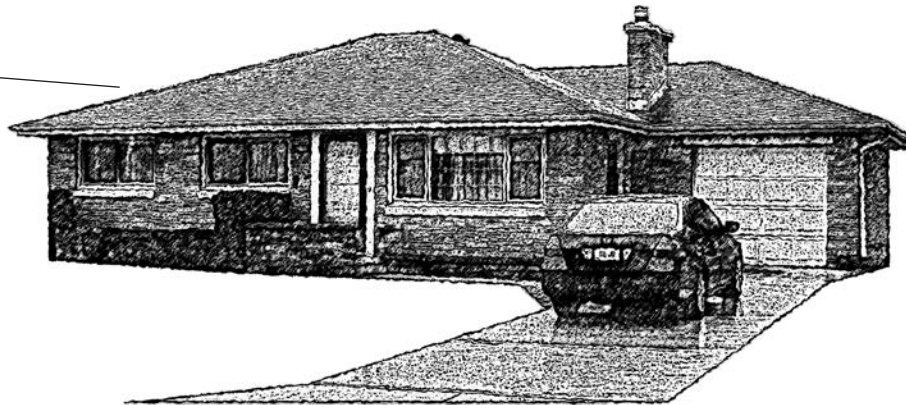
Standard Ranch, Attached Garage

Also Known As: American Ranch,
Suburban Tract House
1950 - 1980



Identifying Facade Features:

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



Identifying Plan Features:

- Standard Ranch Plan:
- Garage, Living, Bedrooms
- Center or side front entry

Approximate Square Footage:

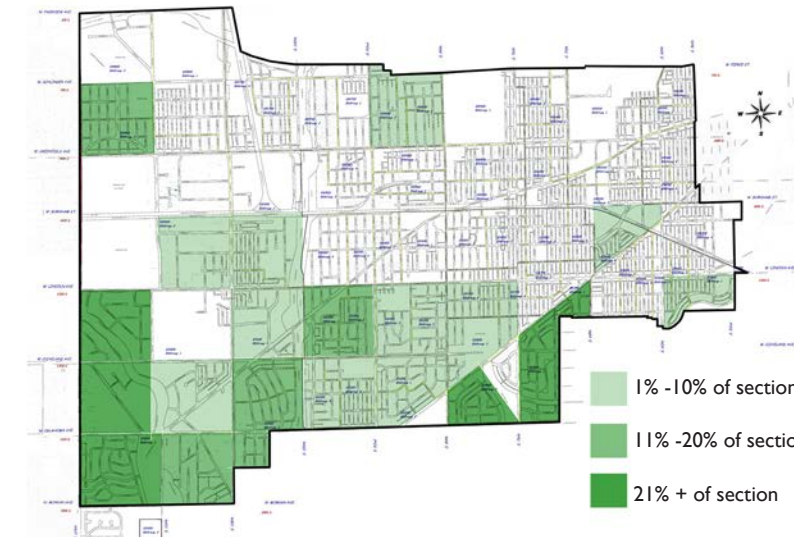
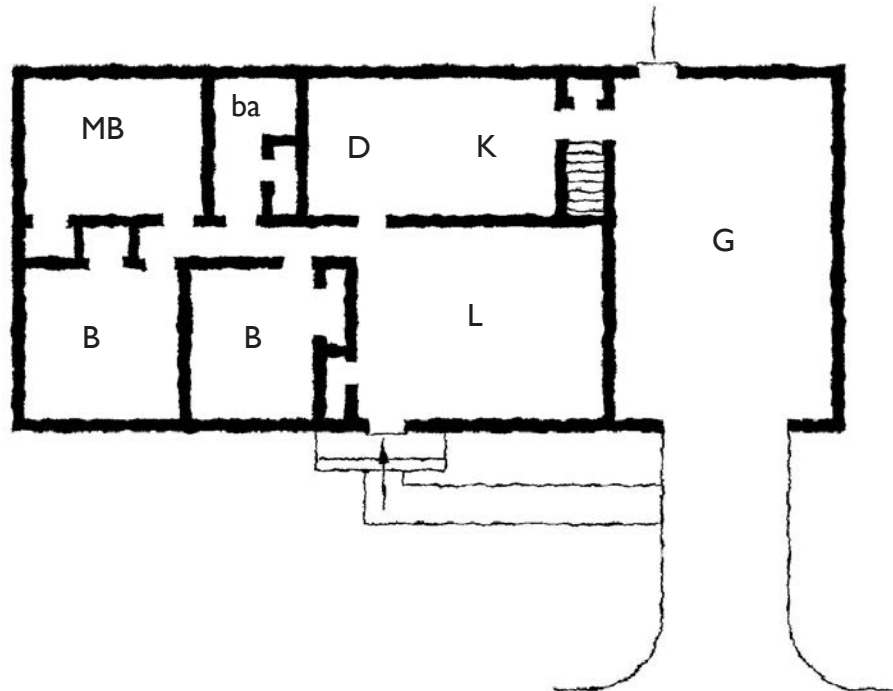
1,250 S.F.

No. of Rooms: 6 + Bath

No. of Bedrooms: 3

Typology Statistics:

- 5% of Total units
- 26% of Ranch Era units
- Approx. #: 1,450 / 29,000



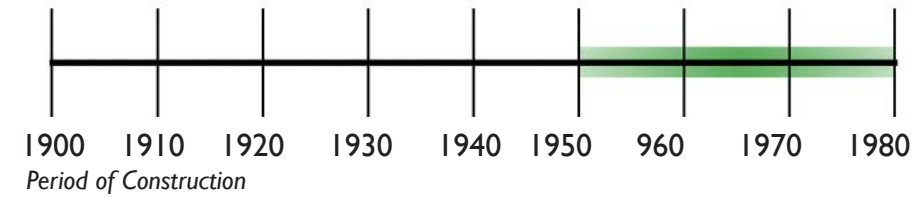
House Type Density Map

The Standard Ranch, Attached Garage type is the first in the Ranch Era to connect the garage to the remainder of the house. A few of the earliest examples surveyed were unusual in that they did not offer direct access between the house and the garage. However, the majority of these house types featured direct access from the garage to the kitchen area. This house type is the clearest representation of standard Ranch Plan (G, L, B) showing the transition from the garage to the living spaces to the bedrooms.



Subtype: Standard Ranch, Breezeway Type

Also Known As: American Ranch,
Suburban Tract House
1950 - 1980



Identifying Facade Features:

- Single story
- Horizontal orientation
- Large picture window

Identifying Plan Features:

- Standard Ranch Plan:
- Garage, Living, Bedrooms
- Breezeway connection
- Center or side front entry

Approximate Square Footage:

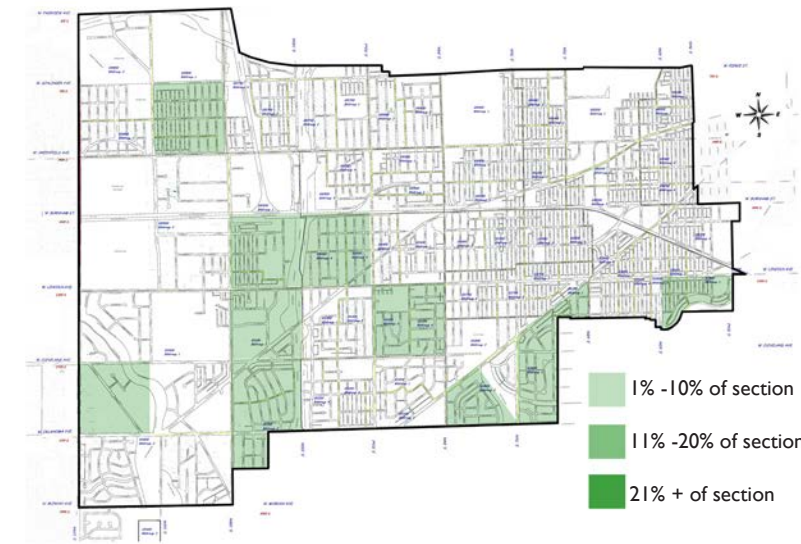
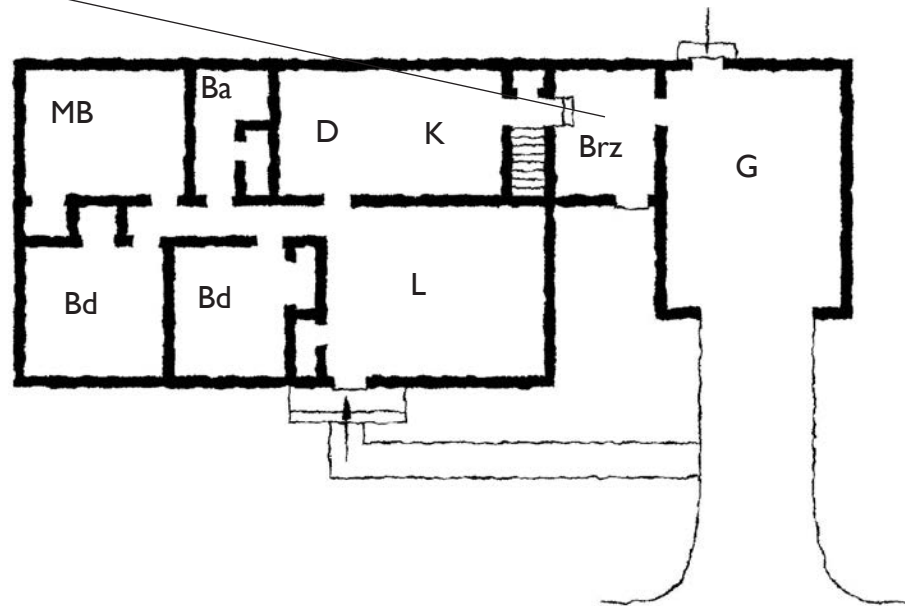
1,300 S.F. - 1,500 S.F.

No. of Rooms: 7 + Bath

No. of Bedrooms: 3

Typology Statistics:

- <1% of Total units
- 4% of Ranch Era units
- Approx. #: <200 / 29,000



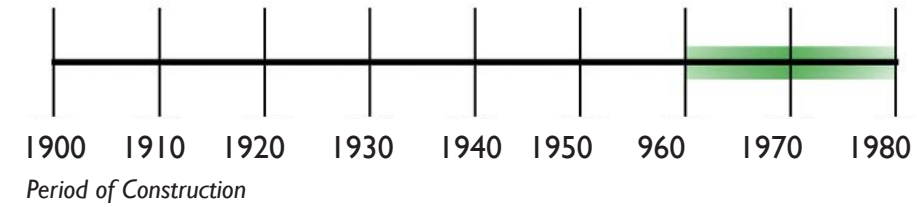
House Type Density Map

The Standard Ranch, Breezeway Type is a subtype of the previous house type. The overall plan and form remain the same with only one exception. The addition of a breezeway between the Garage and the Living areas. The breezeway serves as a transitional space and can either be a covered walkway or a fully enclosed space.



Suburban Colonial

Also Known As: Neo-Colonial,
Modern Colonial
1960 - 1980



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

Approximate Square Footage:

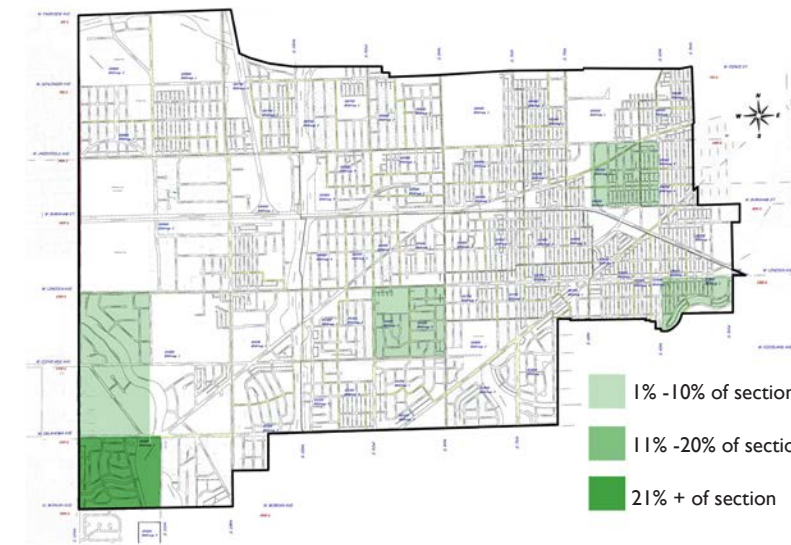
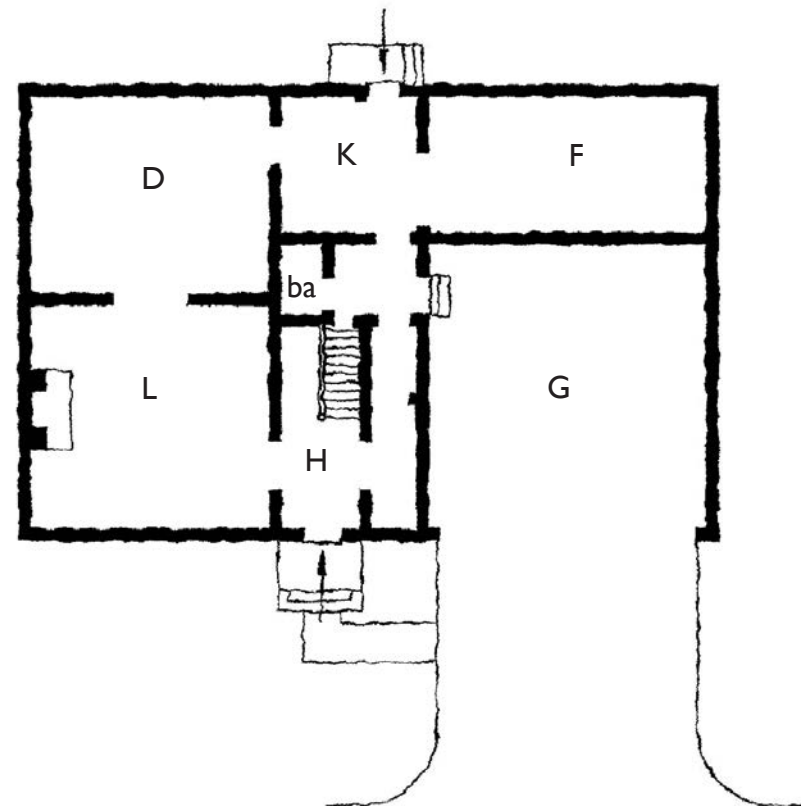
2,300 S.F. - 2,600 S.F.

No. of Rooms: 8 + Bath

No. of Bedrooms: 4

Typology Statistics:

- <1% of Total units
- 4% of Ranch Era units
- Approx. #: <200 / 29,000



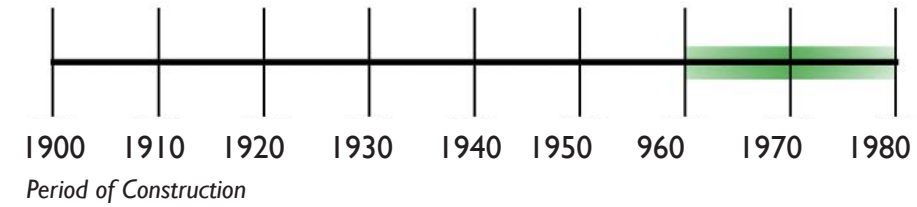
House Type Density Map

The Suburban Colonial house type is one of two multi-story house types in the Ranch Era. Traditionally a Ranch house implies single story. However, because of when these houses were built and that they reflect standard Ranch plan (G,L,B) in a slightly different configuration, they are classified as Ranch Era houses. The Suburban Colonial is a reiteration of the Period Revival Two-story Colonial represented earlier, except now the attached garage is a dominant feature. The first floor includes the garage with access to the Living spaces which are separated from the private spaces by a center hall and stairway. This particular house type was constructed in the later part of the Ranch Era and concentrated primarily in the southwestern neighborhood of Orchard Hills. This neighborhood represents the largest shift in lot design from the original neighborhoods in West Allis. The larger lots and curvy streets give this neighborhood a completely different atmosphere and level of privacy that has not existed in other West Allis neighborhoods.



Split Level

Also Known As: Stacked Split-level, Split Entry, Tri-Level
1960 - 1980



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

Approximate Square Footage:

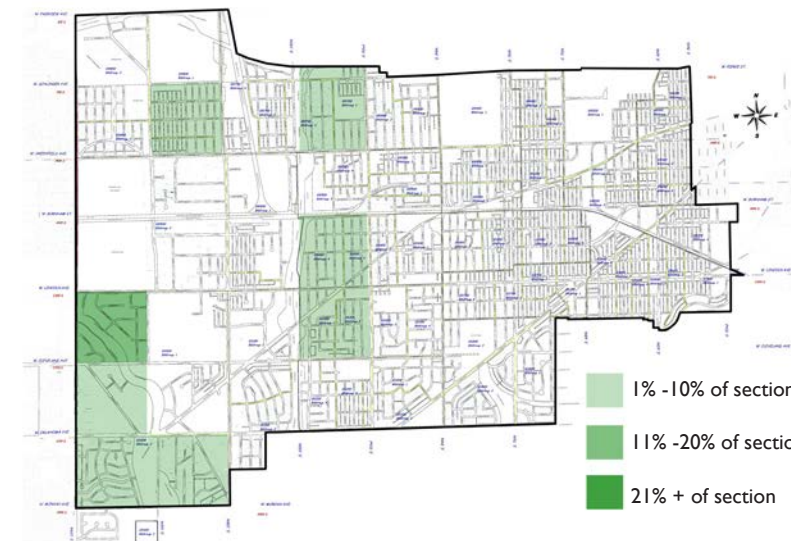
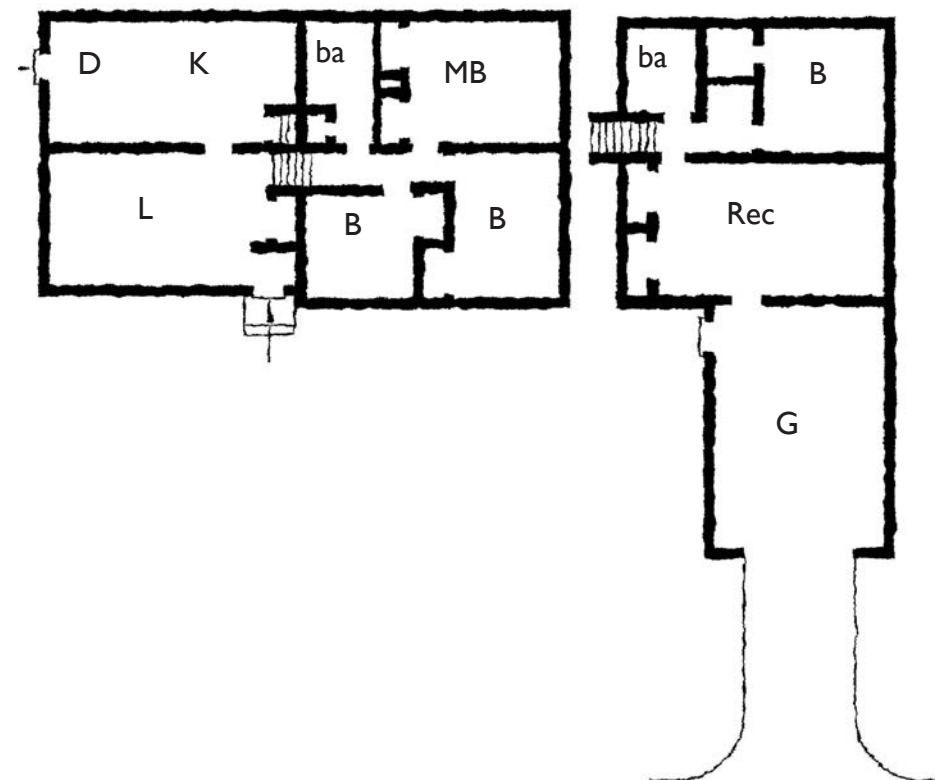
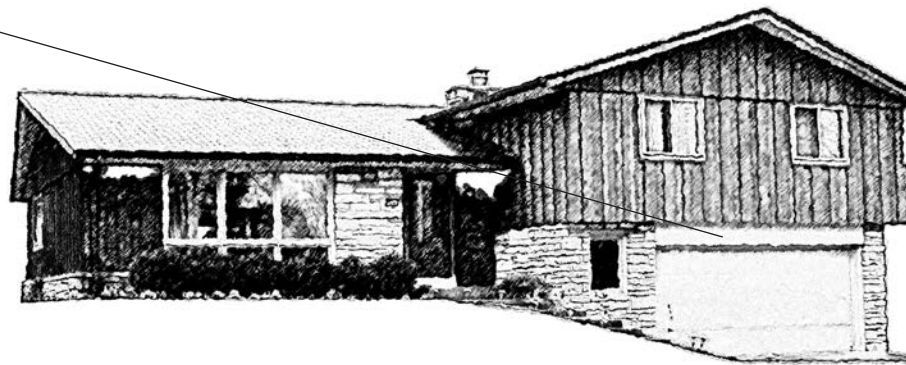
1,800 S.F. - 3,000 S.F.

No. of Rooms: 6 - 10 + 2 Baths

No. of Bedrooms: 3 - 5

Typology Statistics:

- <1% of Total units
- 3% of Ranch Era units
- Approx. #: <200 / 29,000



House Type Density Map

The Split Level house type is the second multi-story house in the Ranch Era. It also represents a distinct division of spaces between the garage, living and bedrooms but in a slightly different configuration from the earlier Standard Ranch or the Suburban Colonial. The Split Level is also most concentrated in the southwestern region of West Allis and was built towards the end of the Ranch Era. It is difficult to classify these as having a typical form and floor plan. They were a highly customized house often tailored by the owner and builder and as a result many different layouts exist. However, the basic progression of spaces includes the garage and family or recreation room on the lowest level, a half-flight of stairs up to another level might be the living and kitchen and another half-flight of stairs up over the garage would be the private bedrooms and bath.



Duplex & Multi-Unit House Types 1905 - 1980



For the purposes of this research project the focus was on single-family and duplex housing units. However, there are several typologies of multi-unit structures in West Allis. Although these were not studied in detail and they would make a great sequel to this project, it is important to identify and recognize those multi-unit house types. The following pages offer a brief overview of the variety present in West Allis. It is important to note that these units were not surveyed either through counting or touring interiors. The diagrams shown are only abstractions of unit configuration.

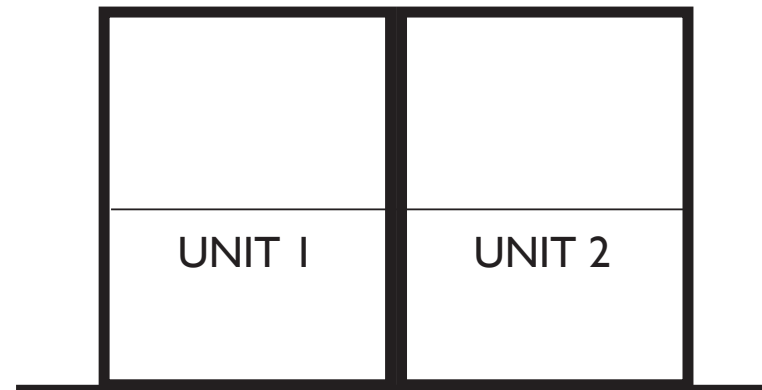


A. Duplexes

B. Multi-Unit

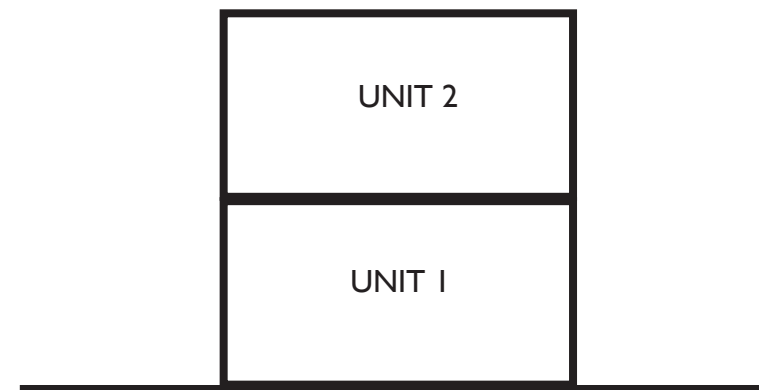
Side-by-Side Duplexes

1960 - 1980



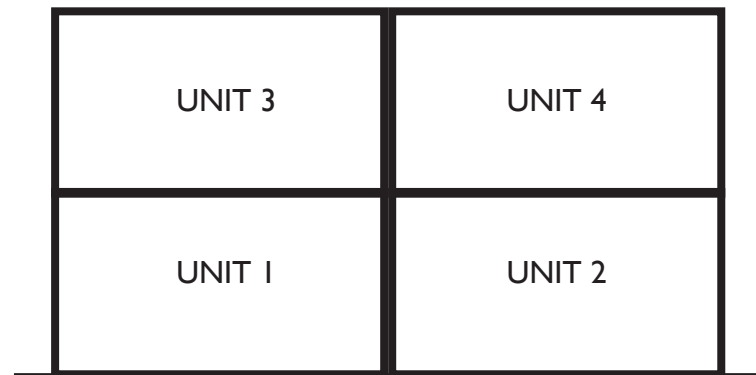
Top-and-Bottom Duplexes

1960 - 1980



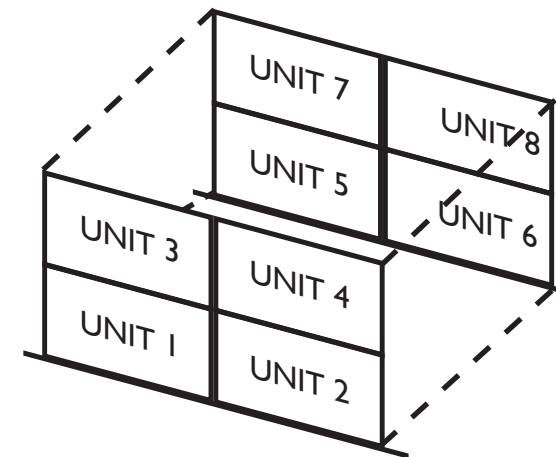
Four-Unit

1960 - 1980

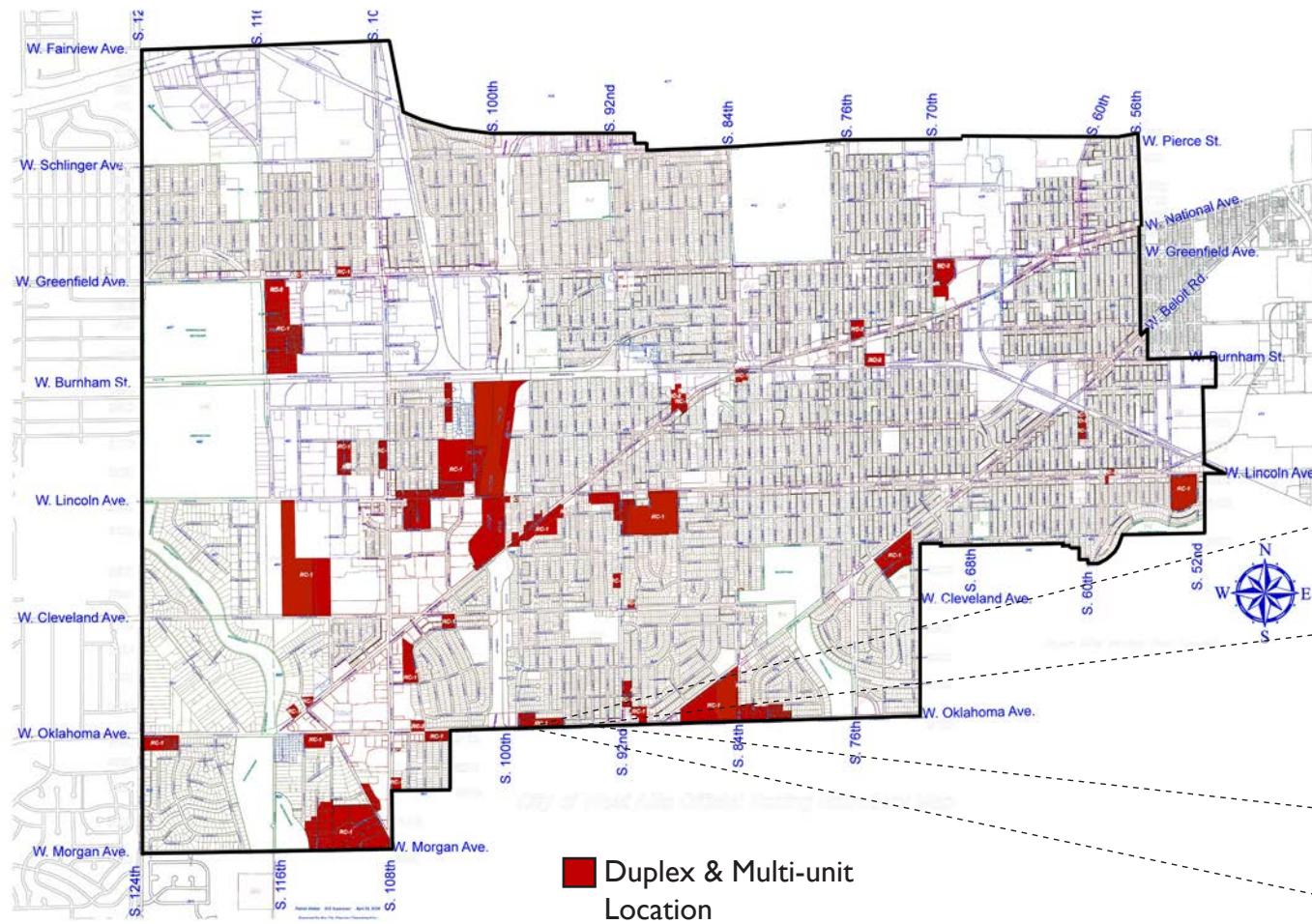


Eight-Unit

1960 - 1980



Duplex & Multi-Unit



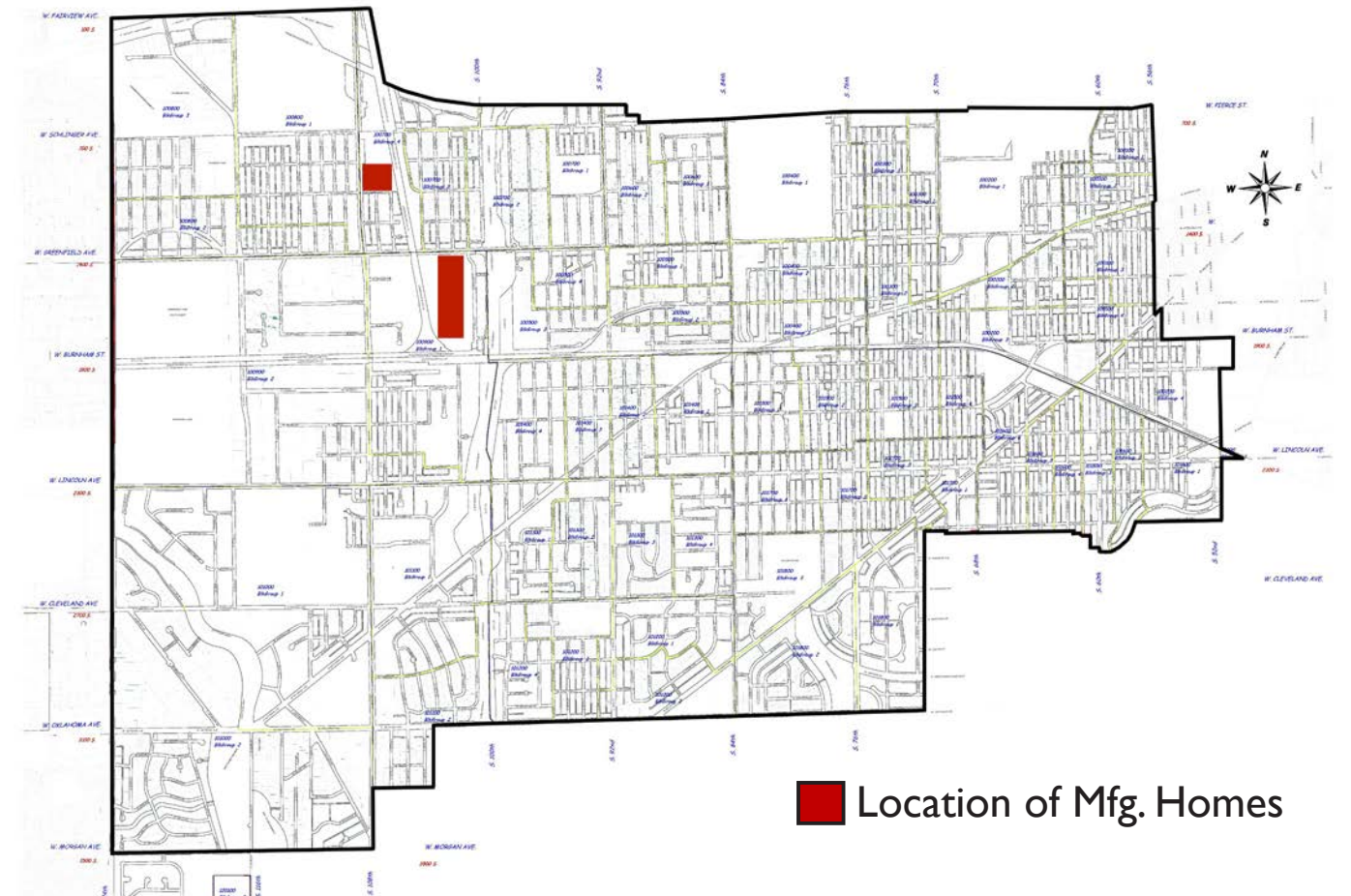
The map on the lower left page represents the concentration of multi-unit buildings based on the city of West Allis zoning map. The image below shows an aerial view of a block from one of the southern neighborhoods



Mobile Homes

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

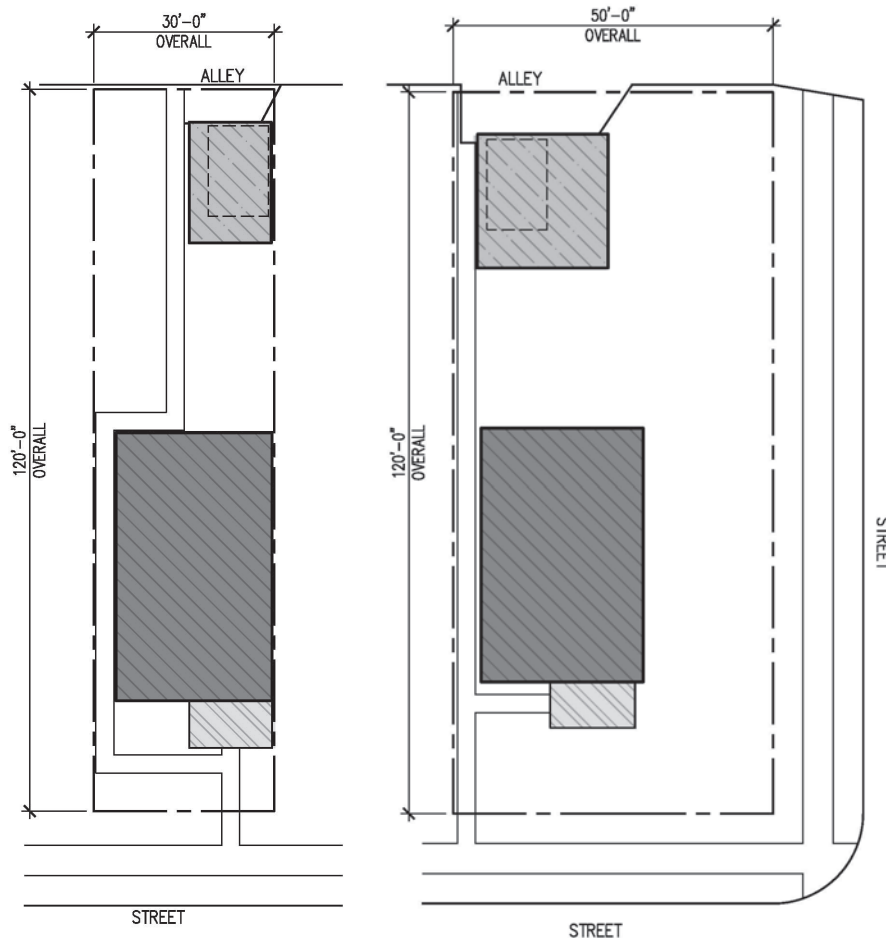
1960 - Present



Chapter 3
Lot Siting and Block Density

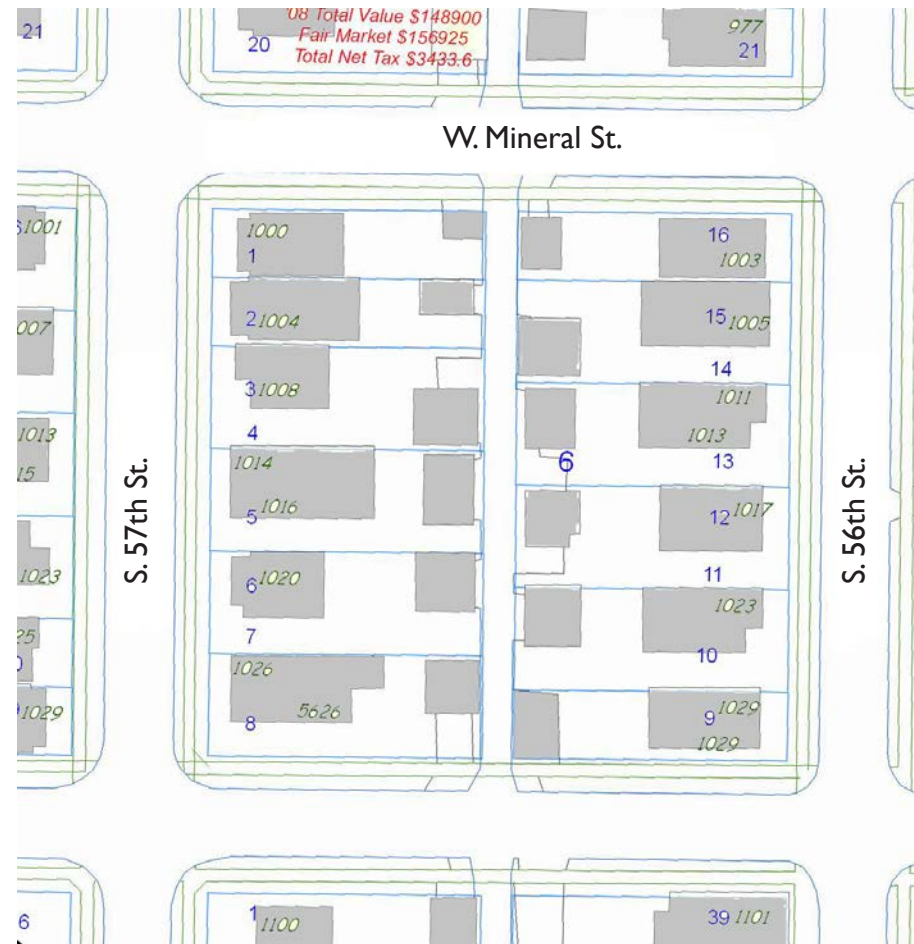
Lot Siting & Block Density

Bungalow Era



Typical Interior Lot Site Plan

Typical Exterior Lot Site Plan



Block Density

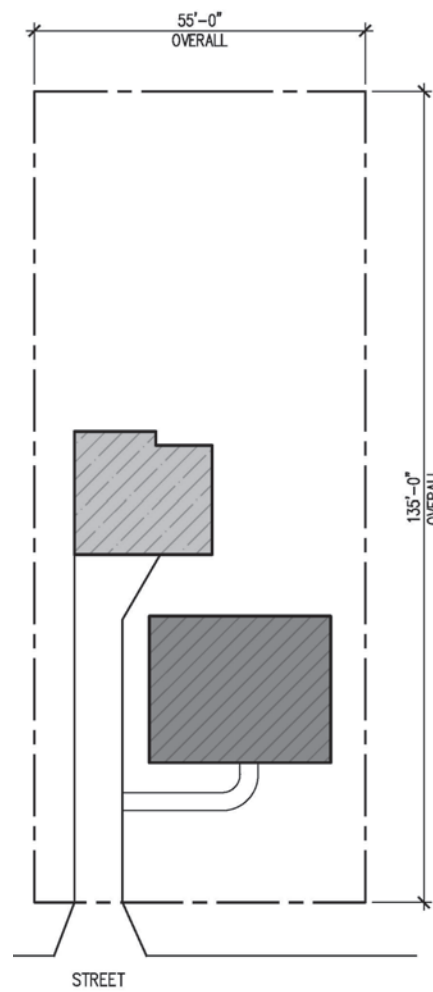


The Bungalow Era lots were the original lots to be platted in the City of West Allis. They are consistently narrow sites with the house oriented vertically along the lot, small rear yards with garages or storage sheds accessed via alleyway. The overall feel of these neighborhoods is very rhythmic and consistent due to the same front setbacks from the road and sidewalk, the same distance between houses and the grid-like orthogonal pattern of streets, alleys and lots.

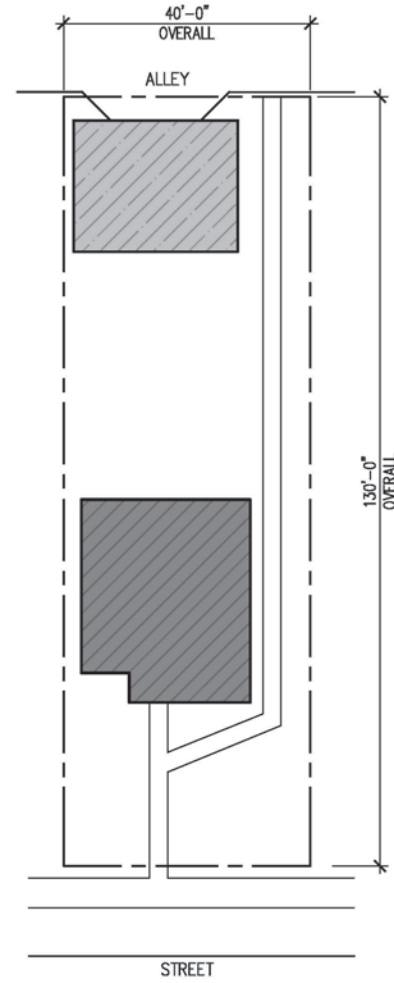
Average Lot Width = 30'-0" to 40'-0"
 Average Lot Depth = 115'-0" to 130'-0"

Lot Siting & Block Density

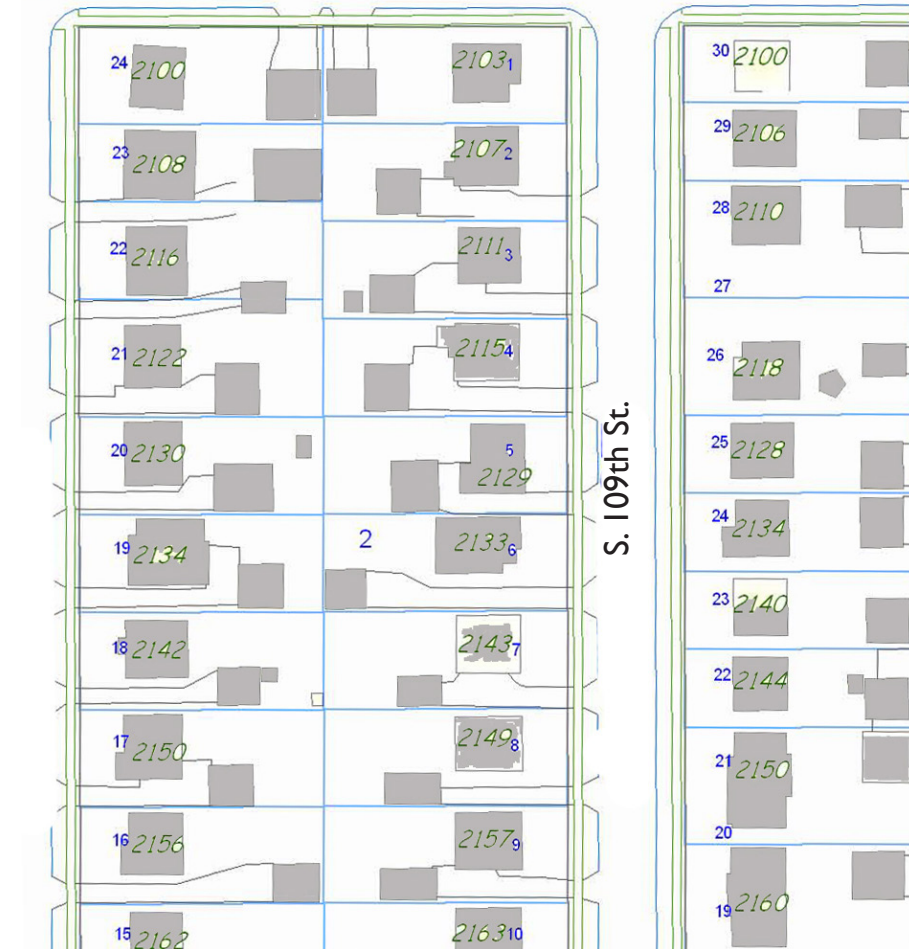
Cape Era



Typical Driveway Lot Site Plan



Typical Alley Lot Site Plan



Block Density

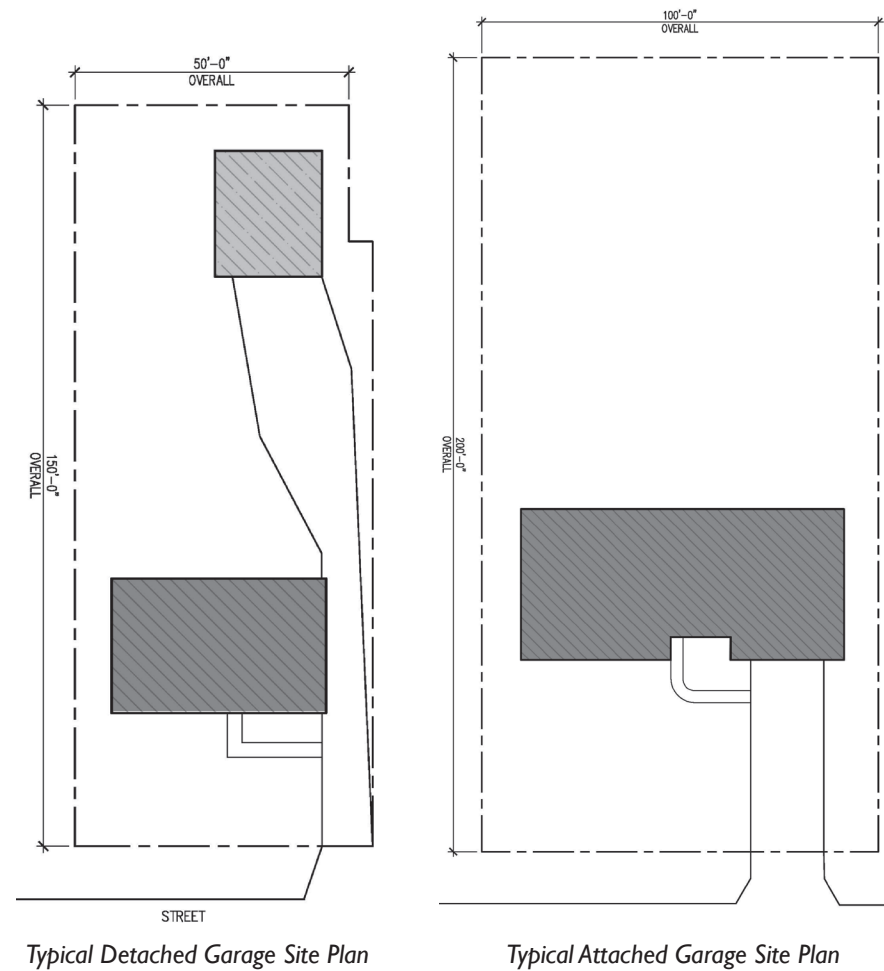


The Cape Era houses are now oriented horizontally on the lots. To accommodate the wider footprint average lot width grew twice as wide as the Bungalow lots. Another major transformation during this era is the appearance of the detached garage with driveway access to the street. The Cape Era includes both alley sites and driveway access sites, therefore bridging the transition between the Bungalow and Ranch eras. The overall feel of these neighborhoods is still very rhythmic and consistent due to standard setbacks and orthogonal streets.

Average Lot Width = 40'-0" to 60'-0"
 Average Lot Depth = 130'-0" to 150'-0"

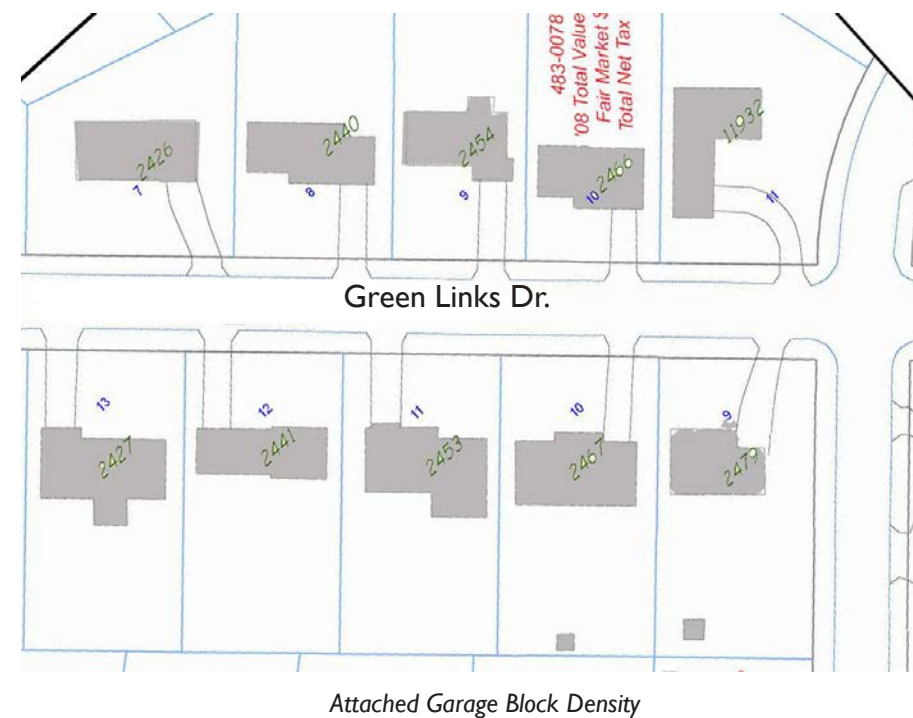
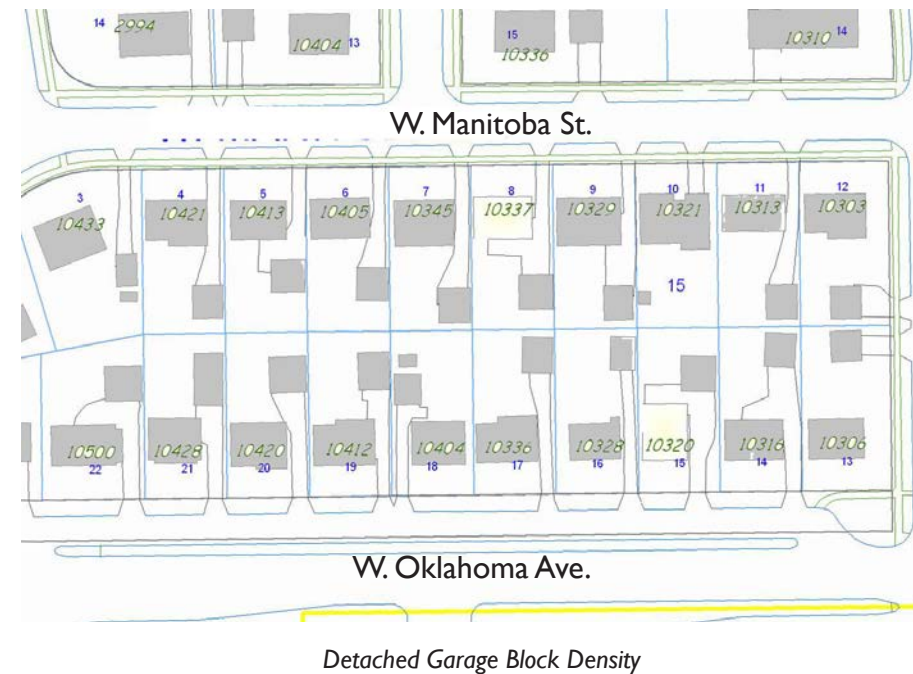
Lot Siting & Block Density

Ranch Era



Average Lot Width = 50'-0" to 100'-0"
 Average Lot Depth = 150'-0" to 200'-0"

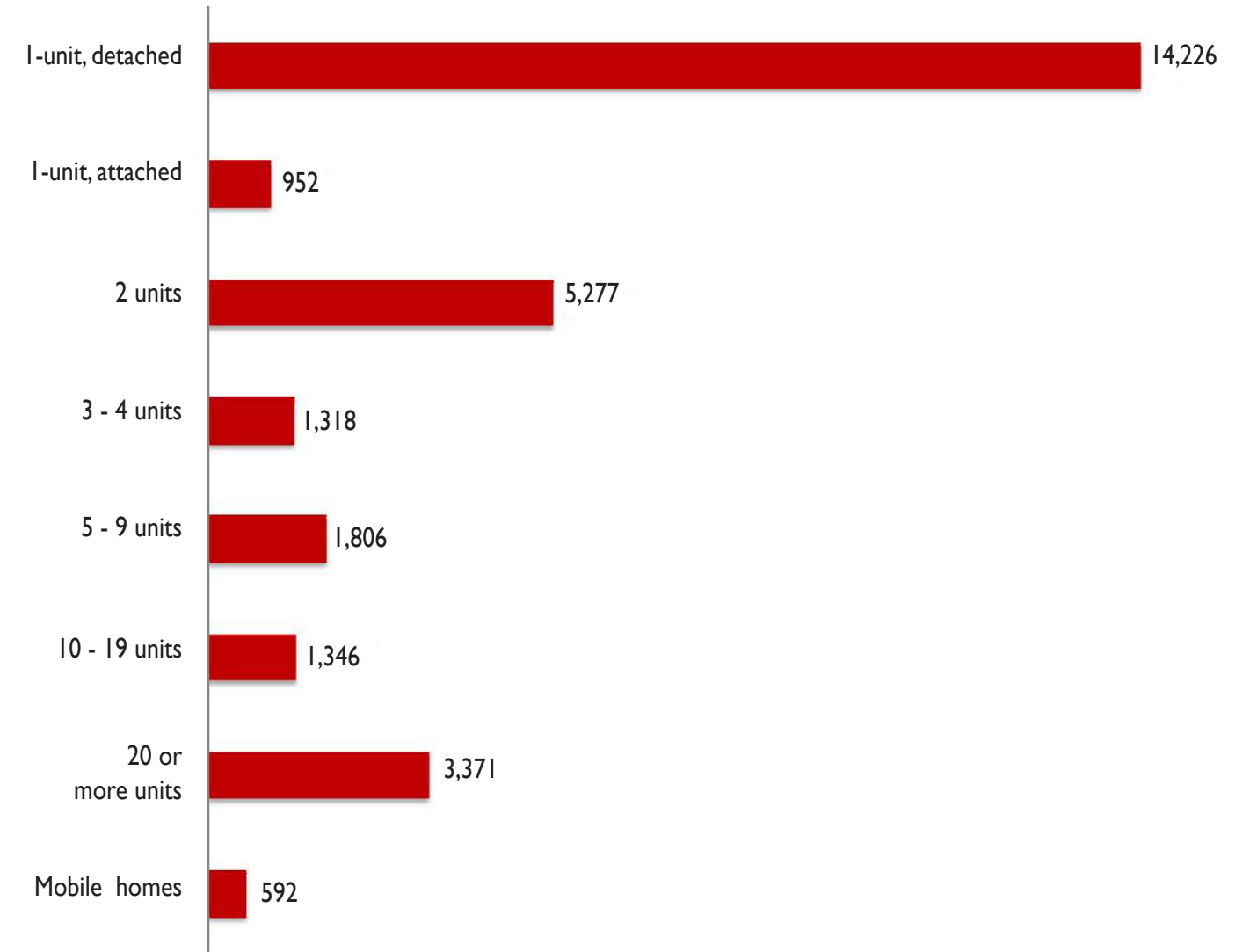
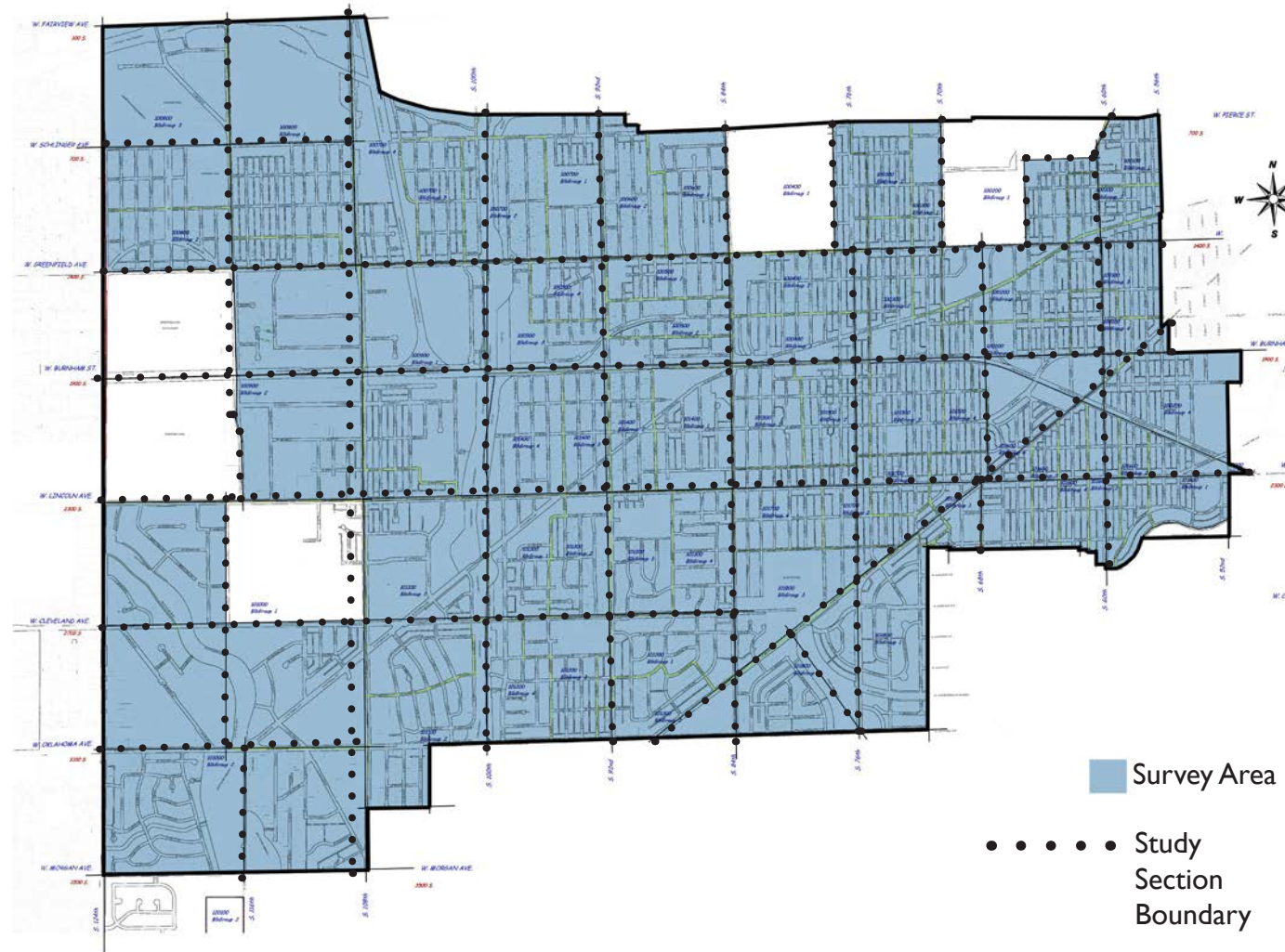
The Ranch Era lot siting reflects the most dramatic change from the earliest neighborhoods. The lot width is three to four times wider to accommodate the very wide Ranch houses which now include a garage either attached or detached and driveway access to the street. Side yards are becoming larger offering more privacy between homes. Sidewalks are starting to disappear in most neighborhoods and streets have become curvy breaking up the grid and rhythm so characteristic of past neighborhoods.



Chapter 4
City Housing Typology Survey

Map of Study Area

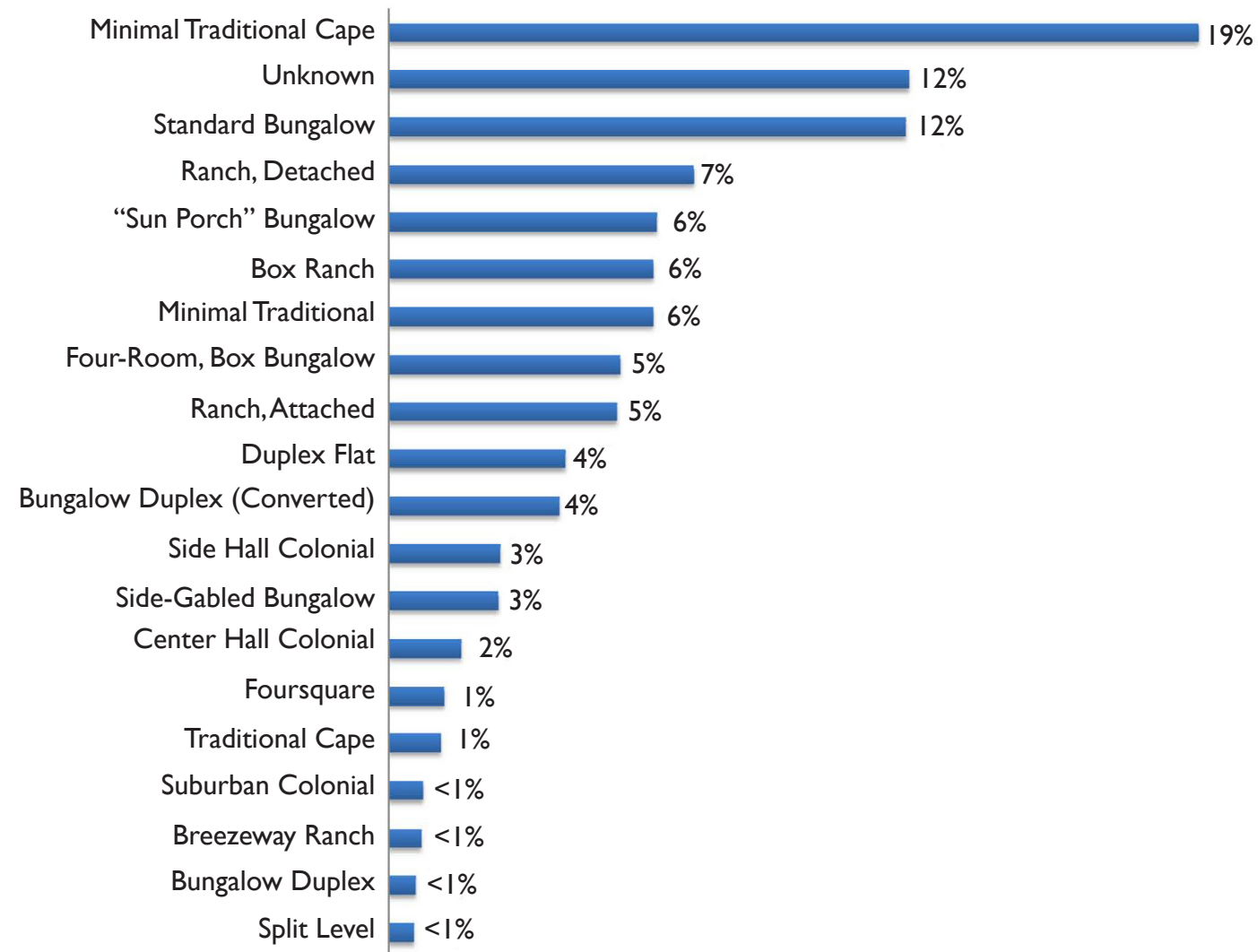
Housing Statistics



This map represents the city limit of West Allis at the time of this survey. The dotted lines indicate the boundaries of study sections. Every third street of the entire city was surveyed, the houses were classified by typology and those statistics were used to create the results of this study. Areas in white did not contain any residential structures and therefore were not surveyed.

The above graph represents housing statistics from the 2007 Census Data. Total housing units for the city of West Allis are 28,888 and the map reflects total housing units per structure.

Survey Results



The above graph represents the total results from the projects’ survey (Spring 2009). All popular housing typologies are included in the categories and the percentage is calculated based on the total housing units in the 2007 census data.

Bungalow Era, Cape Era & Ranch Era



Bungalow Era



Cape Era

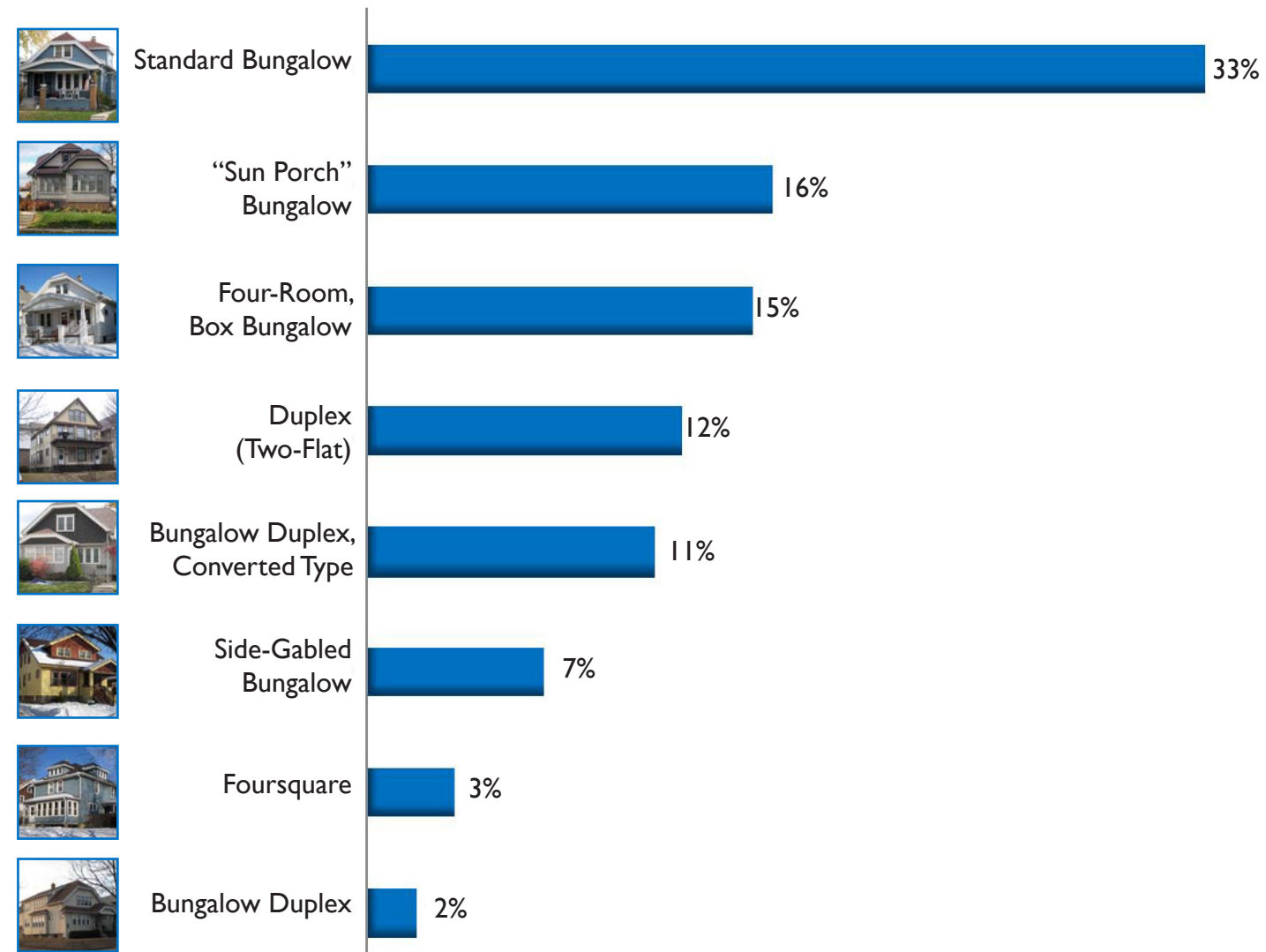


Ranch Era



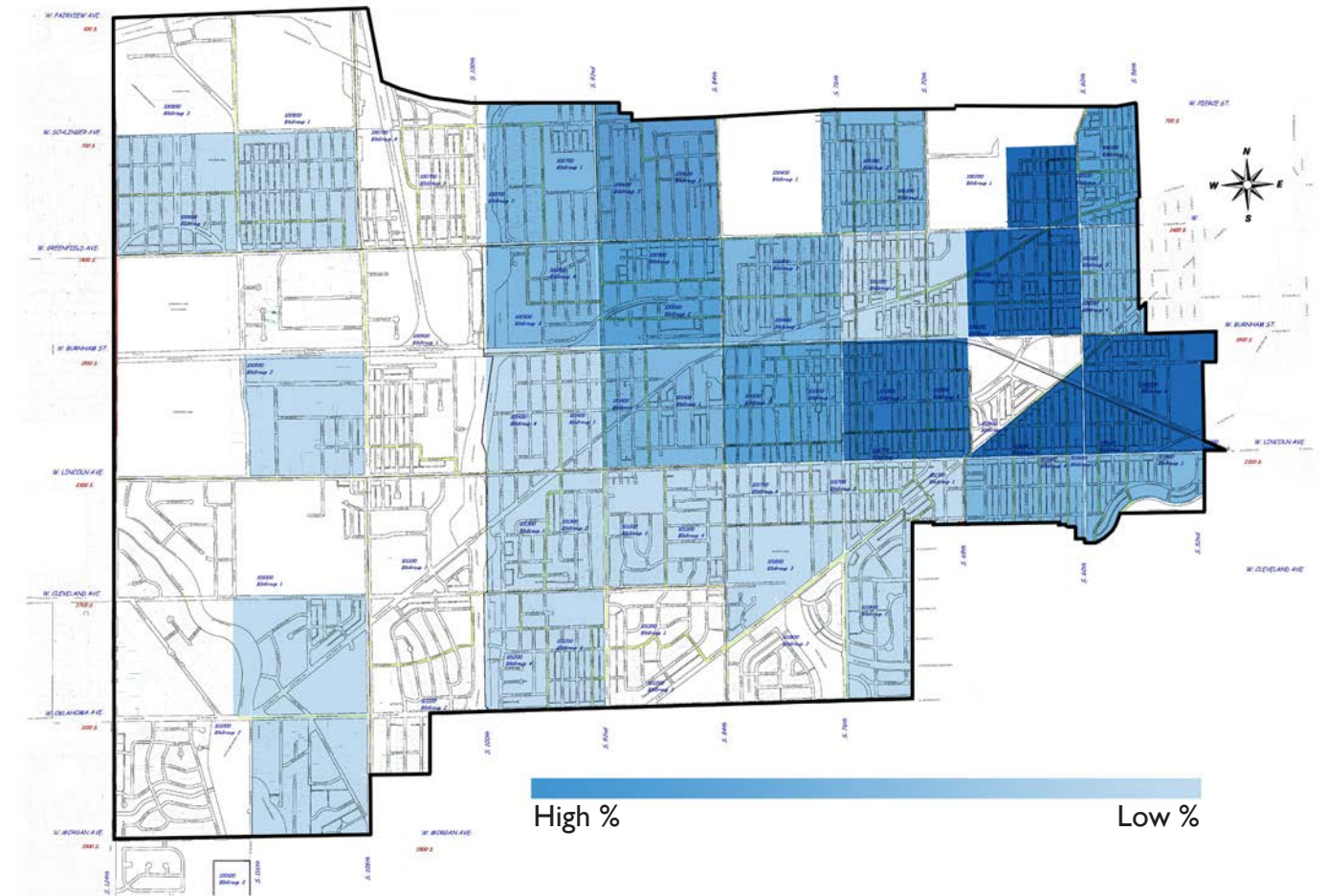
Although the Minimal Traditional Cape is the dominant house type based on the graph on the left page, the overall number of houses is highest in the Bungalow Era category, followed by the Cape Era with the smallest being the Ranch Era.

Bungalow Era Graph 1900 - 1935



The above graph represents the percentage of total Bungalow Era units broken down by Bungalow Era house types. The Standard Bungalow is the most dominant house type within this era, followed closely by the “Sun Porch” Bungalow and the Four-Room Box Bungalow. The smallest house types included the Foursquare and Bungalow Duplex. It is important to note these percentages are based on total Bungalow Era units, not total West Allis housing units. They represent a hierarchy within the Bungalow Era alone.

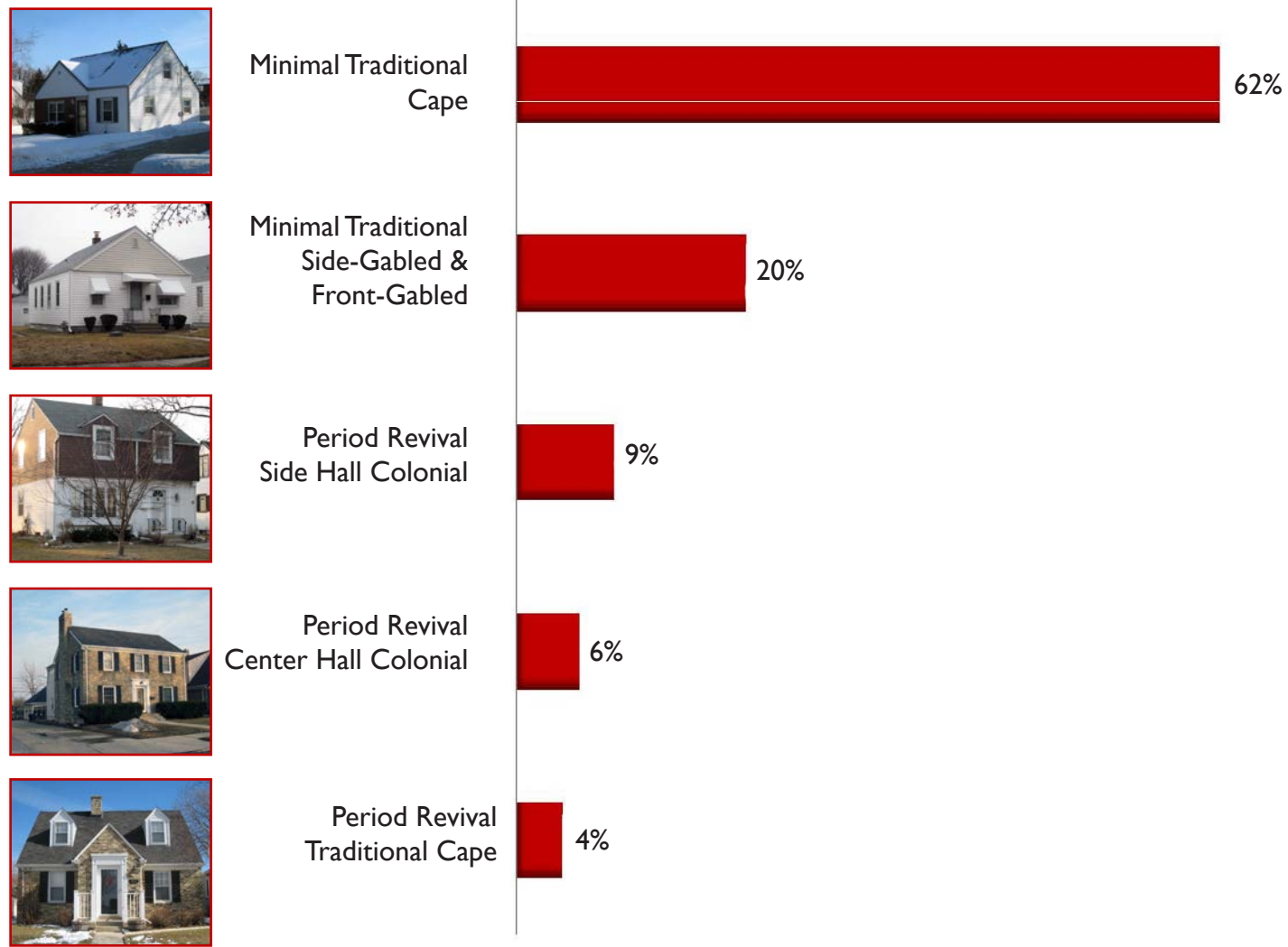
Bungalow Era Map 1900 - 1935



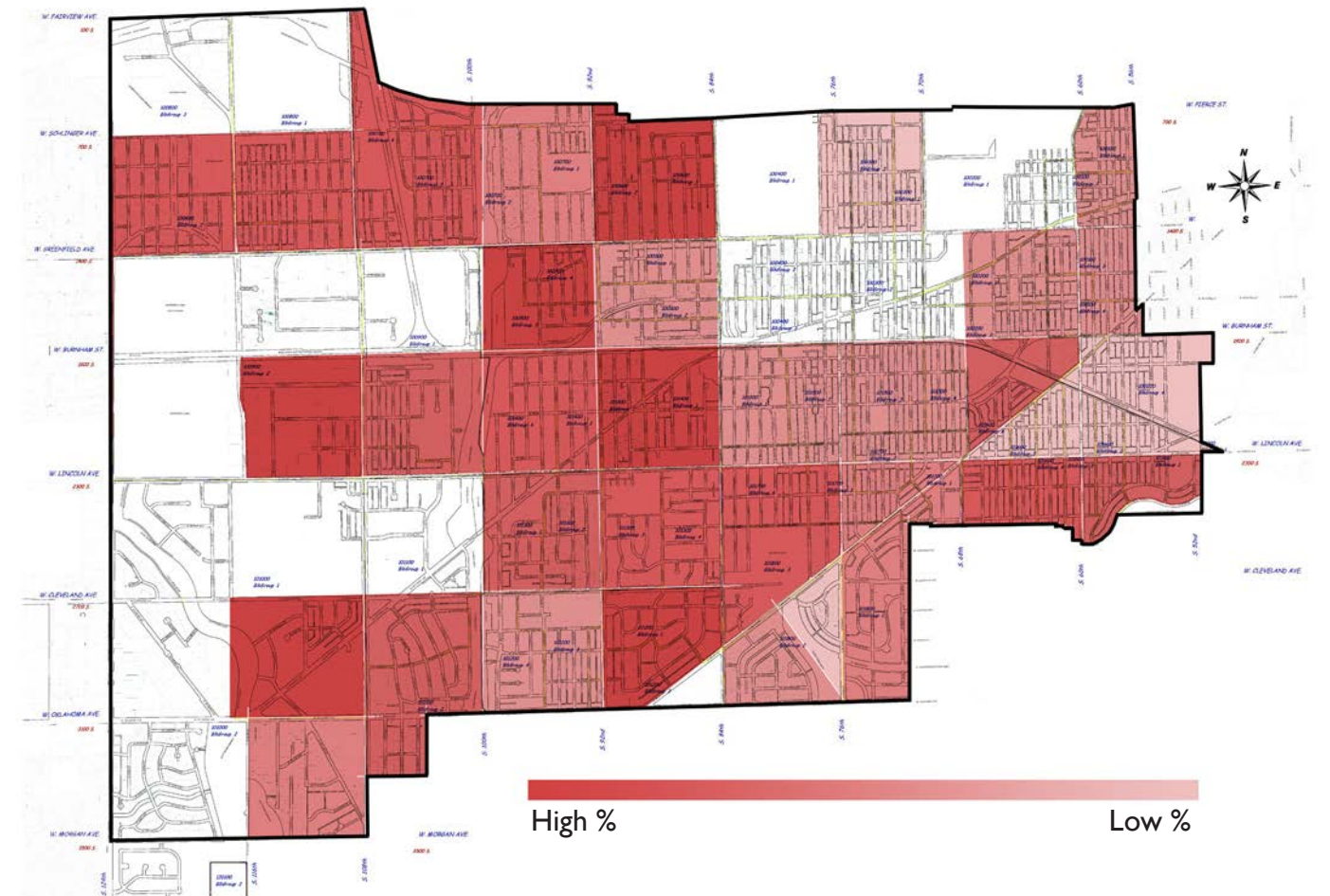
The above map represents the concentration of Bungalow Era units based on the typology survey. The darkest areas of blue reflect the neighborhoods with the most Bungalow units and the lightest areas of blue are the least concentrated neighborhoods. The majority of Bungalow Era houses exist in the north central and Northeast regions of the city. These areas are the oldest and original neighborhoods of West Allis.

Cape Era Graph 1920 - 1960

Cape Era Map 1920 - 1960



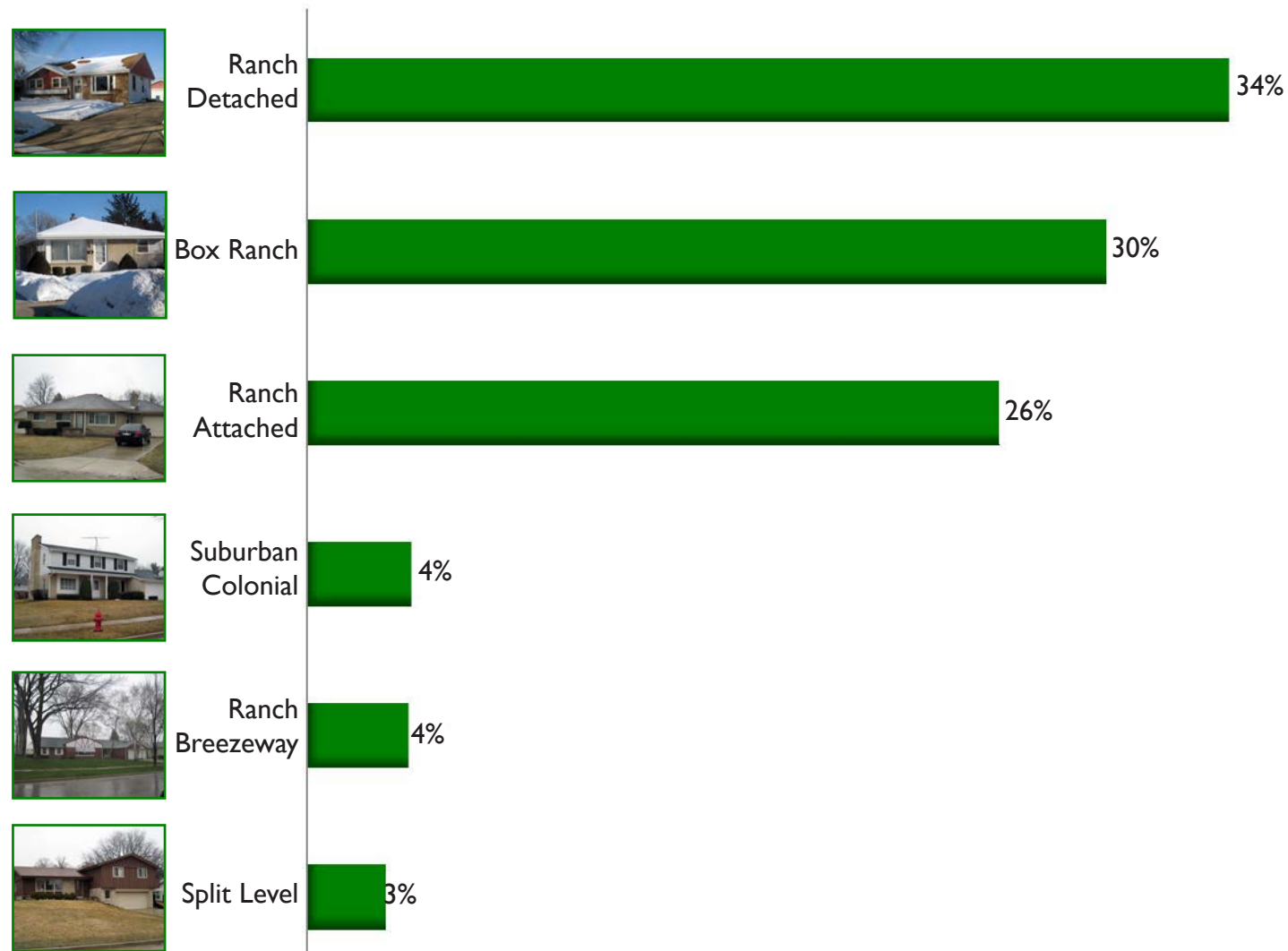
The above graph represents the percentages of total Cape Era units. The Minimal Traditional Cape is the dominant house type from this era representing 62% of all Cape Era units. The smallest typologies were from the earlier Period Revival category. It is important to note that these percentages are based on total Cape Era units not total West Allis housing units. They represent a hierarchy within the Cape Era alone.



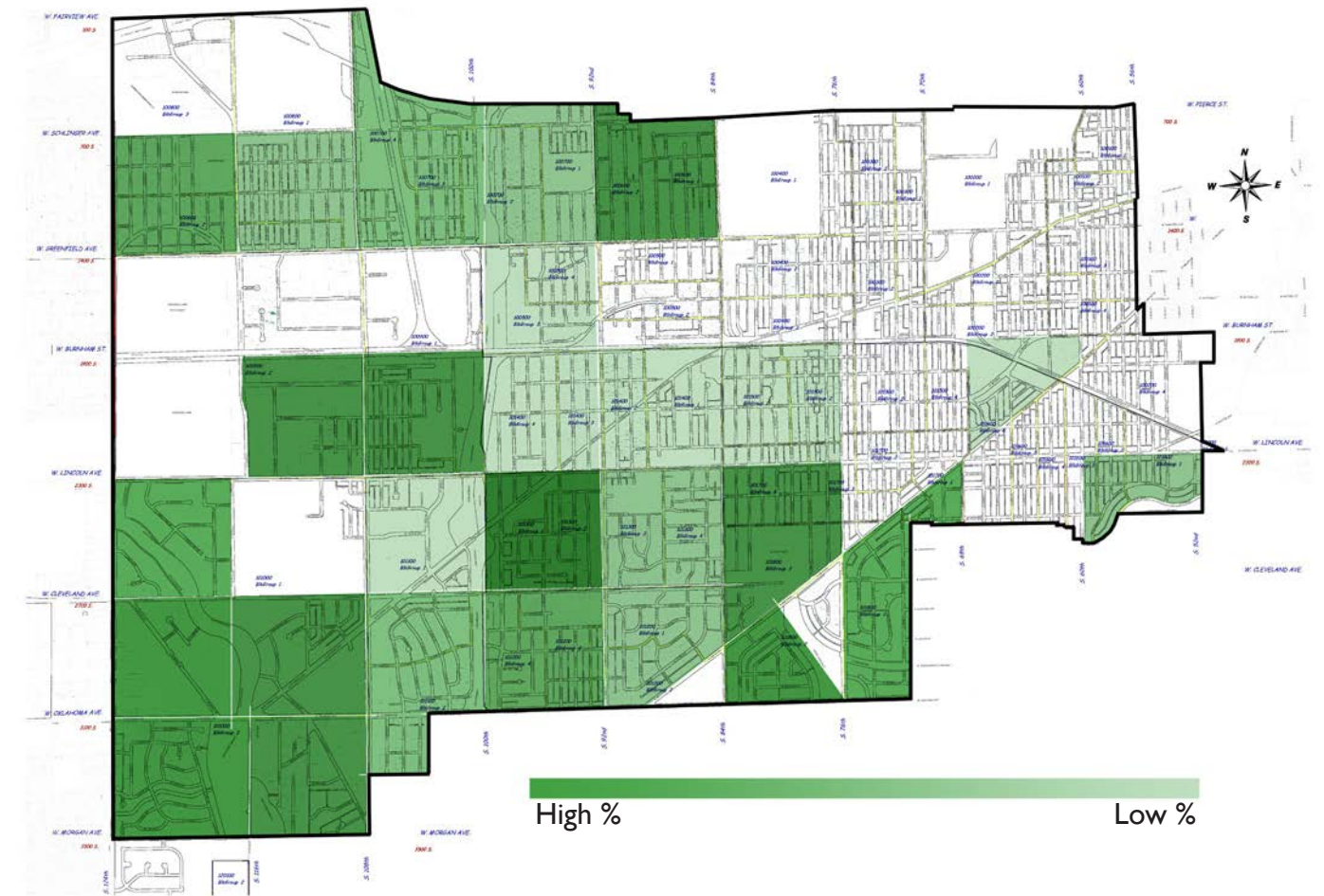
The above map depicts the concentration of Cape Era units within the city of West Allis. These concentrations are based on the housing typology survey. The most saturated red indicates neighborhoods and sections where the highest concentration of Cape Era houses is. And the lightest areas of red is the lowest concentration. The majority of Cape Era houses occur in the central and southeast areas of the city. These regions were the first areas of land to be annexed to the original city limit.

Ranch Era Graph 1950 - 1980

Ranch Era Map 1950 - 1980

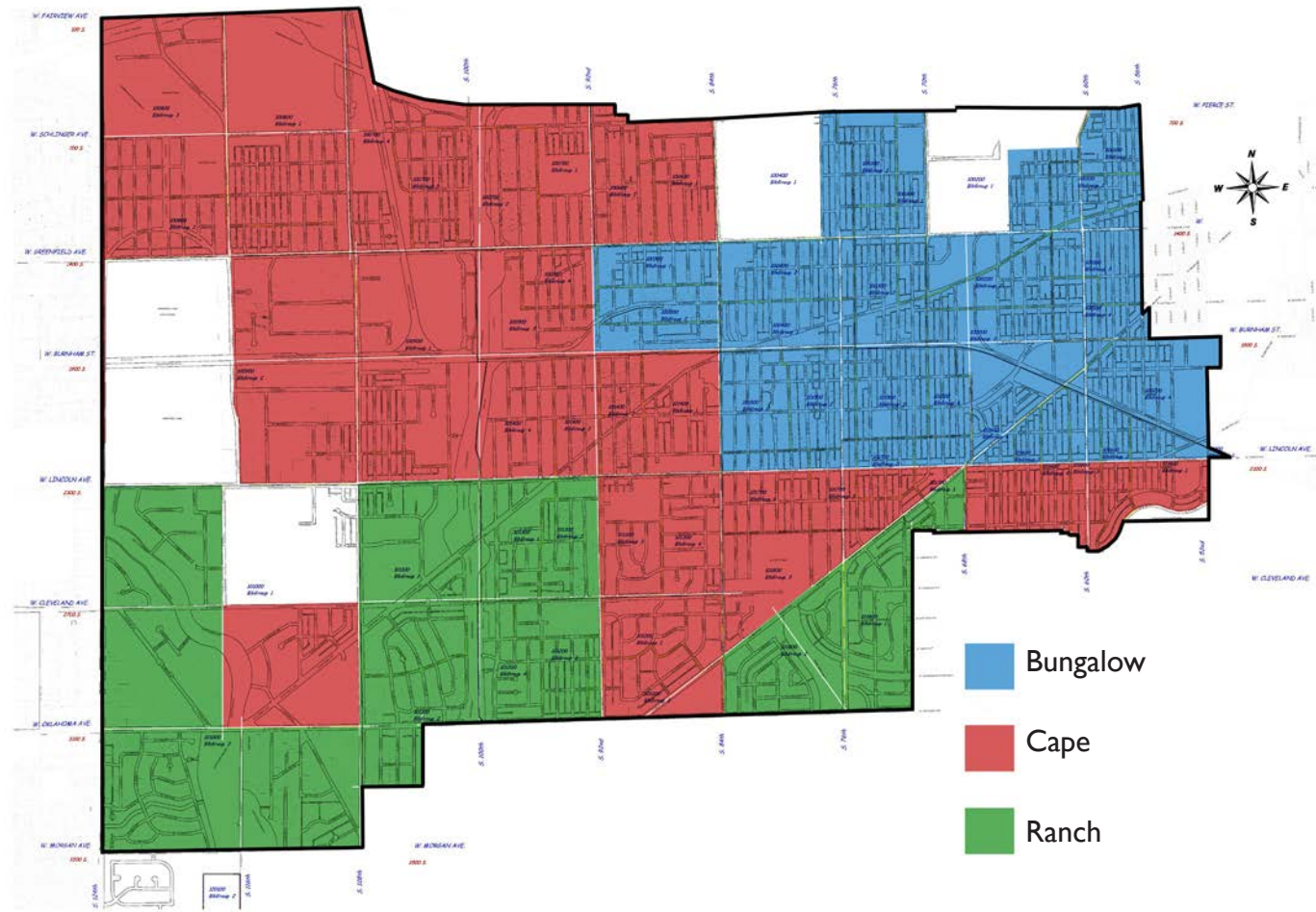


The above graph represents typology percentages of total Ranch Era units. The Standard Ranch, Detached Garage type and the Box Ranch are the two dominant housing typologies from this era. And the Split level, Ranch Breezeway type and Suburban Colonial are the least common types. It is important to note that these percentages are from total Ranch Era units, not total West Allis Housing units. They represent a hierarchy within the Ranch Era alone.



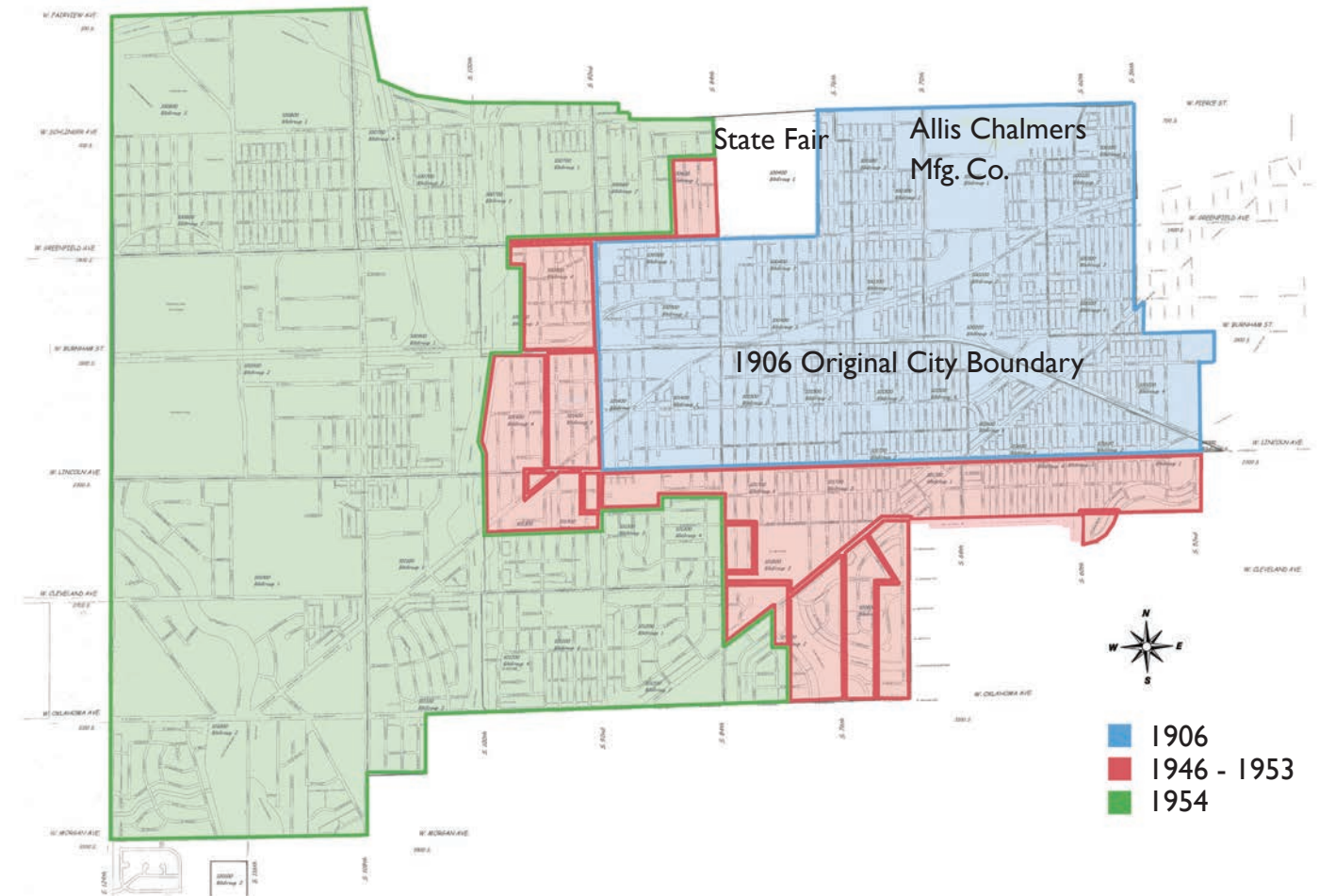
The above map represents concentration of Ranch Era units based on the housing typology survey. Areas with the darkest green are the neighborhoods and sections with the highest concentration of Ranch Era units and the areas with the lightest green are the areas with the lowest concentration. The majority of ranch era units occurs in the central and southwest areas of the city. These regions were the very last areas of land to be annexed into the city limits.

Era Comparison 1900 - 1980



The map above shows areas of the city where certain era typologies are most dominant. For example in the northeast corner the sections are show in blue to indicate Bungalow Era sections. Although other housing typologies exist within those Bungalow sections they are not the dominant house type and therefore the color is Blue. The central and northwest region is red to indicate the dominant house type in those sections are Cape Era houses. And finally the southwest and south central sections of the city are green to indicate that Ranch Era house types are dominant.

City Annexation Map 1906 - 1980



The map above shows the areas of land that were annexed into the city of West Allis. The area in blue with the blue boundary is the original city limit from 1906. Beginning in 1946 until 1953 a series of sections of land were added to that original boundary. Those sections are show in red with red boundaries. Lastly the area shown in green with the green boundary was annexed in 1954. It is interesting to compare the two maps side-by-side. The one on the left showing a progression of the Bungalow Era in the northeast to the Cape Era in the middle and the Ranch Era in the southwest. This same progression is mirrored in the map of city annexations. These two maps help visualize the progression of housing development outwards from the city of Milwaukee beginning in the northeast and ending in the southwest chronologically.

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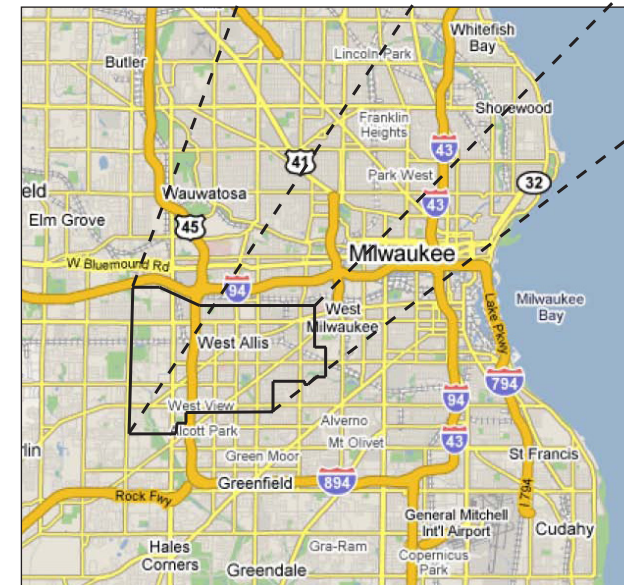
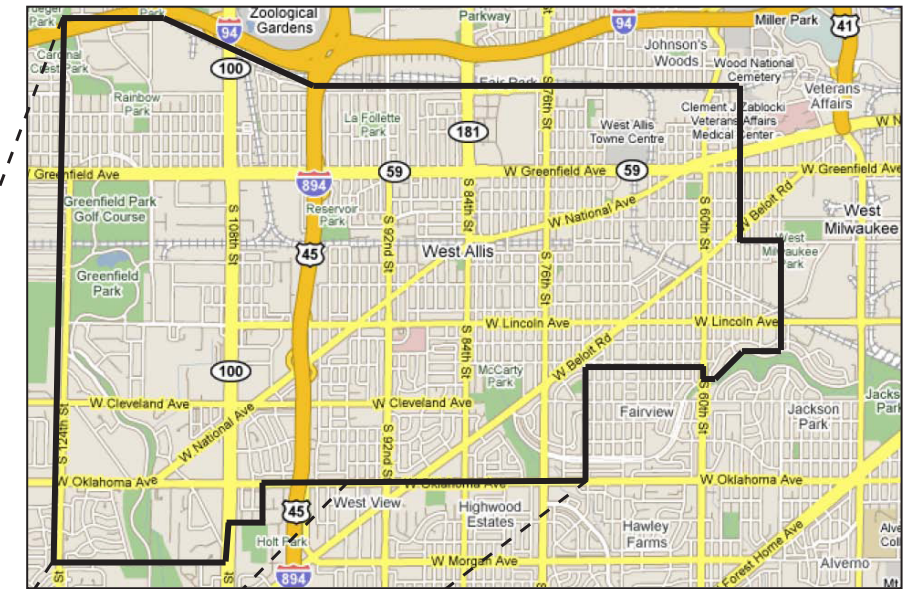
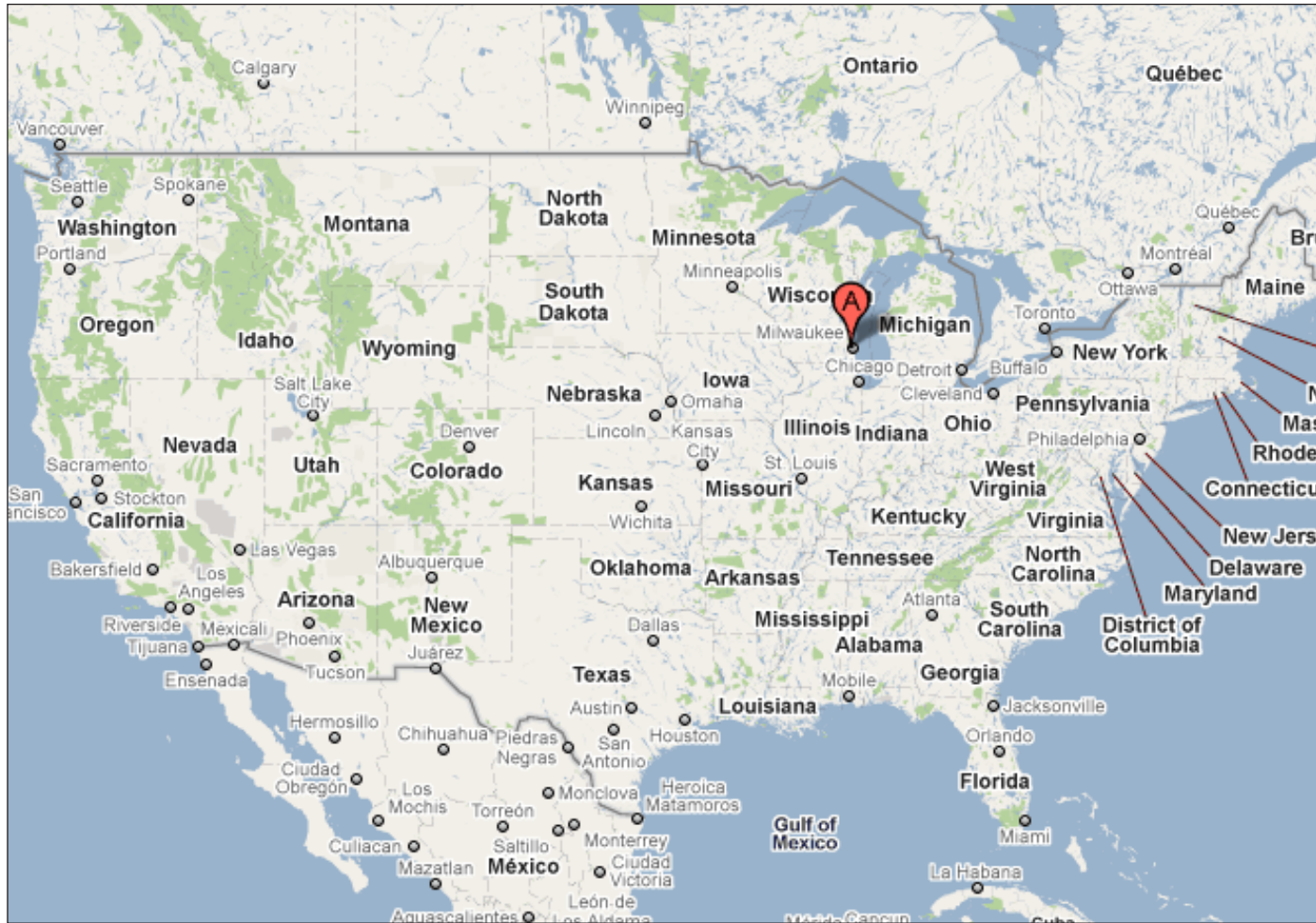
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Appendix A
City Maps

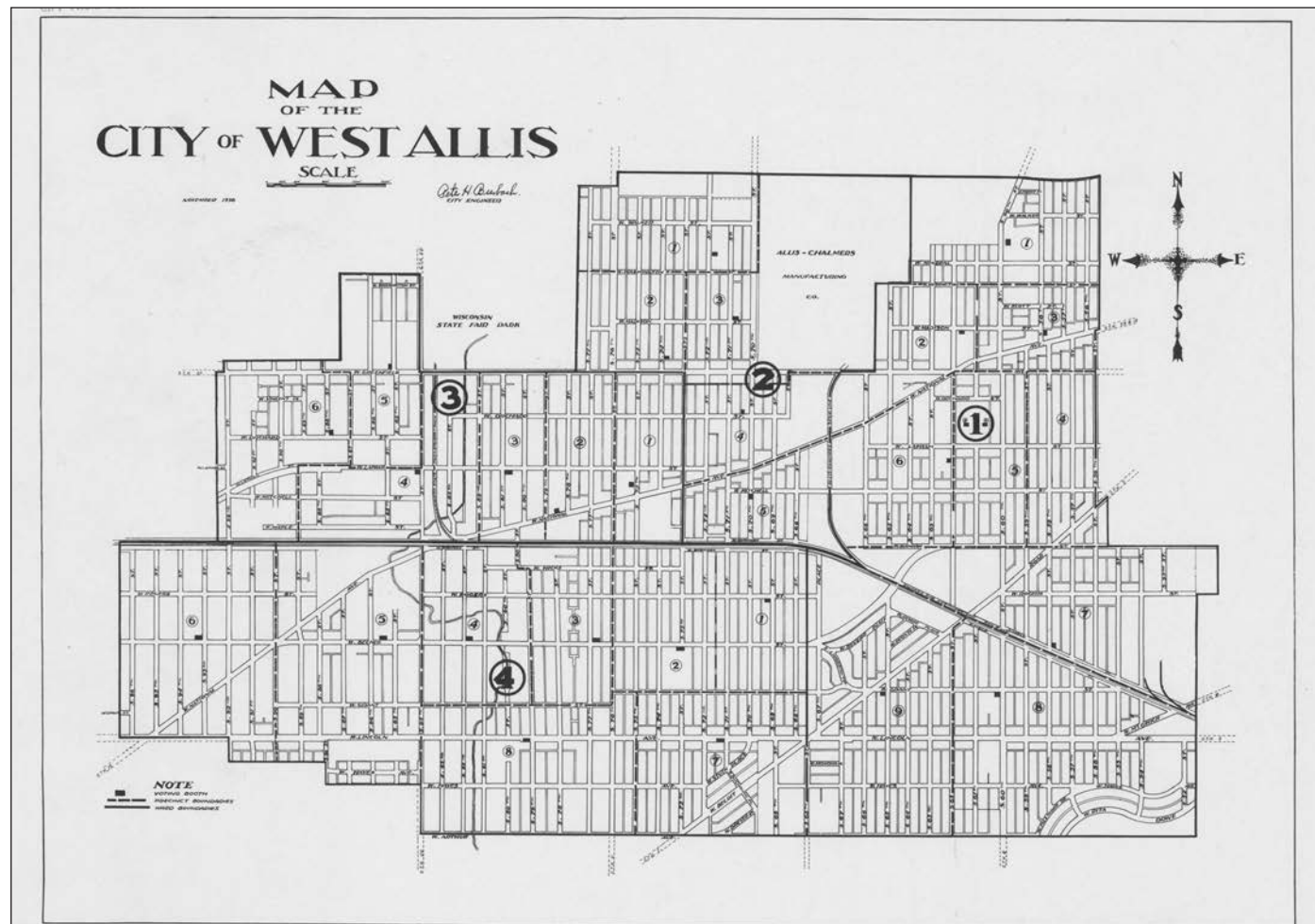
Vicinity Map

Vicinity Map

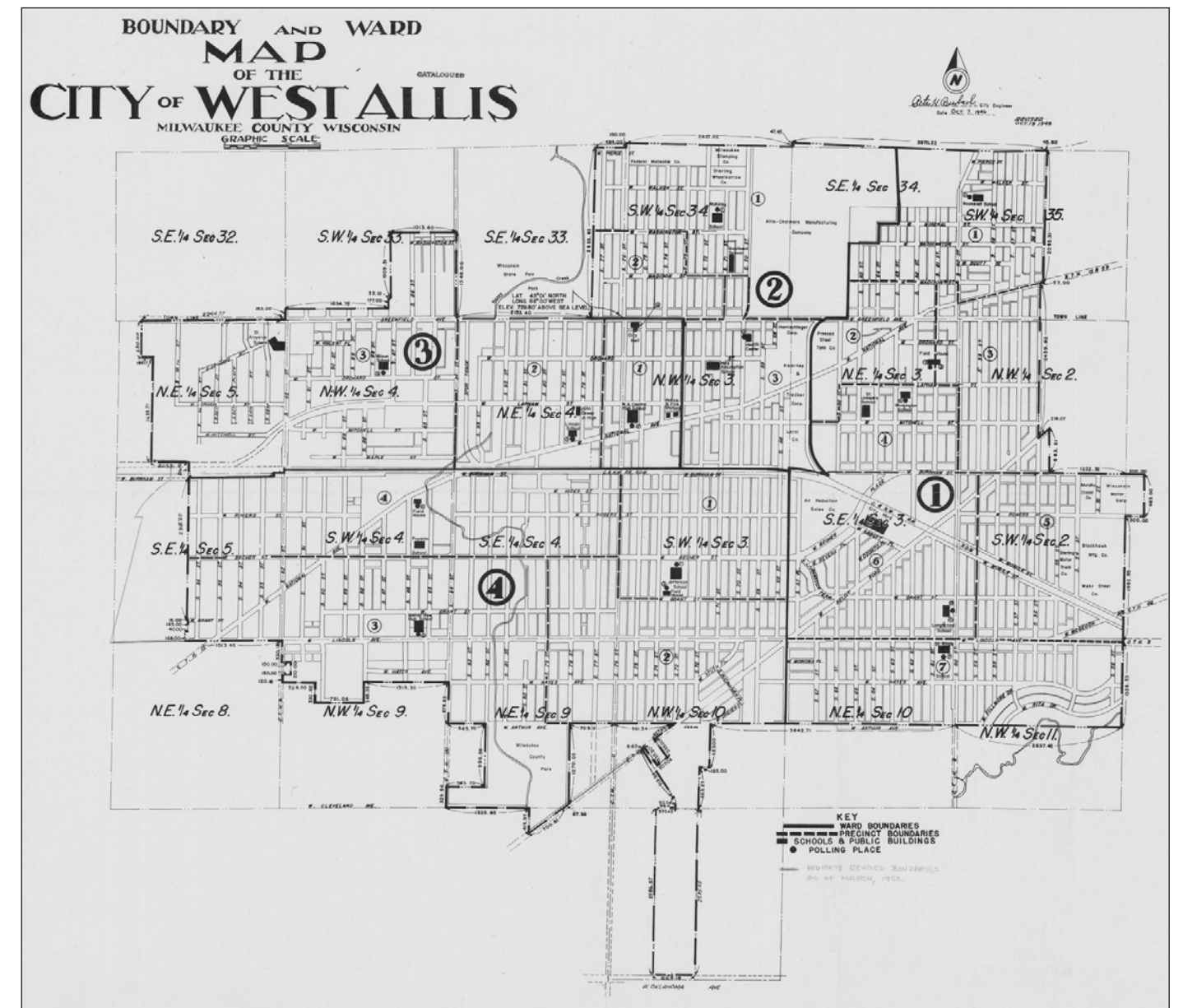


City of West Allis Map

City of West Allis Map



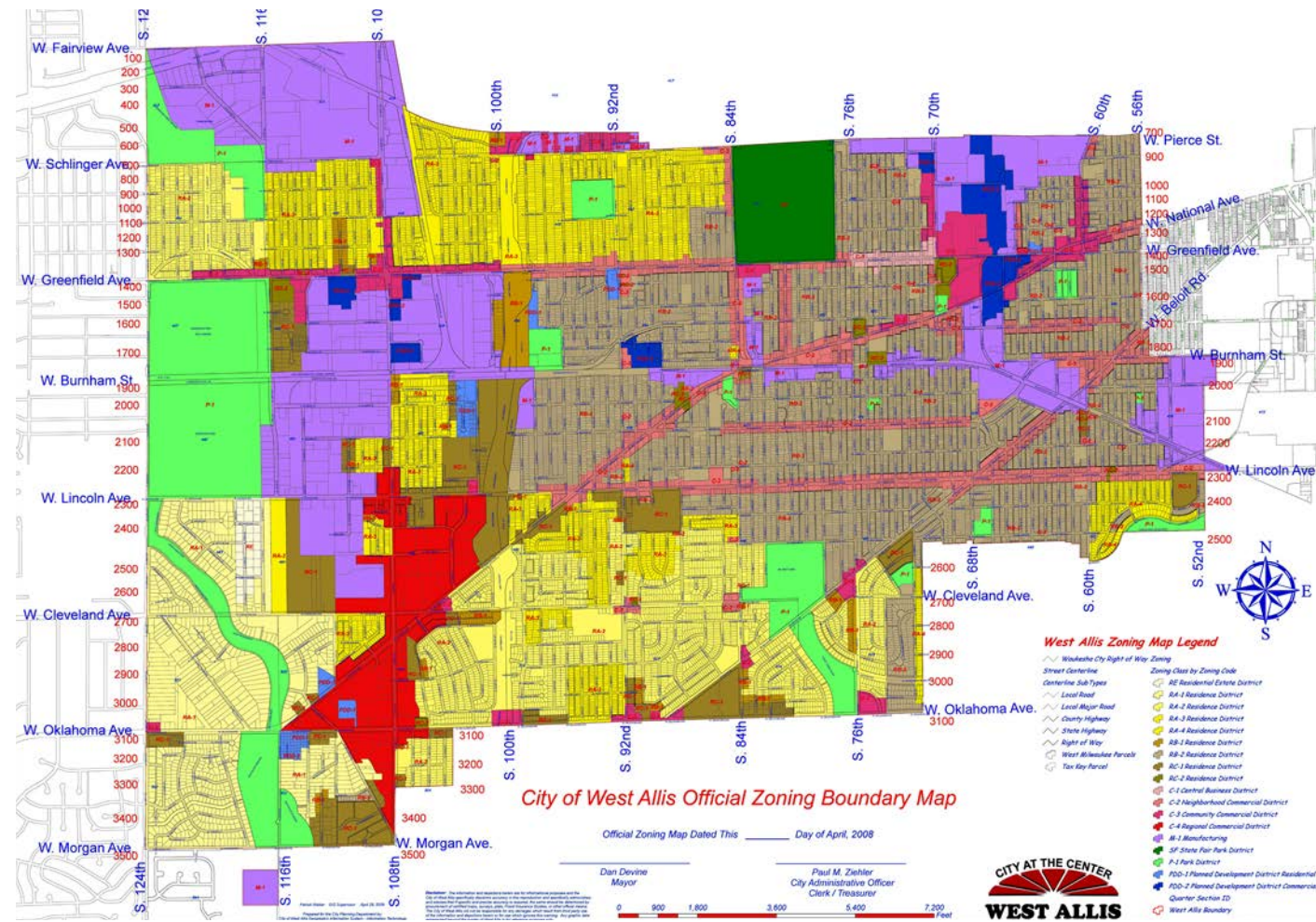
Map of the City of West Allis, 1938
American Geographical Society Library



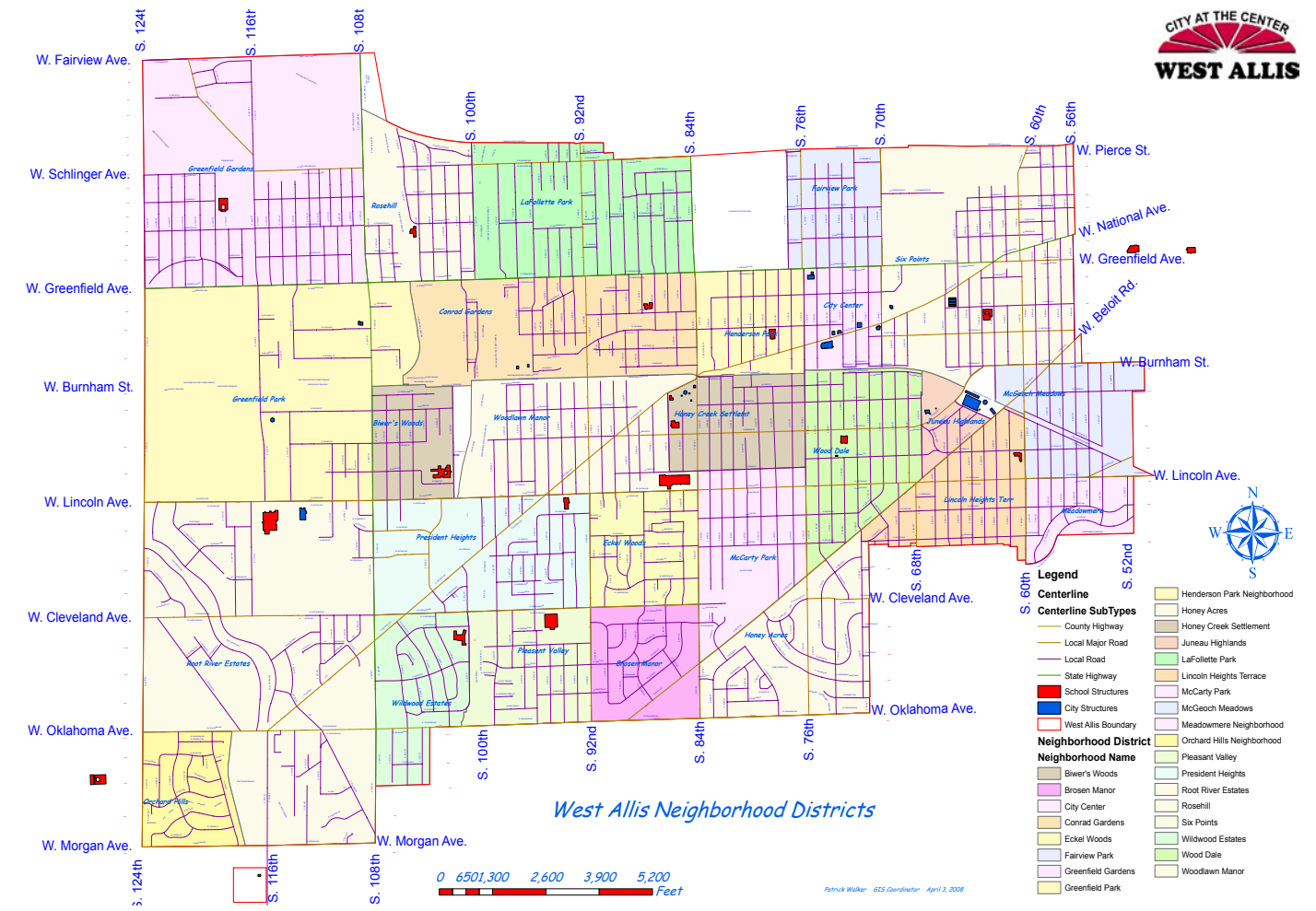
Boundary and Ward Map of the City of West Allis, 1948
American Geographical Society Library

Zoning Map

Neighborhood Map



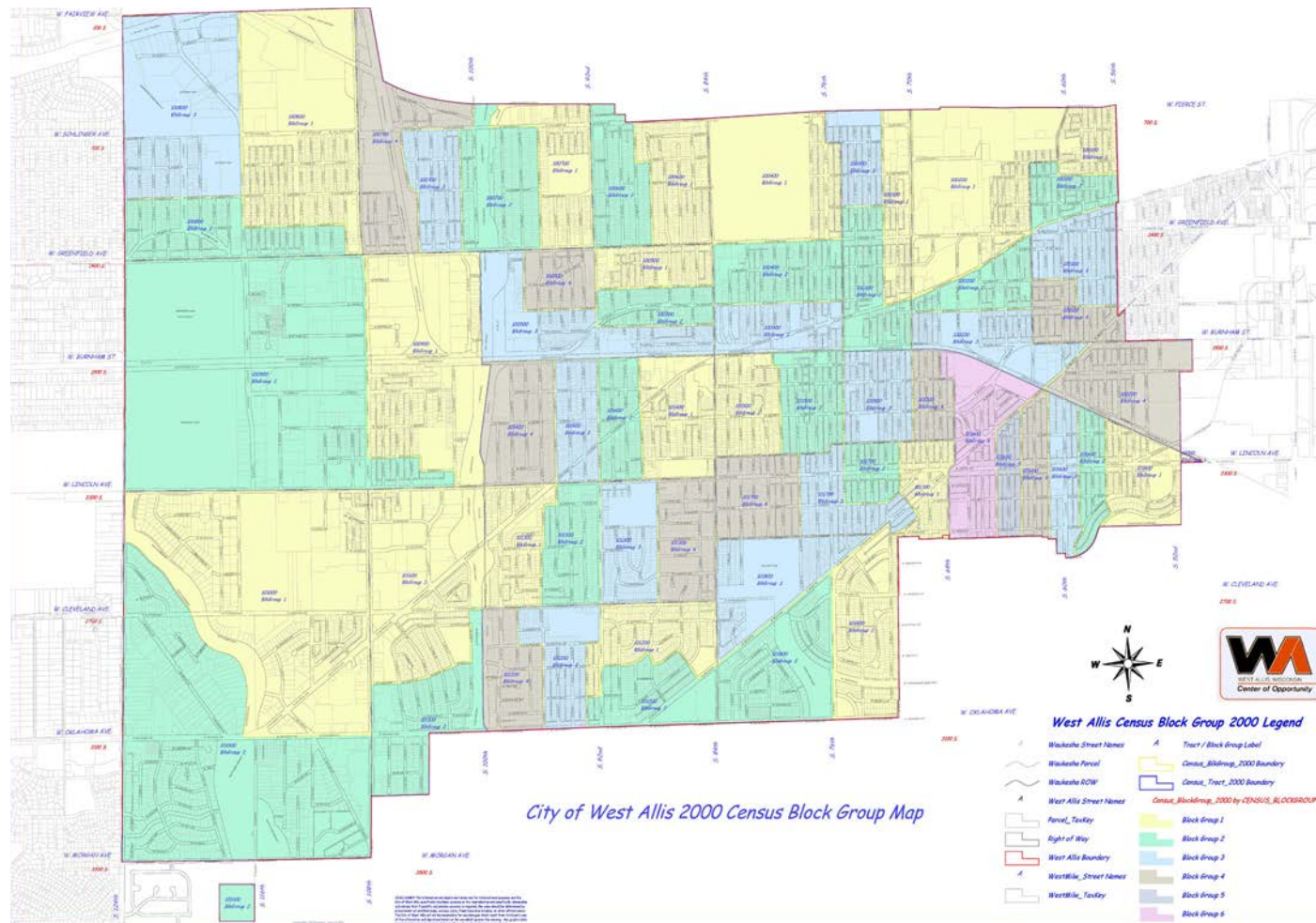
City of West Allis Official Zoning Boundary Map, 2008
City of West Allis Geographic Information System - Information Technology



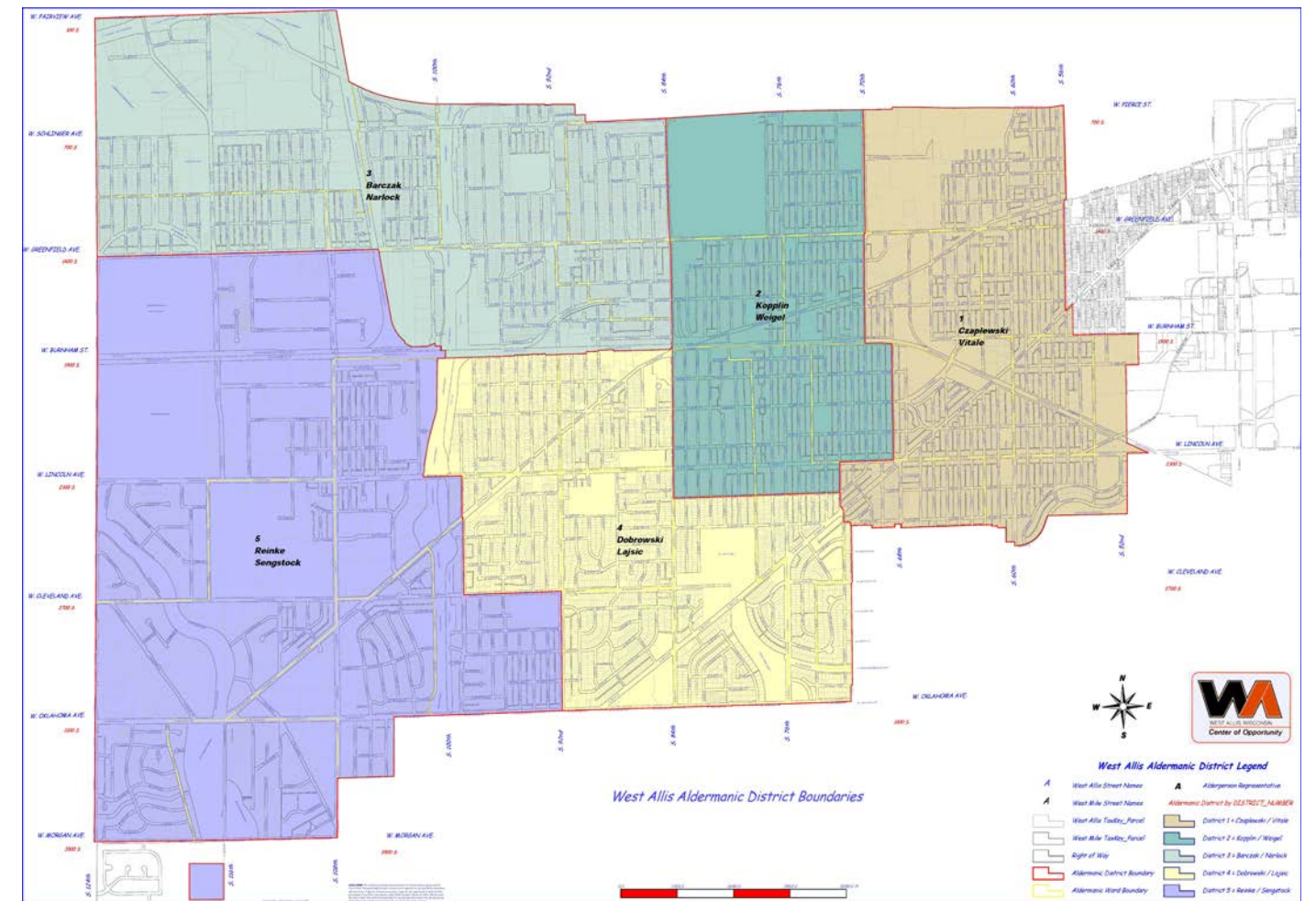
West Allis Neighborhood Districts, 2008
City of West Allis Geographic Information System - Information Technology

Census Map

Aldermanic District Map



City of West Allis 2000 Census Block Group Map
City of West Allis Geographic Information System - Information Technology



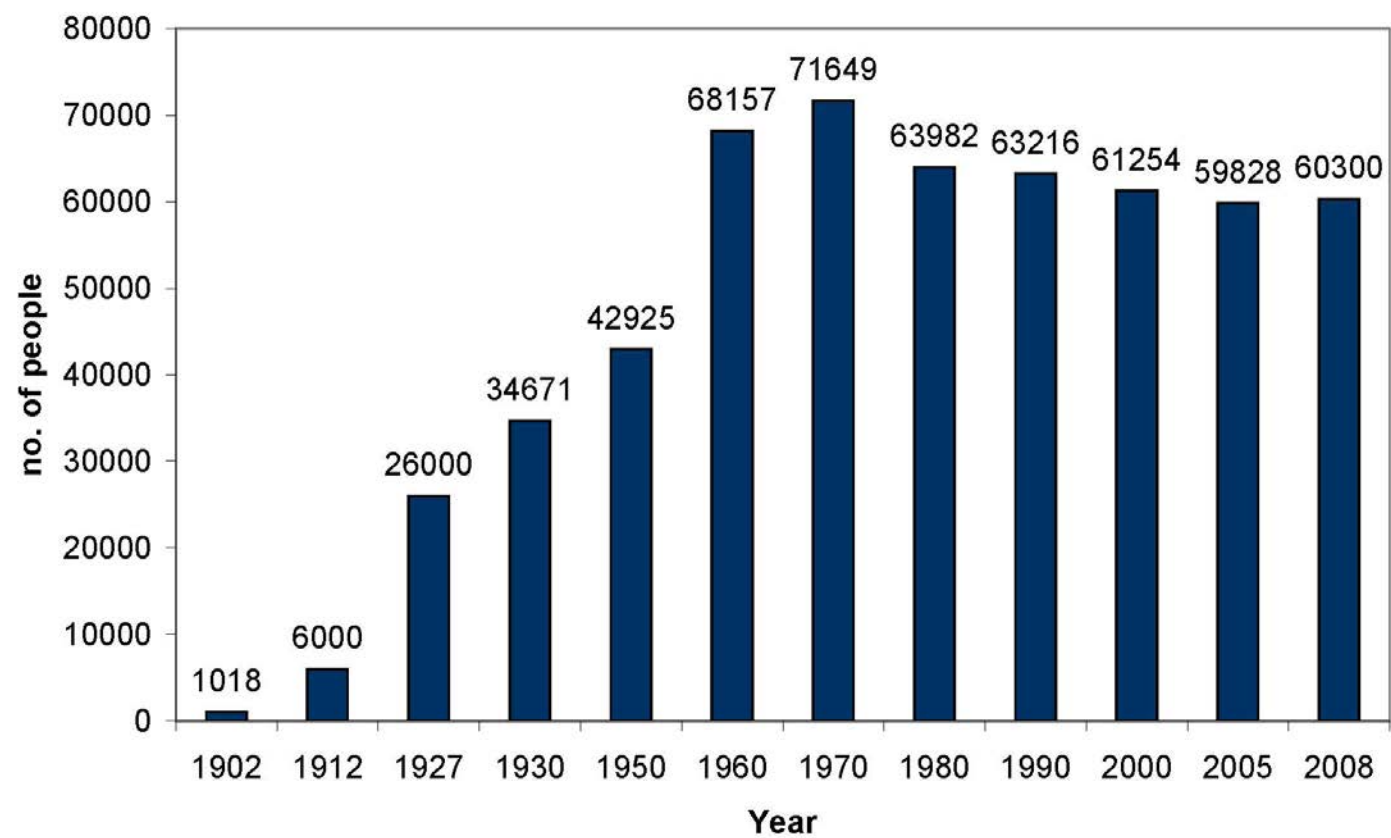
West Allis Aldermanic District Boundaries
City of West Allis Geographic Information System - Information Technology

Appendix B
City Demographics

Total Population of West Allis

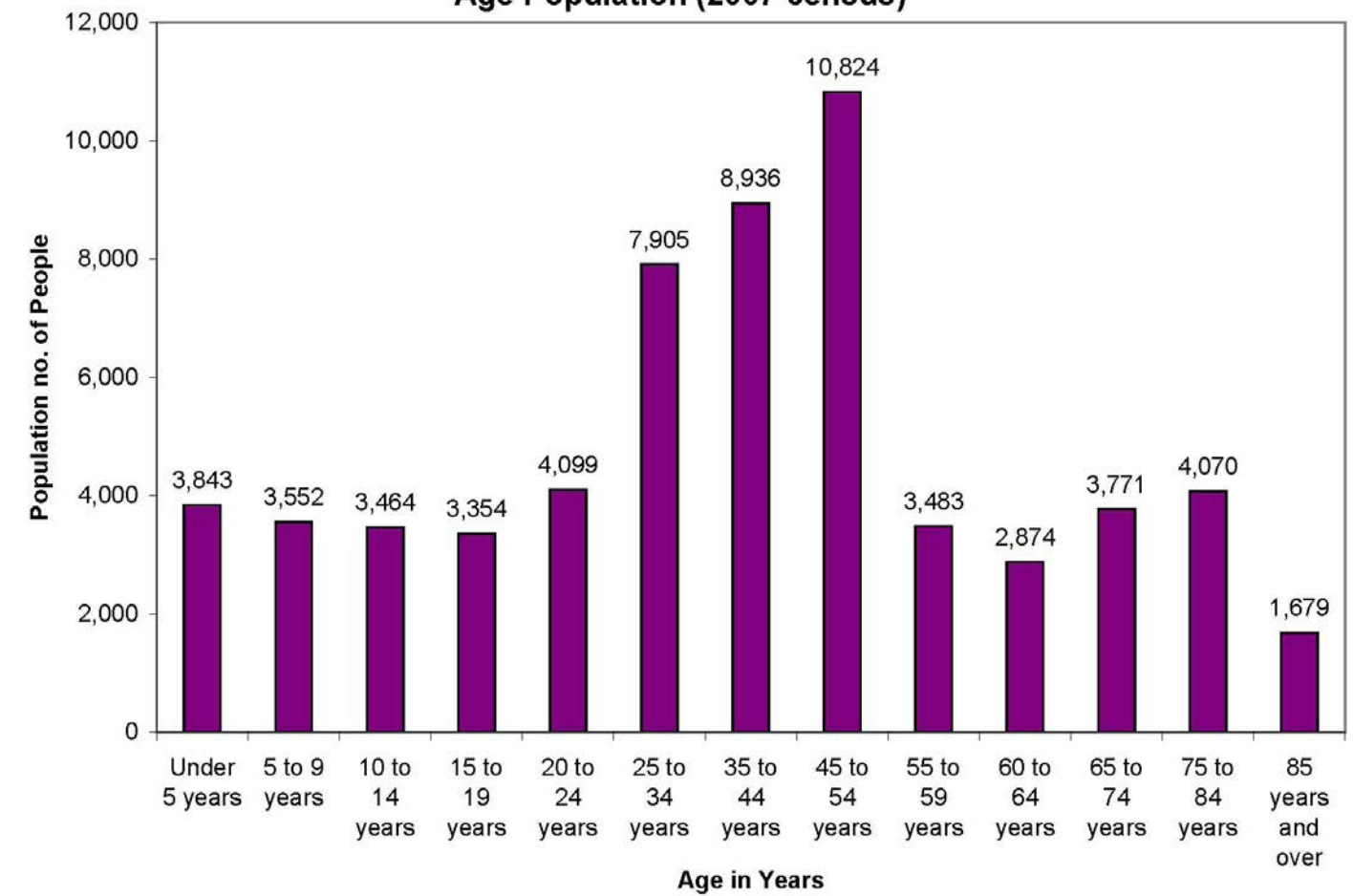
Age of Population

Total Population of West Allis



Total Population of West Allis
2007 Census

Age Population (2007 census)

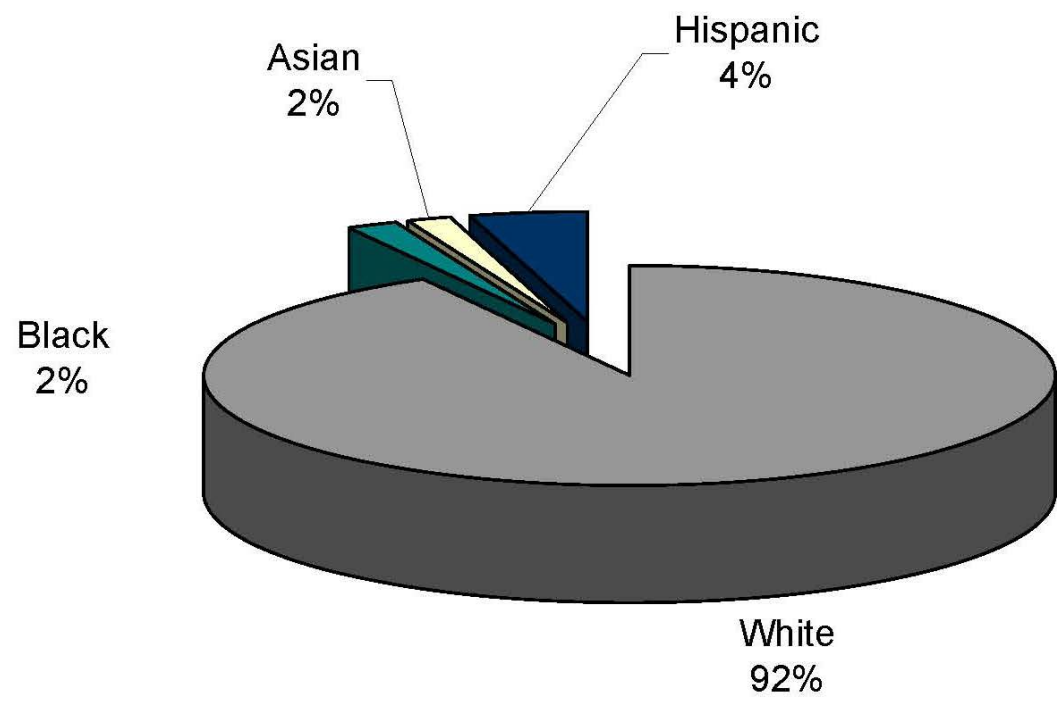


Age of Population, 2007 Census

Race

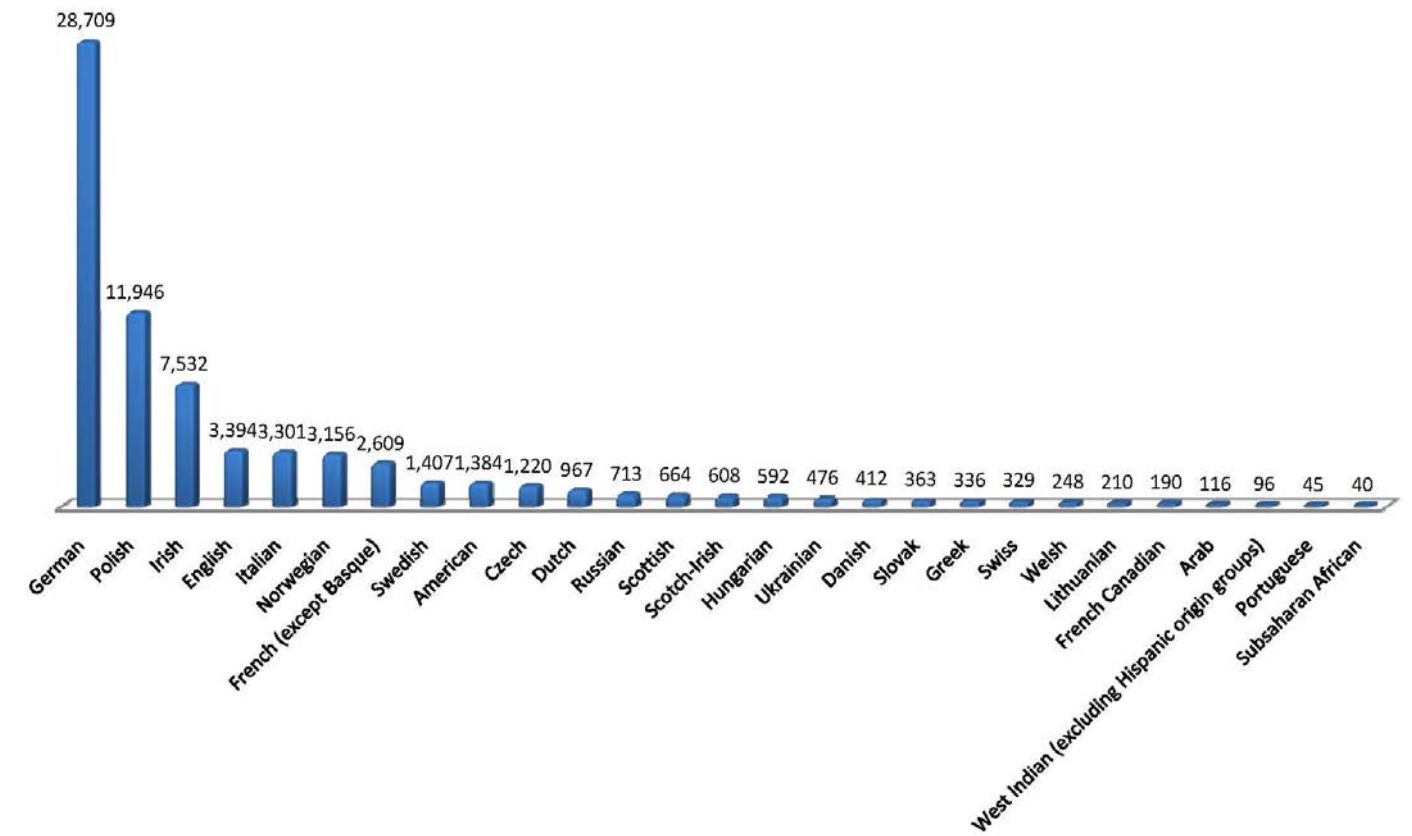
Ancestry

Race of Total Population



Race of Total Population
2007 Census

Ancestry of Total Population (2007 Census Data)

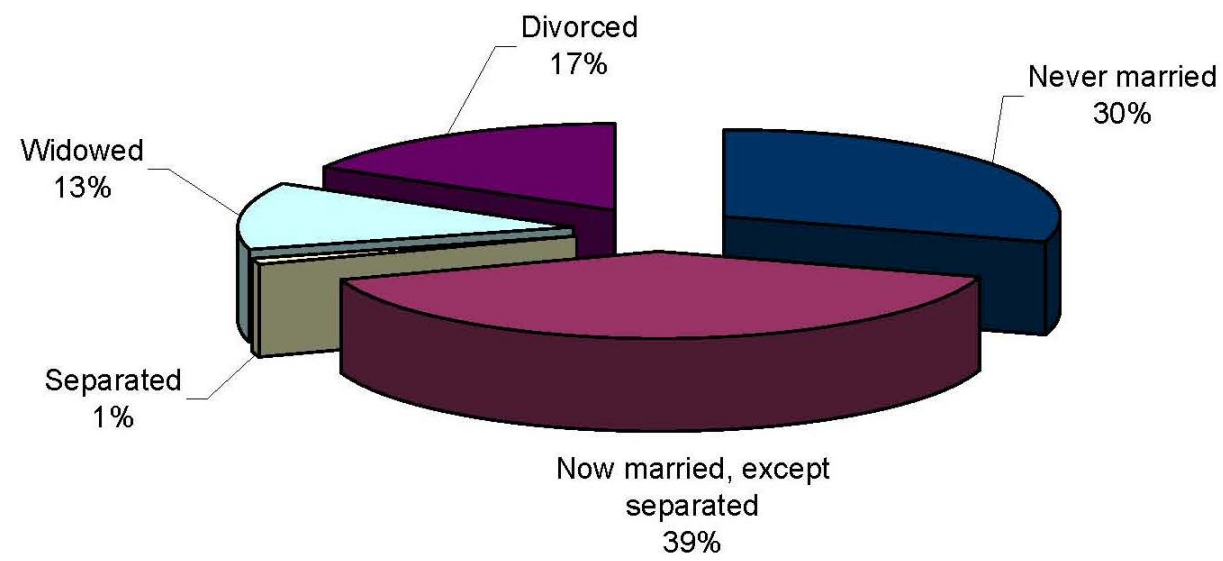


Ancestry of Total Population, 2007 Census

Marital Status, Female

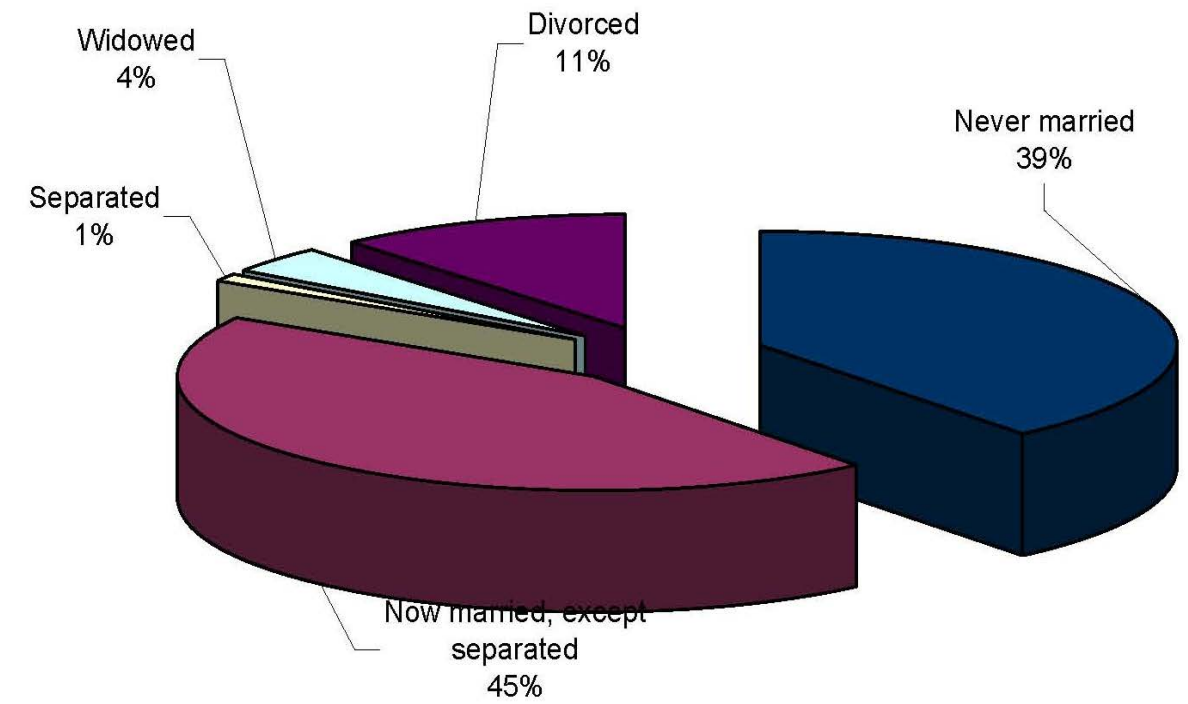
Marital Status, Male

Marital Status (Females 15 Yrs. and over)
Total Femals 15 Yrs and over: 26,751 (2007 census data)



Marital Status, Female
2007 Census

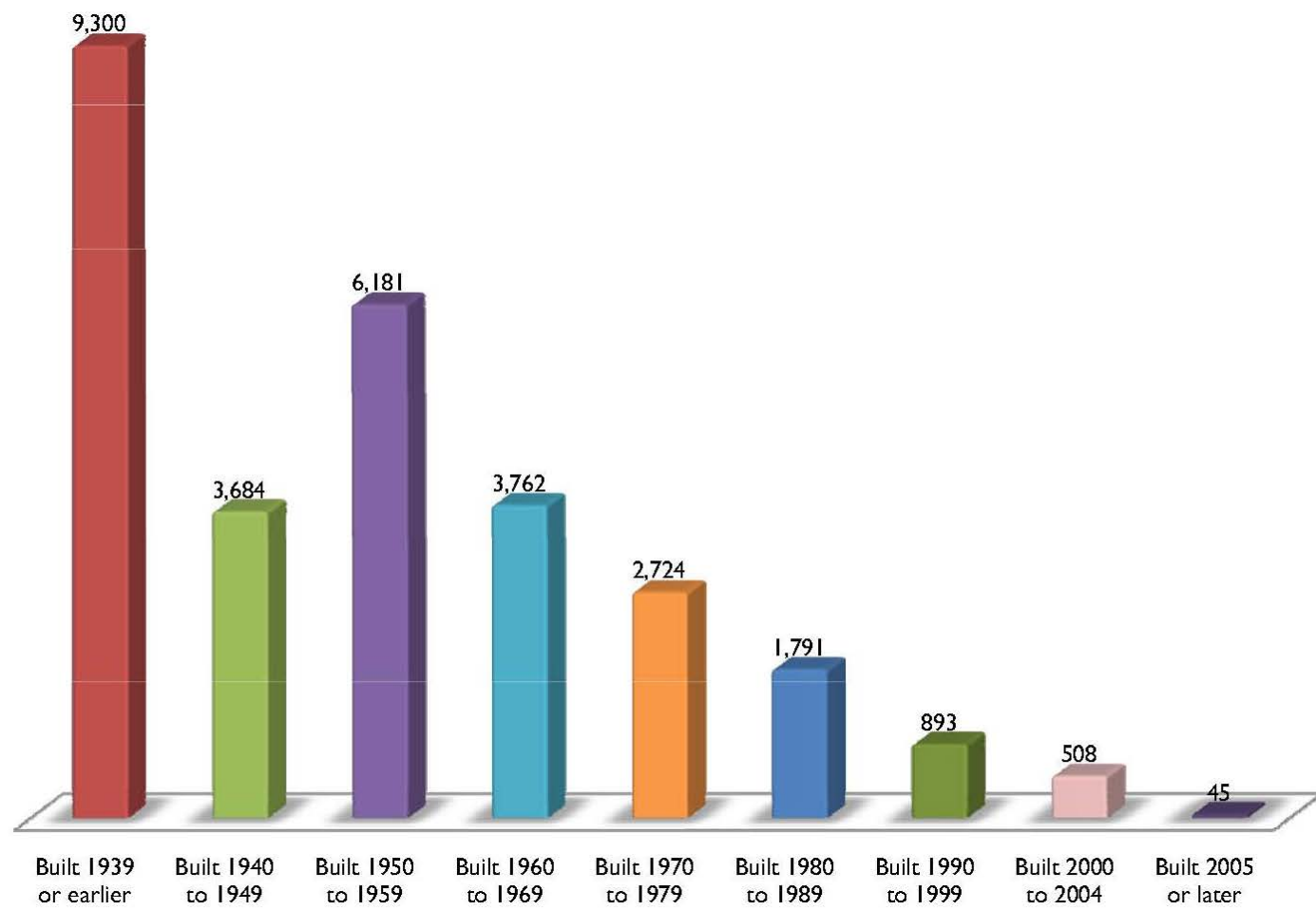
Marital Status (Males 15 Yrs and over)
Total Males 15 Yrs and over: 24,244 (2007 census data)



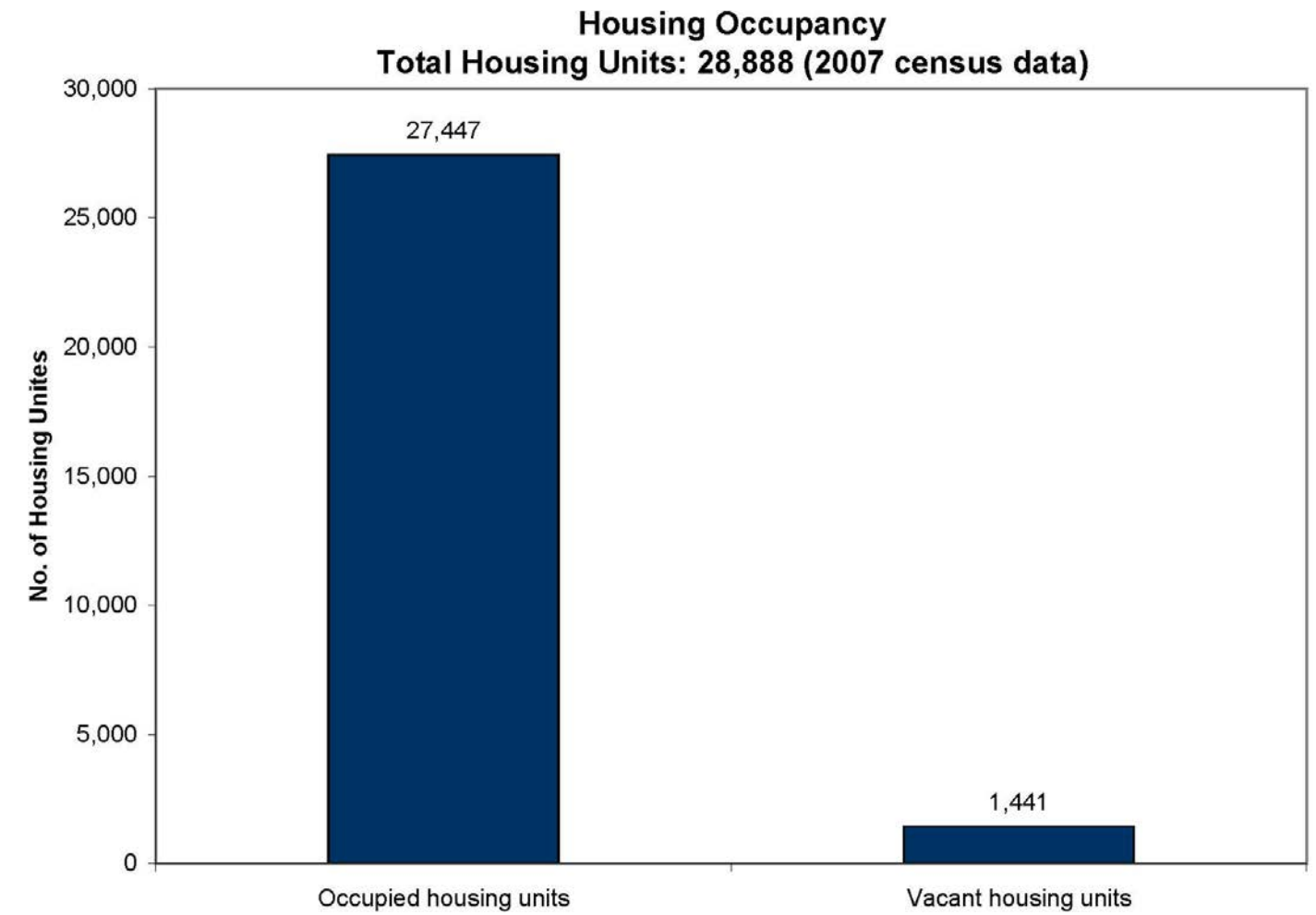
Marital Status, Male
2007 Census

Year Structure was Built

Housing Occupancy



Year Structure was Built
2007 Census



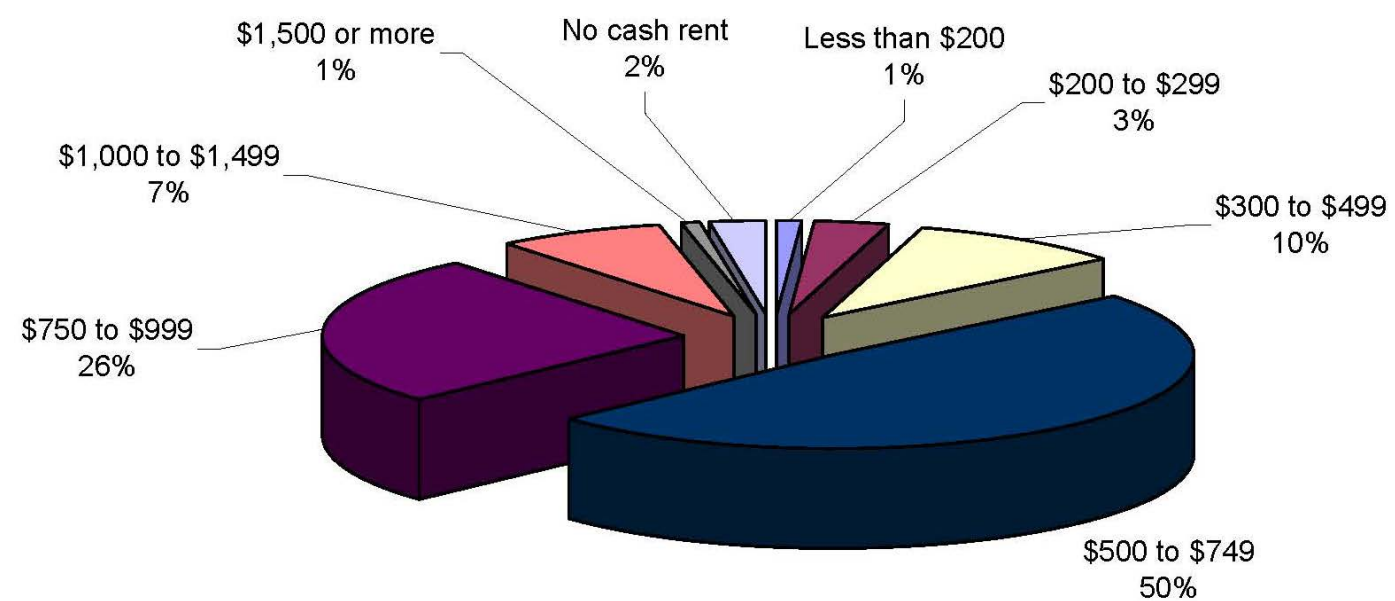
Housing Occupancy
2007 Census

Gross Rent

Value of Owner Occupied Housing Unit

Gross Rent

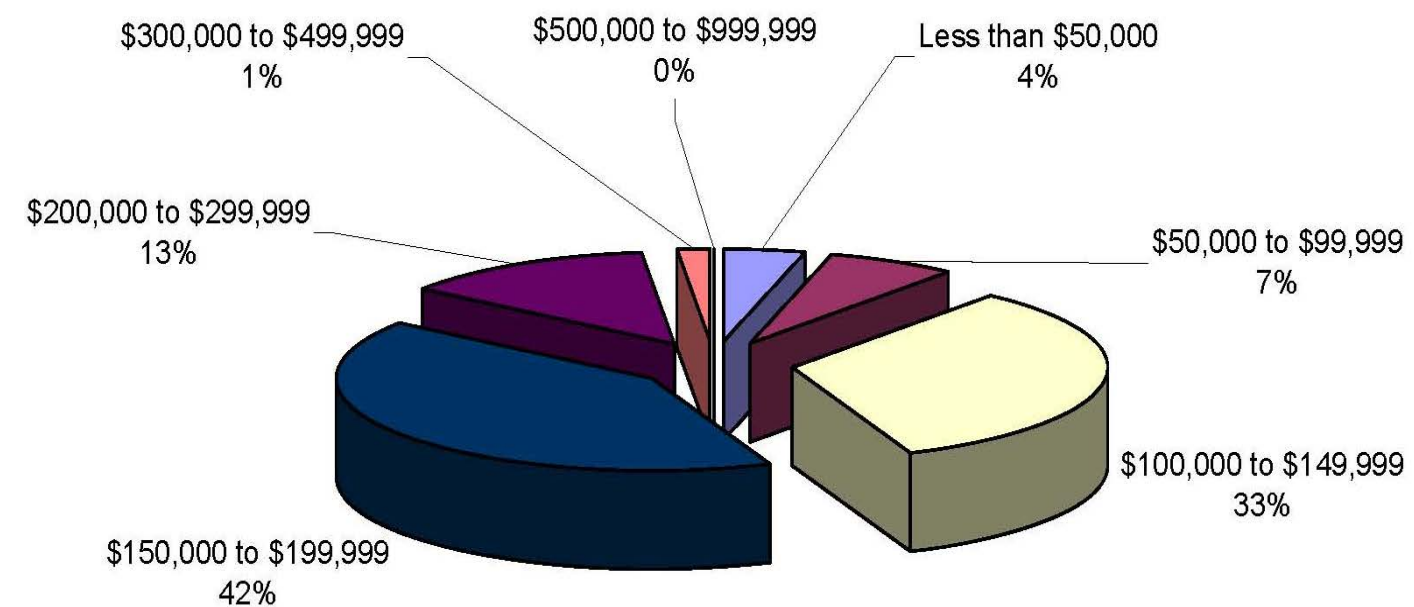
Total No. of Renter Occupied Housing Units: 11,294 (2007 census data)



Gross Rent
2007 Census

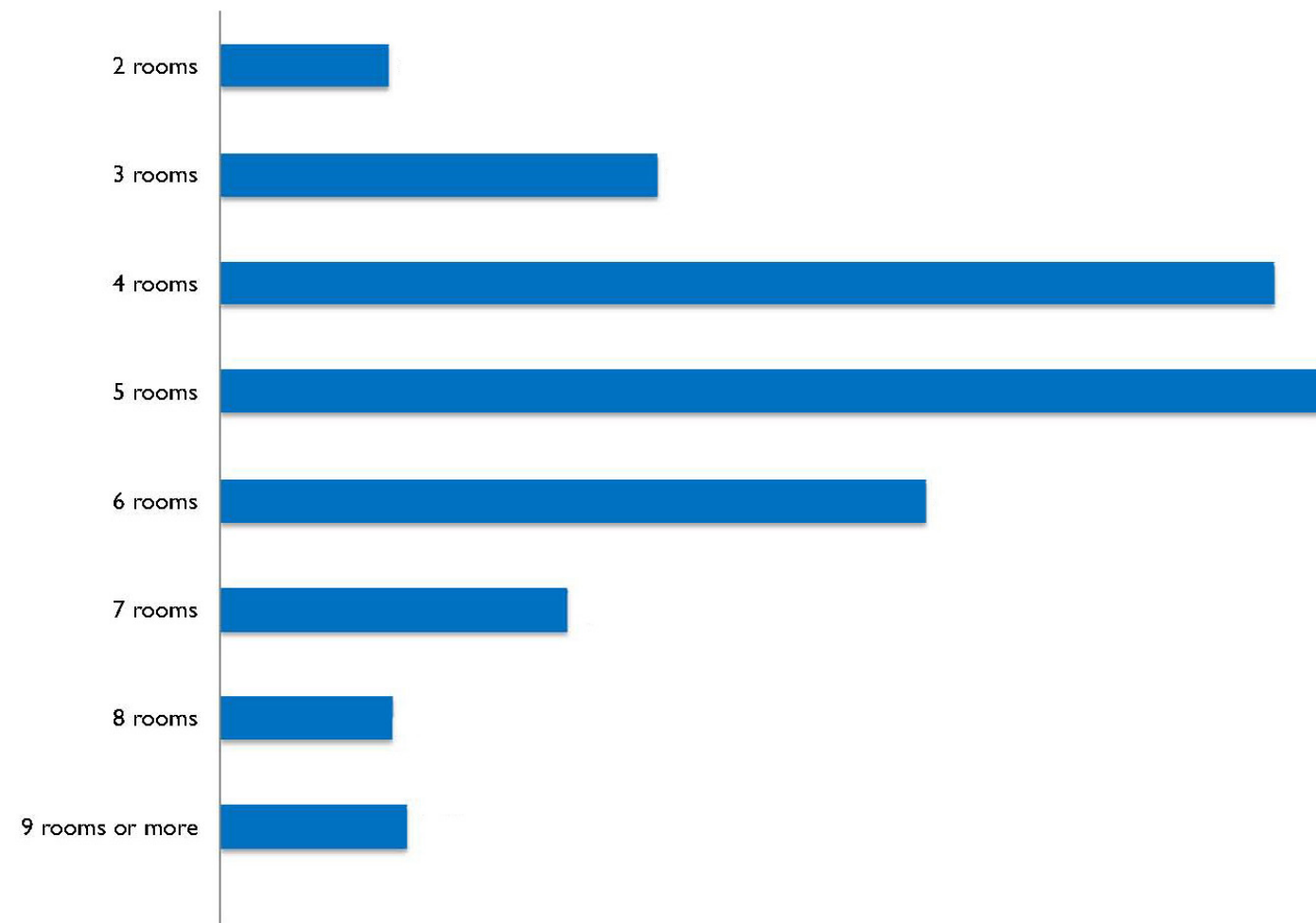
Value of Owner Occupied Housing Unit

Total Owner Occupied Units: 16,153 (2007 census data)



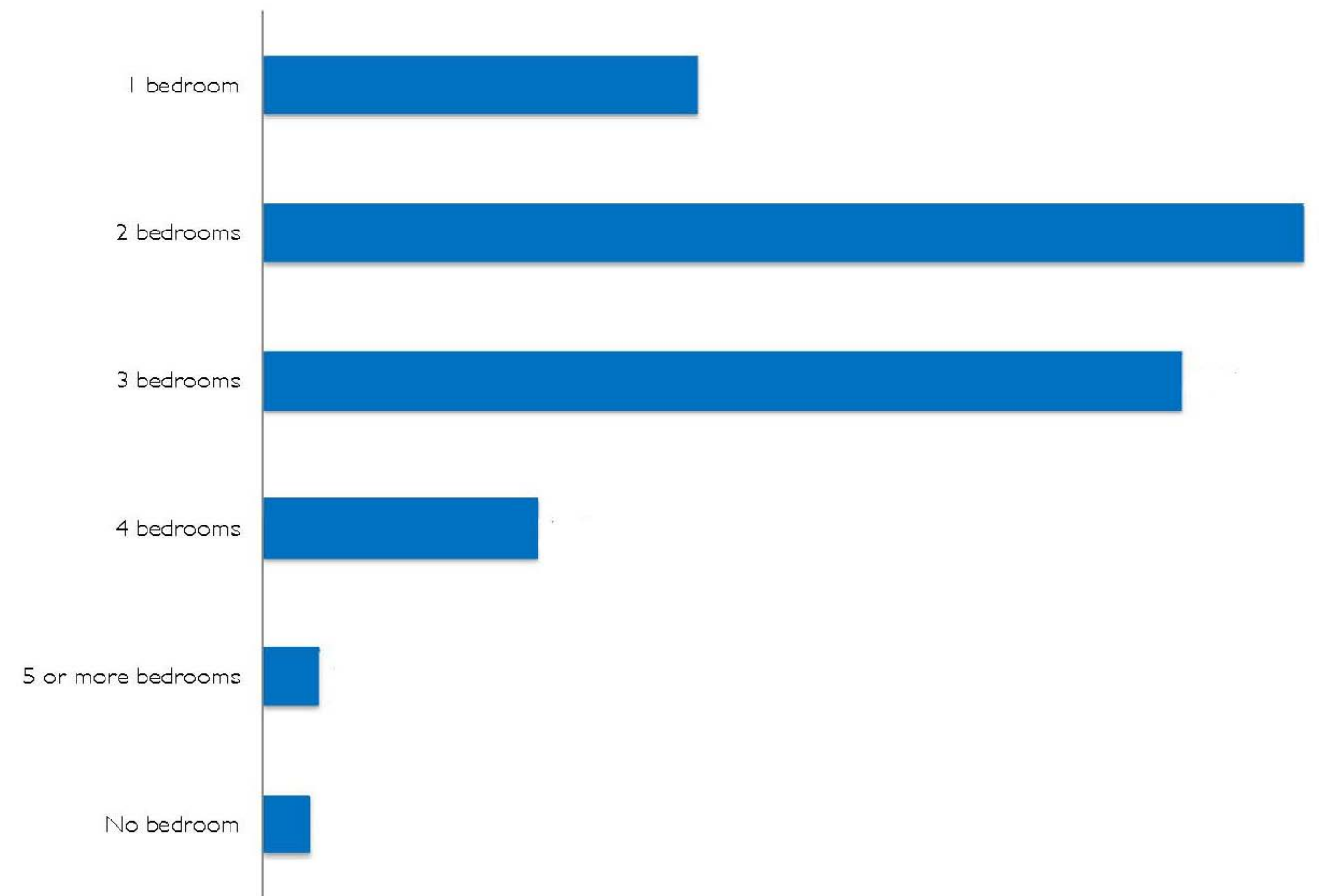
Value of Owner Occupied Housing Unit
2007 Census

No. of Rooms per Housing Unit



Number of Rooms per Housing Unit
2007 Census

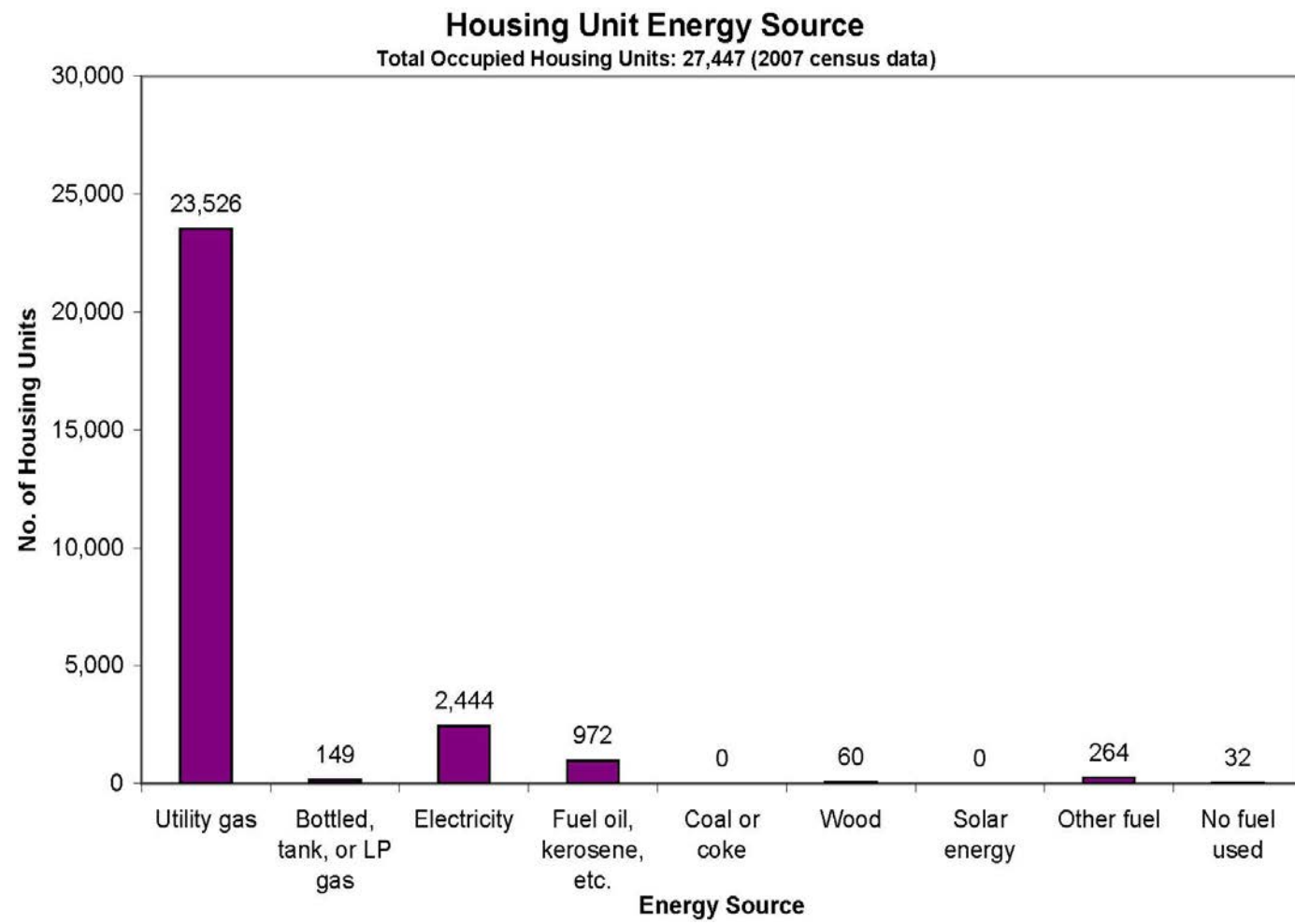
No. of Bedrooms per Housing Unit



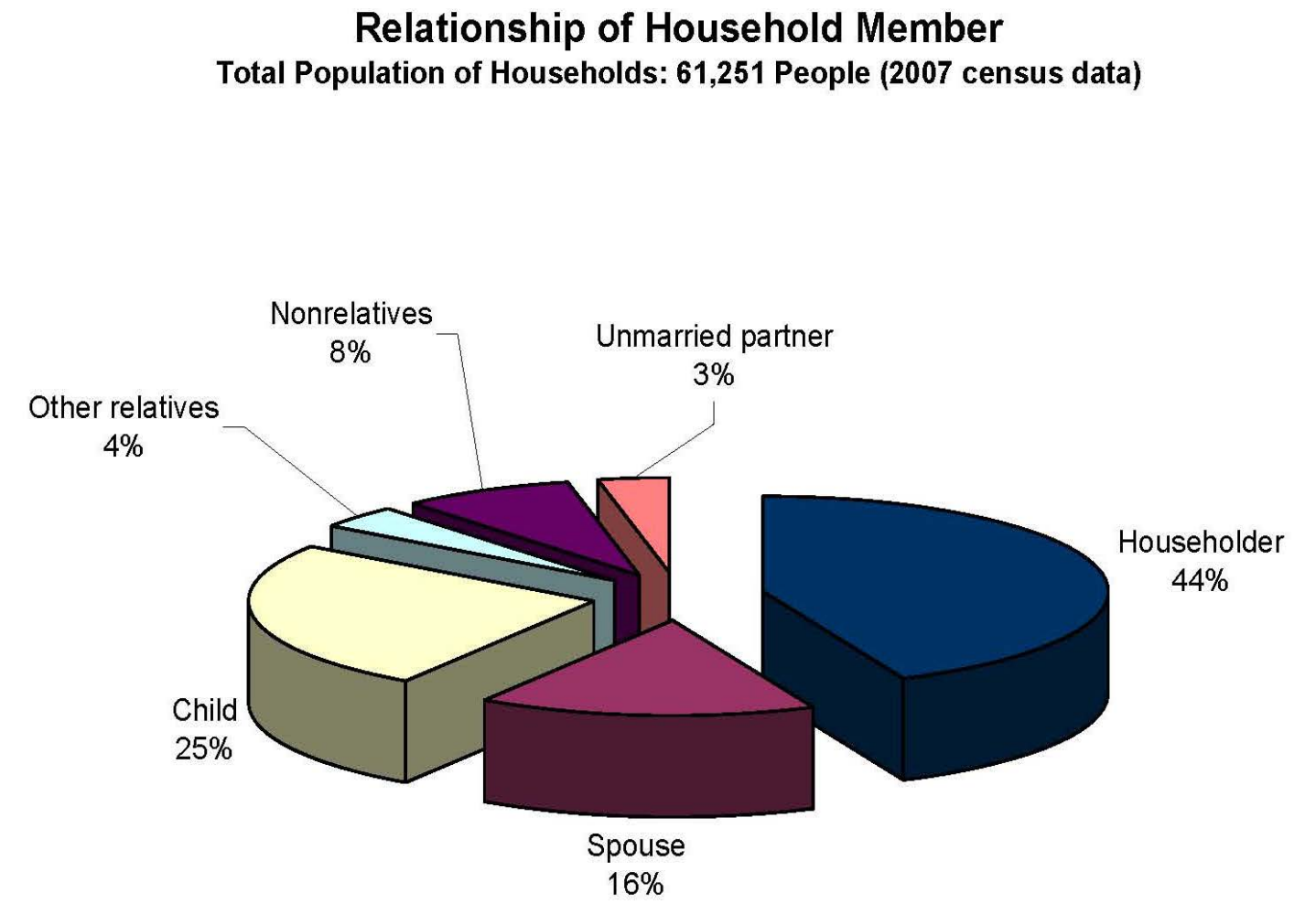
Number of Bedrooms per Housing Unit
2007 Census

Housing Unit Energy Source

Relationship to Household Member



Housing Unit Energy Source
2007 Census

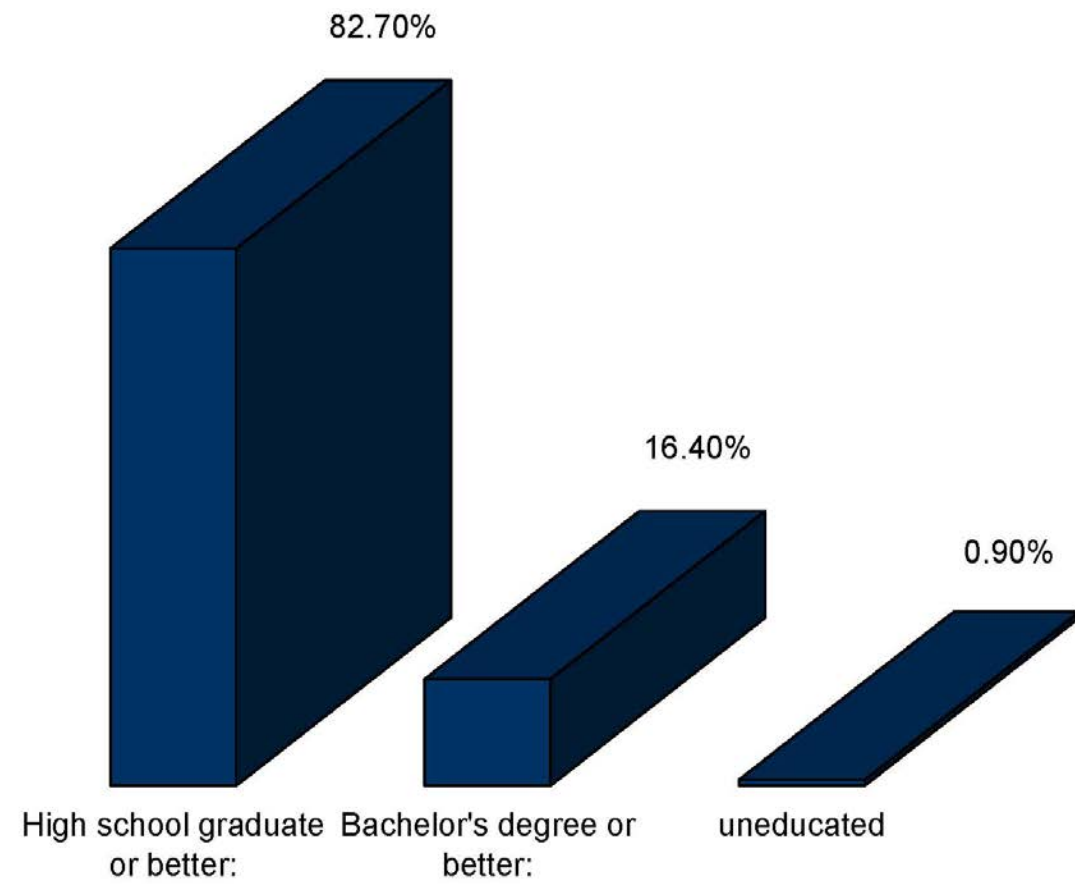


Relationship to Household Member
2007 Census

Education

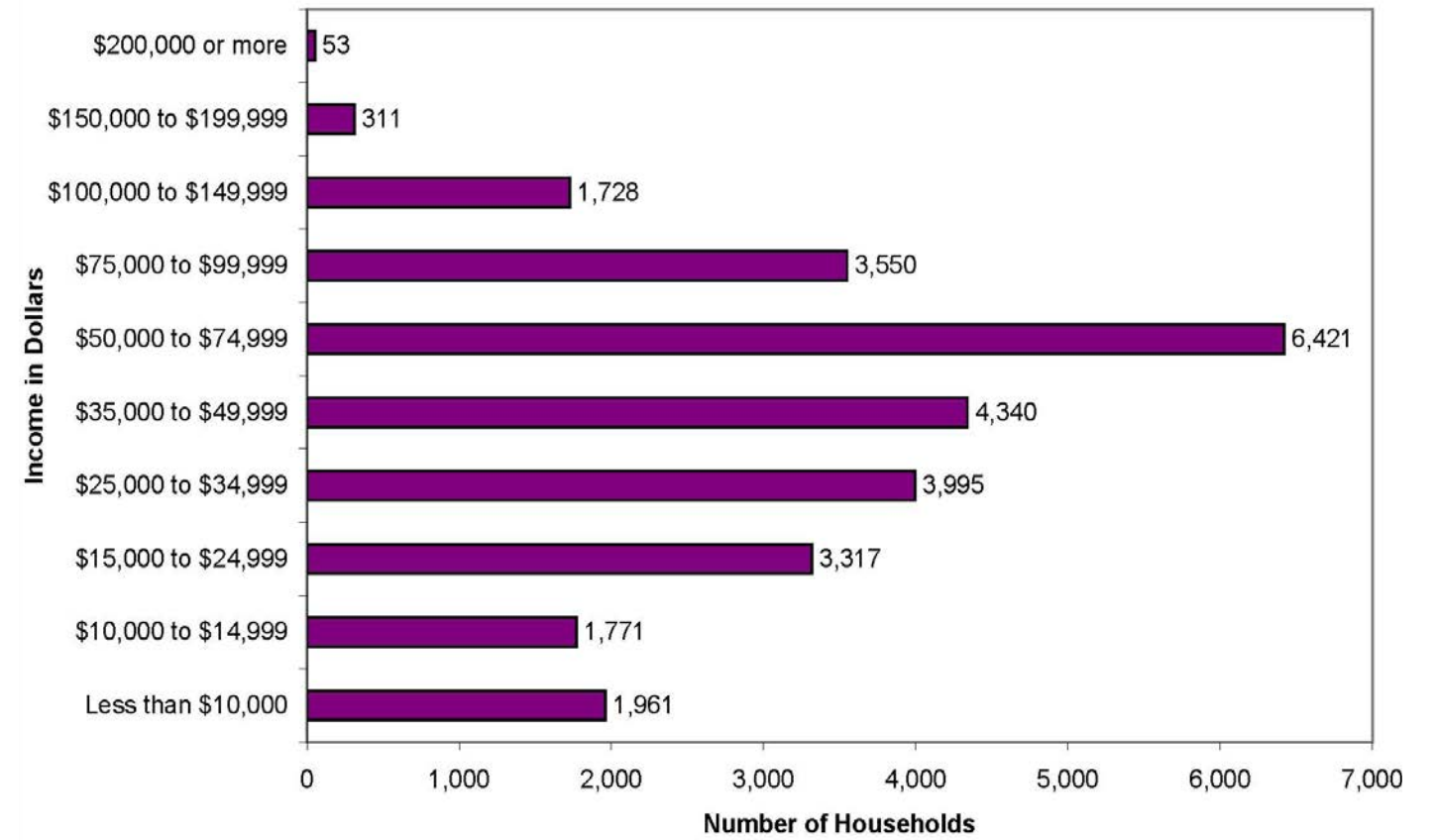
Income and Benefits

Education of Adults 25 or older



Education of Adults 25 or Older
2007 Census

INCOME AND BENEFITS (IN 2007 INFLATION-ADJUSTED DOLLARS)
Total Households: 27,447 (2007 census data)

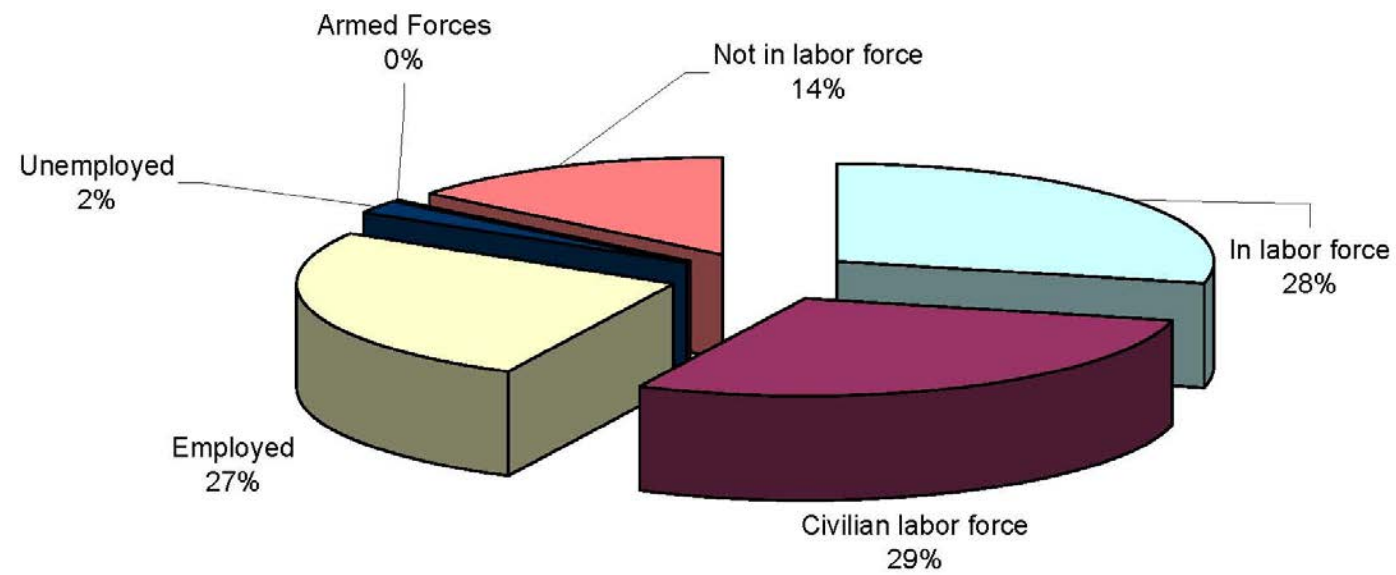


Income and Benefits, 2007 Census

Employment Status

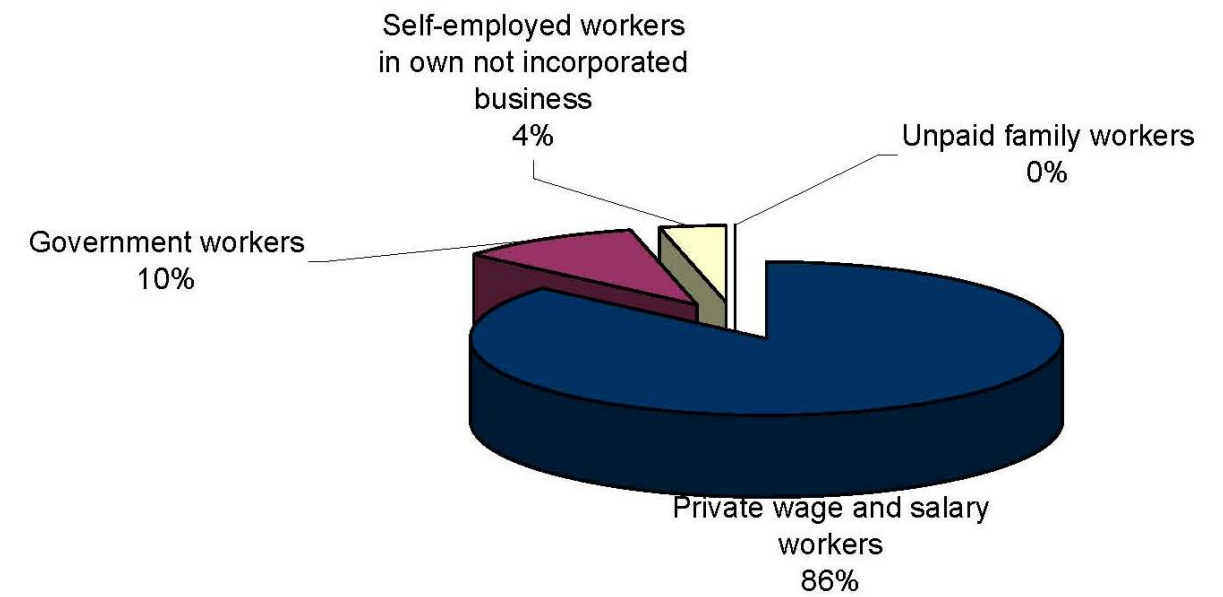
Class of Worker

Employment Status: Population 16 Yrs. and over
Total: 50,143 (2007 census data)



Employment Status: Population 16 Years and over
2007 Census

Class of Worker: Civilian Employed (Population 16 years and over)
Total: 31,035 (2007 census data)

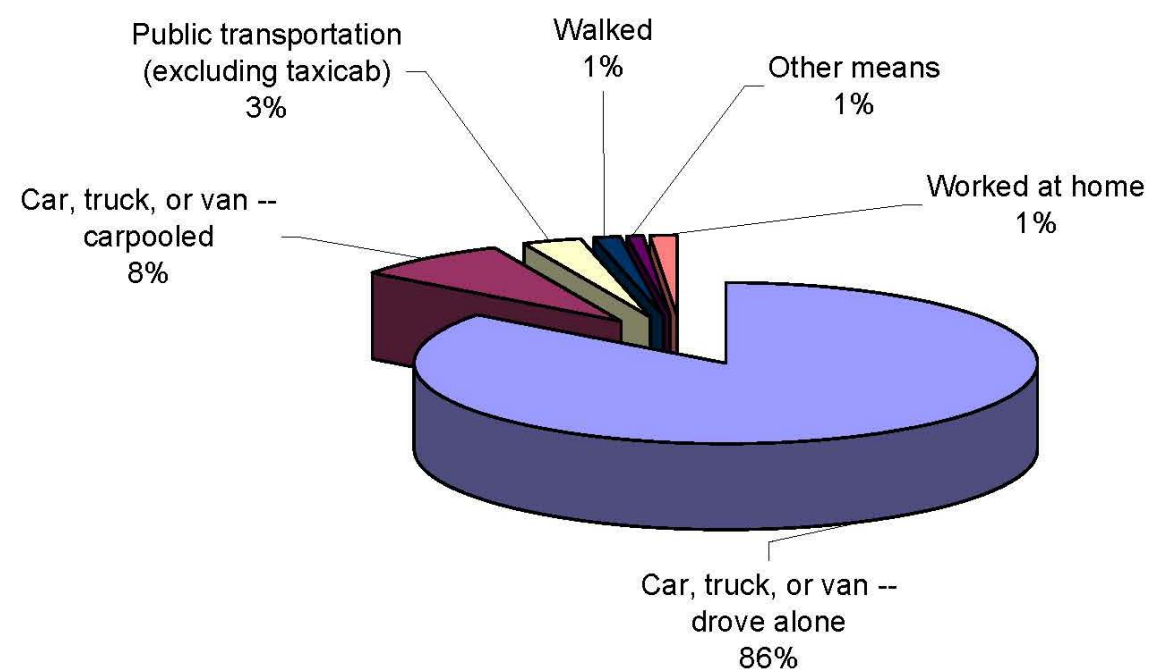


Class of Worker
2007 Census

Commuting to Work

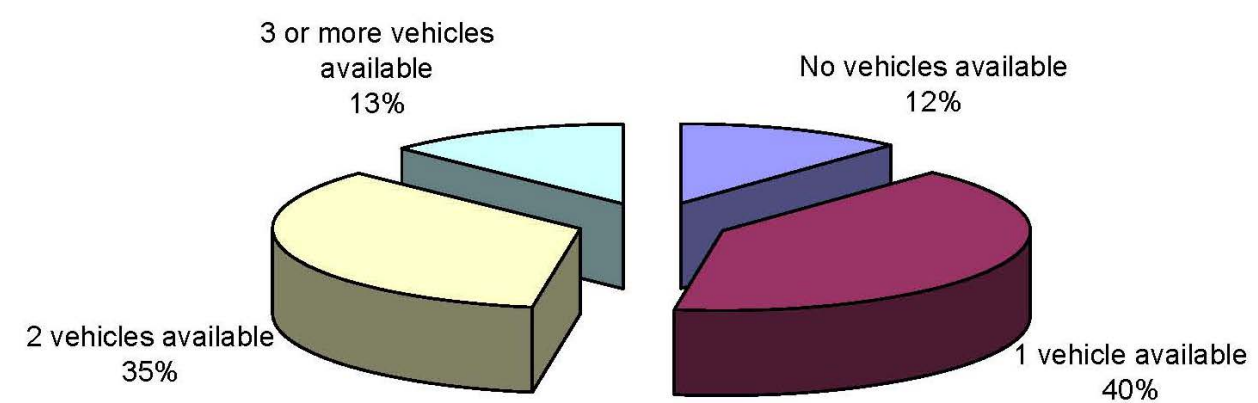
Vehicle Availability

Commuting to Work: Workers 16 Yrs and Older
Total: 30,437 (2007 census)



Commuting to Work: Workers 16 Years and Older
2007 Census

Vehicle Availability per Occupied Housing Unit (2007 census data)



Vehicle Availability per Occupied Housing Unit
2007 Census