Bungalow

Essential Elements

- Prominent porch columns, especially square or battered piers
- Deep porches
- One or one and a half stories
- Roof that is either hipped with low pitch or gabled with moderate to steep pitch
- Casement windows
- Geometrically patterned leaded or stained-glass windows
-Exposed rafters, purlins, ridge beams, brackets

Because of numerous pattern books that published plans for various styles of bungalows, the bungalow became a popular home type throughout the country during the early 1900s. The same is true in Springville. The bungalow was very popular here throughout the first quarter of the 20th century.

The bungalow style was one of several architectural styles that grew out of the Arts and Crafts Movement. Because of that, it has several features common to many homes of the early 20th century, including low roofs and exposed framing members. The bungalow was meant to provide a feeling of comfort and a sense of shelter. The low, overhanging roof and the deep porch help express this feeling.

Bungalows are one or one and a half stories built on a rectangular plan. Some have small bays that project from the main body. The porch is an important element of the bungalow. It is deep and has thick, prominent columns that are usually square or battered piers. In Springville, there are three common roofs associated with bungalows. They are 1) a low-pitched hipped roof, 2) a low-pitched gabled roof with the gable projecting over the front of the house, and 3) a moderately- to steeply- pitched roof with the gables facing the sides of the house. Dormers often pierce bungalow roofs, and casement windows usually have lights divided into geometric patterns.
Massing and Composition

Massing

HIPPED
Rectangular or square volume with a 6 in 12 to 8 in 12 roof pitch. The ridge line, if any, usually runs perpendicular to the front of the house. Hipped or gabled dormers occasionally accompany centered front porches. These dormers should be centered on the front elevation.

FRONT/REAR GABLES
Rectangular or square volume. Roof pitch is 6 in 12 to 8 in 12. Occasionally, gables are clipped. Gabled or shed dormers are common for one-and-one-half-story homes. Roof pitch for shed dormers is 3 or 4 in 12. It is 4 to 6 in 12 for gabled dormers.

SIDE GABLES
Rectangular or square volume. Roof pitch is 6 in 12 to 8 in 12. Occasionally, a gabled porch, the gables on the house and porch are clipped. Gabled or shed dormers are common for one-and-one-half-story homes. Roof pitch for shed dormers is 3 or 4 in 12. It is 4 to 6 in 12 for gabled dormers.

Massing Combinations
Larger living spaces may be created by adding a rear wing or a side wing near the back of the house. A small bay on the side of the house is another option. Gabled, hipped, or shed dormers may also be added. Any attachments should match the main body’s architectural style.

Facade Composition
Windows and doors are placed in a balanced manner, even though the façade may not be symmetrical. Windows often occur in multiples, and often large windows on the main floor have side lights. The front door is under the porch.

Eaves
Heavily protruding eaves are an important characteristic of bungalows. They typically protrude 16 to 24 inches. There are two types of eaves: 1) boxed eaves with flat soffit or 2) exposed rafter tails that are placed 16 to 24 inches on center and are often shaped.

Braces, brackets, vergeboards, and 6- to 8-inch frieze boards may also appear. For clipped gable homes, eaves return.

Wall
The first floor is typically set 2 to 3 feet above the finished grade. Floor-to-ceiling heights for the first floor are usually 8 feet, though some are up to 9. Window head heights are about even with the top of the front door at about 7 feet.
Doors and Windows

Windows
There are two common types of windows. 1) Large windows that may have stained glass, leaded glass, or divided lights toward the top. Thin side windows often accompany these windows. The side windows are usually casement windows and often have divided lights. 2) Vertically oriented windows that may have muntin patterns. These may be casement or double-hung windows. Normal windows are usually recessed, while dormer windows usually are not.

Special Windows
Special windows include paired or triple windows, accent windows, and dormer windows. Gables and dormers often have double or triple windows.

Doors
Doors are panel doors usually with the top half glazed. Occasionally, doors have sidelights or transoms in clear or divided glass.

Trim
4- to 6- inch straight flat trim.
Porches

Columns & Railings
Porches are hipped, gable, shed-style, or integrated with the main roof. Hip porches have a 4 to 8 in 12 pitch, never exceeding the pitch of the main roof. Gable porches usually have a 4 to 8 in 12 pitch. If the main roof has a gable in the front of the house, the porch has the same pitch as the main roof. Gable ends often show structural elements. Shed porches have a 2 to 4 in 12 pitch. Porch eaves are the same as the eaves on the main body of the house.

Porch Location & Massing
Porches are only on the front of the homes and do not wrap around to the sides. They may also be integrated under the main roof of the house. Porches may cover the full house front or just a portion of it. If just a portion, they may be centered or not. Non-centered porches have one side that is flush with the side of the main body of the house. Minimum porch depth is 5 feet; however, some porches are up to 8 feet deep.
Materials and Applications

**Roofing**
- Asphalt shingles, cedar shakes, or slate.

**Soffits**
- Smooth finish composition board, tongue-and-groove wood boards, fiber cement panels, aluminum or vinyl.

**Gutters & Downspouts**
- Half-round or ogee-profile gutters with round or rectangular downspouts in painted or prefinished metal.

**Cladding**
- Smooth-finish brick in common bond or clinker brick
- Highly textured stucco above brick wainscoting or in gables
- Wood or fiber cement lap siding of 4- to 6-inch exposure, with mitered corners or 4- to 6-inch corner board trim.
- Random-width cut wood or fiber cement shingles with mitered corners or 4- to 6-inch corner board trim.

**Piers & Chimneys**
- Brick

**Windows**
- Painted wood, solid cellular PVC, clad wood, or vinyl; true divided light or simulated divided light (SDL) sash with traditional exterior muntin profile (7/8 inch wide) where applicable

**Doors**
- Wood, fiberglass, or steel with traditional stile-and-rail proportions and raised panel profiles, painted or stained

**Trim**
- Wood, composite, cellular PVC, or polyurethane millwork

**Columns**
- Painted wood, fiberglass, or composite material in box, tapered box, or Classical proportions.

**Railings**
- Solid rails clad in brick or (if appropriate) stucco or appropriate siding

**Porch Ceilings**
- Plaster, tongue-and-groove wood or composite boards

**Lighting**
- Porch pendant, wall-mounted lantern, or appropriate ceiling light

**Brackets**
- Wood

**Front Yard Fences**
- None