



PRE-WAR PERIOD

1890S - 1917



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The Pre-War period was one of transition. California saw the transition out of the Gilded Age, the development of Craftsman architecture, the beginnings of suburban development, and the creation of the bungalow, which 30 years later, would lead to the creation of the subdivision as we know it today. It also saw the beginnings of revivalism, which would reshape the architecture of Southern California.

The Pre-War period takes California and transitions her from the "Gilded Age" of the Victorian Period to the clean lines of Modernism. This period also marks the first time that a style gained roots in California first and spread east. Although the period is one of transition, it also gave us styles that are uniquely American and uniquely Californian. Simultaneously, two styles were created that changed the way that people viewed their house and the way they lived. It also, at the same time, uniquely represented their part of the United States. They also gave rise to some of the best architects America has ever seen.

In the suburbs of Chicago, Frank Lloyd Wright developed his Prairie style into a style that drew inspiration from the straight horizontal lines of the American Midwest. His designs would make him the greatest American architect of the Twentieth Century, and arguably, the greatest American architect ever. At the same time, in the suburbs of Los Angeles, brothers Charles Sumner Greene and Henry Mather Greene took Asian influences and the outdoor climate of Southern California and created their "Ultimate Bungalows". In the process they created some of the best examples of Craftsman style architecture in the Country and turned the Craftsman style into something uniquely Californian. The period was quite a transition.

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BUNGALOW ARCHITECTURE

1890S – 1940



CHARACTER-DEFINING FEATURES

- One story in height
- Rectangular in plan
- Open floor plan
- “smaller” version of another style

The Bungalow is really more of a home type than style. It is included in this list to address the smaller homes built from the late 1890s to 1940. The bungalow type of home was adapted to many architectural styles, but clear difference still remained. For example, a Craftsman home such as the Gamble House in Pasadena is far different than the many Craftsman Bungalows built in Southern California. The bungalow started in California in the late 1890s, primarily as an outgrowth of the Craftsman style. Bungalows are informal, simple houses designed to address the need for more affordable housing. Bungalow floor plans are informal with open spaces. Although there are many large, two story bungalows, most bungalows were typically one story. The bungalow became the first style of home to be built on a mass scale by contractor-builders. Tracts of these semi-custom homes were built on a speculative basis by developers, thus setting the foundation for tract home development that occurred after World War II.

As time passed variations of the bungalow developed based on many different architectural styles such as Colonial Revival, Victorian, and Mediterranean Revival. In California, a unique variation of the bungalow was created. Called the California Bungalow, it was a cross between the Craftsman and Mediterranean Revival styles. Regardless of styles, bungalows had many common features and design elements. Bungalows had several common features regardless of the variation. An open floor plan, large front porches, and low pitched roofs were all typical of the Bungalow.

All architectural styles are not appropriate in all locations and for all types of development. The Bungalow is a residential architectural style limited to detached residences. Mostly single-family, bungalows became known for their multi-family oriented “Bungalow Court”.

The Pomona Guide to Historic Preservation

BUNGALOW VARIATIONS

CALIFORNIA BUNGALOW

1920 – 1940

A mix of the Craftsman and Mediterranean Bungalows, these homes were built in the early to mid 1920s as the popularity of the Craftsman style was dying and the Period Revival styles were rising. These homes would typically look like Craftsman Bungalows with the exception of the siding, which was replaced with stucco.

COLONIAL REVIVAL BUNGALOW

1905 – 1940

Based on the Colonial Revival style of architecture, these homes were built starting in the late 1910s and became more prevalent as the revival styles became popular in the 1920's. You can also refer to the Colonial Revival style section for more features and details.

CRAFTSMAN BUNGALOW

1905 – 1940

Based on the Craftsman style home and most notably the work of Greene and Greene Architects, it is the most common of the bungalows in Southern California and was dominant from the early 1910s through the mid 1920s.

Craftsman bungalows were the most likely to be 2 stories, although the second story only covered a portion of the first floor, giving rise to the term airplane bungalow, which referred to the small second floor looking like an airplane cockpit.

You can also refer to the Craftsman style section for more features and details.

MEDITERRANEAN REVIVAL BUNGALOW

1920 – 1940

Based on the Mediterranean Revival style, these homes were built in the mid 1920s through the 1930s and are the second most common type of bungalow.

You can also refer to the Mediterranean Revival style section for more features and details.

SPANISH COLONIAL REVIVAL BUNGALOW

1920 – 1940

Based on the Spanish Colonial Revival style, these homes were built around the same time as the Mediterranean Revival Bungalows, and in many occasions would appear very similar.

You can also refer to the Spanish Colonial Revival style section for more features and details.

VERNACULAR BUNGALOW

1900 – 1940

This variation of a bungalow is absent of architectural details that would categorize it in any particular style. It typically has plain trim and wood clapboard siding. Roofs could be either gabled or hipped. Simple double or single-hung wood frame windows were typical.

VICTORIAN BUNGALOW

1890s – 1940

Based on the Queen Anne style predominant in the late 1800s, these homes were built in the early 1900s and were not as popular as other styles. You can also refer to the Queen Anne style section for more features and details.



MASSING AND PLAN

- Rectangular or box in plan.
- Open floor plan
- Orientation of the plan to the street varied.
- One story and had a low profile.
- When a bungalow was two stories (most commonly in the Craftsman Bungalow) the second story did not cover the entire first floor.

FACADES

- Based on the style variation of Bungalow.
- For Colonial Revival and Victorian Bungalows, they were typically clad in wood clapboard siding with corner boards.
- Craftsman bungalows could be either clapboard siding or shingles, in either case without corner boards.
- California, Mediterranean Revival and Spanish Colonial Revival Bungalows were typically a smooth plaster finish stucco.
- Colonial Revival Bungalow facades were usually symmetrical, while the other varieties were asymmetrical.



PAINT COLORS

- Paint schemes varied.
- Colonial Revival Bungalows the base color of the building was typically white.
- Other colors that could be used include the lighter shades of blues, yellows and greens.
- Some common colors were blue grey and sea foam green.
- Trim and accent colors were typically white.
- Doors could be painted a bright red or black, and shutters were typically painted a dark color.
- Craftsman Bungalows were typically painted in color schemes consisting of 3 to 5 colors.
- Base colors were typically dark earth tones, usually browns or greens.
- Trim Colors were typically in contrast the base color.
- Darker buildings used lighter colors, earth tones such as beiges and tans.
- With lighter buildings using darker trim colors.
- Window frames and end rafters would be a third accent color, closer in shade to the base color.
- Exposed roof and porch beams would typically be painted dark brown.
- One alternative to the color scheme would be mixing color palettes.
- Spanish Colonial Revival and Mediterranean Bungalows were typically painted white with a second trim color.
- Sometime a third color was used on the window frames.
- Mediterranean Revival Bungalows may also be a light earth tone for the main color.
- Victorian Bungalows were typically painted in color schemes consisting of 5 to 7 colors.
- Palettes were very eclectic, ranging from bright colors to muted tones.
- Every detail was painted in different colors to accentuate them.
- Typically the main body color of the building would be the darker color with a lighter trim color.
- The accent colors would then alternate dark to light to highlight all the elements.



ROOFS

- Bungalow roofs were fairly similar even with the variation in the different architecture.
- Low pitch.
- Craftsman Bungalows they were always a gable roof form, or one of its variations.
- Spanish Colonial and Mediterranean Revival Bungalows were also gabled but could also be hipped as well.
- Victorian Bungalows used a combination of hipped and gabled roofs and were a steeper pitch than other variations.
- Colonial Revival Bungalow had a hipped gable which is unique.
- Bungalows also tended to leave the rafters exposed, regardless of what the main architectural style did.

TRIM AND ARCHITECTURAL DETAILS

- Based on style variation of the Bungalow.
- Victorian Bungalows were highly decorative.
- Decorative brackets on gable ends and on porches, turned porch columns, spindlework friezes, and decorative shingle patterns, typically on gable ends.
- Mediterranean Revival Bungalows used extensive architectural details, typically borrowing from the Spanish Colonial Revival and Mission Revival styles.
- Wrought iron grilles over windows were common as was the use of decorative attic vents.
- Ornate low-relief carvings, highlighting arches, columns, and window surrounds were all common features.
- Mediterranean Revival style buildings also had an extensive use of tile, both on the interior and exterior.
- Spanish Colonial Revival Bungalow is usually similar to that of the Pueblo Revival style, with only top and bottom trim recessed into the stucco walls.
- The style used decorative ironwork on windows, doors, balconies, and roof supports.
- Decorative tile on floors, stairs, and walls were also common decorative elements.
- Canales as attic vents and quatrefoils were also used.
- Colonial Revival Bungalow was usually fairly simple.
- Straight corner boards were common.
- Windows would have trim with a bead detail or trim being boxed.
- Cornices and soffits were more elaborate.
- Dentil molding in the cornice was commonly used.
- Quoins were also a detail that was occasionally used.
- Pilasters at the main entry were also common.
- Gable ends of Craftsman bungalows use a bracket, beam or similar element to give the appearance of holding the roof up.
- Elements may be structural, but usually, they are purely decorative.
- Door and window trim are simple boards (usually 1x4's or 1x6's), with the horizontal trim extending beyond the vertical trim pieces.



DOORS AND WINDOWS

- Bungalow doors and windows were based on style of architecture used in the variation.
- In general, all windows were typically either single or double-hung windows or casement windows.
- Sliding windows were not used.
- Windows frames were made of wood.
- Bungalows had many windows to let in natural light.
- Windows were commonly grouped in sets of two or three.
- Front windows were typically large in size.
- Colonial Revival Bungalows typically had decorative solid doors and formal entrances.
- They could have transom windows, elliptical fanlights, and glass sidelights.
- Individual double-hung wood frame multi-paned windows, typically in a six-over six pattern.
- Palladian windows were common in Colonial Revival buildings but not in the Bungalow version.
- Shutters were a common decorative window treatment.
- Doors of Craftsman style buildings were typically simple, and could include stained or beveled glass panels.
- Doors would also be stained.
- Glass sidelights with either stained or beveled glass to match front door were also used on larger buildings.
- Windows were typically individual casement, double or single-hung wood frame windows.
- Stained glass windows were also used to accent an interior or exterior feature.
- Spanish Colonial Revival and Mediterranean Revival Bungalows had individual casement with wood frames.
- On some occasions, metal frames were used to replicate the ironwork used on other details in the house.
- Spanish Colonial Revival Bungalows also used a Moorish window as a dominant element on a main facade.
- This window type was not part of a Mediterranean Revival Bungalow.
- Doors for both variations were typically carved wood, or other ornate wood doors.
- Doors were also stained.
- Victorian Bungalow were typically double-hung wood frame windows in a one over one window pattern.
- The upper sash could be multi-paned and include stained glass.
- If stained glass was used, it would be used to accent an interior or exterior feature.
- Window groupings of 3 were common.
- The entrance doors were simpler than other Victorian styles.
- Doors could be paneled and include stained or beveled glass panels.
- Doors would also be stained.
- Glass sidelights with either stained or beveled glass to match front door were also used on larger homes.

PORCHES

- Porch details are based on style variation of Bungalow, but porches were typically large regardless of style.
- Queen Anne buildings had large front porches.
- They were detailed with turned porch columns and balustrades.
- They would also have decorative spindlework friezes and brackets would support the porch roof with its exposed rafters.
- Spanish Colonial Revival style buildings were usually only a stoop.
- Sometimes the second story would be cantilevered out over the door to provide some shelter.
- Large terraces were common as were second floor covered balconies.
- When terraces, porches, and balconies were covered, they had exposed rafters with horizontal boards behind the rafters.
- The posts, rafters and boards were typically painted a dark brown.
- Colonial Revival porches were small and centered on the front facade.
- There typically either a projecting pediment over the porch or a balustrade porch was used.
- Porch columns were simple, usually of the Tuscan or Doric orders.
- Pilasters, matching the porch columns, were placed at the side of the entrance door.
- Craftsman style buildings used large porches.
- They would have river rock or brick columns, or sometimes would use a combination of rock columns and wood posts.
- A unique material used on Craftsman style buildings was the clinker brick.
- If wood posts were used, they would be left exposed as would any wood beams.
- While the higher end craftsman homes would use this treatment it was paired down for the Craftsman Bungalow.

FENCES AND WALLS

- Wood fences were common.
- Front yard fences rare.
- Style based on variation.