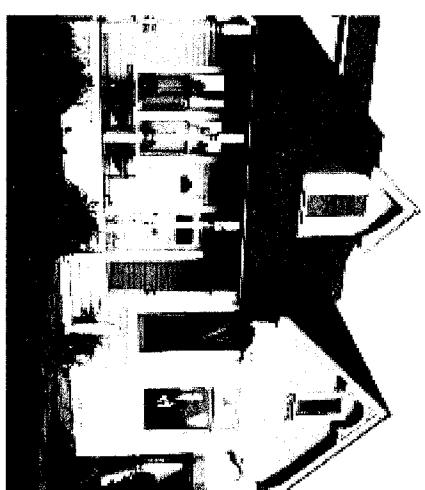
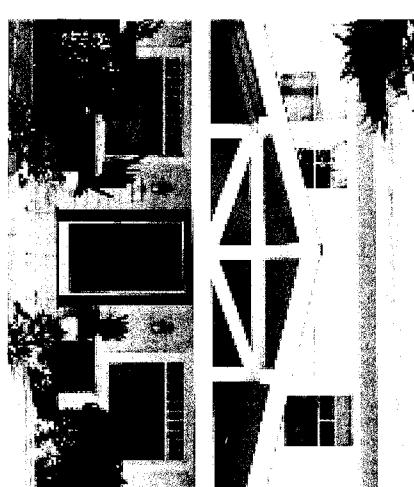
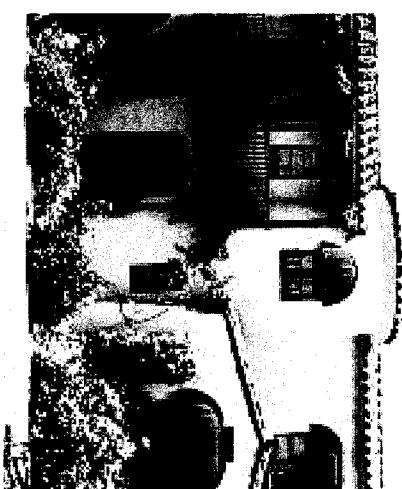
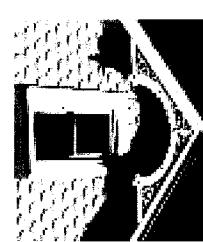


**City of  
Torrance**

Architectural Design  
**GUIDELINES**



Community  
Development Department  
310.618.5990

May 2007

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## **SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION OF HISTORIC BUILDINGS**

### **INTRODUCTION**

1. A property shall be used for its historic purposes or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of the property shall be retained and preserved. The removal of distinctive materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
4. Most properties change over times; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterized a property shall be preserved.
6. Deteriorated historic feature shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing feature shall be substantiated by documentary, physical evidence, pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

These architectural design guidelines are a resource to assist property owners in the restoration, renovation, and preservation of residential structures of special significance to the heritage of Torrance. The predominant architectural styles of the early to mid 20th century that can be found in Torrance are represented in these guidelines.

Many buildings are influenced by more than one architectural style and are not pure representations of a particular style, but often an interpretation of an architectural style. As a result, a structure will possess some or most, but not all of the characteristics identified. The homes depicted represent the local vernacular architecture. The goal of these guidelines is to assist homeowners in ways to protect and preserve the architectural integrity of their home when planning an exterior alteration, addition or rehabilitation. The Secretary of Interior's Standards for Rehabilitation of Historic Buildings, which have been included as part of these guidelines, provide a fundamental basis for rehabilitating and preserving buildings.

The design guidelines emphasize the primary components and architectural features of the structure: building form, exterior materials, windows and roofs. A glossary of architectural terms has also been included in this manual. For further information about the various architectural styles described and referenced in these guidelines, a list of resources that are available through the Torrance Public Library or Community Development Department has been provided.

The City of Torrance would like to thank and acknowledge the residents and property owners whose homes are used in these guidelines.

# Queen Anne Folk Victorian



QUEEN ANNE-  
FOLK VICTORIAN

## GLOSSARY OF ARCHITECTURAL TERMS

**Portico:** A roofed entrance porch supported on at least one side by columns.

**Preservation:** The act or process of applying measures to sustain the existing form, integrity, and materials of a building or structure.

**Quoin:** Heavy blocks of stone or brick forming a unique design to accentuate the corners of a building.

**Rafter:** Any of a series of small, parallel beams for supporting the sheathing and covering of a pitched roof.

**Rafter tail:** The portion of a rafter that projects under the eave.

**Rehabilitation:** The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural or cultural value.

**Renovation:** The act or process of returning a property to a state of utility through repair or alteration which makes possible a contemporary use.

**Restoration:** The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by

means of the removal of later work or by replacement of missing earlier work.

**Sash:** A frame in which the panes of a window are set.

**Scale:** Proportionate size judged in relation to an external point of reference.

**Shiplap:** Wooden siding rabbeted so that the edge of one board overlaps the one next to it in a flush joint, a beveled jointing of two boards to form a weather-resisting outside wall surface.

**Sidelight:** A vertical window along the outside of a door.

**Soffit:** The exposed under side of an architectural feature such as an arch, cornice, balcony or beam.

**Spindles:** The slender architectural ornaments made of wood turned on a lathe in simple or elaborate patterns, round turned balusters.

**Symmetry:** Correspondence of form on opposite sides of a dividing line or plane.

**Transom window:** A window or pane above a door.

**Turret:** A tower that is part of a building, often rounded and corbeled from a corner.

Victorian architecture comprised several styles including Italianate, Gothic Revival, Eastlake, Stick, Queen Anne and Folk. Queen Anne and Folk Victorian architecture, which were popular in the United States at the turn of the century, are two of the styles found in Torrance. Texture, color, ornamentation, and asymmetry characterized Victorian architecture. Folk Victorian style is generally less elaborately decorated than other Victorian styles.

## GLOSSARY OF ARCHITECTURAL TERMS

**Finial:** A sculptured ornament, often in the shape of a leaf or flower, at the top of a gable, pinnacle, spire, or similar structure.

**Gable:** The part of the wall immediately under the end of a pitched roof, cut into a triangular shape by the sloping sides of the roof.

**Gable roof:** A pitched roof having a gable at each end.

**Gambrel roof:** A ridged roof with two slopes on either side, the lower slope having the steeper pitch.

**Gingerbread:** Heavily, gaudily, superfluously ornamentation commonly used in Victorian architecture.

**Half timbered:** Having a timber framework with the spaces filled with masonry or plaster. Detail creating the appearance of exposed structural timbers on plaster.

**Hipped roof:** A roof with four sloped sides.

**Lintel:** a supporting wood or stone beam across the top of an opening, such as that of a window or door or fireplace.

**Massing:** the unified composition of a structure's volume, affecting the perception of density and bulk.

**Molding:** A slender strip of ornamental material with a uniform cross section and decorative profile.

**Muntin:** A bar member supporting and separating panes of glass in a window or door.

**Oriel:** A bay window supported from below by corbels or brackets.

**Pane:** One of the divisions of a window or door, consisting of a single unit of glass set in a frame.

**Parapet:** A low guarding wall at any point of sudden drop, as at the edge of a roof.

**Pediment:** A triangular gable cross

a portico, door or window; any similar triangular decorative piece over a doorway, fireplace, etc.

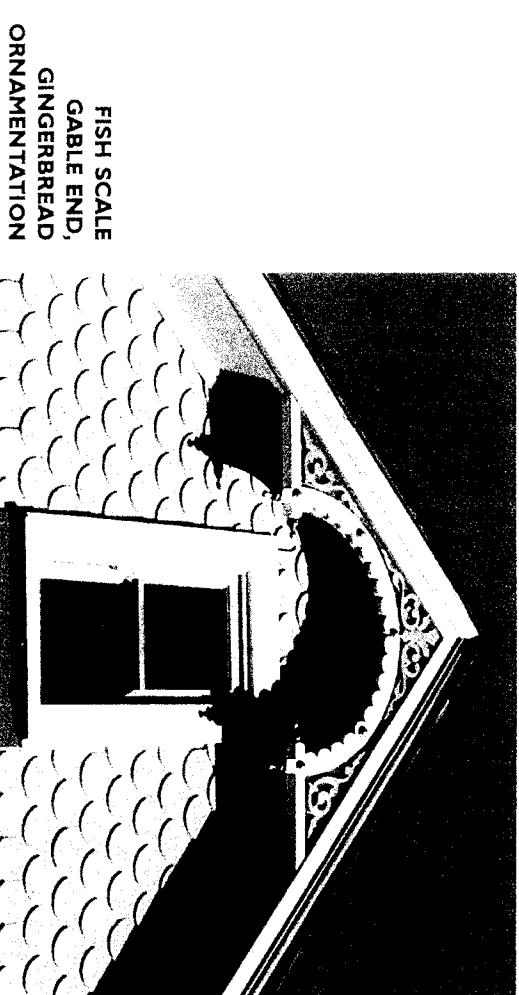
**Perforated:** Pierced with holes, a row or rows of small holes.

**Pergola:** An arbor or a passageway of columns supporting a roof of trellis work on which climbing plants are trained to grow.

**Pier:** A vertical structural member.

**Pilaster:** A shallow rectangular column projecting only slightly from a wall and, in classical architecture, conforming to one of the orders.

**Porte cochere:** A roofed structure covering a driveway to provide shelter while entering or leaving a vehicle.



### Exterior Materials & Building Form

#### Building Form

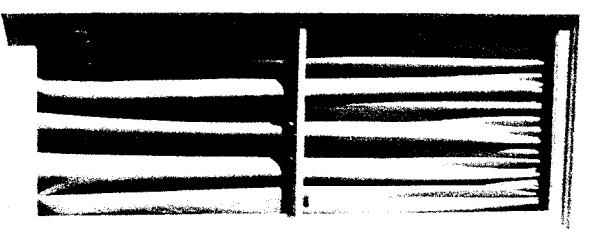
- asymmetrical, irregular massing
- two or three stories
- one story cottages
- articulated facades
- turret towers round, polygonal or square rising from ground or cantilevered from the second floor
- large porches, sometimes wrapping around the side, turned, carved or chamfered porch posts, cutout or turned balusters
- predominant front gable
- spindlework or gingerbread ornamentation
- perforated gables
- clapboard, shiplap siding
- decorative shingles, fish scale, scalloped at gable ends
- decorative brackets
- dentils

#### Windows

#### Gable roof

#### Roof

- tall, narrow double-hung windows
- oriel windows
- steeply pitched hipped, cross gable roof
- asphalt shingle
- finial ornamentation
- metal or ironing cresting
- exposed trusses



## GLOSSARY OF ARCHITECTURAL TERMS

**Arcade:** A series of arches supported by pillars, piers or columns. A roofed passageway or lane.

**Articulated:** Characterized by distinct details, features, textures, or forms in relation to the whole facade.

**Asymmetry:** Lack of balance or correspondence of form on opposite sides of a dividing plane.

**Balconet:** A pseudo-balcony, a small window balcony or a guard rail fronting a window.

**Baluster:** A pillar or column supporting a handrail or coping, a series of such being called a balustrade.

**Bay window:** A window projecting from the building facade.

**Bracket:** A projection from a vertical surface providing structural or visual support under cornices, balconies, or any other overhanging member.

**Casement window:** A window frame hinged on one side so that it swings out or in to open.

**Chamfered:** The edge of a corner of wood, stone, or other material that is beveled or angled off, usually at a 45 degree angle.

**Clapboard:** Narrow, horizontal overlapping wooden boards,

usually thicker along the bottom edge, used as siding for the exterior of a wood-framed structure.

**Corbel:** A projecting bracket of stone, brick, or wood that supports a cornice, arch or oriel, a stepped projection from a wall.

**Cornice:** A continuous, molded projection from a wall, usually masonry.

**Cresting:** A decorative top border, frequently perforated, on a screen, roof or wall.

**Cross gable:** Intersecting pitched roofs having gables at each end.

**Dentil:** A small rectangular block or tooth-like cube used in a series forming a cornice.

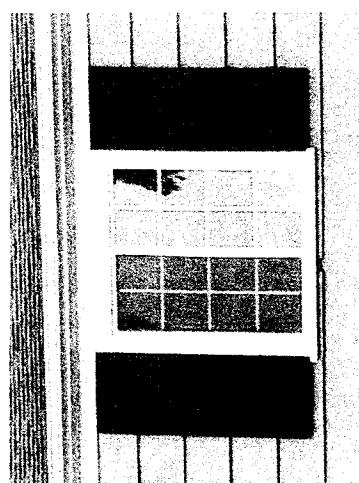
**Dormer:** A projecting structure built out from a sloping roof, usually housing a vertical window or ventilating louver.

**Double hung:** A window with two sashes (the framework in which window panes are set), each moveable by means of cords and weight.

**Dutch gable:** A gable each side of which is multi-carved and surmounted by a pediment.

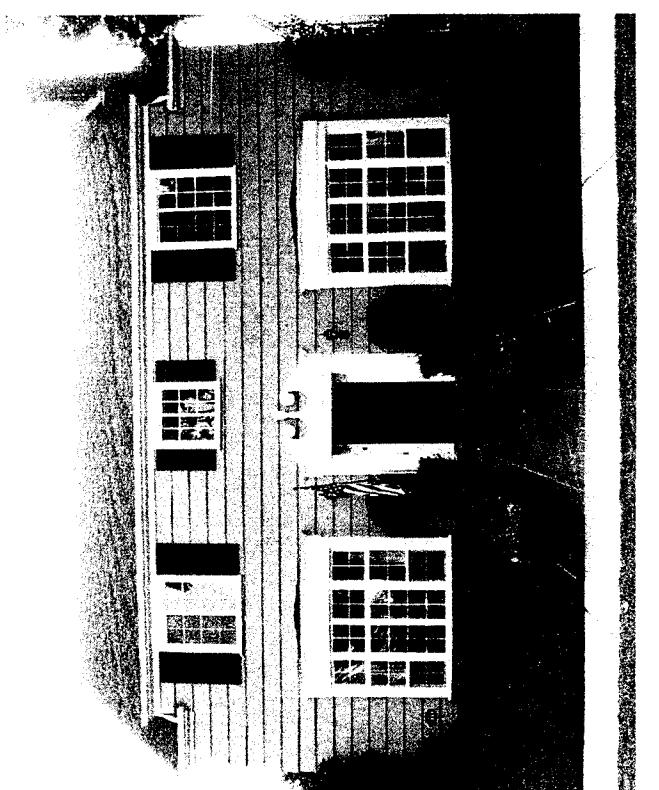
**Eaves:** The part of a sloping roof that overhangs the wall.

**Façade:** The exterior face of a building.



WOOD FRAMED WINDOW,  
WOOD SHUTTERS

## Colonial Revival

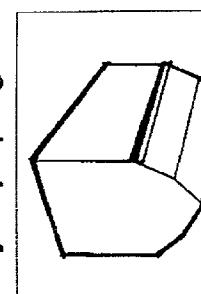
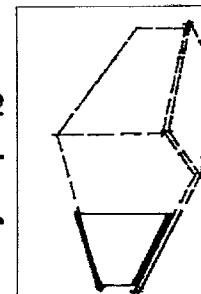
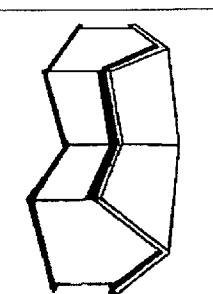
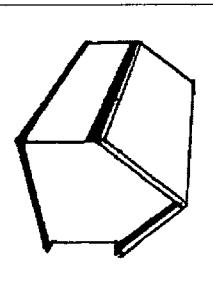


The Colonial Revival style became popular around the turn of 20th century and resulted from the desire to move away from Queen Anne Victorian style and to return to traditional American building themes of colonial times. The style is characterized by simple building forms, restraint and stately design, influenced by Classical Roman and related to Neoclassical Revival and Georgian Revival styles. Dutch Colonial Revival began in the early 1900's. Dutch Colonial homes are typically two stories featuring gambrel roofs with shallow eaves.

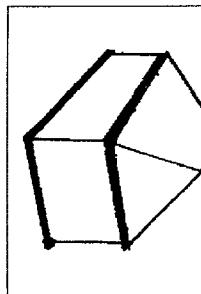
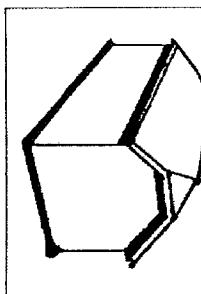
## GUIDELINES FOR NEW CONSTRUCTION & REMODELING

**Roofs:** The original roof form (shape, configuration, pitch/slope), material (color, texture) and details (dormers, vents, eave depth, rafter tails, brackets, soffits, corbels) should be preserved.

**Architectural Details:** The use of architectural elements and building ornamentation should be reflective of the architectural style of the building. The improper use of details, materials, or ornamentation in the wrong context is discouraged.

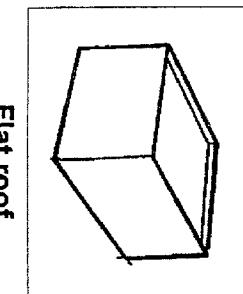
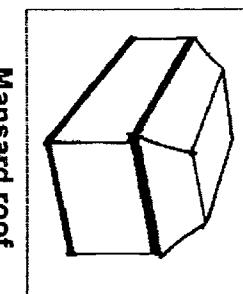


Gabled roof



Shed roof

Gambrel roof



Clipped Gable roof

Hipped roof

**Fencing:** The design of fences should be considered in the proper historical context and the character of the neighborhood. Where no fence exists in the front yard, keeping the yard open is preferred. Fencing, wall, and gate materials and design should be complimentary to the main structure on property.

The height of fences and walls should be kept low and open to allow views into the yards adjacent to sidewalks. Chain link and wrought iron fan designs are inappropriate fence materials.



A DUTCH COLONIAL WITH STEEPLY PITCHED GAMBREL ROOF AND CONTINUOUS DORMER ACROSS FRONT ELEVATION

### CHARACTERISTICS

#### Exterior Materials & Building Form

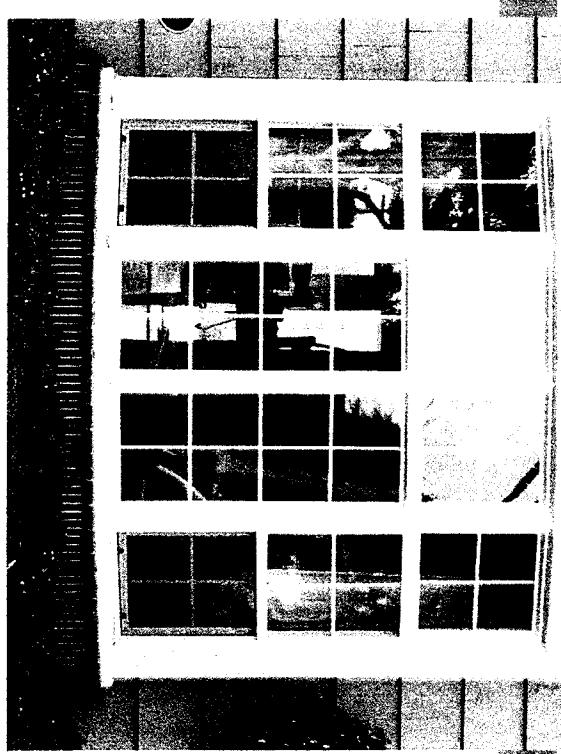
- symmetrical massing, rectangular plan
- clapboard, tongue & groove, or shingle wood siding
- raised porch supported by columns topped with a pediment
- two-story porch or portico across the front facade
- brick fireplace/chimney at the end of the gable

#### Windows

- small pane double-hung windows
- balanced
- wood framed
- wood shutters (inoperable)
- bay windows on first level

#### Roof

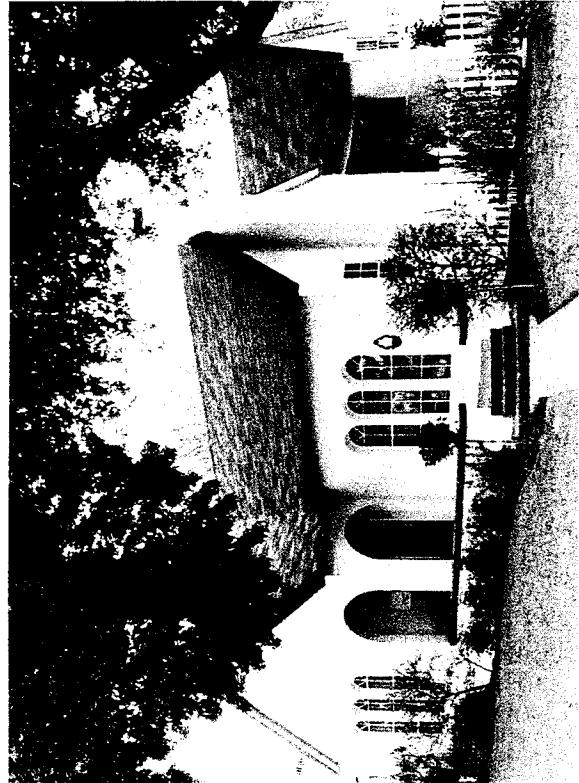
- gable, dutch gable or hipped roof



BAY WINDOW, SHINGLE SIDING

# Tudor Revival & English Cottage

1890 - 1945



TUDOR  
REVIVAL  
WITH  
STUCCO  
CLADDING

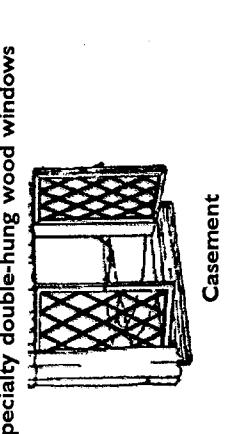
## French Eclectic

1890 - 1940

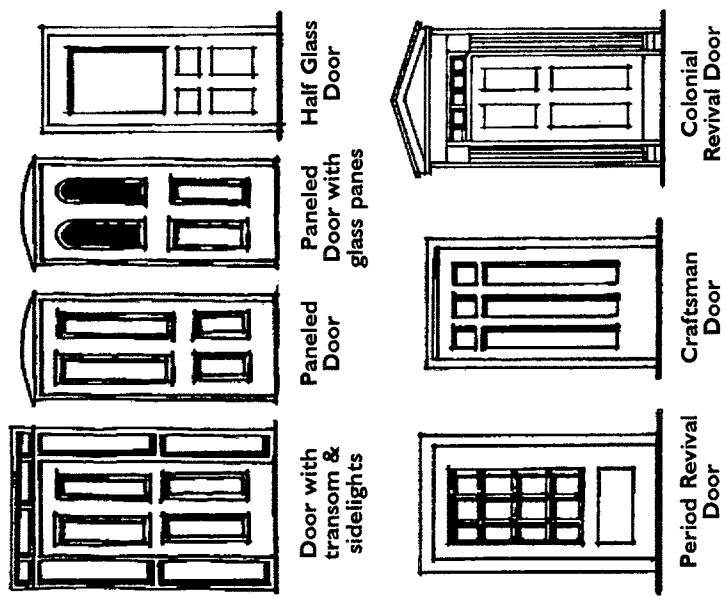
 Tudor Revival and Cottage style was popularized in the late 19th and early 20th centuries and was derived from Medieval Cottages and English Renaissance buildings of the 16th and 17th centuries. Cottages are generally one or two stories. Half-timbering and steeply pitched gabled roofs are distinguishing features of the Tudor and English Cottage style. French Eclectic architecture, which often resemble Tudor homes, was loosely patterned after farmhouses located in the French province of Normandy.

## GUIDELINES FOR NEW CONSTRUCTION & REMODELING

**Windows & Doors:** Windows and doors should be of a traditional style, shape, size, and placement. Special attention should be made to the orientation of the entry and porches. The front door typically should face the street or front yard, rather than the side or rear yard. Window openings should be proportional to the facade. When replacing windows, the size of the original opening should be maintained. The installation of security bars, metal grill work or wrought iron bars over windows and metal security doors is inappropriate and should be discouraged. Installing exterior screen doors over main entry is inappropriate if it did not occur historically. Wood windows traditionally have deep profile where the plane of the sash is inset from the building face.



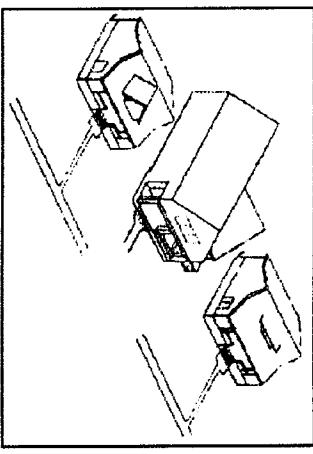
TYPICAL PRIMARY  
DOOR TYPES SEEN ON  
HISTORIC  
STRUCTURES.



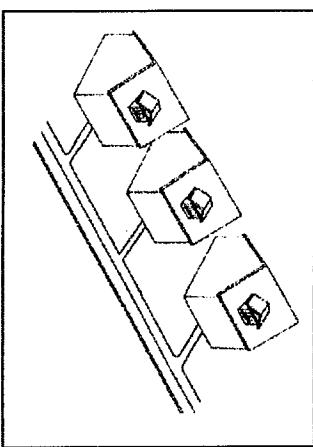
# GUIDELINES FOR NEW CONSTRUCTION & REMODELING

## Guidelines for New Construction & Remodeling

**Scale and Mass:** The size and height of new buildings should be compatible with the surrounding buildings. Emphasis should be made on human scale. Larger building masses should be articulated or subdivided into smaller modules.

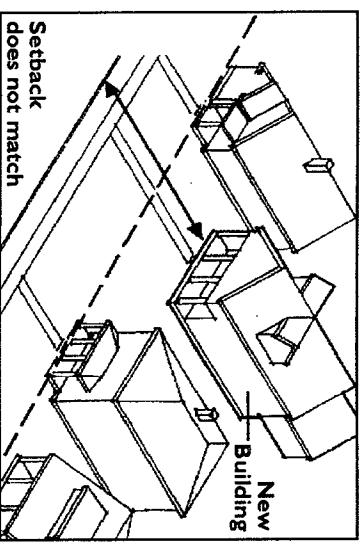
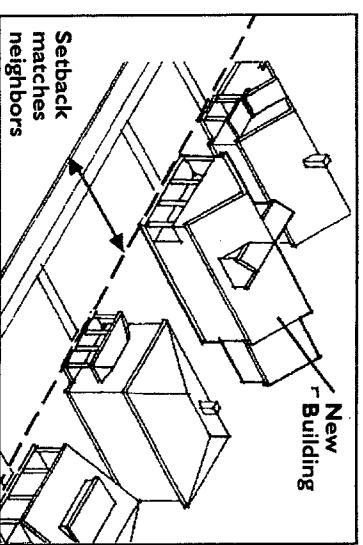


INCOMPATIBLE SCALE



COMPATIBLE SCALE

**Setbacks:** The front and side yard setbacks for buildings should take into consideration the surrounding properties and strive to maintain the prevailing building setback along the street.



## CHARACTERISTICS

### Exterior Materials & Building Form

- brick or stone wall cladding
- asymmetrical massing
- stucco walls with brick or wood accents, quoin accents for French Eclectic
- decorative half-timbering
- decorative masonry
- recessed entry usually under front-facing gable or under small gable-roof portico
- large, prominent chimneys

### Windows

- groupings of tall, narrow casement windows
- small pane, leaded or diamond pane windows

### Roof

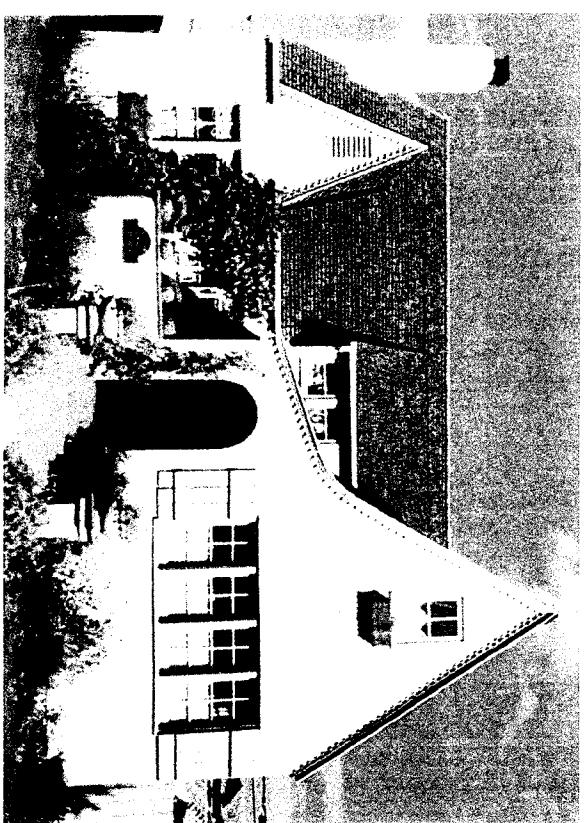
- steeply pitched roof with little or no roof eave extension
- gable or intersecting/cross gable roof
- late or wood shingle roof
- occasionally roofing material rolled around eaves to mimic thatched roof



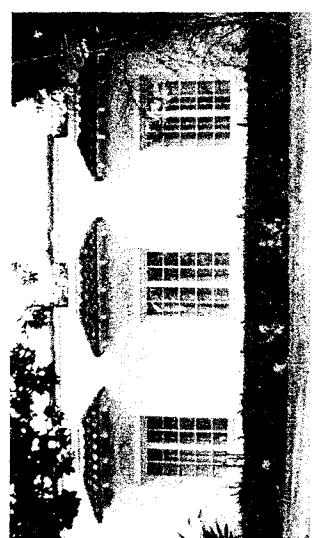
FRENCH ECLECTIC WITH CLINKER-BRICK

**Parking:** Garages, driveways and parking spaces should take access from the alley to avoid need for installing a curb-cut. Garages should be oriented away from the street or located toward the rear of the property whenever possible.

### FRENCH ECLECTIC



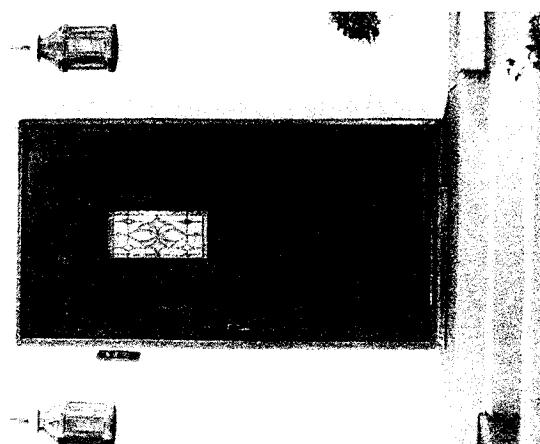
# Spanish Colonial Revival Monterey



RED CLAY TILE ACCENTS &  
ROOF TRIM ON FLAT ROOF

TWO STORY SPANISH COLONIAL REVIVAL

Spanish Colonial Revival draws from a mixture of styles, Mission, Mediterranean, Southwest, Monterey Revival, Pueblo, Adobe, Moorish, and Baroque architecture of Colonial Spain and Portugal. Spanish Colonial Revival architecture features white plaster walls that are articulated with columns, balconets, and arches. Spanish Colonial structures are typically one or two-stories and have rectangular, "U" or "L" shaped floor plans. The Monterey style is a blend of Spanish Colonial and Colonial Revival architecture.



RECESSED ARCHED ENTRY

Originating in the 1930's, the suburban ranch house gained popularity during the post war era (1950's and 1960's), when the dependence on the automobile increased. The ranch style is influenced by Prairie, Spanish Colonial, and Craftsman architecture.

# Ranch

## Exterior Materials & Building Form

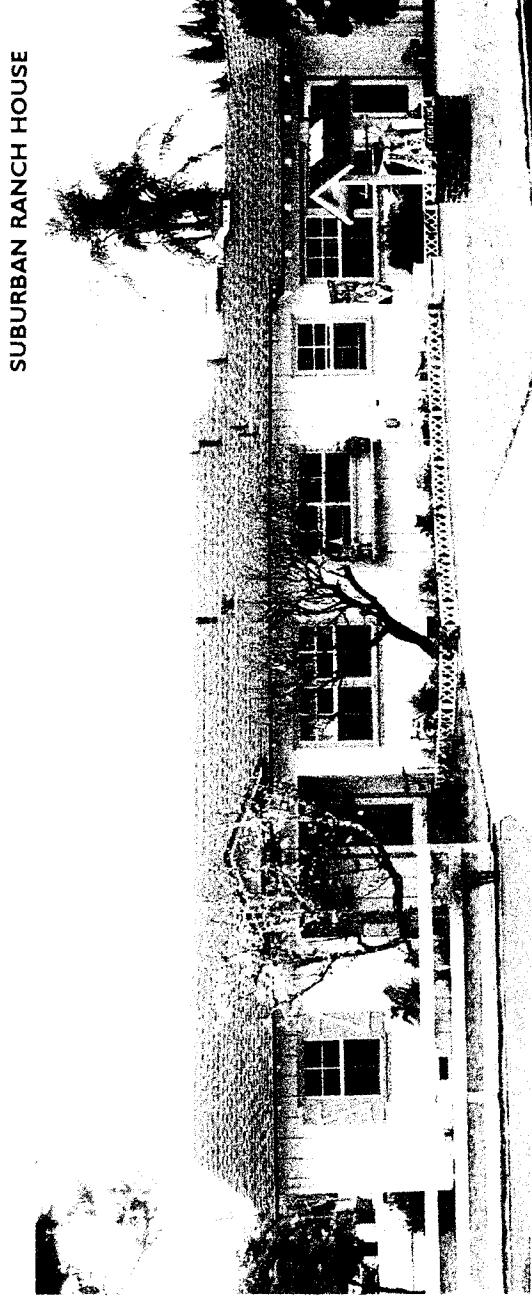
one-story asymmetrical plan and massing  
stucco and horizontal wood sidings  
brick or stone veneers  
attached garage, front facing or swing-in type  
recessed porch with wood or decorative iron supports

## Windows

large plate glass, picture windows, multi-paned windows  
sliding glass doors opening to patio area  
decorative wood louvered shutters

## Roofs

low pitched gable, cross gabled, or hipped roof  
wood shake or asphalt shingle



SUBURBAN RANCH HOUSE

# Prairie

The Prairie style originated in the early 20th century in the Midwest. It is one of the few indigenous American styles.

The Prairie style emphasized the importance of harmonization with the landscape of the Midwest through the uses of horizontal lines and natural textures. Frank Lloyd Wright's early works embodied Prairie School architecture.

## TWO-STORY PRAIRIE



## Exterior Materials and Building Form

- symmetrical and asymmetrical massing and plan
- stucco walls with smooth or sand finish
- emphasis on horizontal lines

- porches with flat roof and large plain square piers spanning the front facade
- wide front doors
- window boxes

## Windows

- double-hung windows, multiple panes over a single pane
- horizontal row of casement windows

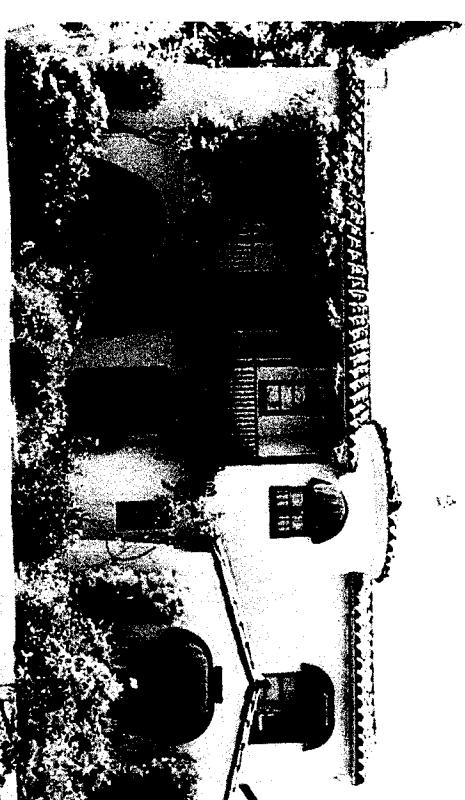
RECESSED ARCHED WINDOWS, ARCHED ENTRY, SMOOTH STUCCO FINISH, CIRCULAR GABLE VENTS

## ONE-STORY PRAIRIE

### Roofing

- low-pitched, hipped roof
- gabled roof
- tile roof
- wide eave overhang

## MONTEREY STYLE WITH SPANISH COLONIAL FEATURES



## Windows

- arched openings
- recessed with no window trim

- arched recessed plate glass windows in main rooms
- double-hung or casement style wood windows or metal-framed casement style windows

## Roof

- red clay tile gable, intersecting/cross gable or hipped roof
- low-pitched or flat red clay tile trim along top of parapet and fringes for flat roof
- circular gable vents often grouped in threes

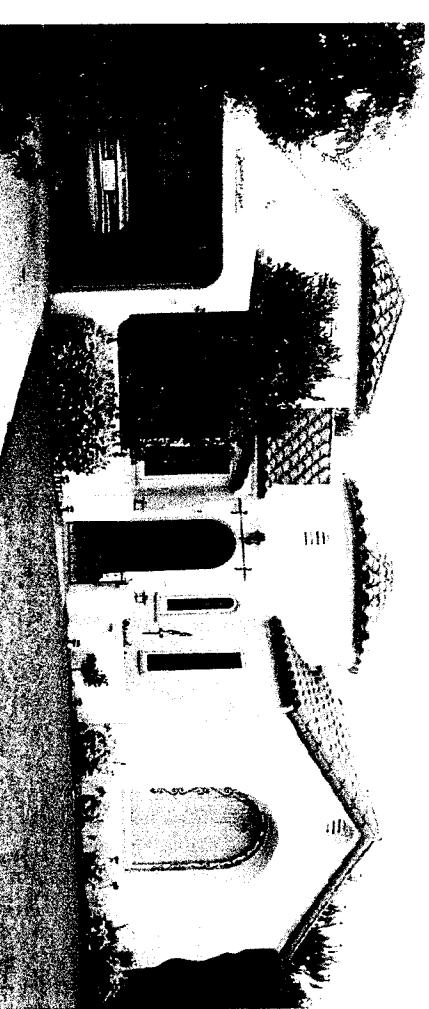
## Exterior Materials & Building Form

- flat stucco walls with smooth or sand finish

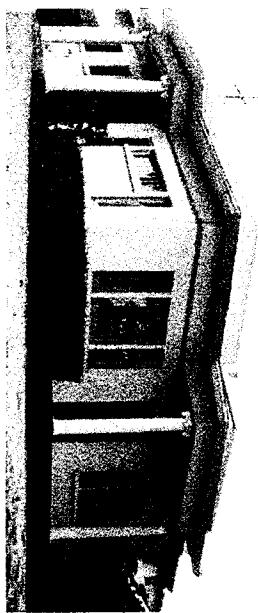
- arches and arcades at entrance or across the front facade
- small covered entryway, often flanked by open porches

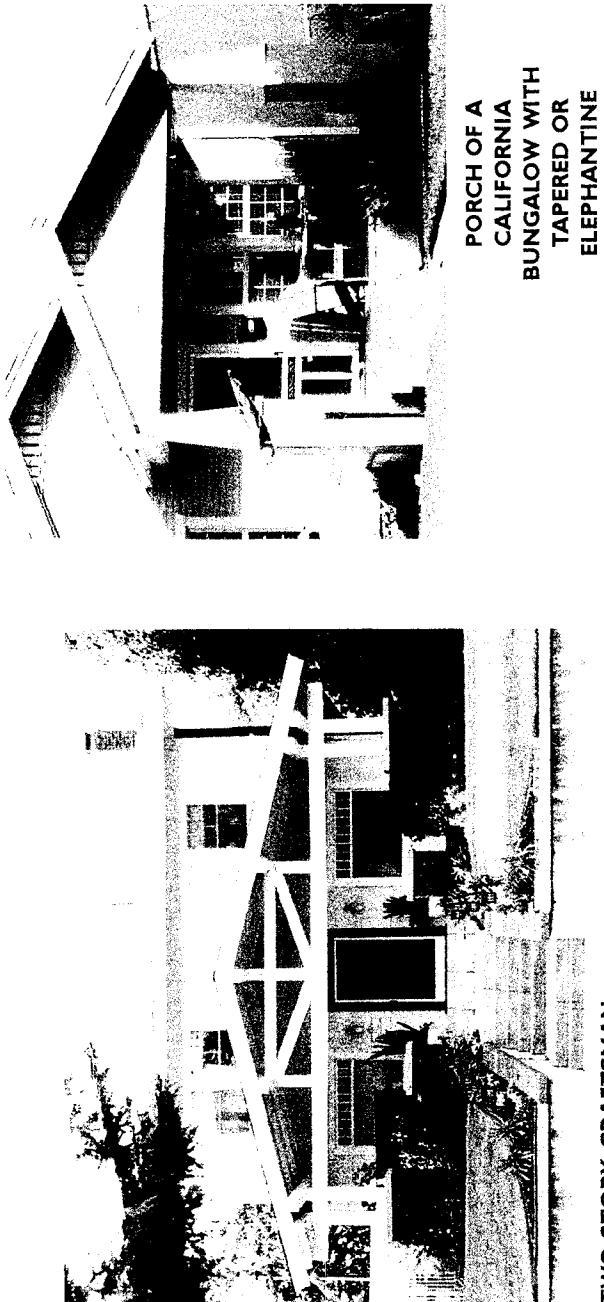
- balconies with wrought iron or turned wood balusters
- tile accents

- wrought iron grill accents,
- decorative ironwork



ONE-STORY  
SPANISH  
COLONIAL  
REVIVAL





TWO-STORY CRAFTSMAN

## Craftsman & California Bungalow

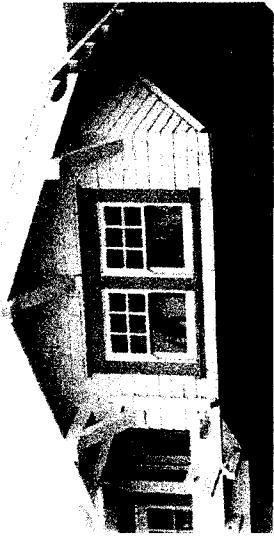
The craftsman style was influenced by the Arts and Crafts movement in England. The craftsman philosophy emphasized traditional hand-craftsmanship and harmony between the structure and environment through the use of natural materials. Extensive use of wood and emphasis on structural members (i.e. oversized eaves with exposed rafters) characterized this style.

Craftsman bungalow, often referred to as the California Bungalow, grew out of the Craftsman movement. Many of the same design principles, such as the use of traditional building materials, handcraftsmanship, emphasis on structural

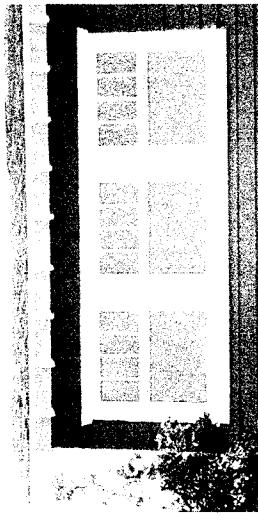
### **Exterior Materials & Building Form**

- clapboard or wood shingle siding painted or stained
- extensive use of wood, stone, brick, and natural materials
- large porches typically extending across the front facade

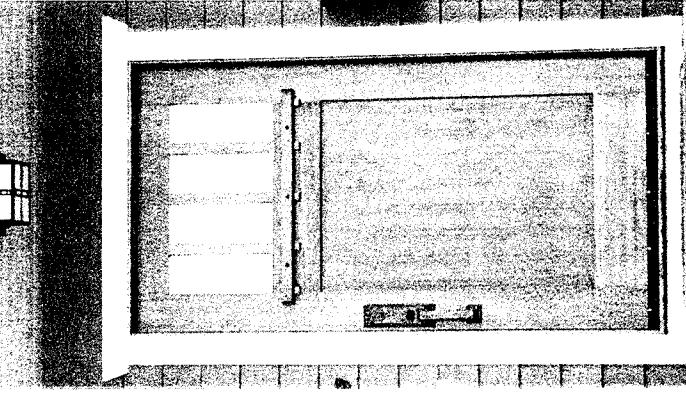
- porch roof supported by square, tapered or elephantine posts on piers that extend to the ground
- brick, stucco or arroyo stone/river rock for porch piers, porch walls, foundations, and chimneys
- vents, wood shingles, latticework on gable faces
- brick or stone chimneys
- corner brackets
- porte cochères and pergolas



DORMER WINDOW, WIDE ROOF EAVES,  
BRACKETS



CRAFTSMAN STYLE DOOR



### **Windows**

- dormer windows for steeper pitched roofs
- double-hung wood windows
- six over one, four over one multi-paned window patterns
- bands of double-hung or casement windows in groups of three or four
- upper portion of windows may have ornamental muntin pattern
- prominent lintels and sills

### **Roof**

- gable roof, typically front facing gable
- occasionally hipped roof
- composition or asphalt shingle
- deep or wide eave overhang, exposed rafter tails