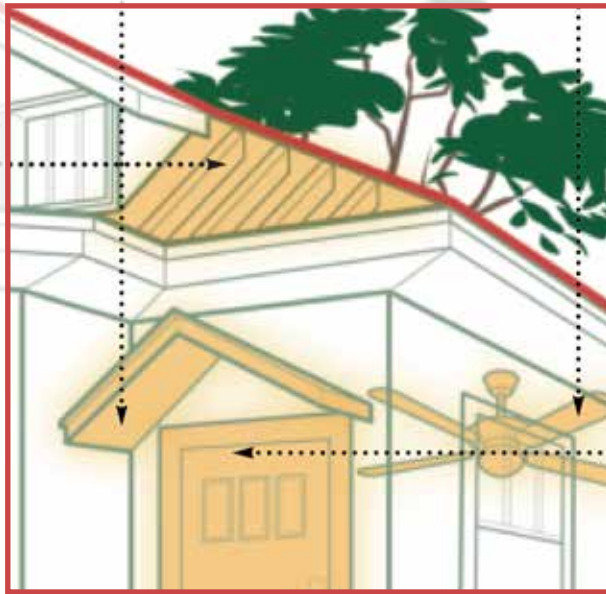


DESIGN GUIDELINES

HISTORIC CHICAGO BUNGALOW ASSOCIATION

restore.preserve.



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Chicago’s bungalows, which account for nearly one-third of Chicago’s single-family homes, remain a solid foundation for family life and for the neighborhoods they constitute. At the same time, having been in service for over 100 years, changing lifestyles pose new and challenging living requirements. Bungalows may need to be updated or enlarged while others may be in need of repairs to preserve their unique architectural character.

When making decisions about restoring and rehabbing bungalows, it is important to respect the architectural integrity of the existing buildings. It is the original architectural detailing and rhythmic streetscape that set bungalows apart from other homes and collectively make up the unique character of Chicago bungalow neighborhoods. Preserving or restoring original features – including wood trim, masonry, decorative stone planters or stained glass windows – maintains the integrity of the bungalow and the neighborhood, and will help sustain the property values. Regular maintenance and repair is the key to the preservation of these historic homes.

The purpose of Design Guidelines for Historic Chicago Bungalows is to provide owners with a general reference for the “Dos and Don’ts” of bungalow preservation and maintenance. These guidelines will aid in the planning of bungalow restoration, rehab and landscape design projects, but are by no means exhaustive. The Chicago Architecture Foundation, Chicago Department of Housing and Economic Development, Landmarks Division, Chicago Park District and the Chicago Public Library are other resources that can provide a wealth of information about the history of Chicago bungalows, bungalow neighborhoods and references to original designs and details.

These Design Guidelines were funded by a grant from the Richard H. Driehaus Charitable Foundation.

WHAT IS A HISTORIC CHICAGO BUNGALOW?

Associated with the philosophy of the Arts and Crafts Movement in the United States, 'bungalow' has become a generic term to describe a house or cottage. In Chicago, however, the Historic Chicago Bungalow refers to a single-family home with the following features:

- ◆ Built between 1910 - 1940
- ◆ One and one half stories
- ◆ Face brick with stone trim
- ◆ Low-pitched roof with overhang
- ◆ Rectangular shape: narrow at the front and rear ends, longer on the sides
- ◆ Generous windows
- ◆ Full basement
- ◆ Offset front entrance, or side entrance



Any house that meets all of these requirements may be considered a Historic Chicago Bungalow.

DECORATIVE FEATURES

The decorative elements that adorn most bungalows – such as stone planters, brackets, and accents, as well as exterior wood moldings and trim – add great architectural interest and make the design of each home distinct. These details should be preserved and protected to last the life of the bungalow.



DO

- ◆ Restore or replace the stone planter boxes when brackets exist on the front façade and entrance *wing walls*
- ◆ Restore or replace *cast accents* at the historic locations such as underneath front façade windows and on top of porch *wing walls*
- ◆ Restore or repair ornamental exterior wood moldings, like decorative brackets and/or window trim to match the original

DON'T

- ◆ Remove existing stone planter supports on building front
- ◆ Use plastic or wood planters
- ◆ Paint limestone accents or limestone window sills



FRONT PORCH, ENTRYWAY & DOORS

A front entryway may consist of a simple ground level entrance with an overhanging roof or a porch raised several steps from the ground. Particular entry configurations often define the style of the homes on an entire block.



DO

- ◆ Restore existing wood doors and hardware or replace with similar size, shape and style
- ◆ Add thin profile wood or metal storm door similar in size, shape and color of existing door
- ◆ Restore or replace porch light fixtures with new or vintage fixtures that match the original
- ◆ Repair and restore concrete porch steps to their natural buff-stone color
- ◆ Repair or rebuild front porch *wing walls* with brick and mortar that matches the *face brick, mortar joint profile* and color

FRONT PORCH, ENTRYWAY & DOORS

DON'T

- ◆ Enclose front porches with windows, screens, siding or brick
- ◆ Remove front porch brick *wing walls* and replace with wrought iron railings
- ◆ Carpet or paint porch stairs and porch
- ◆ Paint address numbers on steps
- ◆ Remove original stone planters
- ◆ Replace the original door with one that has a different shape
- ◆ Replace the original door with one that has a different shaped portal window

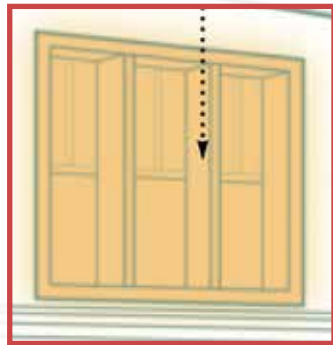


WINDOWS

Windows are a key architectural detail of a Chicago Bungalow and help to define its visual character. Repair or restoration is a viable option when historic windows may not operate as smoothly as they did when they were new. If windows cannot be repaired, replacements should match the historic window as closely as possible.

DO

- ◆ Retain and repair original window frames whenever possible
- ◆ Re-caulk window frames and repair/replace window hardware
- ◆ Replace damaged windows and frames with similar size and shape
- ◆ Maintain historic *muntin*/grille pattern
- ◆ Restore or recreate art glass windows
- ◆ Add thin profile wood or metal storm windows and screens similar in size, shape and color to existing windows
- ◆ Install security grilles inside (behind the window) or security glass for basement level windows



WINDOWS

DON'T

- ◆ Remove art glass windows
- ◆ Replace existing *double hung* or *casement* windows with single fixed glass picture or *slider* windows
- ◆ Install *glass block* in-fill windows on the street facing elevations
- ◆ Enlarge or reduce window openings to fit a stock window frame or change the shape of the window frames
- ◆ Replace existing attic windows with a *slider window* on the street facing elevations
- ◆ Install window air conditioning or metal canopies on the street facing elevations



ADDITIONS, EXPANSIONS & GARAGES

Before constructing or altering additions, carefully consider how the existing space may be reworked by modifying the interior walls or expanding into the existing attic or basement space. If an addition is the best solution, it should respect the original design of the existing building and streetscape.

DO

- ◆ Build additions that are compatible to the original building in material, style and proportions
- ◆ Construct dormers and second floor additions to be set back a minimum of 20 feet from the front edge of building to minimize the impact on the building and streetscape
- ◆ Build dormers and second floor additions with a similar roof pitch and height as the original structure
- ◆ Match window openings, trim, eaves and other details as closely as possible to the original building
- ◆ Erect garages and rear additions that match the existing house in materials, scale, colors and details



ADDITIONS, EXPANSIONS & GARAGES

DON'T

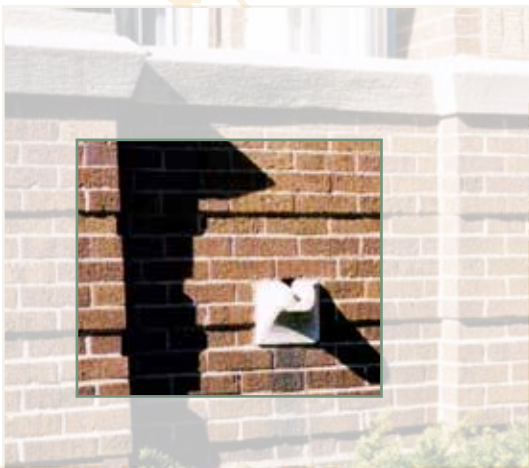
- ◆ Build attic expansions that are uncharacteristic of the period and style of the building and surrounding neighborhood
- ◆ Construct dormers and second floor additions that overwhelm the original building in scale and height



A wide variety of *face bricks* – with distinctive colors and textures – were used in the construction of Chicago’s bungalows to provide architectural interest to groupings of homes along the street. Since most of a bungalow façade is face brick, it is one of the most important elements of the house to maintain.

DO

- ◆ *Repoint* masonry with *mortar* that matches the original in color, joint profile and strength
- ◆ Grind out old mortar $\frac{3}{4}$ " when *repointing* to ensure an adequate bond
- ◆ Clean masonry with low-velocity water or steam cleaning
- ◆ Repair and replace damaged masonry with matching materials
- ◆ Remove existing building materials that do not match the original materials and characteristics
- ◆ Repair or rebuild front porch *wing walls* with brick and mortar that matches *face brick* and *joint profile* in size, shape and color



DON'T

- ◆ *Repoint* masonry with *Portland cement*, concrete, or masonry cement, as these materials are not compatible with the original masonry and can cause damage to the masonry over time
- ◆ Use a *mortar* that is stronger than *mortar type N* (1-1-6)
- ◆ Over *repoint* the *mortar* beyond the face of the brick
- ◆ Paint masonry
- ◆ Use masonry sealer, as this can seal in moisture and cause damage to the masonry over time
- ◆ Sandblast, high power water wash or use muriatic acid to clean masonry or remove paint, as this can expose the vulnerable interior of the brick to weather elements and cause rapid masonry degradation
- ◆ Grow vines onto building walls; this can cause masonry deterioration
- ◆ Place imitation materials such as “Dry-vit”, vinyl or aluminum siding, stucco, “pseudo stone” or metal panels over masonry



ROOFS, GUTTERS & CHIMNEYS

Routine maintenance on the roof and regular cleaning of gutters and downpipes can prevent more expensive work in the future. Regular inspection is invaluable for the preservation and maintenance of the bungalow.

DO

- ◆ Maintain and repair original clay tile roof when possible, or replace with clay tile matching the historic color and pattern
- ◆ Add insulation and vapor barriers in the attic and add vents to prevent moisture build up
- ◆ Replace or repair metal or copper gutters and downspouts where leaks are discovered
- ◆ Make sure downspouts direct water away from the foundation
- ◆ Repair and **repoint** the chimney as needed. If rebuilding is required use similar brick and reconstruct it to match the historic design
- ◆ Keep the chimney **flashing** and cap in good condition to prevent water leakage
- ◆ Use metal **flashing**



ROOFS, GUTTERS & CHIMNEYS

DON'T

- ◆ Use roll roofing
- ◆ Use caulks, sealants or tar as a **flashing** material
- ◆ Position satellite dishes, TV antennas or fencing within 30 feet of the front of the bungalow
- ◆ Remove entire clay tile roofing; if a few tiles are broken, replacements can be installed without dismantling the entire system



GREEN TIPS

- ◆ Air seal drafts in the attic and add insulation to increase the comfort and energy efficiency of the bungalow.



- ◆ Install a rain barrel to downspouts to capture and store rainwater for use in watering the yard and garden plants.



MECHANICAL SYSTEMS & FOUNDATION PROTECTION

Mechanicals are defined as plumbing, heating, air conditioning and electrical systems. These systems regulate the comfort level of the home and should be updated to meet current code regulations.

DO

- ◆ Service furnace & boiler yearly
- ◆ Replace or repair any damaged or clogged drain pipes
- ◆ Replace interior water supply piping to kitchen and bathrooms
- ◆ Install central or high velocity air conditioning within existing walls and ceilings
- ◆ Replace existing fuse box with circuit breakers
- ◆ Replace electrical wires to meet the current city code
- ◆ Add floor drains in the basement floor
- ◆ Add drain tile around the house as needed to prevent water infiltration to the basement



MECHANICAL SYSTEMS & FOUNDATION PROTECTION

DON'T

- ◆ Add new electrical appliances and fixtures without increasing power capacity, enlarging wires and replacing the existing fuse box.
- ◆ Remove hot water/steam heat systems without consulting a professional first - they may only need a tune-up instead of total replacement

GREEN TIPS

- ◆ Repair replace or tune-up heating and cooling systems to maintain their function, safety and energy efficiency
- ◆ Keep radiators as they are an efficient and comfortable heating system
- ◆ Maintain and repair drafts/ leaks in radiators, radiator pipes, or furnace ductwork as this will help your system function better and make it more energy efficient
- ◆ Install a high efficiency water heater
- ◆ Install a water meter to help conserve water and lower future water bills



The look of a bungalow goes beyond its physical edges. Bungalows occupy a site, and the treatment of that site through plantings and other decorative features is an important aspect of how bungalows are experienced. Creating the right landscape can greatly enhance a bungalow's architecture. It can also extend the home by making attractive, outdoor spaces in which to play, party, or just putter.

When Chicago bungalows were being constructed, foundation plantings—plants placed close to the house, masking the seam between wall and ground—were the landscaping style of choice. Evergreen shrubs were usually used.

Foundation plantings were often used to good effect. Shrubbery was generally low growing, framing a home's architectural detail. It added attractive greenery, and the plants were usually easy to maintain. However, this approach also lacked diversity. The result was often spare to the point of monotony, and today many bungalows are completely hidden by outdated, overgrown shrubs.



Bungalow properties present a set of conditions and problems that vary little from one site to the next. While these conditions do not afford a great deal of space for landscaping, they do present opportunities for a variety of horticultural approaches.

This guide takes a look at some of these approaches. It presents not designs but offers guidelines: principles to guide landscaping decisions in a way that preserves the integrity of the architecture and respects the context of the bungalow streetscape, but that still allows the garden to be a personal form of expression.

In any landscaping effort, good design can be achieved by following a few basic principles: scale, line, balance, repetition, contrast, color and seasonality. In addition to these principles, there are various ways to incorporate sustainability into a landscape.

Scale

The key to landscaping a bungalow is scale. Most bungalows occupy a sizable part of their lots, leaving a disproportionately small amount of land. This feature imposes clear limits on height and spread which affect plan selection, location and layout.

In bungalow neighborhoods, scale goes beyond the boundaries of the individual lot. Consider the effect your front landscaping will have on the streetscape as a whole.

DO

- ▶ ♦ Select properly-sized plants and shrubs that will accent architectural features of your bungalow
- ♦ Trim or remove overgrown or overcrowded shrubs and trees
- ♦ Consider smaller trees, pergolas or arbors as an alternative to large shade trees for the backyard
- ♦ Utilize original concrete window boxes and planters or replicas that are compatible with the style and period of the house



Scale

DON'T

- ▶ ♦ Use plantings that hide the approach to your door
- ♦ Use large plantings that conceal architectural features of the bungalow
- ♦ Plant more than one large shade tree in the back yard



Line

Lines in a landscape are created by hardscape or plantings. They can be straight or curved, horizontal or vertical, and each gives a different feel. Straight lines convey a feeling of formality, while curved lines feel more natural. Strong vertical lines suggest power and dominance, and may overwhelm a small bungalow garden.

DO

- ◆ Use natural or curving lines when creating planting beds
- ◆ Limit hardscape in the front yard to necessary walkways
- ◆ Keep backyard fencing in scale with the yard and house



DON'T

- ◆ Use only strong straight lines when planning your beds and walkways
- ◆ Use decorative planting borders such as plastic fencing which is not in character with Arts and Crafts design
- ◆ Remove front lawn and fill the area with concrete or other pavement
- ◆ Use chain link fencing or other uncharacteristic fencing in front yard

Balance & Repetition

Balance refers to the distribution of plants in a landscape. For example, two or three smaller shrubs on one side of a door can balance one medium sized shrub on the other side.

The design of a landscape becomes stronger and more unified when a plant is repeated periodically. In a bungalow landscape this becomes even more important, as too many plants in a small space can quickly look jumbled. Repetition creates a sense of order and rhythm.

DO

- ◆ Create a natural balance with groupings of large and small plantings
- ◆ Create multiple groupings of a few kinds of plants to create a stronger, more unified effect



DON'T

- ◆ Make plantings too symmetrical or formal
- ◆ Use too many different kinds of plants, or plant too many varieties in one area

Contrast

When different forms or colors are placed together, the element of contrast is created, which creates a much more interesting look. An upright evergreen such as a juniper, for example, rising out of a series of low rounded shrubs like spireas creates a pleasing contrast in the landscape.

DO

- ◆ Use tall and short plantings for special accent
- ◆ Place contrasting colored plantings next to each other
- ◆ Consider the bungalow's brick color when choosing flowering plants.
- ◆ Choose plants and trees with different shapes, sizes and textures.



DON'T

- ◆ Use plantings that are all one height or similarly shaped
- ◆ Use plantings that are all similarly colored or plants with flowers that will be lost against the color of the bungalow's brick



Color & Seasonality

Color in the landscape is usually associated with flowers; but it also comes from foliage, berries, and even bark. In small yards, repeating a few colors rather than introducing many tends to be more effective. Color has a powerful emotional impact. Reds, yellows and oranges (warm colors) tend to be stimulating. Blues, greens and violets (cool colors) can help small spaces seem larger and calmer.

Although many homes are planted with only one or two seasons in mind, well chosen plantings can make your landscape as interesting in winter as it is in spring or summer. Evergreens, bark and berries offer winter interest, as do many perennials which, once spent, present attractive silhouettes.

DO

- ◆ Use plant colors to set the mood for your garden—cool colors for a calming environment, and warm colors for a stimulating one
- ◆ Utilize plants, shrubs and trees with interesting and colorful foliage, berries or bark
- ◆ Choose a mixture of plants that will be attractive and colorful



DON'T

- ◆ Use too many colors in a small area
- ◆ Limit your garden to only one type of plant

SUSTAINABLE LANDSCAPING

There are a number of ways to help make your yard and garden more sustainable.

DO

- ◆ Use permeable paving materials, such as natural stone, gravel and repurposed bricks, where possible as these help to reduce storm-water run-off and replenish groundwater
- ◆ Use plants that are native to the region, as they are well adapted to our soils and climate and often require less care and watering to thrive
- ◆ Incorporate edible plants into a landscape. For example, grapevines can screen outdoor seating areas, becoming part of the cooling system, while also providing food.
- ◆ Install a rain barrel—these are connected to gutter downspouts to collect and store rain water for use in watering plants
- ◆ Install solar-powered landscape lighting



DON'T

- ◆ Pave large sections of your front or back yard with concrete or asphalt as it prevents rain water from infiltrating the ground and can cause run-off into drains and sewers.



THE HISTORIC CHICAGO BUNGALOW ASSOCIATION

The Historic Chicago Bungalow Association (HCBA) was created in September 2000 to ensure that the 80,000 one and one-half story homes that have been the foundation of family lives and neighborhoods for over 100 years would continue to do so for the next century. While the bungalows, with their sturdy brick construction and singular craftsmanship have endured the test of time, many homeowners are looking to modernize, repair and adapt their bungalows to fit their needs and lifestyles.

Since it was established, the Association has offered buyers and owners unparalleled opportunities to rehab and restore these signature Chicago homes. All that is required to access these benefits is for the owner to “Certify” their bungalow with HCBA. For more information, contact HCBA at 312.675.0300 or e-mail bungalow@chicagobungalow.org.



Casement window: A window sash that opens on hinges at the sides.

Cast Accents: Decorative cast-concrete pieces such as window planter boxes and wing wall urns.

Chimney Cap: A metal cap that is placed over a chimney flu to prevent water infiltration, down-drafts, and animal invasion.

Common Brick: Brick for building purposes not especially treated for texture or color. Used for secondary elevations of a bungalow.

Double hung window: A hung window comprised of a bottom and top sash.

Efflorescence: A white crystalline powder or stain sometimes found on the surface of masonry resulting from leaching salts.

Face Brick: Brick made especially for facing purposes, often treated to produce a surface texture or color. Typically found on the façade or any street facing elevation of a bungalow.

Flashing: Thin sheets of metal or another weatherproof material that is installed around an angle or joint (for example, the exterior base of a chimney) to prevent water infiltration.

Glass Block window: A window made up of separate glass block units (often used for basement and bathroom windows).

Joint Profile: The shape of a mortar joint. Profiles include recessed, grapevine and concave.

Mortar Joint: The mortar in between two bricks or stone.

Mortar Type: There are five types of mortar, from strongest to weakest: M, S, N, O, K (the letters identifying the types are from the words MaSoN wOrK, using every other letter). Type N mortar is generally the best suited for a Chicago Bungalow.

Muntin Bar: A short bar that visually divides a window into separate panes. It is also known as a grille or grid.

Portland Cement: A fast-hardening cement most commonly used in the production of concrete. The high compression strength of this cement is not compatible with original bungalow masonry and can cause damage to the masonry over time.

Preservation: Preservation is the process of maintaining the existing form, integrity, and materials of a building, structure, or site. It may include building stabilization work as well as ongoing maintenance of the historic materials.

Preventative Maintenance: The proactive process of conducting regular inspections and maintenance on a building to help prevent deterioration.

Rehabilitation: Rehabilitation is the process of creating a contemporary use (original or new) for a building through repairs or alterations that preserve the features of the property that are most significant to its historical, architectural, and cultural values.

Repoint: to place wet mortar into cut or raked joints to repair weathered joints in old masonry.

Restoration: Restoration is the process of accurately recovering the form and details of a property and its setting-as they appeared at a particular period of time-either by removing later work or by replacing missing original details.

Sash: The part of the window that holds the glass and is separate from the frame.

Slider window: A window comprised of two sash, side by side, that slide from left to right horizontally.

Transom: A window above a door or window.

Tooling: Compressing and shaping the face a mortar joint with a special tool other than a trowel.

Wing Walls: The brick side-walls that frame each end of a bungalow's front porch steps.



City of Chicago



Historic Chicago
Bungalow Association

These Design Guidelines were funded by a grant from



THE RICHARD H. DRIEHAUS
FOUNDATION

visit our website:

www.chicagobungalow.org

CONTACT US:

312.675.0300

E-MAIL: bungalow@chicagobungalow.org

Historic Chicago Bungalow Association
53 W. Jackson Blvd, Suite 1125
Chicago, Illinois 60604