

EVERYDAY HOUSES

A GUIDE TO SPRINGFIELD'S MOST
POPULAR HOUSE TYPES
1880-1980



This booklet was prepared by University of Oregon Historic Preservation program graduate students Adrienne Donovan-Boyd Katie Chase, and Wade Chandler Harris under the direction of Distinguished Visiting Professor Thomas C. Hubka, University of Wisconsin-Milwaukee. Initial survey and documentation of Springfield's housing was compiled in Professor Hubka's "Survey and Inventory" seminar taught during the 2008 Spring term. All of the photographs in this publication were taken between July and October of 2008.

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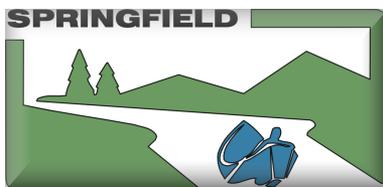
Everyday Houses

A GUIDE TO SPRINGFIELD'S MOST
POPULAR HOUSE TYPES,
1880-1980

Springfield Historic



2023-2024



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HISTORIC PRESERVATION PROGRAM
SCHOOL OF ARCHITECTURE
AND ALLIED ARTS

University of Oregon

Everyday Houses

A GUIDE TO SPRINGFIELD'S MOST POPULAR HOUSE TYPES, 1880-1980

Most historical studies tend to document the finest, the oldest, the largest, or the most unusual types of houses. This booklet documents Springfield's most common, most popular, and most numerous houses—Springfield's everyday houses. And while most housing surveys concentrate on the exterior style of a dwelling, this survey primarily classifies houses according to the arrangement of rooms in the floor plan (although architectural style will not be ignored). One problem with classifying common, popular houses according to their architectural style is that most houses are plain, simple, and lack the distinctive features associated with historical styles—but they do not lack a floor plan. Therefore, this booklet will primarily follow the historical development of popular house plans as they were built in Springfield over a one hundred year period, 1880-1980.

Springfield's popular houses are presented in chronological order so that, in each historical period, there are different types of the city's most popular houses. There were four significant periods in the growth of Springfield and its residential neighborhoods. The following four sections describe the kinds of houses that were most commonly built in each period.

While your current house may or may not match these selected examples, you may be able to find some similarities to your home and be able to identify the period in which it was built. There are many variations of each house type, and few houses remain as they were originally built. Most houses have been remodeled to greater or lesser extent to meet contemporary needs—that is what happens to everyday houses.

Still, despite these many changes, there is a fundamental unity among Springfield's housing which this booklet hopes to identify.

Unfortunately, there is no unity about what to call many of these common, everyday houses. Although we offer many types of names, we invite you to help us in this process. Many of the oldest popular houses are located in Springfield's Washburne Historic District listed in the National Register of Historic Places in 1987. This district provides an excellent array of the city's oldest existing housing types.

Names for Popular Houses

Most people do not have names for the everyday houses they live in — usually they are just called house and home. Although many people can identify a “ranch house” and some use the older term “bungalow,” that is usually as far as it gets. But Springfield has a wide variety of everyday houses that can be identified — there are even many different kinds of ranches and bungalows. This booklet will help you identify some of the most basic, popular types.

Since there are no commonly accepted names for most houses, we invite you to consider the names we have selected to identify the houses you live in. These names come from many sources: Springfield's history books, popular terms, common real estate usage, and architecture books about Oregon. Most of these names come from two broad sources: 1) the architectural style of a house or how the house looks from the street, and 2) the floor plan of a house showing the arrangement of rooms.

Architectural style and floor plan tell us a great deal about houses, but there are also common problems with naming Springfield's popular houses. For example, sometimes two houses will have the same architectural style; that is, they look the same from the street, but, behind the façade, they will be very different houses with different floor plans. In other cases, two houses will have different architectural styles, but will actually be identical in floor plan and room arrangement. This booklet aims to show what the most common floor plan is for each type of façade. But this is only one of the challenging parts of naming Springfield's houses — so have a look.

SUGGESTED FURTHER READING

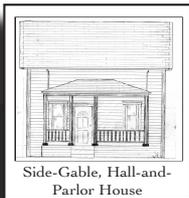
- Carter, Thomas & Elizabeth C. Cromley. *Invitation to Vernacular Architecture: A Guide to the Study of Ordinary Buildings and Landscapes*. Knoxville, Tennessee: University of Tennessee Press, 2005.
- Clark, Rosalind L. *Oregon Style: Architecture from 1840 to the 1950s*. Portland, Oregon: Professional Book Center, 1993.
- Glassie, Henry. *Vernacular Architecture*. Bloomington, Indiana: Indiana University Press, 2000.
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- McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2006.
- Southwestern Oregon Chapter, American Institute of Architects. *Style & Vernacular: a Guide to The Architecture of Lane County, Oregon*. Portland, Oregon: Western Imprints, 1983.
- Upton, Dell & John Michael Vlach. *Common Places: Readings in American Vernacular Architecture*. Athens, Georgia: University Of Georgia Press, 1986.

Early Settlement Houses

c. 1880-1920

Early Settlement houses were constructed in Springfield from the time that the city was first settled and incorporated in 1885 until the early 20th century. The most numerous, popular houses were small vernacular dwellings with two-to-four-room plans, no utilities, and minimal exterior detailing, usually in a simplified classical style. Unfortunately, most of these small early homes, including pioneer log structures, have either been replaced or heavily remodeled so that they are no longer recognizable.

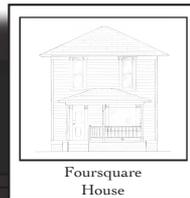
Most of Springfield's surviving Early Settlement housing is concentrated in the Washburne Historic District.



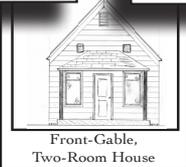
Side-Gable, Hall-and-Parlor House



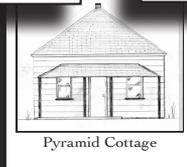
Cross-Wing House



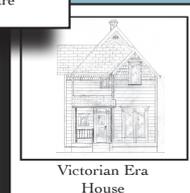
Foursquare House



Front-Gable, Two-Room House



Pyramid Cottage



Victorian Era House

Springfield's Early Settlement houses can be divided into six basic types: the Side-Gable, Hall-and-Parlor house; the Front-Gable, Two-Room house; the Cross-Wing house; the Pyramid Cottage; the Foursquare house; and the various types of Victorian Era houses.



323 "D" STREET



322 "D" STREET



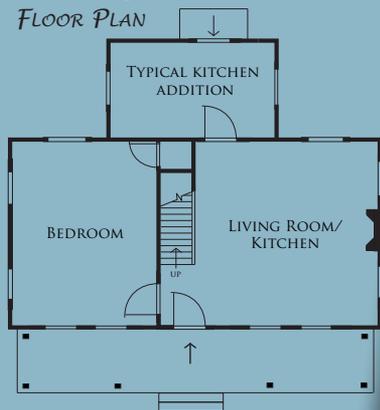
941 5TH STREET

SIDE-GABLE, HALL- AND-PARLOR HOUSE

ALSO KNOWN AS A PIONEER HOUSE, A
HOMESTEAD HOUSE, OR AN I-HOUSE

c. 1880-1910

TYPICAL 1ST
FLOOR PLAN



Common Floor Plan Elements:

- Two-room, hall-and-parlor plan
- Two rooms wide
- Kitchen frequently added to the rear

This house type is most easily recognized from the street by its side-gable roof and wide front porch. Although the main building has a two-room plan on the first floor, this Side-Gable, Hall-and-Parlor I-house was typically built with a kitchen addition or "ell" in the back to form a three-room, T-shaped plan. This "ell" was either built at the time of the initial construction or a short time later. In larger and later versions of this type, bedrooms were located on the second floor. Early examples of this type were usually built in a modest classical style and painted white.



820 "B" STREET

FRONT-GABLE, TWO-ROOM HOUSE

ALSO KNOWN AS A MILL COTTAGE
OR A HOMESTEAD HOUSE

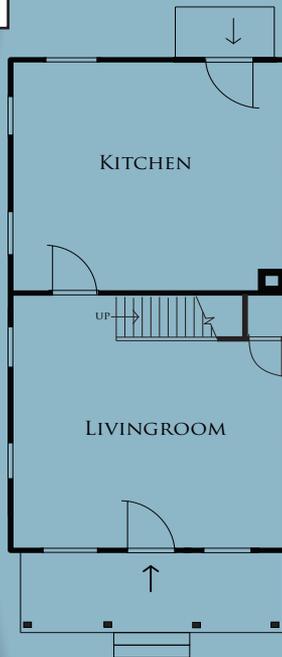
c. 1880-1910

This house type is typically a narrow, one-and-one-half or a two-story house with two major rooms. Like the Side-Gable, Hall-and-Parlor type, this house was frequently built with an addition to the rear. This basic house form, with its front gable roof facing the street, became popular across America during the Greek Revival period between 1830 to 1860, and spread to the west with increased settlement and the expansion of the railroad. This house, along with the Side-Gable, Hall-and-Parlor type, was one of Oregon's most popular pre-1900 houses, and examples were built into the 20th century.



573 "C" STREET

TYPICAL 1ST
FLOOR PLAN



Common Floor Plan Elements:

- Two-room 1st floor plan
- Kitchen frequently added to the rear
- 1.5 or 2 stories in height



222 "C" STREET



517 PIONEER PARKWAY

TYPICAL 1ST
FLOOR PLAN



Common Floor Plan Elements:

- Three-room 1st floor plan
- Half-width front porch
- 1 or 1.5 stories in height

CROSS-WING HOUSE

ALSO KNOWN AS A TEMPLE-AND-WING
OR AN UPRIGHT-AND-WING

c. 1880-1910

The Cross-Wing house is recognized by the combination of an upright front gable and a cross wing or side gable. In its most common form, a front porch was placed in front of the side gable leading to the kitchen, although in some versions, the kitchen was located within the larger front gable structure. In popular classical styles, the Cross-Wing house was an extremely popular house type, built across America from 1820 until 1910 and is still one of most common pre-1900 farmhouses in Oregon.



832 "C" STREET



658 "B" STREET

PYRAMID COTTAGE

ALSO KNOWN AS A MILL COTTAGE,
OR A FOUR-ROOM BOX

c. 1890-1910

Recognized by its distinctive roofline, the Pyramid Cottage is a one-story dwelling with a simple four-room floor plan and a steep pyramidal roof. Kitchens in these houses may be located in one of the two back rooms under the pyramid, or, more typically, in a kitchen "ell" addition to the rear of the house. Most "pyramids" usually had a front porch along the front façade. This house type was often brought to Oregon by settlers from the upland South and remains one of Oregon's most popular early house forms before 1910. Springfield builders often constructed the four-room floor plan, but used a gabled roof structure.

TYPICAL 1ST
FLOOR PLAN



Common Floor Plan Elements:

- Four-room 1st floor plan
- 1 or 1.5 stories in height
- Kitchen "ell" addition often added to the rear



908 "C" STREET

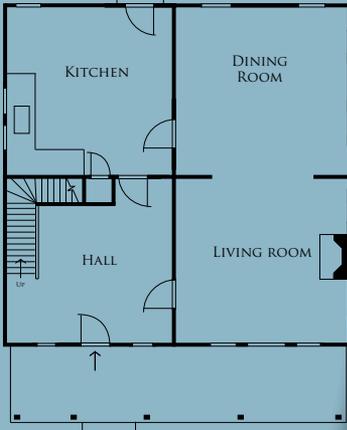


448 "D" STREET



525 "C" STREET

TYPICAL 1ST FLOOR PLAN



Common Floor Plan Elements:

- Four-room 1st floor plan
- 2 or 2.5 stories in height
- Square-shaped plan

FOURSQUARE HOUSE

ALSO KNOWN AS A TWO-STORY PYRAMID

c. 1890-1915

The "Foursquare" was a common upper middle-class, two-story house built in Springfield beginning in the 1890s and continuing through the 1930s. The Foursquare House is named for its box-like, four-room plan, containing a living room, dining room, kitchen, and entry/stair hall on the ground floor, and three or four bedrooms and a bath on the second floor. Typically, the foursquare was clad in horizontal siding with a wide front porch and a low pyramidal or hipped roof with a central dormer. Foursquare Houses were built throughout America during the early 20th century, often in a variety of architectural styles.



637 "B" STREET



406 8TH STREET



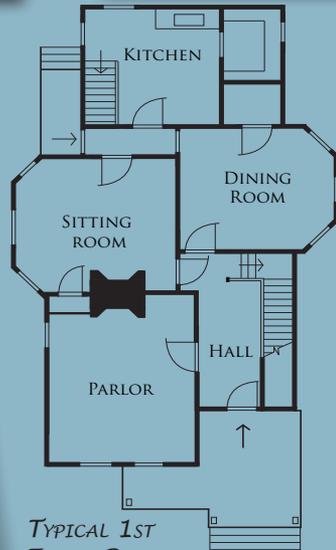
857 5TH STREET

VICTORIAN ERA HOUSE

ALSO KNOWN BY STYLISTIC NAMES;
**QUEEN ANN, STICK STYLE,
 SHINGLE STYLE, VICTORIAN,
 AND COLONIAL REVIVAL**

c. 1890-1910

Victorian Houses were some of Springfield's largest early period dwellings. Although built in a wide variety of architectural styles, the typical Victorian house was two to three stories tall, with a floor plan two rooms wide and three rooms deep. Victorian houses are often recognized for their many projecting bays and gables, complex roof lines, and elaborate highly decorative detailing including: brackets, shingle patterns, and a variety of window types.



TYPICAL 1ST
 FLOOR PLAN

Common Floor Plan Elements:

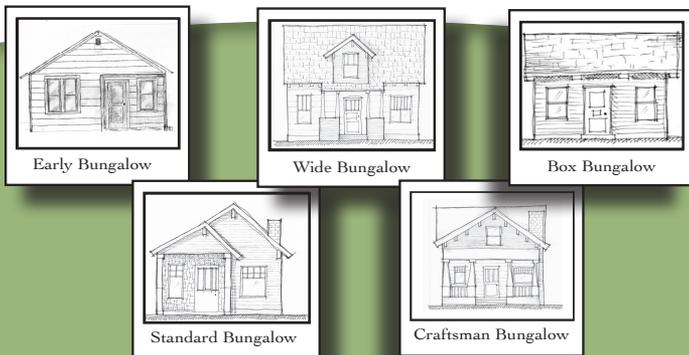
- Six-room 1st floor plan
- 2 or 2.5 stories in height
- Irregular-shaped plan

Bungalow Houses c. 1900-1930

Bungalow houses were commonly built in Springfield and throughout Oregon and America between 1900 and 1930. Bungalows became the most popular building style in Springfield between 1910 and 1930, and continued to be built until 1940.

The word bungalow comes from the Indian Bengali word 'bangla' used by the British to describe one-story native houses with thatched roofs. Today, the term bungalow can refer to many types of houses and house plans, from small one-story cottage residences to large, three-story Craftsman houses. Bungalows are typically identified by their low-pitched, gable roofs with wide eave overhangs, exposed rafters, bracket supports, and large front porches with substantial columns or pedestals. Springfield's bungalows vary in size and especially in the amount and detail of architectural ornamentation, both inside and outside the house.

The distinctive exterior architectural style of the bungalow is commonly recognized even by people unfamiliar with housing styles. Less well known is the fact that the Bungalow was often the first truly modern house that allowed its original working-class owners to experience their first bathrooms, public utilities, dining rooms, closets, porches, and private bedrooms.



Springfield's bungalow houses can be divided into five basic types: Early Transitional Bungalow, Standard Bungalow, Wide Bungalow, Craftsman Bungalow, and Box Bungalow.



646 "B" STREET



329 5TH STREET

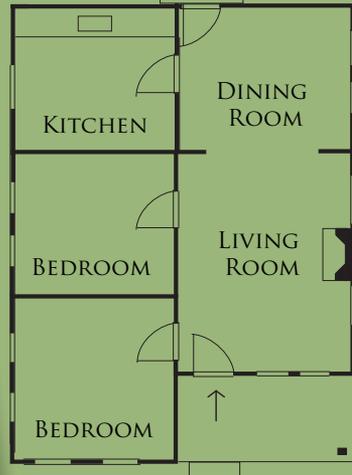
EARLY BUNGALOW

ALSO KNOWN AS A BUNGALOW,
TRANSITIONAL BUNGALOW, OR A
MILL COTTAGE

c.1900-1920

During the early 20th century, many houses used plan features that would come to characterize the Standard Bungalow floor plan. Springfield's Early Bungalow had a rectangular plan with an asymmetrical front façade. Its floor plan was closely related to the fully developed, Standard Bungalow. Typically, this common early type of bungalow has a distinctive half-width front porch set into the front façade. Like many modest houses built during the first quarter of the 20th century, it was originally built without a bathroom.

329 5TH STREET
1ST FLOOR PLAN



Common Floor Plan Elements:

- Five-room 1st floor plan
- 1 or 1.5 stories in height
- Inset front porch

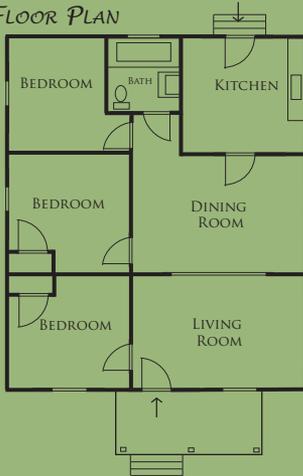


522 "E" STREET



532 5TH STREET

TYPICAL 1ST
FLOOR PLAN



Common Floor Plan Elements:

- Five-or six-room
1st floor plan
- Square-shaped plan
- 1 or 1.5 stories in height
- Typically two rooms
wide and three
rooms deep
- Asymmetrical façade

STANDARD BUNGALOW

ALSO KNOWN AS A BUNGALOW
OR A MILL COTTAGE

c. 1905-1930

The Standard Bungalow house type has a rectangular plan and is usually one or one-and-one-half stories tall with an asymmetrical façade. The front gable is often balanced by a smaller, asymmetrical porch gable. The floor plan of the standard, one-story bungalow follows a common pattern with public rooms to one side (living room, dining room, and kitchen), and private rooms to the other side (bedrooms and bathroom). Before ranch houses were constructed, after World War II, this Standard Bungalow was Springfield's and America's most popular house plan and architectural style. Unlike later ranch houses, which included a garage within the house, bungalow houses typically included a garage set back from the house.



656 "D" STREET



520 "F" STREET



618 "D" STREET

WIDE BUNGALOW

ALSO KNOWN AS A BUNGALOW
OR A MILL COTTAGE

c.1905-1930

The Wide Bungalow house type has a rectangular plan parallel to the street. It is often one or one-and-a-half stories tall with bedrooms on the second floor. It typically has a central front porch with a symmetrical façade and is usually larger than the Standard Bungalow. The Wide Bungalow is chiefly distinguished by its long living room that often extends across the full width of the front façade. In modest one-story versions of this house, the bedrooms are located on one side and the public rooms (living room, kitchen, and perhaps dining room) on the other. Like the Standard Bungalow, the garage continued to be set back from the house as a freestanding building.

656 "D" STREET
1ST FLOOR PLAN



Common Floor Plan Elements:

- Five- or six-room
1st floor plan
- Rectangular-shaped plan
- 1 or 1.5 stories in height
- Wide symmetrical façade



546 5TH STREET



346 "D" STREET

TYPICAL 1ST
FLOOR PLAN



Common Floor Plan Elements:

- Six-to eight-room 1st floor plan
- Rectangular-shaped plan
- 1.5 or 2 stories in height
- Addition of pantry

CRAFTSMAN BUNGALOW

ALSO KNOWN AS A HIGH
STYLE-MISSION-ARTS AND
CRAFTS BUNGALOW

c.1905-1935

Craftsman Bungalow houses have a rectangular plan and are usually one-and-a-half to two stories tall with asymmetrical façades. Craftsman Bungalows are the largest type of bungalow and contain extra bedrooms, pantries, and entry rooms. They are distinguished by craftsman/mission/arts-and-crafts detailing, including: decorative brackets, shingles, half-timbering, shutters, and varying window types and moldings. The Craftsman style was derived from the English Arts-and-Crafts movement at the turn of the 19th century. Modest in comparison to Victorian Era houses, the Craftsman Style Bungalow has the most elaborate architectural ornamentation of all the bungalows.



937 "C" STREET

BOX BUNGALOW

ALSO KNOWN AS A BUNGALOW,
MILL COTTAGE, OR COTTAGE

c. 1920-1940

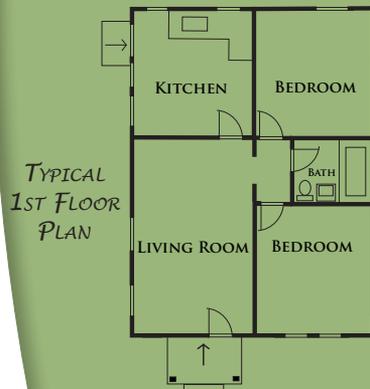
The Box Bungalow is the smallest and simplest bungalow. It is usually one to one-and-a-half stories with a basic rectangular plan and an unadorned façade. The Box Bungalow usually has just enough architectural detailing to be labeled a bungalow, typically including narrow bargeboards and small brackets. In plan arrangement, however, it is often a four-room box (shown in plan). Like most other bungalows, the Box Bungalow typically has a freestanding garage located to the side and back of the house.



650 "E" STREET



521 8TH STREET



Common Floor Plan Elements:

- Four- or five-room
1st floor plan
- Square-shaped plan
- 1 to 1.5 stories in height
- Has a small front porch

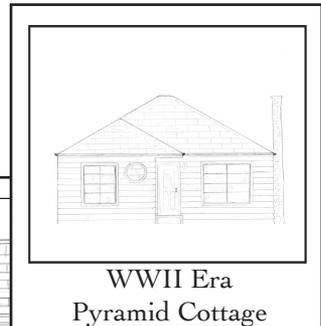
World War II Era Housing

c. 1920-1960

After the bungalow period, Springfield's common houses were increasingly built in more modern, minimal styles with increasing amounts of technological amenities and modern materials. There are few common names for these World War II Era houses. Typically, houses of this period had rectangular, four-to-five-room, first floor plans with two small bedrooms located upstairs. An entry was commonly placed at the center of the front façade leading to a living room. These houses were rarely more than one or one-and-one-half stories with minimal exterior details derived from both modern technological and historical stylistic sources.



Period
Revival



WWII Era
Pyramid Cottage



Minimal
Traditional

World War II Era houses can be divided into three basic types: the Period Revival, Minimal Traditional, and World War II Era Pyramid Cottage.



660 "E" STREET

PERIOD REVIVAL HOUSE

ALSO KNOWN AS A WWII ERA
HOUSE, ENGLISH (TUDOR)
COTTAGE, MODERN COTTAGE, A
NORMAN (FRENCH) FARMHOUSE,
OR A STORYBOOK HOUSE

c.1920-1940

Springfield's Period Revival houses are characterized by the combination of historical exterior styles, like Tudor and Colonial Revival, and modern technological building materials and methods. Overall, the historical styles and imagery are applied in a sparse, minimal fashion with short eaves, horizontal clapboarding, simple architectural trim without ornamentation, and modern materials like plywood and linoleum. Stylistic features are frequently concentrated in the entryway. For example, there is often an arched doorway accompanied by an asymmetrical Norman entry gable and an English vernacular brick chimney.



1165 "F" STREET



637 7TH STREET

637 7TH STREET
1ST FLOOR PLAN



Common Floor Plan Elements:

- Five- or six-room 1st floor plan
- 1 to 1.5 stories in height
- Rectangular-shaped plan
- Addition of detached garage



1258 "D" STREET



607 7TH STREET

MINIMAL TRADITIONAL HOUSE

ALSO KNOWN AS A WWII ERA
HOUSE, MODERN COTTAGE, CAPE COD
(COLONIAL) HOUSE, OR COTTAGE

c.1930-1955



Common Floor Plan Elements:

- Five-to six-room
1st floor plan
- Rectangular-shaped plan
- 1.5 or 2 stories in height
- Detached garage

Minimal Traditional houses are distinguished by their lack of historical ornamentation and especially by their lack of roof eaves. Usually, the plan is a simple rectangular box, with four to five rooms on the first floor. Often, the living room and the dining room are located at the front of the house. If no second floor is present, the bedrooms would typically be located opposite the kitchen on the rear of the house. Minimal Traditional houses were usually constructed with a garage to the side and back of the house.



551 6TH STREET



711 "F" STREET



649 "F" STREET

WWII ERA PYRAMID COTTAGE

ALSO KNOWN AS A LATE PYRAMID COTTAGE, A WWII ERA COTTAGE, MODERN COTTAGE, OR A COTTAGE

c.1935-1950

The 1940s and 1950s World War II Era Pyramid Cottage is distinguished by its simple shape and a lack of exterior ornament. Its roof was often built in a simple pyramidal shape and its exterior included modern design features such as corner, wrap-around windows and minimal horizontal entry porch roofs. In plan, it was similar to other World War II Era houses, but with minimal interior stylistic details and especially minimal roof overhangs. Because of the city's war-related wood industries, Springfield was among a small group of American cities to have built these structures during World War II.

551 6TH STREET
1ST FLOOR PLAN



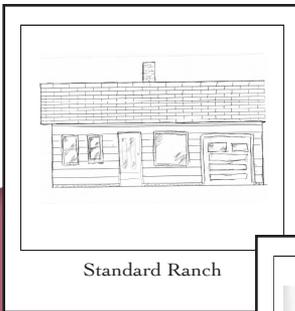
Common Floor Plan Elements:

- Six-room 1st floor plan
- Square-shaped plan
- Single story in height
- Detached garage

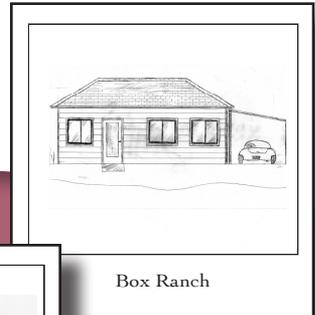
The Ranch

c. 1950-1980

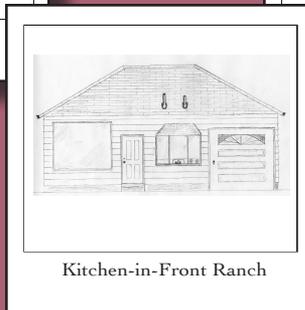
The Ranch became popular in the 1950s and replaced smaller World War II era housing. By the 1970s, the ranch house had become Springfield and America's most popular housing type. The increasing popularity and use of the automobile played a significant role in the development of the Ranch, which incorporated carports and garages into the main body of the house. The impact of the automobile is reflected in many features of the house. For example, the traditional front door sidewalk connects to the driveway rather than directly to the street as it had done in previous house types. Ranch houses are recognized by their broad one-story façades with very low-pitched roofs. The plan of a typical ranch house is divided into three functional zones: car area, living area, and bedroom area.



Standard Ranch



Box Ranch



Kitchen-in-Front Ranch

Springfield's Ranch houses can be divided into three basic types: the Standard Ranch, and the Kitchen-in-Front Ranch, and Box Ranch.



1165 6TH STREET



855 "D" STREET

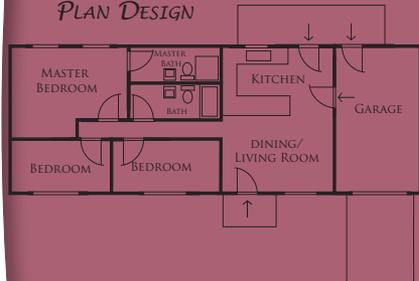
STANDARD RANCH

ALSO KNOWN AS THE AMERICAN RANCH,
SUBURBAN TRACT HOUSE, OR RANCH

c.1950-1980

The Standard Ranch typically consists of a simple rectangular plan that positions itself parallel to the street. In its simplest form, the plan consists of a centrally located living room, dining room, and kitchen with the garage and bedrooms located on either side. Unlike any other previous house type, the ranch had a fully attached garage that commonly consumed 20% to 30% of the volume of the house. Ranches have been built all across the country and are the most common type of housing in America today—as it is also Springfield's most popular type.

TYPICAL FLOOR
PLAN DESIGN



Common Floor Plan Elements:

- Six-room 1st floor plan
- Rectangular-shaped plan
- Three-part plan: garage, bedrooms & public areas
- Little to no front porch
- Single story in height



735 4TH STREET



439 8TH STREET

KITCHEN-IN-FRONT RANCH

ALSO KNOWN AS AN AMERICAN RANCH, SUBURBAN TRACT HOUSE, OR A RANCH

c. 1950-1980

TYPICAL FLOOR PLAN DESIGN



Common Floor Plan Elements:

- Six-room 1st floor plan
- Rectangular-shaped plan
- Three-part plan: garage, bedrooms & public areas
- Little to no front porch
- Single story in height

The Kitchen-in-Front Ranch is a sub-type of the popular Standard Ranch. While the Standard Ranch's kitchen was usually placed along the back of the house facing the backyard, the Kitchen-in-Front Ranch positioned its kitchen along the front, street-side of the dwelling. In this configuration, the bedrooms and living room were placed along the backside of the house. In Springfield, Kitchen-in-Front Ranches are very popular and are often recognized by the presence of small windows between the front door and the garage and by the absence of a large picture window that most often showcases the living room on the front of the house.



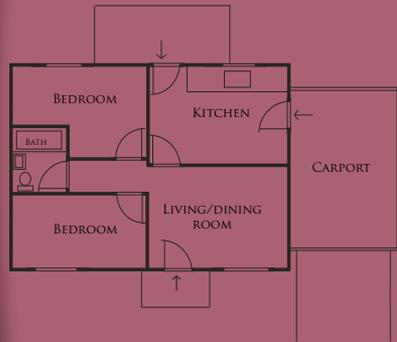
1084“D” STREET

BOX RANCH

ALSO KNOWN AS AN AMERICAN
RANCH, A SUBURBAN TRACT
HOUSE, OR A RANCH
c.1950-1980

Although similar to the Standard Ranch, the Box Ranch is a smaller, more modest version of the typical ranch. It is more square in plan shape and often has an attached carport instead of a fully enclosed garage. Box ranches may also have the same floorplan of a small Standard Ranch, but without a garage.

TYPICAL 1ST
FLOOR PLAN



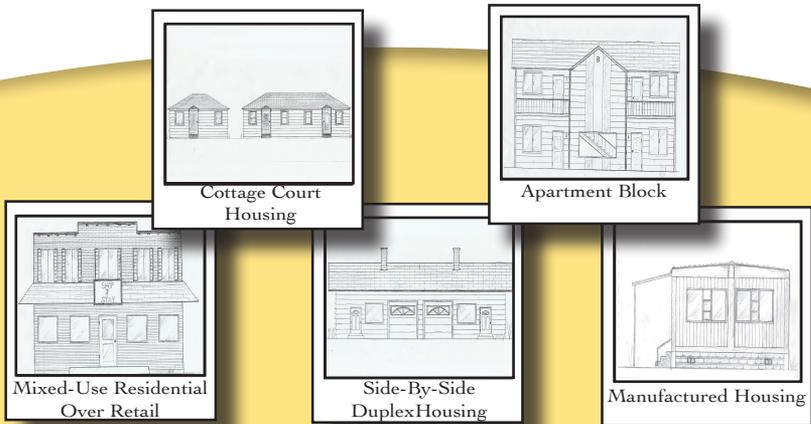
Common Floor Plan Elements:

- Five-room 1st floor plan
- Square-shaped plan
- Three-part plan: garage, bedrooms & public areas
- Single story in height

Multi-Family Housing

c. 1900-1980

Although Multi-Family housing proved to be a popular housing type in Springfield since before WWII, it substantially increased in popularity during the 1950s and 1960's. Springfield's Multi-Family housing types vary as much in style as they do in floor plan layouts. Like many of Springfield's other housing types, Multi-Family housing also found itself to be heavily influenced by the increasing popularity of automobiles during this period. Off-street parking continued to rise in popularity and became a major focal point in the design of Multi-Family housing. Multi-Family housing is constructed in a variety of styles from many different eras. This booklet highlights some of the most common types of multi-family housing, but there are many other styles and plans.



Some popular types of Multi-Family housing in Springfield include: Cottage Court housing, Side-by-Side Duplex housing, the Apartment Block, Mixed-Use Residential Over Retail, and Manufactured Housing.

MIXED-USE RESIDENTIAL OVER RETAIL

1900-PRESENT

Primarily found along Main and “A” Streets downtown, these second story residential floors usually include smaller studio or one-bedroom units. They represent an important multi-family housing type found in most urban areas, including downtown Springfield.

COTTAGE COURT HOUSING

ALSO KNOWN AS BUNGALOW
COURT HOUSING, VILLAGE
HOUSING, OR CLUSTER HOUSING

c.1935-1950

Cottage Court housing contains a variety of apartments that are clustered together. These clusters usually include two or more buildings that consist of one or more units each, grouped together on a shared green space. These communities often share a central parking area. Some of Springfield’s Cottage Court housing dates back to as early as 1935.



345 MAIN STREET

Common Floor Plan Elements:

- Three-, four-, or five-room floor plans depending on the unit
- Rectangular-and square-shaped plans
- A central or side entryway often leads to upper level housing units



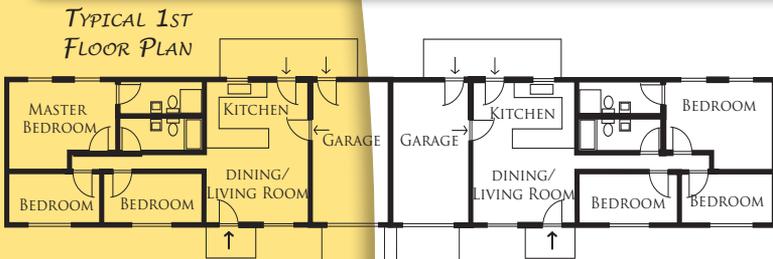
419 5TH STREET

Common Floor Plan Elements:

- Four-, five-, or six-room floor plan depending on the unit
- Rectangular-and square-shaped plans
- Little to no front porch
- Single story in height
- Often they have central parking areas



357-359 8TH STREET



Common Floor Plan Elements:

- Six-room 1st floor plan in each unit
- Rectangular-shaped plan
- Three-part plan in each unit: garage, bedrooms & public areas
- Little to no front porch
- Single story in height
- Front entry way often has a sidewalk that connects to the driveway instead of the sidewalk

SIDE-BY-SIDE DUPLEX HOUSING

ALSO KNOWN AS A DOUBLE RANCH

c.1935-1975

Side-by-Side Duplex houses can be built in a variety of styles, but tend to all have similar floor plans. The floor plans in these units are often mirror images of each other with the kitchens located to the rear and living room and bedrooms located to the front. Garages often separate units from each other to provide greater privacy. The Ranch styled Side-by-Side Duplex is one of Springfield's most common multi-family housing types.



306 "F" STREET



554 4TH STREET

THE APARTMENT BLOCK

c.1960-1980

A typical Apartment Block complex includes: two or more blocks of apartments situated around a courtyard. Apartment blocks frequently include more than one apartment type, such as: studios and one and two bedroom units.

Common Floor Plan Elements:

- Two-, three-, four-, or five-room floor plans, depending on the unit
- Rectangular-, square-, and irregular shaped plans
- Often they have central parking areas
- Frequently they are two stories in height

MANUFACTURED HOUSING

ALSO KNOWN AS MOBILE
HOUSING, TRAILER HOUSING,
OR FACTORY BUILT HOUSING

c.1950-PRESENT

Manufactured housings appeared in Springfield following WWII. This housing type is often located in communities with other manufactured houses. Today, these homes are larger and more architecturally diverse than their WWII counterparts.



157 N. 12TH STREET

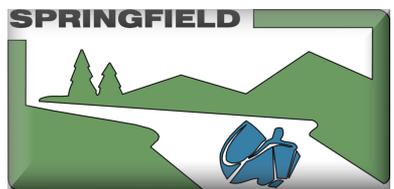
Common Floor Plan Elements:

- Three-, four-, or five-room floor plans depending on the size of the home
- Rectangular-shaped plans
- Often one room deep and three, four, or five rooms wide

Springfield Historic



2013-2014



HISTORIC PRESERVATION PROGRAM
SCHOOL OF ARCHITECTURE
AND ALLIED ARTS
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