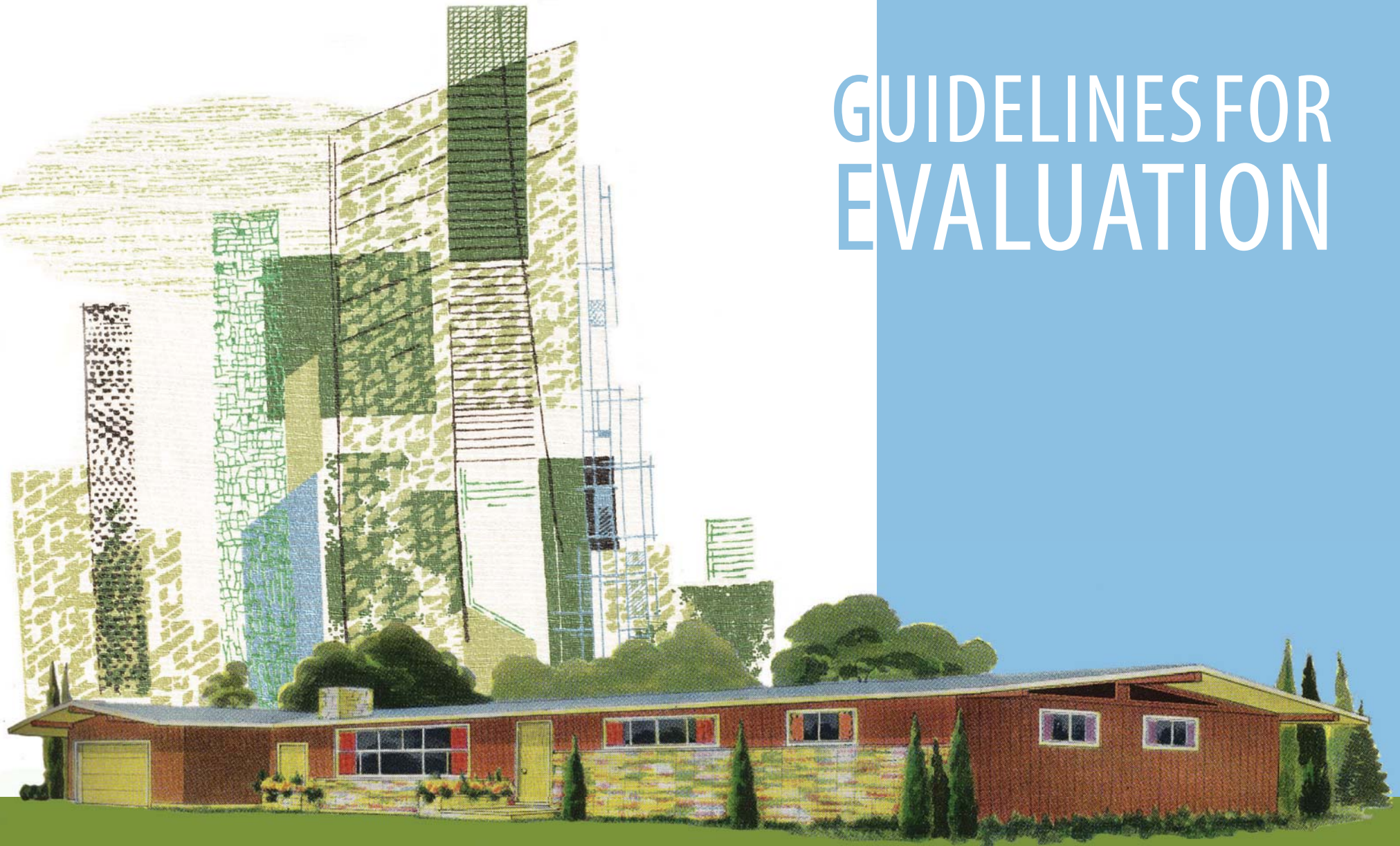


GUIDELINES FOR EVALUATION



The Ranch House in Georgia

The Ranch House in Georgia



GUIDELINES FOR EVALUATION

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PROVIDING PERSPECTIVES ON THE PAST



Acknowledgments

The opportunity to work on a document like this is rare and the authors warmly thank the Georgia Transmission Corporation (GTC) for making that opportunity a reality. We wish to acknowledge Christy Johnson and Ashley Regan with GTC who contributed advice, guidance, and humor. Sandy Lawrence and Madeline White with Georgia Department of Transportation (GDOT) graciously provided photographic examples and meticulous comment based on their fieldwork. Amanda Schraner with the Historic Preservation Division (HPD) was another fine contributor, providing a view from the state historic preservation office. Simply said, Richard Cloues with HPD can be considered the linchpin in this effort. While we were essentially “closers” in baseball parlance for a process that started before we entered into it, we hope we have delivered their message that Ranch Houses are worthy of study and preservation.

Preface

In terms of compliance with Section 106 of the National Historic Preservation Act or nominating properties to the National Register of Historic Places, the Ranch House has come of age. Many Ranch Houses now meet the National Register threshold for age; they also possess significance in American architecture, community planning and development, and social history, and many retain their integrity of location, design, setting, materials, workmanship, and feeling and association. Indeed, Ranch House subdivisions and individual Ranch Houses in numerous states including Georgia have been officially listed in the National Register. But while most preservation professionals recognize that the Ranch House is one of the most significant mid-twentieth-century house types, the numbers of Ranch Houses within the nation's building stock continue to challenge cultural resources practitioners and the preservation community at large.

In Georgia the response to this challenge began several years ago when the Historic Preservation Division (HPD) of the Department of Natural Resources (Georgia's State Historic Preservation Office)

began developing a statewide historic context for Ranch Houses under the direction of Deputy State Historic Preservation Officer Richard Cloues. It documented the history of the Ranch House in Georgia, identified its character-defining features, presented an initial chronology of the state's Ranch Houses, and put the Ranch House in the broader social and cultural context of mid-twentieth-century Georgia. Findings were shared with the public through presentations at a variety of venues including advocacy group meetings, college and university lecture series, affinity group conferences including the Georgia Association of Historians and the Georgia Planning Association, local historical society meetings, and local historic preservation commission training sessions. Specialized workshops were held with cultural resources staff and consultants of agencies such as the Georgia Department of Transportation (GDOT) and companies such as the Georgia Transmission Corporation (GTC) which distributes electrical power to Electrical Membership Cooperatives across the state.

More recently, GTC, GDOT, and HPD, along with a select group of cultural resources consultants in the state, formed a Ranch House Assessment Team to vet HPD's initial historic context and develop

specific guidance for applying the National Register Criteria for Evaluation to Ranch Houses. During this collaborative process, the character-defining features of the Ranch House in Georgia were refined, its period of significance was extended, and issues of significance and integrity were addressed. In 2008, on behalf of the assessment team, GTC contracted with New South Associates of Stone Mountain, Georgia, to formally compile guidance for applying the National Register criteria to the Ranch House, particularly for Section 106 compliance, but also for National Register nominations. This publication is the product of that contract.

Everyone should recognize that this is a working document. As with any new endeavor, there will certainly be new data and new perspectives brought to bear on the Ranch House. But at this moment, this report reflects the state of the art for the Ranch House in Georgia. In the absence of a statewide field survey of mid-twentieth-century buildings such as Ranch Houses, the report is based on historical research, windshield or reconnaissance surveys of targeted areas, discussions among the participants on the Ranch House Assessment Team and with the professional and



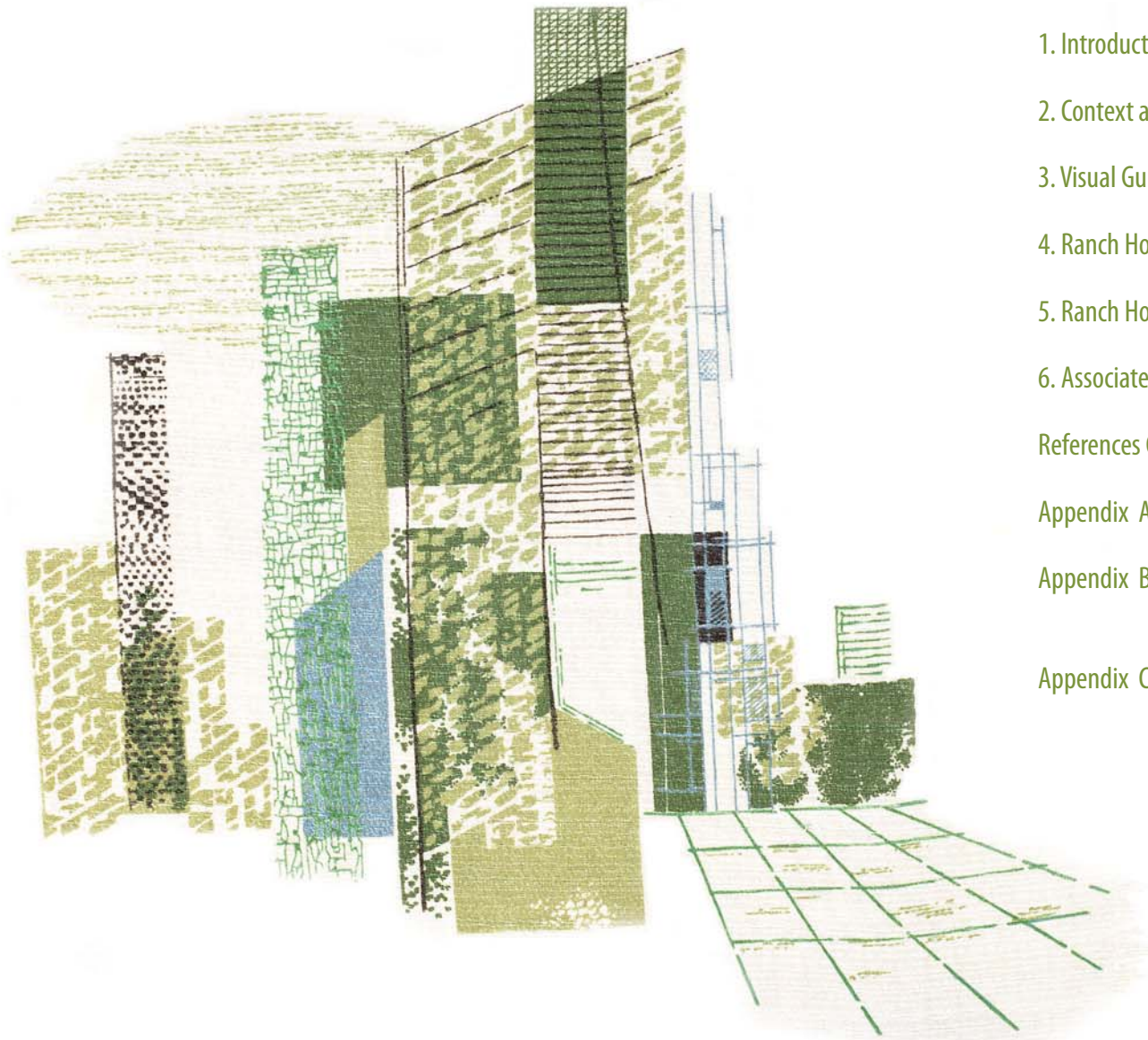
Better Homes and Gardens, 1958

lay communities, and a rapidly growing body of data embodied in Section 106 reports and National Register nominations. As this knowledge about the Ranch House continues to grow, the guidelines contained in this report will continue to evolve and refine. What is offered here is initial guidance that will hopefully assist historic preservation professionals in identifying, evaluating, and considering the preservation values of the mid-twentieth-century Ranch House in Georgia.

Dr. Richard Cloues
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Georgia Department of Natural Resources
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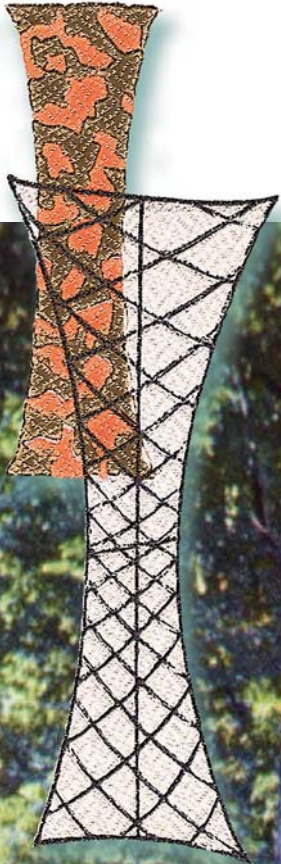
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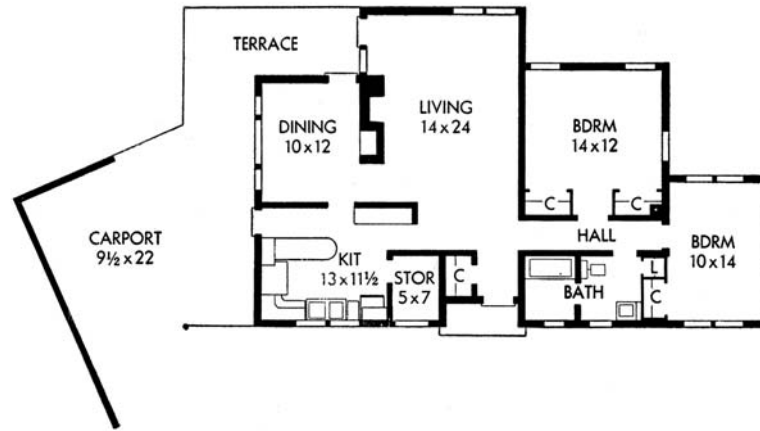
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INTRODUCTION

"Avoiding the triteness of some Traditional as well as the starkness of some modern, it emerges as a house with a fresh, pleasing style of its own."





Ranch Houses

dominate Georgia's twentieth-century domestic architecture. First occurring in the state in the 1930s, they became the house of choice for Georgians with as many as 175,000 built between 1940 and 1960 (Cloues 2008). Closely aligned with the nation's population growth after World War II, the Ranch House was based upon a distinctive

and historical western house type that became a modern house type with national appeal. While other house types would enter the scene in the following decades, the Ranch maintained its popularity throughout the state and the nation.

In terms of Section 106 compliance with the National Historic Preservation Act, the Ranch House has come of age. Many meet the National Register of Historic Places age criteria for evaluation; have integrity of location, design, setting, materials, workmanship, feeling, and association; and possess significance in American social history, architecture, community planning and development to name a few areas of potential significance. While most preservation professionals agree that the Ranch House is one of the most significant twentieth-century house types, the numbers of Ranch Houses within the nation's building stock has challenged the community as to how to treat them within the current framework of Section 106 compliance.

"Five Star Home" designed by Atlanta Architect Clement J. Ford

Low, long, and set against a backdrop of tall pines and oaks, this design incorporates many of the character-defining features of a Georgia Ranch House. Designed by Atlanta architect Clement J. Ford, it was recognized as a "Five Star home" by *Better Homes and Gardens* in 1952. This series provided building plans for stylish, well constructed houses that met the approval of the Federal Housing Administration available to the American public for \$5 a set. (Source: *Better Homes and Gardens Five Star Homes*, 1952: 68-69).



Ranch House Working Group, 2008. Left to right: Ashley Regan, GTC; Christy Johnson, GTC; Sandy Lawrence, GDOT; Madeline White, GDOT; Nancy McReynolds, Terracon; Jackie Horlbeck, HPD; David Adair, Edwards-Pitman; Kenneth Gibbs, HPD; Matt McDaniel, Parsons Brinckerhoff; Amanda Schraner, HPD; Steven Moffson, HPD, Erin Murphy, Jordan, Jones & Goulding; and Erin Kane, Brockington and Associates. Not pictured: Richard Cloues, Historic Preservation Division and Kathryn Ferral, Historic Preservation Consulting.

In Georgia, the response to this challenge has been to develop a historic context and compliance guidance to educate and assist preservation professionals. The Georgia Transmission Corporation (GTC), the Georgia Department of Transportation (GDOT), and the Georgia Historic Preservation Division (HPD) collaboratively have developed this evaluative framework for the Ranch House, establishing a period of significance for the character-defining features of the Georgia Ranch House and its subtypes. GDOT sponsored two seminars on post war housing; Richard Cloues, Georgia's deputy state historic preservation officer, presented research at both. In addition, a Working Group, composed of GTC, GDOT, HPD, and consultants, was established in 2008 to further develop tools to assess a Ranch House's integrity and significance. New South Associates was contracted by GTC to formally compile the Guidelines in 2008.

This is a working document. Since there is no existing inventory of Ranch Houses in Georgia, there is no survey data for analysis. The Guidelines are based on historical research, windshield surveys, and discussions conducted by the partners, all of whom have extensive statewide survey and evaluation experience. As our knowledge of the Ranch House grows, all involved expect these guidelines to evolve. What is offered here is a road map that will hopefully enable preservation professionals in their identification, recordation, and evaluations of this new property type.

The Guidelines are organized in the following manner. Chapter 2 contains a historic context based upon research provided by GA HPD and a period of significance discussion. The next chapter is a visual guide, aimed at benefiting field survey and documentation. It is our experience that strong National Register of Historic Places (NRHP) evaluations are built on accurate field assessments. As the Ranch House is a recent addition to the recognized significant house types in Georgia, it has a short survey history. Thus numerous photographs and line drawings are presented to aid in the identification of the Georgia Ranch House, its subtypes, and their character-defining features. This visual approach benefits field survey, aiding practitioners in identifying what to document about the Ranch House and establishing a common methodology and descriptive vocabulary. Chapter 4 focuses on the geography of Ranch Houses in the state.

Chapter 5 continues this approach providing guidelines for survey and evaluation. Documenting a Ranch House does not call for new tools but an expansion of existing survey tools and this chapter explores online research tools and other potential aids in documenting mid-century houses. Ranch Houses are evaluated for their significance and integrity using examples of Ranch Houses that surveyors will encounter in the field. Examples included Ranch Houses from different contexts – urban, rural, subdivision – as well as embellished and modest types. Chapter 6 contains the conclusions and the identification of historic contexts for future research. Finally, there are three appendices: a glossary, list of architects and builders associated with residential housing between the 1930s and 1950s in Georgia, and a list of the NRHP criteria for evaluation.



DEKALB COUNTY



DEKALB COUNTY



DEKALB COUNTY



GWINNETT COUNTY



GWINNETT COUNTY



DEKALB COUNTY



FULTON COUNTY



DEKALB COUNTY



PUTNAM COUNTY



CONTEXT AND PERIOD OF SIGNIFICANCE



The modern Ranch House appears to be an enigmatic house type that sprung fully formed into the American popular consciousness of the mid-twentieth century because it was ideally suited to the domestic needs of the suburban nuclear family. Widely recognized as having a long footprint with a low, one-story silhouette, the Ranch House, along with the Bungalow, is one of the most ubiquitous residential building types found throughout much of the United States, including Georgia. Although it is commonly associated with the widespread suburban sprawl of the post-World War II era, the modern Ranch House has roots established in the early nineteenth century with the frontier vernacular architecture of California and the American Southwest.

NINETEENTH-CENTURY RANCH HOUSE ANTECEDENTS

During the first few decades of the twentieth century, the modern Ranch House was developed and refined by various architects and designers; however, the house type is in many ways a revival of nineteenth-century dwellings built by Spanish-speaking and early American settlers in what is now the western United States. Following the War of Mexican Independence in 1821, the territory of California fell under Mexican control after roughly a 50-year period of active Spanish colonization. By 1832, the Mexican government had secularized the former Spanish Catholic missions and land grant systems in the territory, which allowed for prominent pioneer families, known as “Californios”, to amass large land holdings that were used for agricultural and cattle ranching purposes (May 1997:8-9).

In many cases, the sprawling houses built during the Spanish (1796-1820) and Mexican (1821-1848) periods of occupation adhered to vernacular domestic traditions brought over from Spain to the New World. The most common

construction material of Mexican dwellings was dried adobe brick, usually built three feet thick and covered in plaster. Their adobe masonry walls were set directly on the ground or more rarely on a stone foundation. Post and beam timber construction was reserved for roof framing and sometimes for exterior walls where cypress, live oak, or pine was readily available (May 1997:16-17). Often, window openings had wooden decorative grilles (*rejas*) and latticework (*celosias*). The flat, or low-pitched shed and gabled roof structures were usually covered with thatch or curved clay tile.

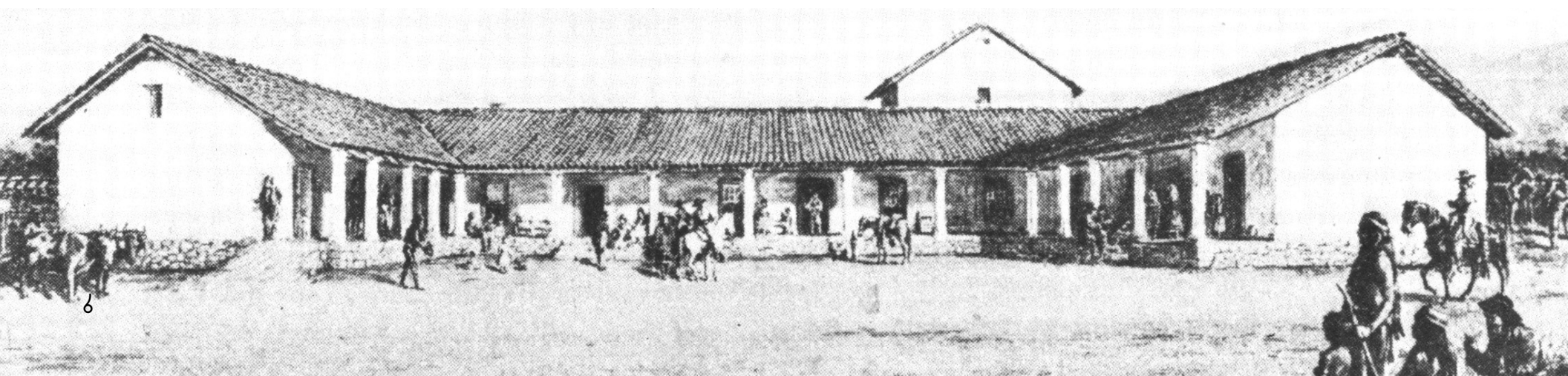
Unlike the British residential types formulated in the eighteenth and nineteenth centuries, Colonial Spanish and Mexican houses tended to eschew a focus on classical symmetry of the façade, preferring to leave the public wall of the dwelling blank and unadorned. Spanish residential design was greatly influenced by ancient Roman, and later Moorish, domestic plans, which were generally only one-story in height and featured inward-facing orientations (Gosner 1996:130-31). Much like the Roman country villa from which it was derived, the emphasis of the early Californio haciendas was on the living space in the interior or rear courtyard. The courtyards were ringed on two to four sides by rooms that opened out onto long porches, or *corredors*, which were supported by timber columns and shaded by overhanging eave extensions or separate shed roof additions (May 1997 :19).

Scattered throughout rural Southern California, the Californio Ranches often acted as small, self-contained communities for families and, prior to the outbreak of the Mexican-American War in 1846, they provided a foundation for loose trading networks that supplied livestock and cowhides to New England merchants. A few of these properties that survived into the late nineteenth century would serve as influences on modern Ranch designs. The Rancho Santa Margarita y Las Flores was built in the 1820s near San Diego. The hacienda had an L-shaped plan that featured a rare front terrace. Captain José Maria Estudillo, commander of the San Diego Presidio, built the Casa de Estudillo, an enclosed courtyard adobe, in 1827. José de



(Above) The Harrell Ranch, 1875, Surrey County, Texas (Source: Hess 2004). (Above Right) Painting of the Rancho Santa Margarita y Las Flores by James Walker, circa 1840 (Source: May 1997). (Below) Painting of the Casa de La Guerra by Alexander Harmer, circa 1890 (Source: May 1997).

la Guerra of Santa Barbara constructed the large, U-shaped Casa de La Guerra over a number of years from 1819 to about 1827. Casa de la Guerra was one of the few adobes to feature a stone foundation (May 1997:14). Rancho Camulos is another notable ranch located near the town of Piru in Ventura County. Built in 1848 by Ygnacio del Valle, a prominent rancher and former member of the California State Assembly, the property continues to be operated as a citrus farm and was listed as a National Historic Landmark in 2001.



Another precursor to the modern Ranch is found in the vernacular construction of American pioneer farmhouses built in Northern California, New Mexico, and Texas during the late nineteenth century. Unlike the Spanish and Mexican adobes, these rustic properties could be one or two stories and often featured materials and architectural details such as board-and-batten or wide vertical plank siding, front porches, the use of stone for foundations and chimneys, and cedar shake roofs (May 1997:17). One of the most popular examples is the single-story, side gabled Harrell Ranch, built in 1875 in Surrey County, Texas.

POPULARIZATION OF THE CALIFORNIA RANCH HOUSE

At the close of the Mexican-American War in 1848, sovereignty of California was transferred to the United States and many of the Californio families fell into financial decline. Beginning in the late nineteenth century, a cadre of artists and writers in the burgeoning Southern California art movement began to rediscover these old adobes and haciendas as picturesque subjects and sources of inspiration. With their lack of classical symmetry and

exotic architectural features, the ranchos evoked a carefree and romantic image of the state's Spanish and Mexican past to many of the Anglo-American artists. The book *Ramona*, by Helen Hunt Jackson, sparked initial widespread interest in Californio culture. Immensely popular with American readers, the fictional story chronicled the life and hardships of a half-Native American Indian girl in nineteenth-century Southern California. Jackson developed the setting of the book from a composite portrait of a few old Californio family histories and their homesteads. Following its publication in November 1884, fans and tourists began to flock to the adobes and ranches loosely connected with the book, including the Casa de Estudillo and Rancho Camulos (Hess 2004:21).

Other Southern California-based artists followed in Helen Hunt Jackson's footsteps. Western artist James Walker depicted Rancho Santa Margarita y Las Flores and the pastoral nature of Californio ranch life in a 1840s painting (May 1997:9). Alexander Harmer portrayed a seemingly carefree Californio way of life in his circa 1890s paintings of the Casa de La Guerra, located in his adopted hometown of Santa Barbara (May 1997:10-11). Another prolific artist from this time period was Englishman Edwin Deakin, who documented the ruins and distinctive architectural features of California's 21 Spanish Colonial Missions in his watercolor and oil paintings.

Historic American Building Survey (HABS) photograph of the Casa de Estudillo, 1937 (Source: U.S. Library of Congress, Prints and Photographs Division, "Built in America" Collection, reproduction number HABS CAL,37-OLTO,1-2).



INITIAL MODERN RANCH DESIGNS AND INFLUENCES

At the turn of the century, architects and critics also started to take note of the low and rambling, courtyard plans of the old Spanish and Mexican haciendas and the simple aesthetic of Southwestern ranches. In 1910, the restoration and reopening of the Casa de Estudillo as a tourist site

associated with the Ramona story, reignited the public's interest in the architecture of California adobe houses. In 1911, *Sunset* magazine, a popular western home and garden publication, reproduced Harmer's 1890s paintings of the De la Guerra adobe, drawing further attention to the outdoor living space of the hacienda courtyard as a perfect complement to the casual California lifestyle (May 1997:10). During a 1925 tour of California, *The American Architect* editor Henry H. Saylor also identified this quintessentially Western and practical form of architecture, writing that "it just grew, naturally, inevitably, a logical result of meeting definite needs in the most direct workmanlike manner possible with the materials at hand. It borrowed none of the finery of other architectural styles; it sounded no blatant note of self advertisement; it never, so far as I know, laid claim to even a name, and yet there it stands" (May 1999:21). Even Teddy Roosevelt, the cowboy-president himself, praised this type as "the long, low roomy ranch-house, of clean hewed logs...as comfortable as it is bare and plain" (Hess 2004:25).

THE BANDINI HOUSE

Built near Pasadena, California in 1903, the Bandini House represents one of the first modern Ranch revivals. Designed by Greene and Greene, an architectural firm more renowned for its association with the bungalow and the American Arts and Crafts Movement, the cross-gabled, one-story Bandini House was modeled on the Casa de Estudillo and featured a U-shaped plan that enclosed a rear courtyard garden (Hess 2004:21). Common living spaces in the Bandini House were centrally located with bedrooms occupying the two wings. All rooms opened into a *corredor* with rough-hewn timber supports that wrapped around the courtyard (McCoy 1960:108). Board-and-batten siding and rough-cut stone chimney exteriors also contributed to the rustic and unpretentious character of the property. The Bandini House was later demolished in the 1960s to make way for a parking lot.



THE GREGORY FARMHOUSE

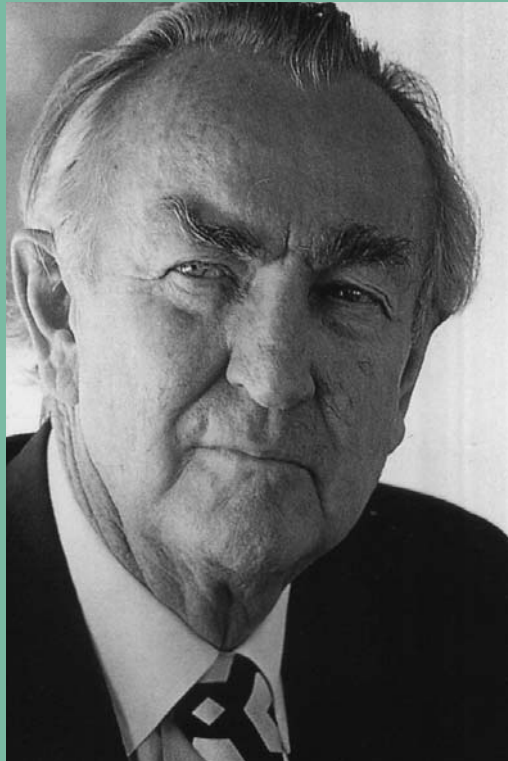
A second, and far more influential, early modern Ranch was San Francisco-based architect William Wurster's Gregory Farmhouse. Built in 1927 in Scotts Valley, California near Santa Cruz, the low, one-story frame house was a series of connected rooms with an L-shaped plan that enclosed a central courtyard area. A separate, two-room guesthouse and watchtower were placed away from the main building near the entrance of the gated complex. Wurster employed cedar shake shingles to cover the low-pitched gable roofs and spare, whitewashed, vertical board siding served as the primary building material for the exterior and interior spaces.

The client, Sadie Gregory, instructed Wurster to keep the vacation house simple. Guided by his own Modernist impulses, Wurster studiously avoided ornamentation in the design of the Gregory Farmhouse (Hess 2004:27). Seeking "to work on direct, honest solutions, avoiding exotic materials, [and] using indigenous things," Wurster fashioned the rustic retreat after the late nineteenth-century, utilitarian, vernacular ranch and farmhouse architecture built throughout northern California (May 1999:67).

The Gregory Farmhouse, 1927,
Scotts Valley, California (Source: Hess 2004).

In the July 1930 issue of *Sunset* magazine, Marc Trieb labeled the Gregory Farmhouse as “sophisticated rusticity” (Hess 2004:28). Wurster himself pointed to an authenticity in his design and described the Gregory Farmhouse as “carpenter architecture-no wood beams or posts larger than absolutely necessary” (Hess 2004:28). However, Frank Lloyd Wright derisively referred to it as “shanty” architecture and even Wurster’s own wife, urban planner Catherine Bauer, joked that only her husband could make an \$80,000 house look like a \$8,000 house (Young 1996). Nevertheless, William Wurster and the Gregory Farmhouse would have a great influence on one of the most influential designers and promoters of the California Ranch House as ideal architecture for twentieth-century living – Cliff May.

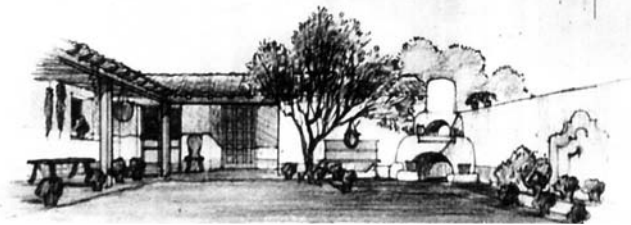
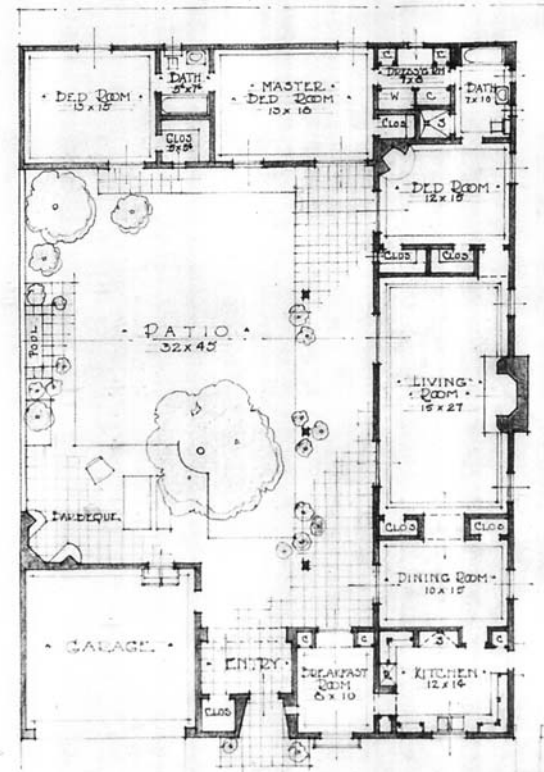
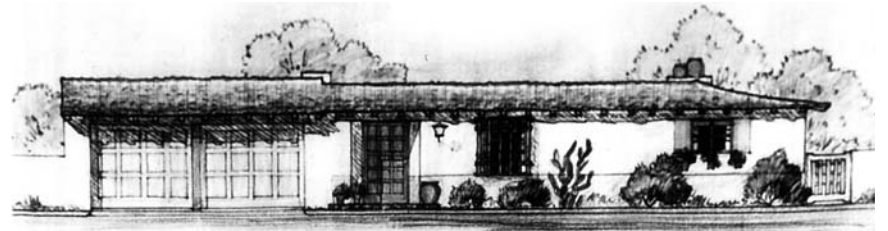




CLIFF MAY

A sixth-generation Californian, Cliff May was born in San Diego in 1908. May was a descendant of Don Jose Maria Estudillo and his extended family owned both the Casa de Estudillo and Rancho Santa Margarita y Las Flores, where he made frequent visits as a child. This early exposure to Californio art and culture would foster his life-long admiration of the design of nineteenth-century adobe and hacienda architecture (Gregory 2008:28).

A veritable jack-of-all-trades, Cliff May was never trained as an architect and began his career in real estate during the late 1920s as a self-taught furniture maker. Through family connections, he built Southwestern-inspired pieces to furnish open house displays for residential properties on the market. Along with business partner O.U. Miracle, he designed and built his first house in San Diego in 1931 (Hess 2004:33). May's one-story modern Ranch House was based on the traditional U-shaped hacienda and featured a series of connected rooms and *corredor* surrounding a large interior walled-patio. Adhering to Wurster's conviction in simplicity of design, as well as borrowing elements from Spanish



(Left) Cliff May (Source: Gregory 2008). (Above) Drawing and Floor Plan of Cliff May's Rancheria House Design, circa 1930s (Source: Gregory 2008).

Colonial Revival style detailing, the frame-constructed walls of the house were coated in unembellished stucco and plaster, exposed wood beams supported the shallow gabled roof, and terra-cotta tile flooring was installed throughout (Gregory 2008:30-31). Notably, May integrated the garage into the façade of the house, showing his recognition of the evolving relationship between the Ranch House and the automobile.

Between 1931 and 1937, Cliff May built over 50 similar custom and speculative suburban houses in the San Diego area, which he coined *Haciendas* and *Ranchíeras*. In 1934, banker and oilman John A. Smith commissioned May to build a house in eastern Los Angeles. May built his second family house, known as the “Lily Pond House,” in Mandeville Canyon near Los Angeles in 1935. Spanning two lots, it was a larger version of his typical San Diego hacienda design with a generally blank public façade leading into the private interior of the landscaped patio area (Gregory 2008:41). Cliff May described these residential designs as “informal yet gracious,” claiming that they were the modern adobes for the twentieth-century California. According to Cliff May, “outdoor living is a big part of the ranch house” (May 1999:26).

In 1937, Cliff May moved his business to Los Angeles where he partnered with Smith to build custom-designed houses for a variety of wealthy clients including business executives and Hollywood actors (Hess 2004:33). Increased budgets and larger lot sizes allowed May

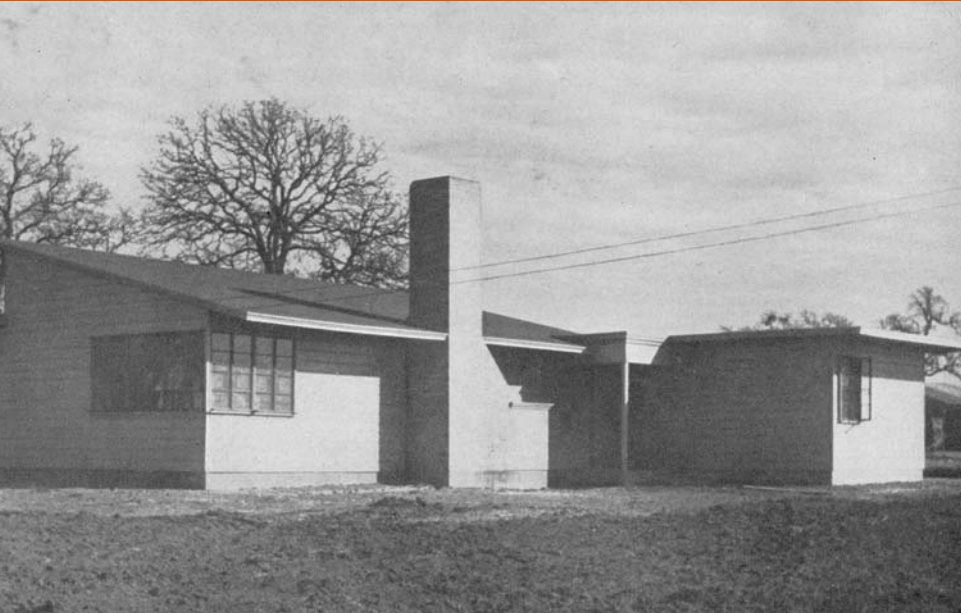
to refine and expand upon his earlier models. Many of these new ideas came to fruition in 1939 with the development of the Riviera Ranch subdivision off West Sunset Boulevard. Designing for the landscape, on lot sizes ranging from two-thirds of an acre to two and a half acres, May began to deviate from the standard U-shaped plans of his earlier houses. He experimented with an alphabet soup collection of sprawling Ranch plans including L, O, T, and Y combinations, often substituting the private interior courtyard with a sweeping backyard terrace (Gregory 2008:44, 47). May also softened much of his previously overt Spanish and Mexican architectural features in favor of simpler, more streamlined interiors. Openness of the floor plans, large picture windows, and floor-to-ceiling glass sliding doors were designed to erase the boundary between indoor and outdoor living space and maximize the natural light and cross-ventilation offered by the mild Southern California climate (May 1999:26).

OTHER NOTABLE RANCH DESIGN INFLUENCES

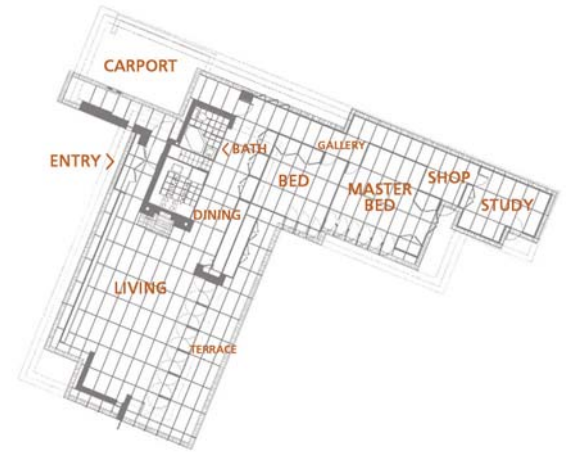
Positive features in *Sunset* magazine (1936, 1944) and *The Architectural Digest* (1934), combined with the success of the Riviera Ranch subdivision, brought regional and national exposure to Cliff May and his innovative Ranch House designs (Cloues 2008b). Although one of the most well known designers, May was not the only one making significant contributions to the evolution of the Ranch House type during the pre-World War II era. Lulah Maria Riggs, the first female Fellow of the American Institute of Architects (AIA) in California, followed Cliff May’s concepts with the Knemeyer House, an angled-wing courtyard Ranch House built in the Rolling Hills subdivision in Los Angeles in 1939 (Hess 2004:37,86). Others, such as architect H. Roy Kelly’s Pulliam House, built in Pasadena in 1936, began to incorporate the modern open-space floor plan within the Ranch House model (Cloues 2008b).

California Modernists such as architect Harwell Hamilton Harris and Albert Frey sought to remove any hint of historicism from their Ranch House designs, which included the Lowe House (1933) in Altadena and the Markham House (1940) in Palm Springs, respectively. Both architects reduced the Ranch House to a basic, abstract geometric form (Cloues 2008b). Outside of California, O’Neil Ford, a respected Texas-based modern architect, looked to the vernacular ranch architecture of the Western Plains when designing the first Hersh House in his hometown of Denton, Texas in 1939. Described by Ford as “Chicken Coop Gothic,” the house featured

(Below) The Hersh House, 1939, Denton, Texas (Source: Cochran 1940). (Bottom) The Jacobs Usonian House, 1936, Madison, Wisconsin (Source: *House and Plan*). (Right) Usonian Plan of the Eric V. Brown House, 1949, Kalamazoo, Michigan (Taken from *House & Home*, April 1953).



connected flat and shed roofs and was clad in wood clapboard siding. The April 1940 publication of *Pencil Points*, a national architecture magazine, lauded the Hersh House as the “first real Texas house of the present movement” (Cochran 2009).



In the 1930s through the 1950s, venerable architect, Frank Lloyd Wright, would also make a considerable impression on the future development of the suburban Ranch House with his residential Usonian designs. His first Usonian House was built for Herbert Jacobs in Madison Wisconsin in 1936. Wright would go on to design about 50 Usonian homes throughout the United States. Although he fervently denied any outside influence on his work, Wright’s Usonian houses generally adhered to typical Ranch concepts being one-story in height with a low horizontal profile integrated with the



landscape of the site. The geometric-designed houses were constructed of natural materials and were devoid of any architectural historicism, although the use of flat or low-pitched roofs and wide, cantilevered overhangs was adopted from Frank Lloyd Wright's earlier Prairie Style designs. With the Usonian House, Wright's primary contribution to the form of the ranchhouse is evident in his efficient use of open, interior space within the confines of a small building footprint. Usonian house models had either L-shaped or straight linear plans. Like Cliff May, Wright also placed the emphasis on the rear of the building, where he employed large windows to allow for integration of the indoor rooms with the outdoor space of the backyard.

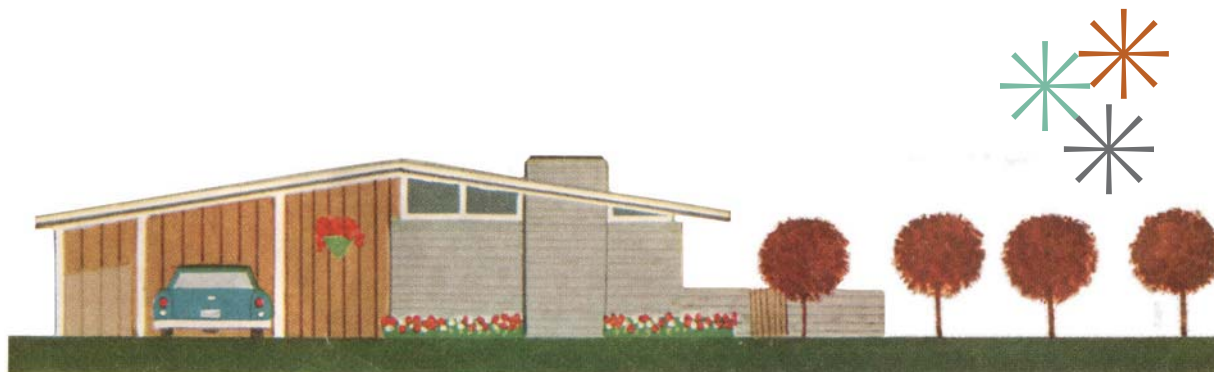
THE RANCH HOUSE AND POST-WAR SUBURBAN DEVELOPMENT

The trend of auto-oriented development, and the explosive growth of the American residential suburb during the latter half of the twentieth century began in earnest during the period between World War I and World War II as numerous economic, political and social changes started to take hold. Increased automobile ownership in the United States during the financially flush decade of the 1920s initiated a shift toward auto-dependent neighborhood planning and the decline of the urban streetcar networks and streetcar-served suburbs, which had been the principal model of residential expansion in American cities since the 1870s (Jackson 1985:175). As a result of the Great Depression, there was a 95 percent drop in residential construction in the United States between 1928 and 1933 (Jackson 1985:193). Programs instituted to alleviate the debilitating effects of the depression on the housing market, like the Home Owners Loan Corporation (HOLC) and Federal Housing Administration (FHA) and Veterans Administration (VA) Loans, further

encouraged suburbanization by depreciating inner-city residences through 'slum' classification and by subsidizing construction for new single-family houses built according to FHA guidelines (Jackson 1985:196-206). During the mid-1930s, two major California 'merchant-builders,' or developers, began to take advantage of these changes with their pioneering approaches to suburban planning, house building methods, and marketing the Ranch House ideal to the American middle-class.

RISE OF THE CALIFORNIA MERCHANT-BUILDERS

The Los Angeles-based firm of Marlow-Burns was one of the earliest merchant-builders to design and build economical versions of the Ranch Houses marketed toward the home buyer. Prior to World War II, the company constructed large-scale, planned communities in metropolitan Los Angeles that included stores, parks, schools, and hospitals, in addition to housing. With developments at Windsor Hills (1938), Westside Village (1939), Westchester (1941), and Toluca Wood (1941), Marlow-Burns built simplified, mass-produced Ranch House



types that closely adhered to the basic building guidelines required for FHA-approved loans (Hess 2004:40). These Ranch models were one-story with minimal architectural detailing and had square plans with bedrooms clustered on one side and common living spaces on the other (Hess 2004:40).

David Bohannon was another important California developer who propagated the Ranch House type in large-scale development projects. Bohannon entered the residential construction industry during the early 1930s, building small neighborhood developments around the San Francisco Bay Area (Hess 2004:46). He streamlined operations under his company, Suburban Builders, Inc., and began construction of his first tract development near Palo Alto, California in

1936. Capitalizing on this success, Bohannon began work in 1940 on his ambitious Hillsdale community in San Mateo. One of the largest residential developments planned, Hillsdale was to originally incorporate over 5,000 single-family houses. A total of 16 model homes were offered in the “California Ranch,” Cape Cod, and Colonial styles and featured either two or three-bedroom plans (Hess 2004:43-45).

The outbreak of World War II forced Bohannon to limit Hillsdale to only 400 houses, yet in 1944 it provided him with a blueprint model for his war-related San Lorenzo Village development. Built around Chrysler and National Automotive Fiber Company plants, San Lorenzo was planned as a fully designed community with 1,500 houses for defense workers, a shopping center, restaurant, and theater (Hess 2004:48). At San Lorenzo, Bohannon was able to refine and simplify his building procedures (later nicknamed the “California Method” by West Coast observers), which allowed for the work to be performed by unskilled subcontractors, reduced schedule times, and greatly increased overall volume. Like Henry Ford had done with the automobile industry, David Bohannon was able to effectively automate housing construction (Hess 2004:47).

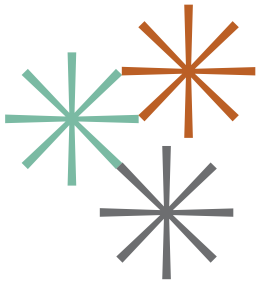
David Bohannon (left) posing in front of one of his Contemporary Style Ranch House model homes, circa 1950 (Source: Hess 2004). (Opposite) Aerial view of the San Lorenzo Village Tract Development, 1944 (Source: Hess 2004).



THE RANCH AND SUBURBAN TRACT DEVELOPERS

Soldiers returning from World War II and a corresponding increase in birthrates created a pent-up demand for new, middle-class housing stock. In 1944, there were only 114,000 housing starts in the entire United States. The use of ready to build, pre-cut materials and rapid, standardized method of construction perfected by the housing industry during the war, increased that number to almost 1.7 million new single-family units in 1950. By 1955, suburban development would account for 75 percent of all new housing (Jackson 1985:233). Although the Cape Cod and Colonial Revival architectural styles would remain popular among middle-class homebuyers in the Northeast region during this period, as typified by Alfred and William Levitt’s first Levittown development





(Below, Right) Image from Advertisement, 1945 (*Life*, October 19, 1942, c.109). (Opposite, Top) Eichler House. (Opposite, Bottom) Promotional Material and Plan for a Cliff May Contemporary Ranch House, circa 1950 (Source: Gregory 2008).

in 1949, it was the mass-produced Ranch House from California that would represent the majority of residential suburban architecture throughout the rest of the country during the housing boom from the late 1940s through the 1970s (Hess 2004:38).

After 1945, a few California merchant-builders, like David Bohannon, picked up where they had left before the war, while many new developers also jumped into the flourishing residential housing market. In 1948, Fritz Burns, formerly of Marlow-Burns, partnered with one of Bohannon's business competitors, industrialist Henry J. Kaiser, to develop Kaiser Community Homes' Panorama City, a 3,000 house planned community for working-class residents in the San Fernando Valley area of Los Angeles (Hess 2004:54-55). Other noteworthy builders during the immediate post-war era included Joseph Eichler, a former San Francisco dairy distributor who entered the home construction industry in 1947, and the development trio of Mark Taper, Louis Boyar, and Ben Weingart, who built the massive 17,500-house tract suburb at Lakewood, California (Hess 2004:54-55). John F. Long and Del E. Webb Development Company were two developers who primarily operated out of Phoenix, Arizona in the 1950s and 1960s (Wilson 2002:47).

"After total war... total living"





THE CONTEMPORARY STYLE RANCH

By the late 1940s and early 1950s, builders began to recognize the value of well-designed, affordable houses in attracting the middle-class consumer and many began working with architects to develop new looks for their model homes. Along with the traditional Spanish and Colonial Revival styles of architecture, the clean lines and simple geometry of the Contemporary Style proved to be well suited to the low, horizontal massing of the prefabricated Ranch House and became quite popular with fashion-conscious homebuyers of the period. Architects also began to incorporate modern open floor plans into their interior designs, often merging the dining, living room, and kitchen areas into one common living space.

Among the most distinctive early Contemporary Style Ranch Houses was the 'Eichler house,' which was first designed by Stephen Allen and Robert Anshen in 1949 for builder Joseph Eichler and was later modified by Los Angeles architects A. Quincy Jones and Frederick Emmons (Hess 2004:67). Primarily a California-based developer, Eichler placed an emphasis on providing well-crafted, modern residential design for middle-class homebuyers. Lacking in architectural ornament, 'Eichler houses' were generally characterized by low and wide front gable roofs, exposed post-and-beam construction, spacious open floor plans, and the use of floor-to-ceiling glass. Taking a cue from Eichler, David Bohannon contracted architects Harwell Hamilton Harris and Edwin A. Wadsworth to design Contemporary and Traditional Ranch model homes for features in *House Beautiful* magazine in 1950. Bohannon's 1951 tract developments in San Mateo and San Jose were comprised

entirely of Contemporary Style Ranch home designed by his in-house architect Mogen Mogenson (Hess 2004:69). Even Cliff May joined in on the Contemporary Ranch movement in 1952, by designing low cost Contemporary Style Ranch Houses for suburban markets. Developed along with business partner and architect Chris Choate, his "Cliff May Homes" branded models were built of simple, exposed post-and-beam construction with ready to assemble materials and retained very little of the romanticized Spanish historicism of his earlier custom houses (Gregory 2008:130-138).

MODEL RM 3215 1675 Square Feet

275 CUFT STORAGE

BEDROOM 10'-0" x 10'-8"

BEDROOM-DEN 13'-2" x 10'-8"

BEDROOM 15'-10" x 15'-10"

KITCHEN 10'-4" x 13'-4"

LIVING AREA 26'-4" x 21'-8"

DINING AREA

BREAKFAST AREA 16'-0" x 7'-8"

59'-0"

22'-5"

43'-11"

16'-3"

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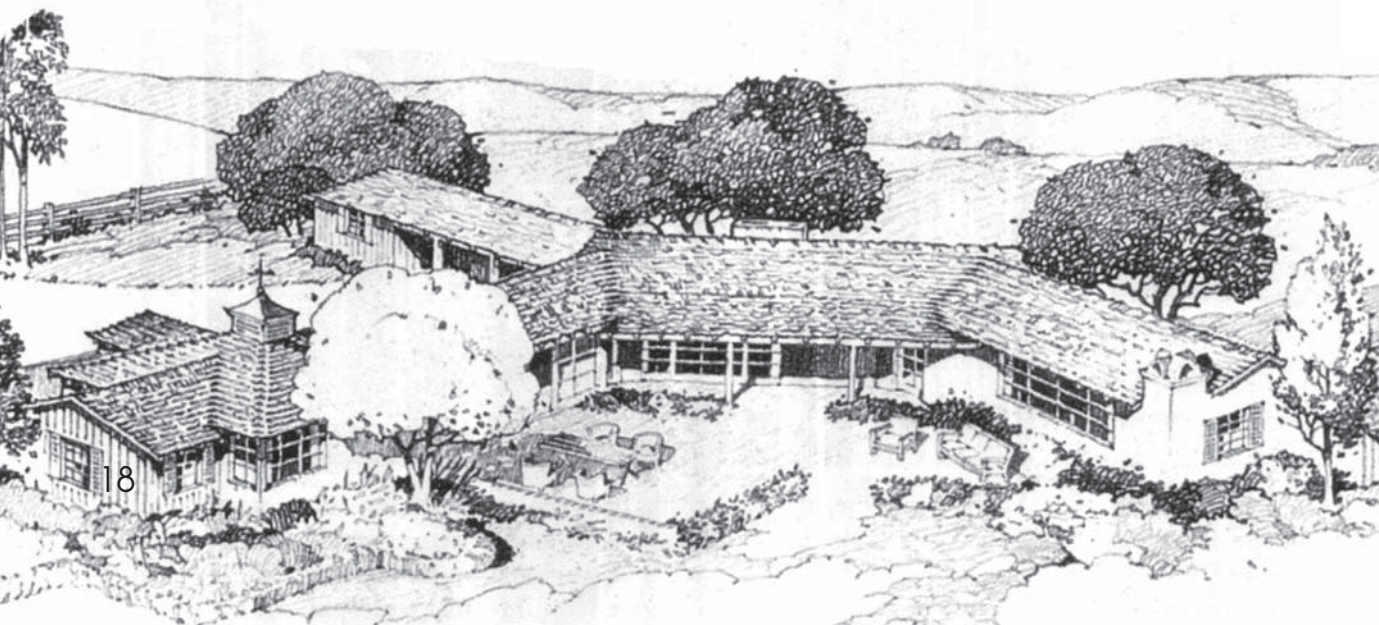
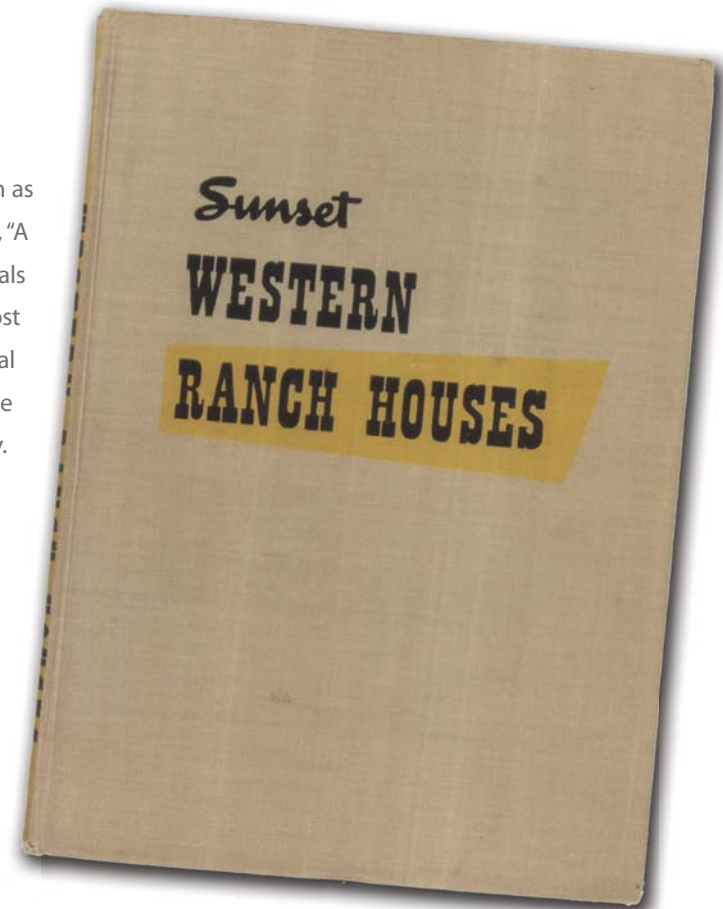
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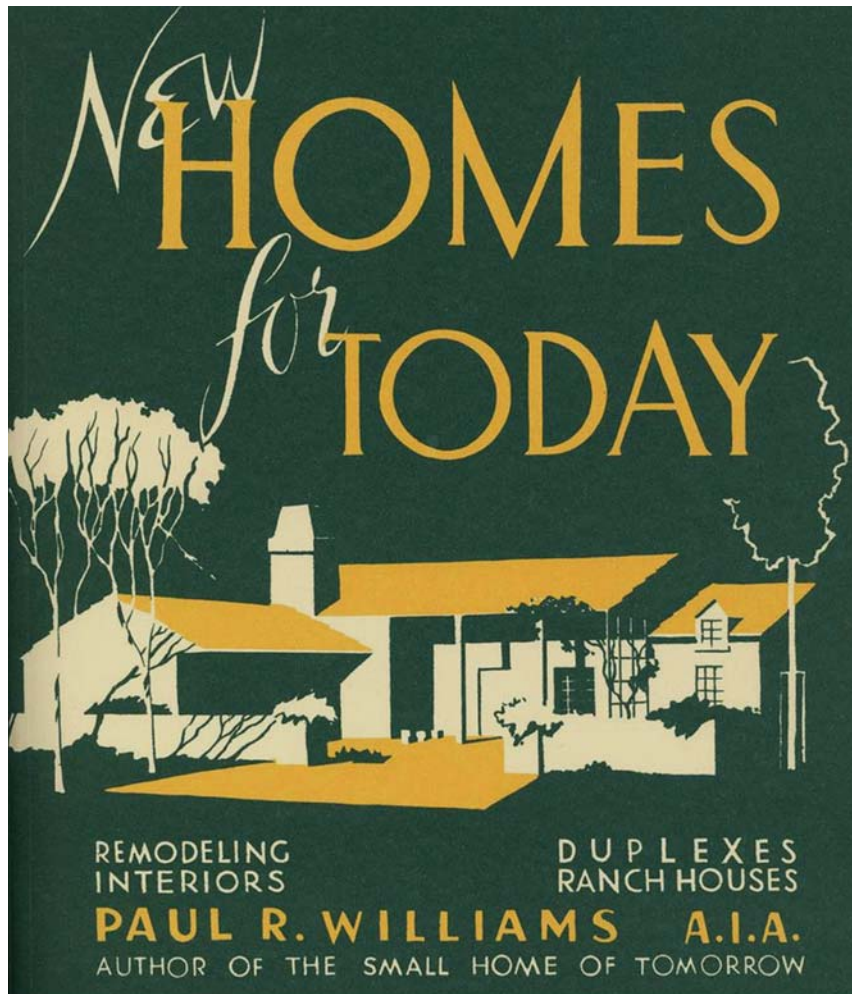
THE RANCH HOUSE GOES NATIONAL

With an eye focused on the booming California housing market, media publications began touting the Ranch design as the preferred house for the modern American family. As early as 1945, a national housing report recommended that, "A California-styled house-like the ranch type-built in a carefully planned neighborhood or community with all the essentials for good living is your best bet for the post-war" (Hess 2004:51). A *Better Homes & Gardens* survey in 1946 found that most prospective homeowners preferred the low, casual plan of the Ranch (Cloues 2008b:27). Also in 1946, and more critical to its success as an accepted house design for the post-war era, was a feature of the Ranch House on the cover of the *House-Of-The-Month Book of Small Houses*, a national publication for the banking and mortgage underwriting industry. The Ranch House was not only considered to be aesthetically fashionable, but financially feasible for residential construction (Cloues 2008b:40-41).

A few influential plan books by noted California architects and designers further contributed to the growing national popularity of the Ranch House. The 1946 publication, *Sunset Western Ranch Houses*, was the first in a series of collaborations by Cliff May and the editorial staff at *Sunset* magazine. Along with an essay by May on the nineteenth-century lineage of the modern California Ranch, the book highlighted a number of innovative custom designs by Cliff May and other contemporary West Coast architects (Gregory 2008:68-70). *The Small Home of Tomorrow* (1945) and *New Homes for Today* (1946) were two works by distinguished Los Angeles architect Paul Williams. The first African-American architect voted an American Institute of Architects (AIA) Fellow, Williams designed a number



(Above) Cover of *Sunset Western Ranch Houses*, 1946
(Left) and Drawing of a Cliff May Ranch House Design
(Gregory 2008).



of residences for Hollywood actors and his two-volume set showcased some of his more popular Ranch House plans including the linear “Pasadena,” L-shaped “Catalina,” and T-shaped “Meadowbrook” models (Williams 1946).

The United States military also played a large role in the national dispersion of the Ranch House. Suffering from its own housing shortage after World War II, the military addressed the issue through the establishment of the Wherry and Capehart residential building programs in 1940 and 1955, respectively (Temme 1998:34,58). Intended as public-private partnerships, the Wherry and Capehart programs utilized preexisting FHA and VA approved residential plans from the commercial markets for military personnel and defense-contractor housing. Simplified Traditional and Contemporary Style Ranch designs were often chosen for single-family and duplex homes. In the thirteen-year history of the two programs, over 250,000 housing units were constructed, many of them Ranch Houses, on or near military installations throughout the country (Temme 1998:84).

While the military was transforming its built landscape at installations across the country, another movement was taking place in landscape design. The informal aesthetic of the Ranch House was augmented by a number of contemporary landscape architects in California who sought to take advantage of the state’s mild climate by creating designs that integrated indoor living space with backyard outdoor activity areas.

(Above) Cover of *New Homes for Today*, 1946 (Source: Williams 1946). (Right) Capehart Ranch House, Eglin Air Force Base, Florida (Source: Eglin Air Force Base website, www.eglin.af.mil).





Thomas D. Church and Garrett Eckbo were among the most prominent landscape architects working to develop a new residential gardening style suited to the changing lifestyles of the post-war family. Each worked on a number of commissions with Cliff May; some of which were published in *Landscape for Western Living* (1956) and both men were prolific writers as well as designers. In their books *Gardens Are for People: How to Plan for Outdoor Living* (1955) by Church and Eckbo's *Landscape for Living* (1950) and *Art of Home Landscaping* (1956), they outlined their ideas for creating private rear yard gardens with an emphasis on zoned activity areas or 'rooms' through the use of privacy screens, patios, layered terraces, and swimming pools (Ames and McClelland 2002:69). Their contemporary designs often featured native, low-maintenance plants and shrubbery arranged in curvilinear forms and abstract geometric patterns that accentuated and framed the horizontal silhouettes of modern Ranch Houses.

Many of these concepts were featured in contemporary magazines such as *Sunset* magazine, allowing the interested public to conceive of new ways to embrace outdoor living. Interior living areas such as the living room, dining room or kitchen became physically linked to the outdoors via patios and decks adjoined by gardens, pools, or play space depending on a family's needs.



(Top) Portraits of Thomas Church and Garrett Ekbo. (Right) Two views of Martin landscape, Columbus, Georgia, designed by Thomas Church.





Terrace designed for living features areas for relaxation, cooking, and eating. (Source: Faulkner 1954:35).

“Landscape design is the modification of the land around our houses for our use and pleasure. For many years it was the least sensibly handled phases of home design. Had the



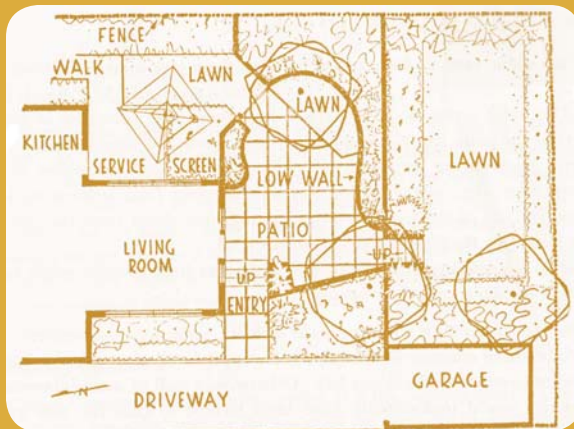
contemporary movement made no other contribution than making us aware of how valuable our yards can become, it would have earned its place in increasing human happiness.

Source: Faulkner 1954:604.

REGIONAL DISTINCTIONS

Originally conceived as a Californian and Southwestern vernacular house type, architects, developers, and homeowners throughout the United States found the Ranch House to be well suited for adaptation to other areas of the United States.

Regional differences often dictated aesthetic or functional changes in traditional Ranch House type designs (e.g., less use of glass, greater roof pitch) where seasons of cold climate or bleak lighting were normal. In most cases, from the 1950s to the 1970s, Ranch Houses throughout the country were usually contractor-built suburban models based on house plan books published by commercial plan companies (Cloues 2008b:48). The generic features of these



Backyard design plan showing three outdoor rooms and the integration of the backyard to the house that the patio afforded.

Lustron House built in 1949, DeKalb County





(Below) Couple Outside Their Atlanta Area Ranch House, circa 1960 (Source: Lane Brothers Photographers Collection, Special Collections Department, Pullen Library, Georgia State University).

plan book residences were often conservative and usually did not reflect the Spanish and Mexican historicism of the original California Ranches. Builders and homeowners would sometimes customize these plans by using local construction materials to produce a sense of individuality or variety in their appearance. Some, like Boston architect Royal Barry Wills, applied New England Cape Cod and classical Georgian stylistic ornament to their custom Ranch designs in an attempt to make the house type more palatable to Northeastern homebuyers (Gebhard 1992).

Prefabricated, modern Ranch House types, such as the metal and porcelain enamel panel Lustron homes, were primarily erected throughout the Midwest during the late 1940s and 1950s (Wilson 2002:36). As the Ranch made its way into Georgia and the Southeast, local preferences and preconceptions also played a part in refining the house type's style and plan.

THE RANCH HOUSE IN GEORGIA

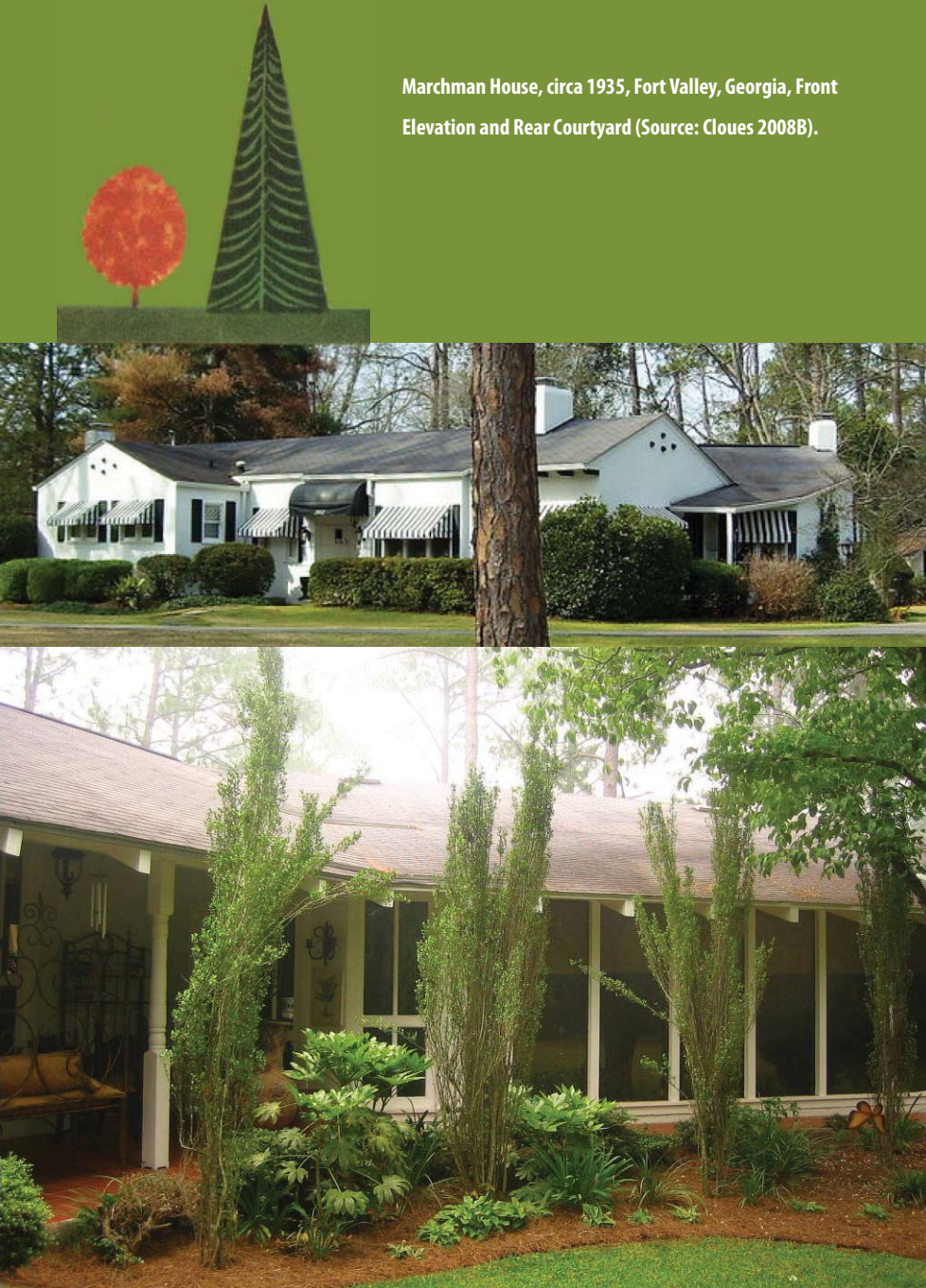
Like other southern and western states that comprised the booming Sun Belt region of the United States during the 1950s to the 1970s, the State of Georgia was a benefactor of the great demographic, economic, and social changes brought on by World War II. Military mobilization and defense-related industries provided Georgia with its initial basis for developing a stable economy in the twentieth century. Armament factories such as the Bell Bomber plant near Atlanta, and Military bases at Fort Benning in Columbus, Fort Gordon in Augusta, Fort Stewart outside of Savannah, Moody Air Force Base near Valdosta, and Robins Air Force Base in Warner Robins, brought high-paying federal jobs to a primarily poor, agricultural state that was still reeling from the boll weevil-induced collapse of

the cotton markets in the 1920s and the succeeding financial downturn of the Great Depression (Ambrose 2003:156-157). World War II also provided an influx of soldiers to Georgia from around the country, exposing them to the state's mild climate and low cost of living.

Increased mobility provided by the construction of a preliminary interstate highway system (which later became I-85 and I-75) through downtown Atlanta in 1949, attracted new residents and hundreds of businesses to the region. From 1940 to 1950,



Marchman House, circa 1935, Fort Valley, Georgia, Front Elevation and Rear Courtyard (Source: Cloues 2008B).



the average per capita income in the state rose from \$350 per year to \$1,000 per year (Burns et al. 2001:15). Better paying jobs along with federal programs like the G.I. Bill of Rights helped to make first-time home ownership affordable for many Georgia residents (Bartley 1990:180). By the early 1960s, Atlanta had become the first southern city to surpass the population threshold of 1 million people and much of the building boom after World War II occurred in the suburbs of the state's largest metropolitan areas (Ambrose 2008). Similar to the rest of the country, the single-family Ranch became the preferred house type in Georgia and was used for a majority of the residential construction projects during the post-war era. Between 1940 and 1960, over 175,000 Ranch Houses were built in Georgia, housing approximately two-thirds of the state's new residents (Cloues n.d).

EARLY GEORGIA RANCH EXAMPLES, CIRCA 1935-1945

Although the vast majority of Ranch House construction in Georgia occurred after 1945, a couple of significant examples were built prior to World War II. An early example in the state is located in Fort Valley, near central Georgia, in a neighborhood of 1950s and 1960s era Ranches. The Spanish Colonial Revival style house at 503 Westview Drive was built during the mid-1930s for the family of Bill Marchman, a business executive of the nearby Blue Bird school bus manufacturing company. Constructed of brick masonry, it is stylistically reminiscent of early Cliff May California Ranch designs with rear, angled porches extending from the primary massing of the house to produce a courtyard effect (Cloues 2008a: 2-3).

Another pre-World War II Georgia Ranch House was designed and executed by architect David S. Cuttino, Jr. in the Lenox Park neighborhood of Atlanta during the early 1940s. Considered by some to be the first true Ranch House architect in the state, Cuttino was a 1928 graduate of the Clemson University School of Architecture. After working for the firms of Charles Hopkins and later Simmons, he began his own practice



in Atlanta around 1939. Cuttino's first Ranch House, built in the neighborhood in 1940, was an L-shaped, gable-roof residence located at 1790 Lenox Road. He maintained the informal, rustic quality of the California Ranch in his design through the use of rough textured red brick exteriors, large windows, and low, single-story massing.

Except for the few identified residences, Ranch Houses built in Georgia prior to 1941 were rare, as was the case throughout the rest of the country, excluding California. With the outbreak of World War II, residential building was interrupted as general construction was focused toward supporting the war effort. As more survey of the state's Ranch Houses is completed, other early examples may come to light.

EVOLUTION OF THE GEORGIA RANCH FEATURES, 1945-1955

As the post-war building boom took hold throughout the country, news about the popular and new California Ranch spread quickly to Georgia. David Cuttino's 1945 brick Ranch at 1775 Lenox Road, near his original 1940 house, may be one of the first

Ranch Houses built in the state following the war. Another documented early post-war Georgia Ranch House is an L-shaped, stone veneer residence built in Macon in 1946. It is possibly one of the earliest examples of a Georgia Ranch with an attached three-bay garage (Cloues 2008a:4-5).

Atlanta-area architects, many of whom had been instilled with an appreciation for the Modern aesthetic at the Georgia Institute of Technology College of Architecture, had begun to incorporate the Ranch House into residential commissions and for their own personal use. One of the properties built at this time, was a Ranch House designed by W. Montgomery Anderson and featured in an issue of the *1946 Book of Houses* compiled by Dean and Breines. A 1927 graduate of Georgia Tech, Anderson started his own firm in the mid-1940s and applied Modern design to his various commercial, governmental, and residential commissions. Described in the *Book of Houses* as "a trim house with simple lines," Anderson's two bedroom, brick Ranch House featured an attached garage and small rear patio area (Cloues 2008b:40). Almost from the outset, the garage or open carport would be a feature integrated into Georgia's Ranches.

(Opposite Left) David Cuttino Designed Ranch House at 1790 Lenox Road, 1940, Atlanta, Georgia (Source: Cloues 2008B).
 (Opposite Right) David Cuttino Designed Ranch House at 1775 Lenox Road, 1945, Atlanta, Georgia (Source: Cloues 2008B).
 (Right) Photograph and House Plan of W. Montgomery Anderson's Ranch House Design from the 1946 *The Book of Houses* (Source: Dean and Breines). (Below) Drawing Up Plans (Source: *Better Homes and Gardens* 1952).

As the late 1940s progressed, the Ranch House continued to rise in popularity as the preferred house type of Georgia builders and homebuyers. Even venerable Georgia architects such as Leila Ross Wilburn, primarily known for her Craftsman and Colonial Revival style house plans from the early decades of the twentieth century, began producing pattern books promoting modern Ranch House designs. By 1949, the term 'Ranch House' was being used with regularity in the Atlanta newspaper and magazine real estate listings and Ranch Houses were being built throughout the state.

Starting around 1947, other styles of the Ranch House began to appear in Georgia. Architect James Wilkinson, also a Georgia Tech graduate, designed the Wilkinson House in Atlanta for his own personal use. No longer extant, it was one of the earliest Contemporary Style Ranch Houses built

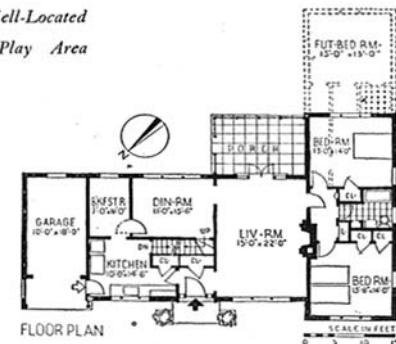


W. MONTGOMERY ANDERSON, Architect

WILLIAM DUNN, Photographer

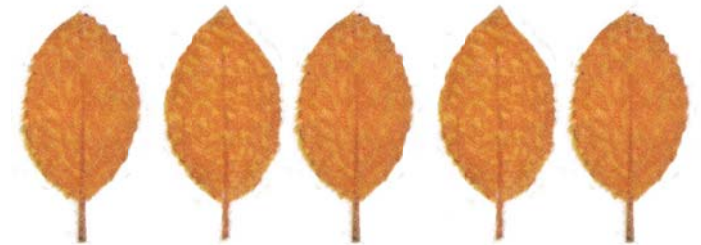
*Trim House With Simple Lines, Well-Located
 Garage, Spacious Garden and Play Area*

29,480 CU. FT. (NOT INCLUDING
 GARAGE OR FUTURE BEDROOM)





(Left) Cover of the Ranch and Colonial Homes Pattern Book, Leila Ross Wilburn, date unknown (Source: Agnes Scott College Archives at McCain Library and the McDonough-Adams-King Highway (MAK) Historic District website, www.mak-decatur.org). (Right) The Wilkinson House, circa 1947, Atlanta, Georgia.



in the state and featured modern design elements including a butterfly roof, floor-to-ceiling windows, and an open floor plan. Less conspicuous, but just as important, was the emergence of the red brick Ranch House style in the Parkwood subdivision of Decatur (Cloues 2008a:6-7). In just a few short years the red brick Ranch would become the most common Ranch House built in Georgia during the post-war period.





(Top Left) Parkwood Subdivision Red Brick Ranch House, 1947, Decatur, Georgia.

(Bottom Left) Photograph of the Clement J. Ford Red Brick Ranch House from *Better Homes and Gardens Five Star Homes* (Source: *Better Homes and Gardens* 1952).

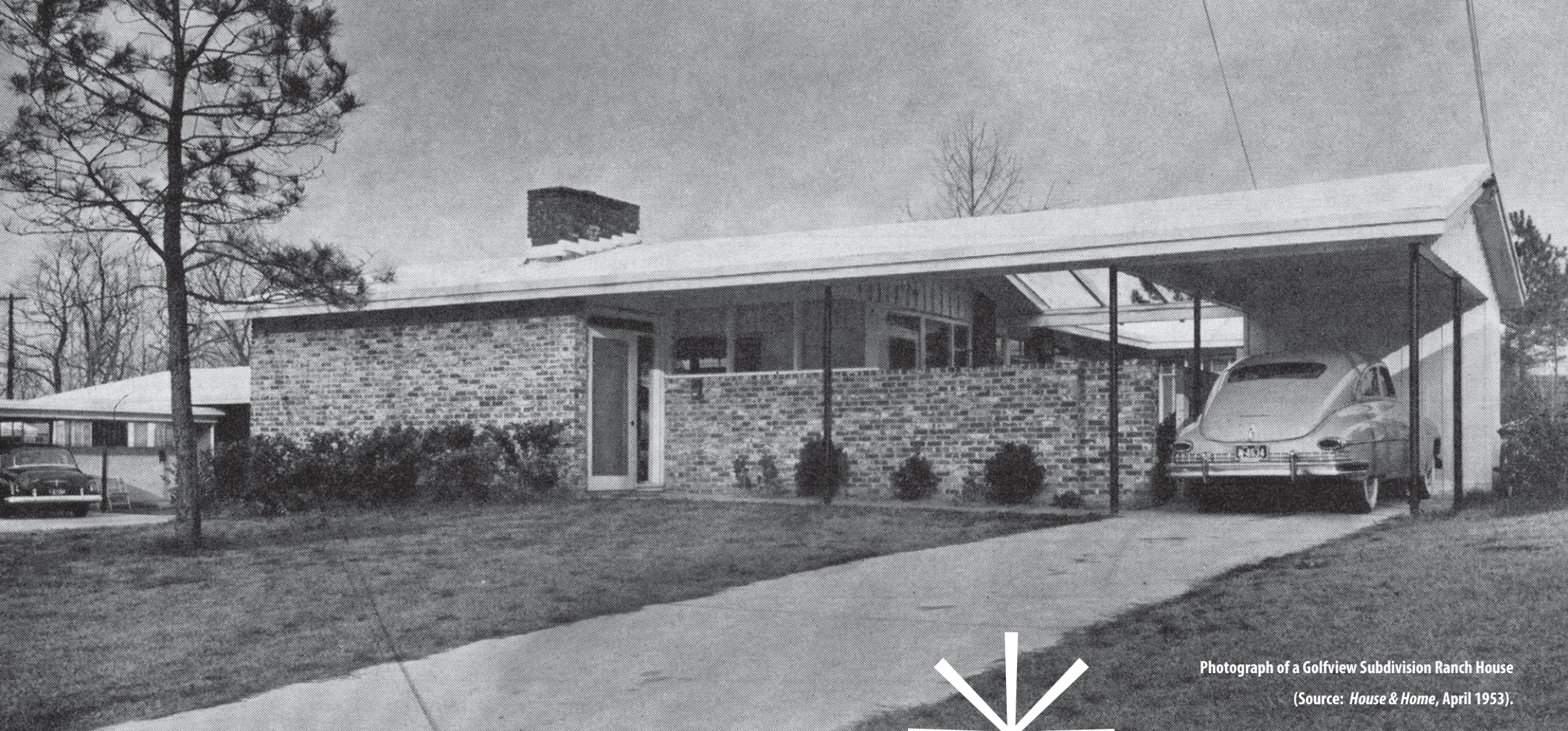


The national profile of a Ranch model home by architect Clement J. Ford in a 1952 issue of *Better Homes and Gardens Five Star Homes* brought greater publicity to the typical Georgia red brick Ranch. Calling the house “efficient,” “comfortable,” and “friendly,” the magazine also touted Ford’s use of zoned interiors, large windows, and backyard orientation of the building. The editors found Ford’s Ranch House to have “a fresh, pleasing style of its own” that managed to bridge the divide between Traditional and Modern design. More importantly however, was the attention the magazine called to the regional adaptations of the carport, window awnings, and red brick construction (Cloues 2008b:49-50).



GEORGIA CONTEMPORARY RANCHES 1947-1960

Although the Wilkinson House represents the earliest California Contemporary Ranch House built in Georgia, the style was not widely adopted until the early 1950s as other architects began to experiment with building forms, rooflines and interior plans (Cloues 2008a: 11-12). The GolfView subdivision on the north side of Atlanta, built between 1951



Photograph of a Golfview Subdivision Ranch House
(Source: *House & Home*, April 1953).

Photos: Gabriel Benzur

Atlanta goes modern

—without going overboard. Architects Finch & Barnes gave their builders
clean design, efficient techniques and just a hint of tradition.

Result: a “new” market in the old South

GOLF VIEW SUBDIVISION

LOCATION: Atlanta, Ga.

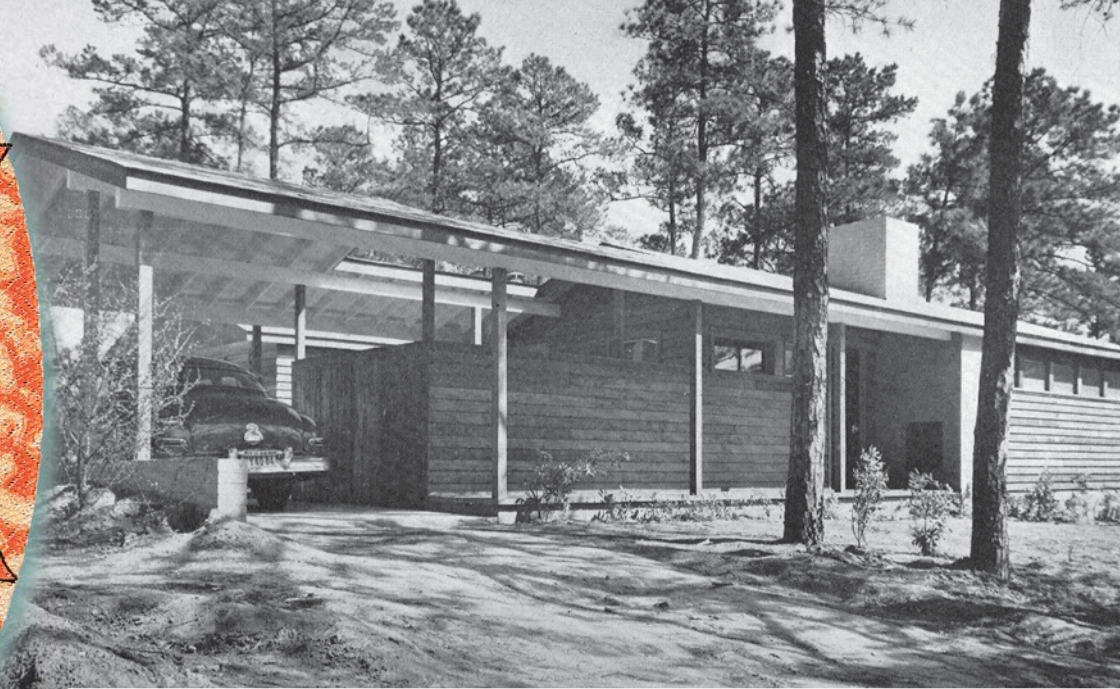
FINCH & BARNES, architects

THOMAS NORTHCUTT & RAYMOND SANDERS, builders

PRICES: \$21,400-\$23,900

location	Macon, Georgia
architects	League, Warren & Riley
general contractor	H. L. Freeman

The Jean League Newton Contemporary Ranch House and Plan (Source: *Progressive Architecture*, July 1953).



and 1954, was one of the first applications of modern and contemporary styles and house plans to a Ranch House neighborhood in the state. Designed by James H. 'Bill' Finch and Miller Barnes for the development team of Thomas Northcutt & Raymond Sanders, the project consisted of sixteen Contemporary Ranch Houses based on three primary models (Craig 2007). The houses were sited on narrow lots and ranging in price from \$21,000 to \$23,000. An April 1953 article in *House and Home* magazine titled "Atlanta Goes Modern" stated that Finch & Barnes offered "clean design, efficient techniques and just a hint of tradition" (Burns et al. 2001:108-114).

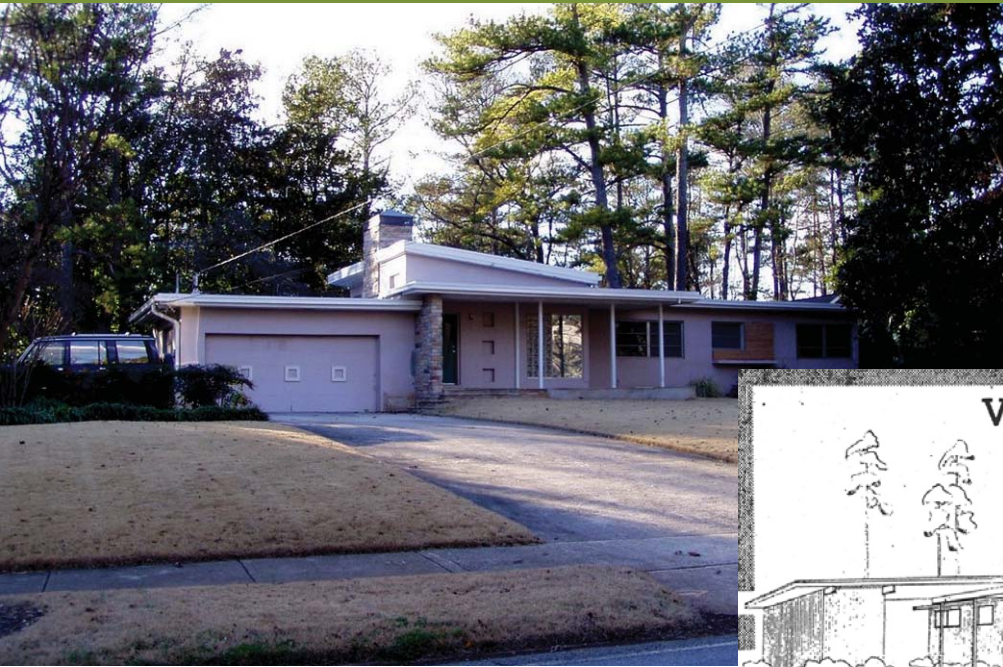
A number of other significant Georgia architects worked with the Ranch House in the Modern Style. Jean League Newton, one of the state's few female architects at that time, was a 1945 graduate of Harvard University where she studied under the famous German Bauhaus architect Walter Gropius. In 1950 she designed a Contemporary Ranch in Macon for her brother and his wife that was to be "functional, comfortable, and



inexpensive...without pretense or ostentation" (Cloues n.d.). The post-and-beam house was later highlighted in the July 1953 issue of *Progressive Architecture*. George Heery, Jr. was a graduate of Georgia Tech and co-founded the firm of Heery and Heery in 1951 with his father. He built his own Contemporary Ranch on property adjacent to the Golf View subdivision in 1951 and a house for Golf View builder Thomas Northcutt in 1952 (Craig 2008 and Cloues n.d). African American architect Joseph W. Robinson is known for his high-style Modern residential designs in the neighborhoods of Mozley Park and Collier Heights on the west

(Top) George Heery House, 1951, Atlanta, Georgia (Source: Cloues 2008B). (Bottom) J.W. Robinson House, 1954, Atlanta, Georgia (Source: Cloues 2008B). (Opposite Top) Contemporary "Chicken Coop Gothic" Style Ranch House, 1951, Avondale Estates, Georgia (Source: Cloues 2008B). (Opposite Bottom, Black and White) Advertisement for Eichleresque Style Ranch Houses (Source: *Savannah Morning News* Circa 1955).





side of Atlanta. Robinson designed his own Contemporary Ranch in Mozley Park in 1954 and among his clients in the Collier Heights neighborhood were builder Herman J. Russell and Dr. William Shropshire. J.W. Robinson later became the first African American architect from Georgia to be elected as a Fellow of the American Institute of Architects in 1995 (Lyon 2009).

Documented examples of modern shed roof Ranches that echoed O'Neil Ford's "Chicken Coop Gothic" houses were built in DeKalb and Fulton counties as early as 1951 and Eichleresque style Ranch Houses began to appear in the state by 1955 and 1956 (Cloues 2008a:18-19). Architect Robert Green, a Savannah native and protégé of Frank Lloyd Wright, incorporated elements of Wright's Usonian

"Organic Architecture" into his residential designs during the 1960s, which included the "Arrowhead House" that was built in the Sagamore Hills subdivision in Atlanta in 1962 (Cloues n.d.). Nevertheless, the trend of bold Contemporary Ranch design in Georgia appears to have crested by the late 1950s however, and declined into the early 1960s.



VETERANS

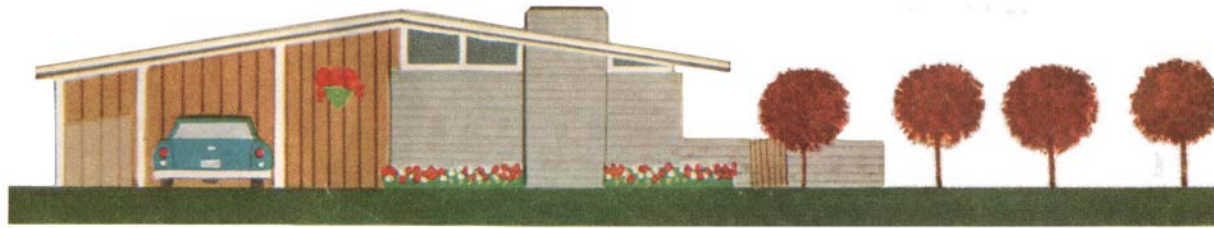


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\$12,000 TO \$14,725
Custom Designed
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RANCH HOUSE BUILDERS AND STANDARDIZATION, 1945-1975

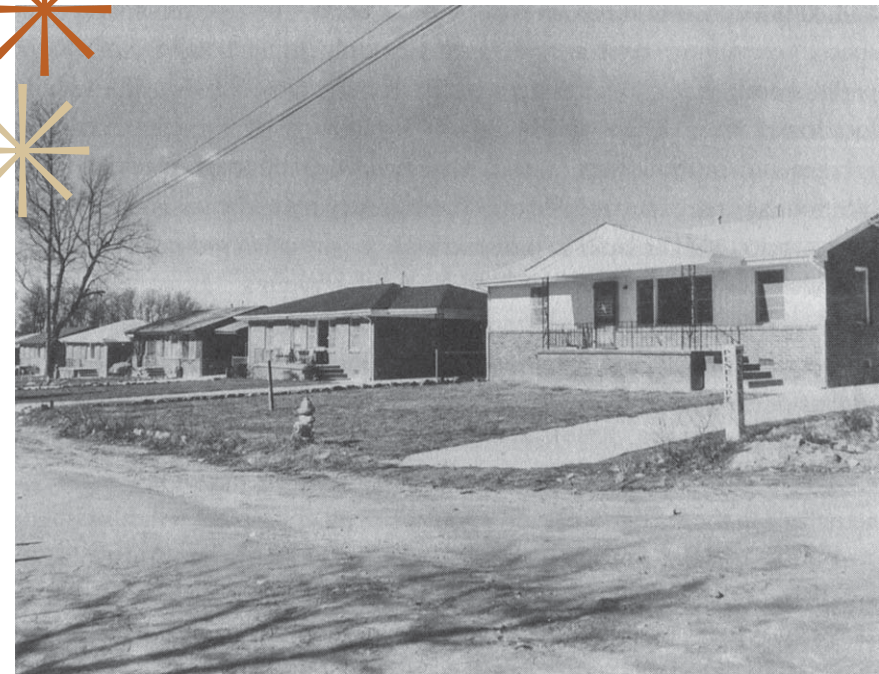
Although widespread, the dispersion of the Ranch House in Georgia after World War II never truly followed the mammoth suburban tract developments popularized by builders such as David Bohannon in California or the Levitt brothers in the



(Below Left) Detail of Robert Green's "Arrowhead House," 1962, Atlanta, Georgia (Source: Richard Cloues, photographer). (Below) Ranch Houses in Fair Haven, an African-American Subdivision, Atlanta, Circa 1952 (Source: Wiese 2004).

Northeast. Development of Ranch House subdivisions throughout the state was often carried out by a variety of large and small companies and individual builders who either designed and constructed their own "in-house" residential models or worked from the selected house plans offered by a multitude of pattern book companies. Initially, Ranch construction generally was aimed at upper and middle-class homebuyers and usually was concentrated in the suburban peripheries of Georgia's major metropolitan areas. As the years progressed, these Ranch House suburbs quickly expanded outward, becoming the preferred residential house type for all economic, racial, and social groups. In addition, the Georgia Ranch was extracted from its suburban context and was introduced to rural parts throughout the state as small builders and homeowners began building individual Ranches along county roads and highways.

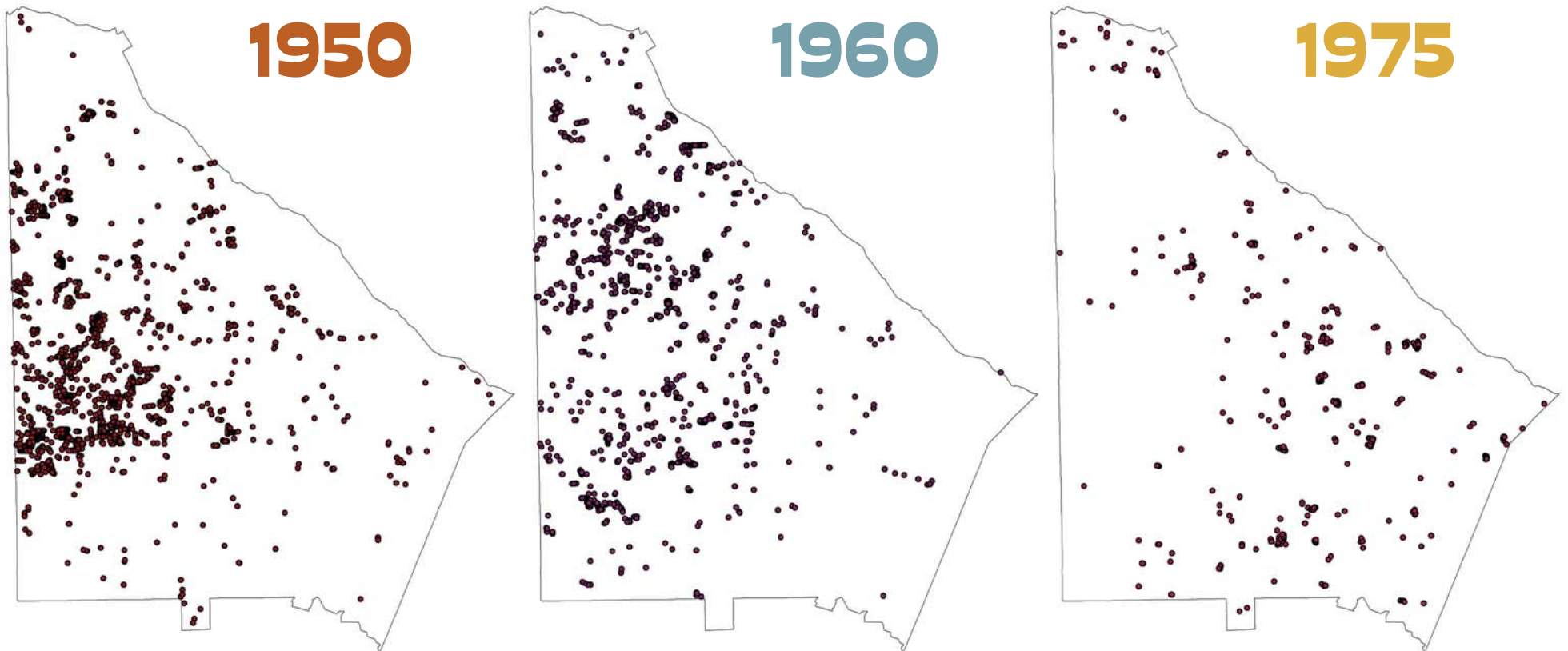
An example of this proliferation of the Ranch House can be seen in a Geographic Information Systems (GIS) analysis of tax assessor's dates of construction for single-story residences for DeKalb County, Georgia in the three decades following World War II. According to the data, there are 3,774 single-story houses listed as built in DeKalb County in 1950 with most properties located near Decatur and the City of Atlanta on the western edge of the county. The number of houses built in 1960 declines to 2,882. There are 2,516 houses listed with a 1970 build date and the residences are generally located in the eastern and southern unincorporated parts of DeKalb County. By 1975, the number had dropped even further to 899.

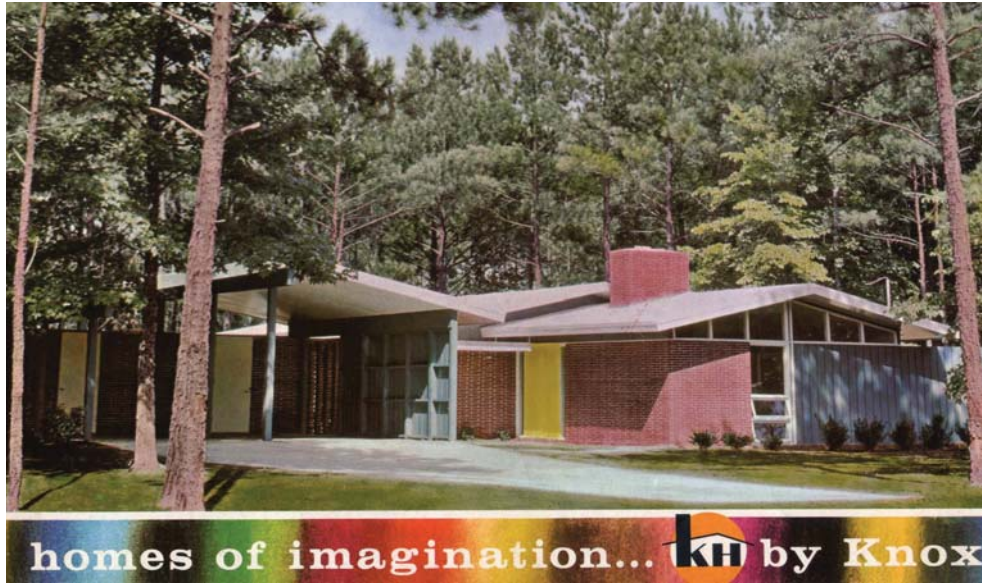


Among the larger Ranch House builders in Georgia was Knox Homes, which formed just after World War II and was based out of Thomson, Georgia, just west of Augusta. The company's original offerings were modest, pre-fabricated Ranch-type house kits that were sold to homebuilders (Meador 2003). By the mid-1950s however, it began producing more contemporary influenced plans and in the July 1959 issue of *House & Home* magazine, a Knox Homes Ranch House built in Atlanta was given a "merit award" for design (Cloues n.d.).



Locations of DeKalb County Single-Story Houses Built Between 1950 and 1975.
(Source: The DeKalb County Property Appraisal Department).





Photograph of the Knox Homes “Merit Award” Winner in the July 1959 Issue of *House & Home* magazine, Atlanta, Georgia.

Well-known real-estate developer Tom Cousins got his start with Knox Homes before starting Cousins Properties with his father in 1958. Along with William L. Moore, Cousins’ company developed the Crescendo Valley subdivision in the Collier Heights in 1961. By the early 1960s, Cousins Properties had become the largest homebuilder in Georgia before it shifted focus to concentrate primarily on office development in the latter part of the decade (Cloues n.d.).

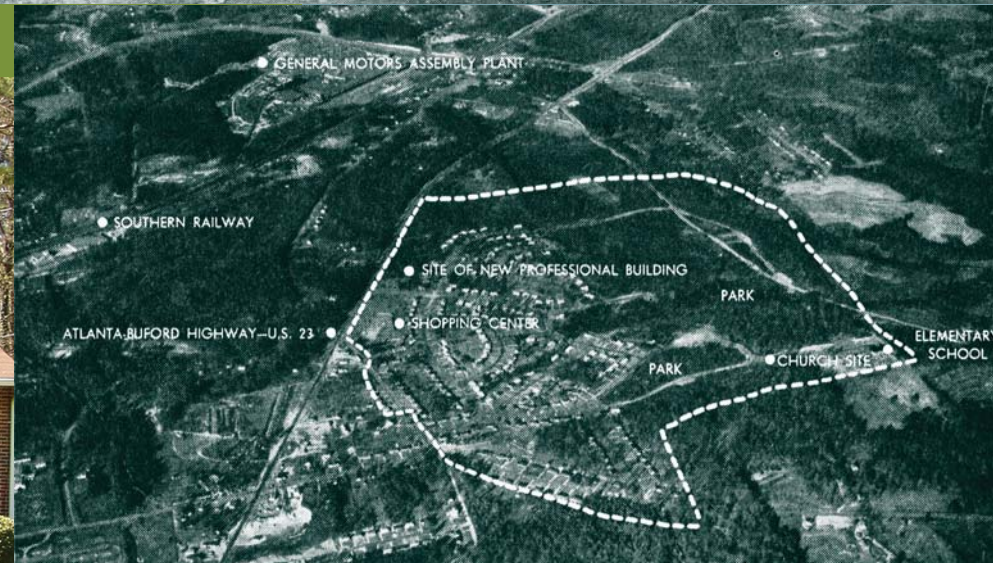
Builder Walter Talley’s Northwoods subdivision, a California-tract style planned community in the City of Doraville near a General Motors Assembly Plant was an anomaly in Georgia residential building. Construction began on the independently financed 250-acre development in 1950. Northwoods included 700 Contemporary Style Ranch Houses, a neighborhood school and church, a 15-store shopping center, and an office building. Architects Ernest Mastin and John Sumner designed the houses to be affordably priced and according to standard VA and FHA requirements. Potential homebuyers were offered 26 various floor plans to choose from (Burns et al. 2001:120-121). Talley later had a hand in developing the nearby Northcrest subdivision with builders Howard Hardrath and Paul Edwards in the mid-1950s.

Other notable builders in Georgia included Geraldine Berry, who was one of the largest Ranch House contractors in the Savannah area during the 1940s and 1950s (Cloues n.d.). Whatley Brothers Construction Company, formed by brothers Warren Sr., Charles Whatley, and Plemon Whatley Jr., was a prominent African American Ranch House builder based in Atlanta. The company built over 250 houses in Atlanta, primarily in the Mozley Park and upscale Collier Heights neighborhoods (*Atlanta Journal-Constitution* [AJC], 7 October 2008).

By the late 1950s, as much of the Modernist experimentation had dissipated, local builders turned to more conventional designs found in plan books and through pre-fabricated housing manufacturers (Cloues n.d). Some of the other major house-plan companies operating in Georgia, and the Atlanta market in particular, included W.D. Farmer, Home Builders Plan Service, Garlington, and Chatham Homes (Burns et

(Right) A Contemporary Style Ranch House Model in the Northwoods Subdivision and an Aerial Photograph of the Development (Source: *House & Home* 1955).

Compact Ranch House Built by Cousins Properties, Atlanta, Georgia (Source: Cloues 2008B).

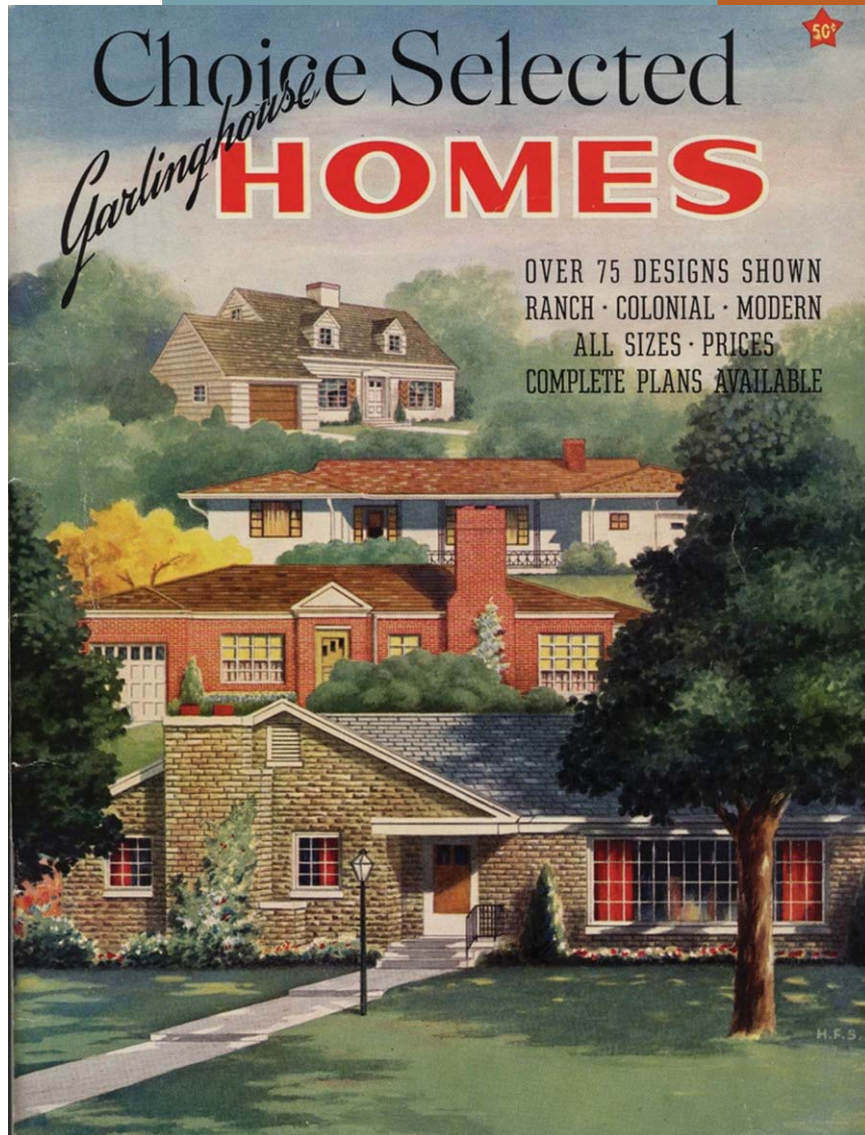


Contemporary Style Ranch House
built by Whatley Brothers
Construction Company in 1950
and located at 248 Chicamauga
Avenue, Fulton County, Georgia
(Source City of Atlanta Building
Permits).

al. 2001:106-107). As a result, many of the Ranch Houses built throughout the state became relatively standardized as architectural features and materials such as simplified building plans, enclosed floor plans, and the extensive use of red brick became more and more common.

Despite its stylistic shortcomings, the ubiquity of the red brick Ranch House did have a democratizing effect on Georgia residential architecture during the post-war era (Cloues 2008b). The simple, low-style red brick Ranch designs were often affordable to many lower middle-class and rural residents





Cover of a Garlinghouse
Pattern Book.

and the proliferation of house plan books made it possible to build Ranch Houses on a small scale or individual basis. Like the Bungalow in the early half of the twentieth century, the Ranch House was not confined to the suburban locales of Georgia's major metropolitan areas, but was built throughout the state in a variety of materials and styles, between the 1940s and the 1970s.

GEORGIA'S RANCH HOUSES, 1965-1975

By the late 1960s and early 1970s, new house types earned favor in Georgia's housing markets. Almost in protest to this change in their popularity, Ranch Houses moved from standardized contemporary features sought after in the late 1950s and 1960s to a house type regaled in miscellaneous architectural styles to attract new homebuyers in the 1970s. Although Colonial Revival Ranch Houses remained a popular stylistic variation in Georgia, other more exotic styles such as Dutch Colonial, Swiss Chalet, and Asian/Polynesian-Inspired also began to appear during this period. Size also changed in the 1970s as large sprawling Ranch Houses made their mark in many Georgia neighborhoods.

In Georgia, subdivision developers turned to building Split Level and Split Foyer houses, which generally offered more square footage and newer designs than the Ranch. Other house types, like the postmodern-inspired Cedar-sided Geometric

House, which began to appear in Georgia during the late 1970s and 1980s, further eroded the appeal of the Ranch House. New subdivisions now offered a portfolio of house types to choose from that included the Ranch, Split Level, and Traditional homes as well as other house types.

The Ranch House took Georgia by storm offering style, modernity, and affordability when Americans and Georgians entering the post World War II period had the financial wherewithal to own their own home. It was the house type of choice for Georgia's mid twentieth-century farmers, its young and old urbanites, and its suburban families.

Polynesian-Inspired Style Ranch House,
DeKalb County, Georgia.





Cedar Sided Geometric House, 1982,
DeKalb County, Georgia.

PERIOD OF SIGNIFICANCE

Based on the historic context, the period of significance for the Ranch House is considered to be 1930 through 1969. It was introduced to Georgia during this period, became emblematic of the state's mid-century domestic architecture, and reached its apex from a design perspective.

This time span is pragmatically based, reflecting the NRHP age criteria and current knowledge about Ranch House design. When Ranch Houses are identified, the assessment should take into consideration the associated historic contexts for each property. A Ranch House associated with African-American suburbanization, defense housing, or a significant twentieth-century architect may not date to this period of significance but still possess significance under its associated context. Finally, it is expected that this period of significance may be refined, as more survey occurs to include later Ranch House types that reflect experimentation with Ranch House design and style.



VISUAL GUIDE



Long, low, one story

in height, and zoned interior living spaces. These are the essential character-defining features that distinguish the Ranch House building type, which is the overall form of a building and its interior plan. While recognition of these attributes is the first step in identifying a Ranch House, there are other features that play into their identification and description. Ranch Houses statewide show that Georgians enthusiastically adopted the essential Ranch House as a building type but they also indicate some differences that may distinguish the Georgia Ranch House from its counterparts elsewhere. This chapter provides an illustrated guide to the fundamental character-defining features that the Ranch House building type possesses and explores those features that are indicative of peach state examples beginning with exterior features, interior features, the linkage of the house to its site and landscape, descriptive subtypes, and styles.

EXTERIOR FEATURES

- One story, one story with lower level
- Low and long
- Simple or complex plan
- Multiple roof types having projecting overhanging eaves
- Variety of exterior finishes but red brick is dominant building material
- Contrasting materials may be used for accent such as granite, other stone, wood, and concrete.
- Chimney makes an architectural statement.
- Unobscured front entry
- Variety of window types are present; tripartite window with center picture window and flanking operable windows are common.
- Windowless fronts; backs that open into outside living spaces are also common
- Screened porches are part of house's design. They can be found on the end or front, the breezeway between carport and house, or on rear of house.

CHARACTER-DEFINING FEATURES FOR GEORGIA'S RANCHES

HIGHLIGHTED IN PEACH



- Generally, garage becomes attached to the house.
- Carports are incorporated into design. Carport types, when present, are open, one-sided, hidden with brick screen wall or tucked into side of the house.

INTERIOR FEATURES

- Zoned living spaces
- Zoned living space in some cases but not a full adoption of an open plan

LINKAGE OF HOUSE TO SITE

- Ground-hugging form of house integrates house to site
- Siting and orientation is longwise on the lot or angled, however on a narrow lot, Ranch House can be placed transversely
- Where site topography requires, Ranch House may have exposed lower level that is used as garage or living space

Subtype: Linear

Style: No Style (Plain)

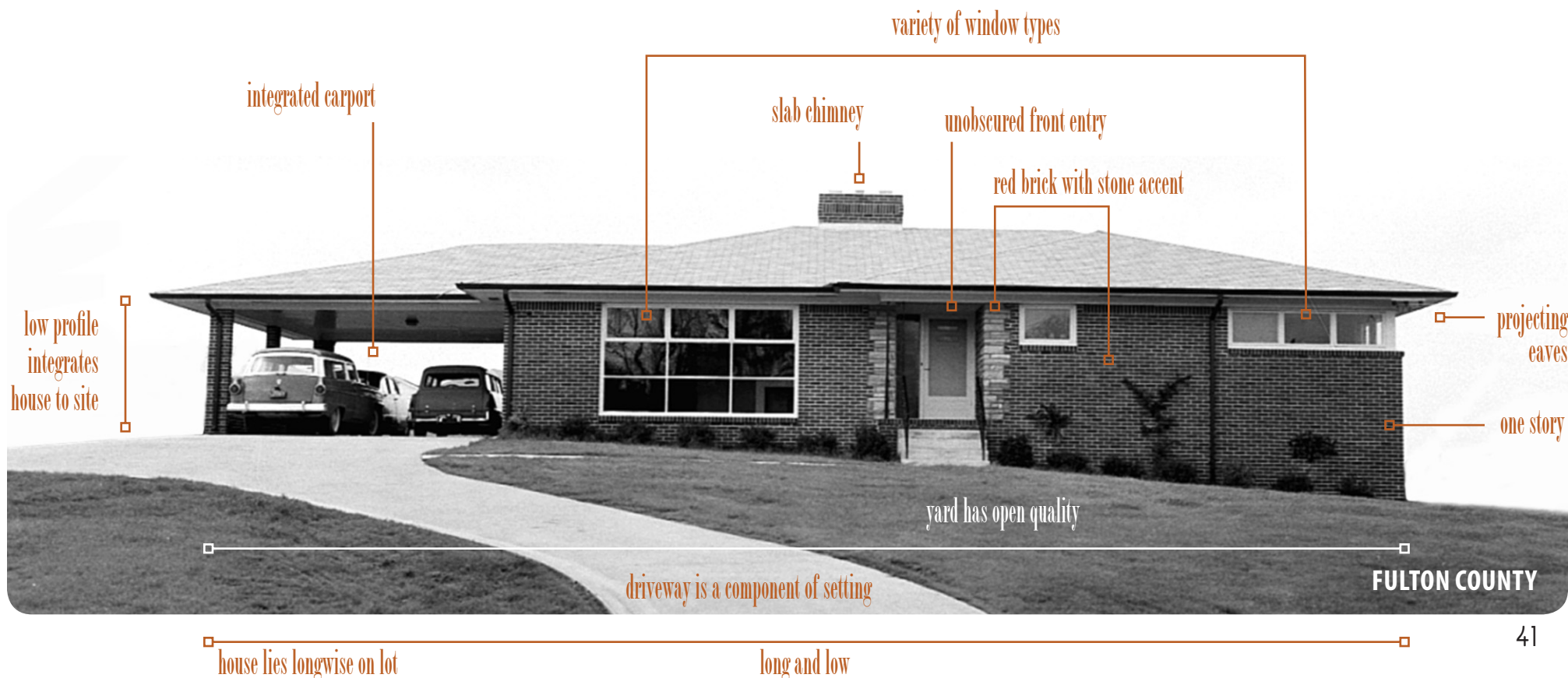
LANDSCAPE/SETTING

- Integration of existing trees, foundation plantings, and emphasis on lawns
- Driveways are commonly a component of the Ranch House setting
- Front yards often have an open quality to them
- Front yards are public space and back yards are private space in neighborhoods
- Where present, planters are integrated into house design

GEORGIA EXAMPLE



Atlanta, 1956. Lane Brothers Collection, Special Collections And Archives, Georgia State University Library.



**LOW, LONG, AND ONE STORY IN HEIGHT,
RANCH HOUSES POSSESS A DISTINCTIVE VISUAL PROFILE.**



**Where topography
allows, some are
one story with a
lower level.**



The Ranch House is not identified by its roof type as shown in these varied Georgia examples. However, whatever the roof type is, it must contribute to the Ranch's long, low profile.

ROOF TYPES

LATERAL GABLE >

MULTIPLE GABLE >>



DEKALB COUNTY



MUSCOGEE COUNTY

LOW PITCHED MULTIPLE HIP >

MULTIPLE HIP >>



DEKALB COUNTY



MUSCOGEE COUNTY

FLAT >

BROAD FRONT GABLE >>



FULTON COUNTY



GLYNN COUNTY

BUTTERFLY >

SHED >>



BIBB COUNTY



POTNAM COUNTY

ASIAN-INFLUENCED HIP >

POLYNESIAN-INFLUENCED
HIP >>



DEKALB COUNTY

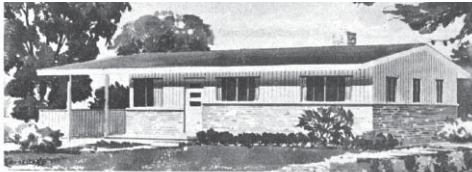



GWINNETT COUNTY

COMPACT RANCH SUBTYPE

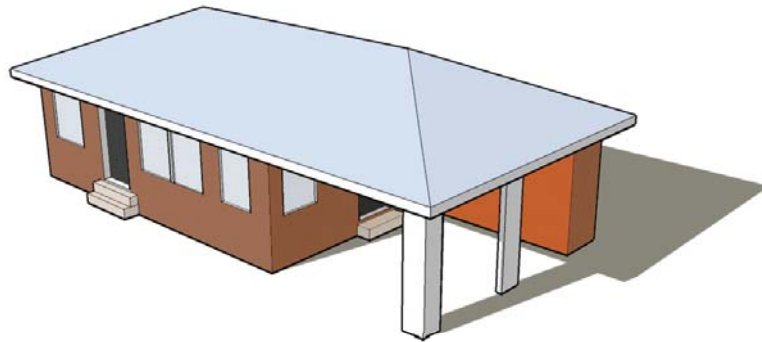
Convenient Living

DESIGN W 467
1,051 Sq. Ft.
18,397 Cu. Ft.

Two eating areas, an efficient in-line kitchen, basement stairs next to the service door, and a covered porch are features that are proof of good designing. Observe the built-in china of the dining area and the use of folding doors. The blueprints for this design, like all others, show necessary details for constructing the built-ins and storage closets.

HOME PLANNERS, INC. • 35
(Source: Pollman 1957)



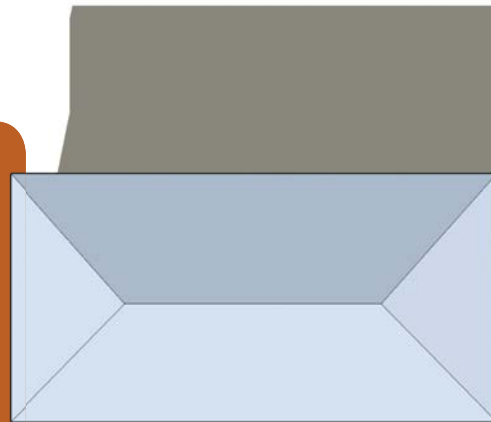
COMPACT

This type is small and simple. It is proportionately a rectangle but almost square in form with a length-to-width ratio of less than 2:1. The house can be expanded with a carport.



Subtypes

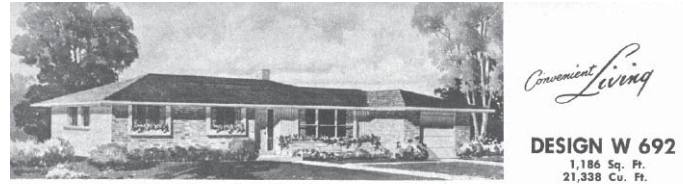
Eight common Ranch House subtypes based on massing and floor plans have also been identified: the Compact Ranch, Linear Ranch, Linear-With-Clusters Ranch, Courtyard Ranch, Half Courtyard Ranch, Bungalow Ranch, Rambling Ranch, and Alphabet Ranch. These subtypes are not critical to developing an evaluation of a Ranch House. Instead, they are intended to provide surveyors with a better descriptive language for the architecture of the Ranch House type and a more detailed classification scheme.



**Remember ... a building type is the overall form of a building and its interior plan.*

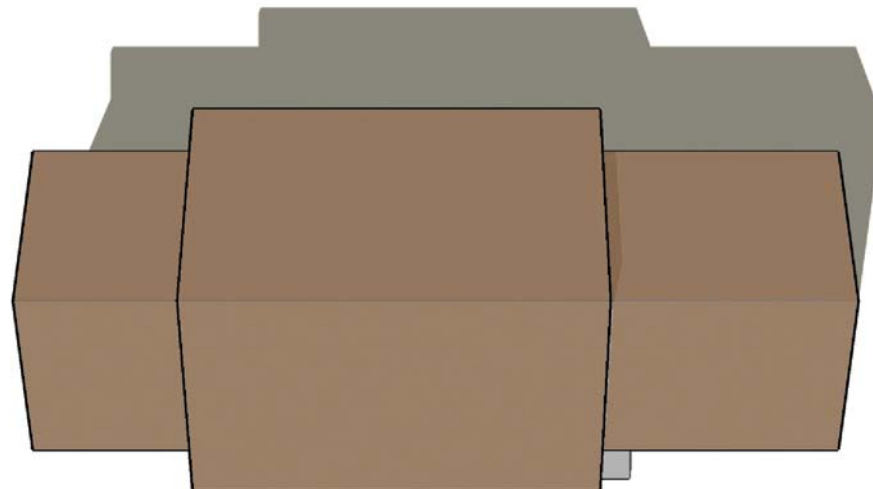
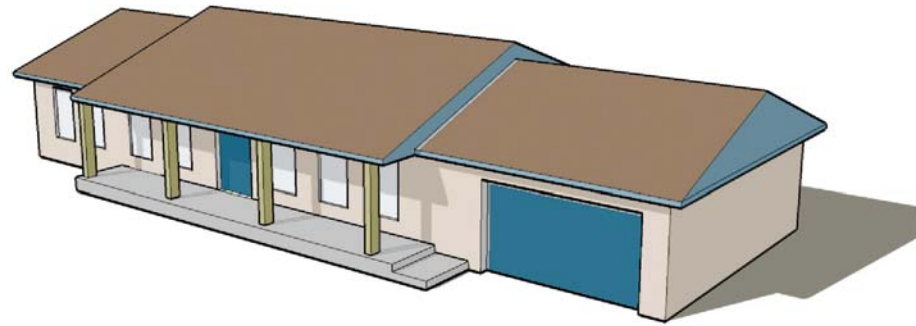
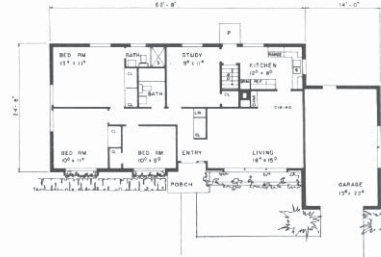
LINEAR

This is a simply massed Ranch similar to the compact but longer with a length-to-width ratio of 2:1. The Linear Ranch may have slight projections or recessed elements but the overall effect is of a long, narrow linear form. Note, there are Linear Ranches set transversely on their lots to suit their site; these do not reflect a subtype but a siting preference.



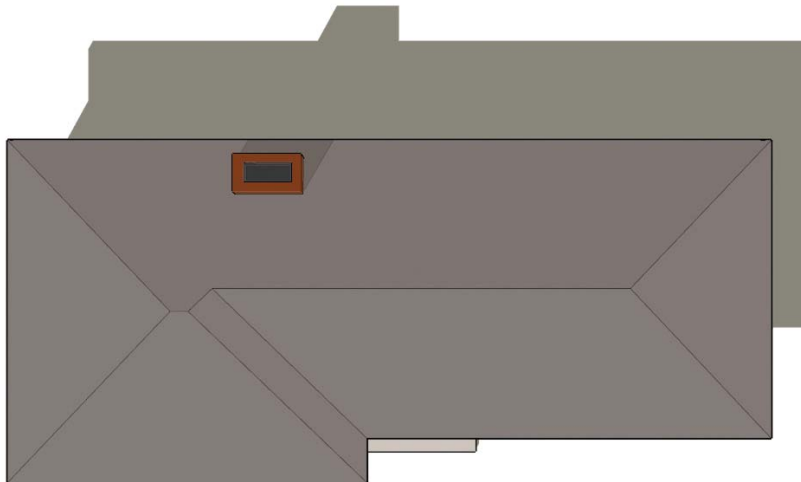
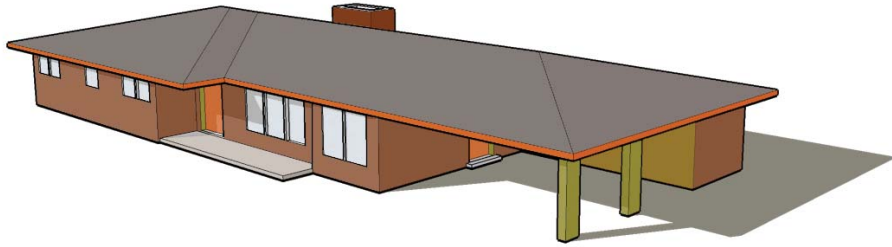
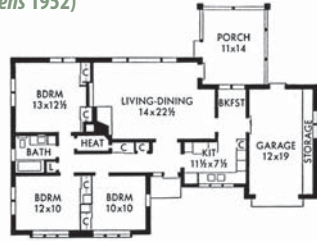
This trim, hiproofed modern may logically function as a four bedroom home—all in an economical rectangular plan of less than 1200 sq. ft. There are two full baths, good closet facilities, and eating space in the kitchen in addition to the dining L. The full basement will function adequately as a laundry area, work shop, and general recreation area.

(Source: Pollman 1957)





(Source: *Better Homes and Gardens* 1952)



LINEAR-WITH-CLUSTERS

This is a Linear Ranch with a cluster of rooms (usually bedrooms) at one end that projects to the front, back, or both. The clusters give this subtype a truncated "L" or "T" shape but the overall appearance of a linear form predominates.



COURTYARD

The Courtyard Ranch House has at least two wings that embrace a courtyard, typically on the front. Some examples have slight or diminutive wings that suggest the presence of a courtyard.



BRAN - NEW HOMES

No. 2364

Order Plans From
**LEILA ROSS WILBURN
ARCHITECT**
218 One Postoffice (Peters) Building
Atlanta, Georgia

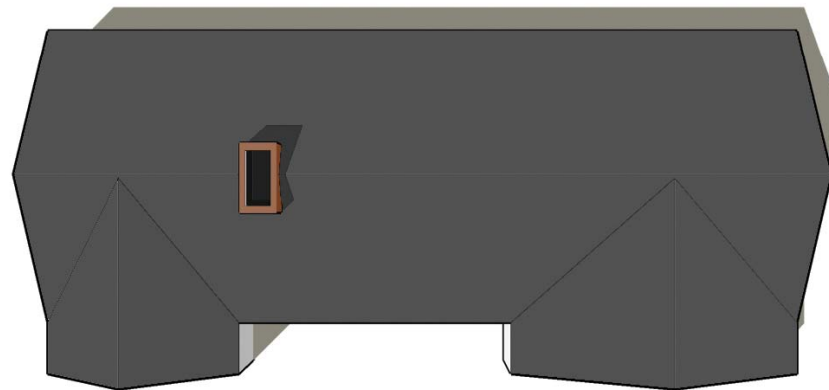
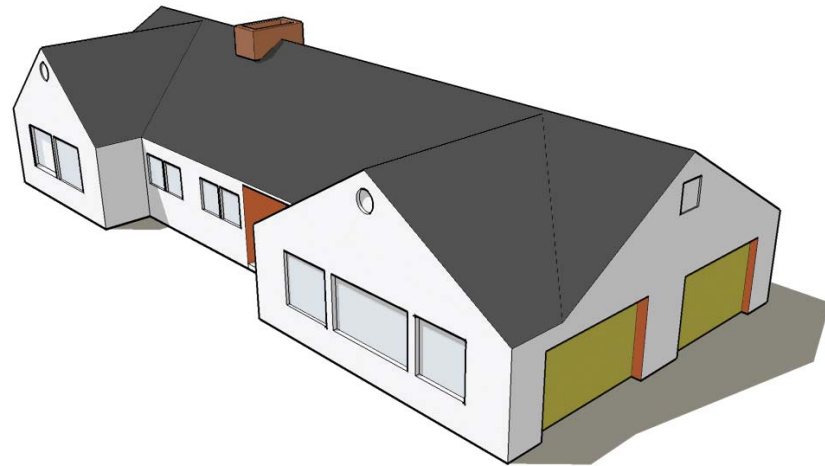
COMPLETE PLANS AND SPECIFICATIONS
(AS SHOWN OR REVERSED) . . . \$35.00
EXTRA SETS, PER SET \$5.00
LUMBER AND MILL LIST \$5.00

This house owes its charm to the fine Georgian details, red brick walls and paneled shutters. The porch across the front is framed in delicate iron trellis work. Foyer connects living room and dining room. Family room is large and has space for breakfast table. The utility takes care of the washer, drier, furnace and water heater. Yard storage is at rear wall of family room. Household storage is in the attic and is reached by a folding stair. Bedrooms are large with direct bath connection.

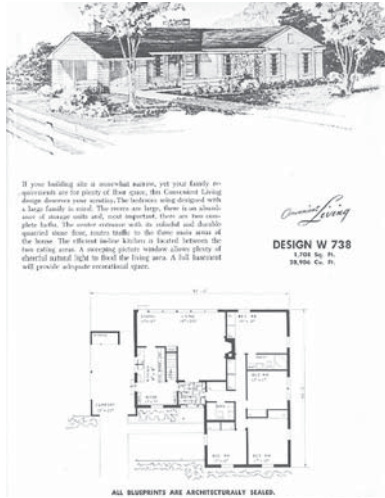
AREA: HOUSE - 2218 sq. ft.
PORCH - 198 sq. ft.
TOTAL - 2416 sq. ft.

FLOOR PLAN
2364

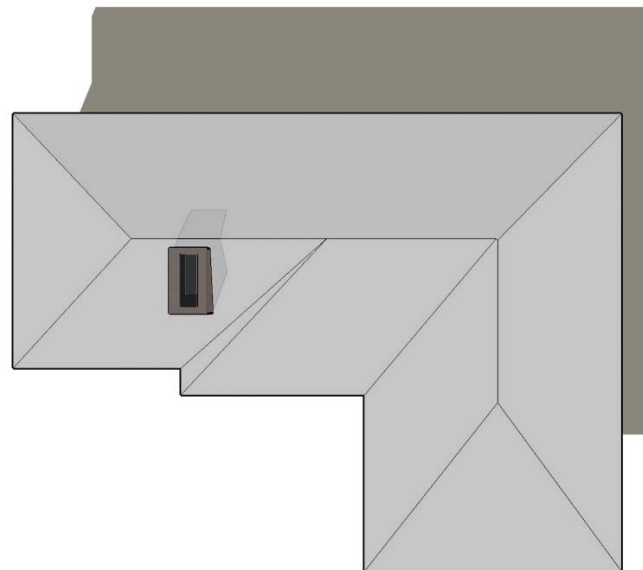
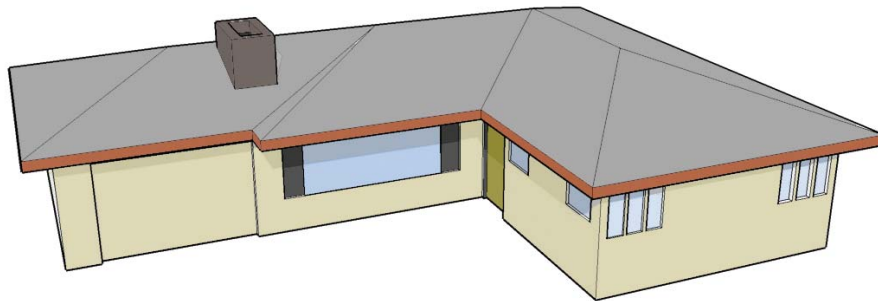
(Source: Wilburn n.d.)



HALF COURTYARD RANCH SUBTYPE



(Source: Pollman 1957)



HALF COURTYARD

This subtype features a half-courtyard formed by the intersection of two wings of the house. Think of it as a Linear Ranch House bent 90 degrees in the middle. This subtype may give the appearance of a Linear-With-Clusters from front, but check out the plan view of the house you are surveying to make the call. Both wings must contain living space.



BUNGALOW RANCH

Long, low, and as deep as it is wide, the Bungalow Ranch has a square plan and a large hip roof.



CHATHAM COUNTY



CHATHAM COUNTY



FULTON COUNTY



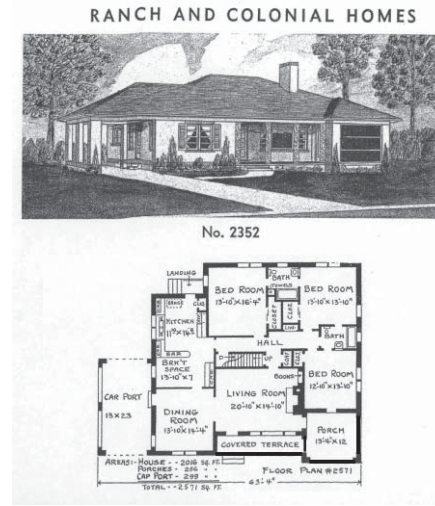
FULTON COUNTY



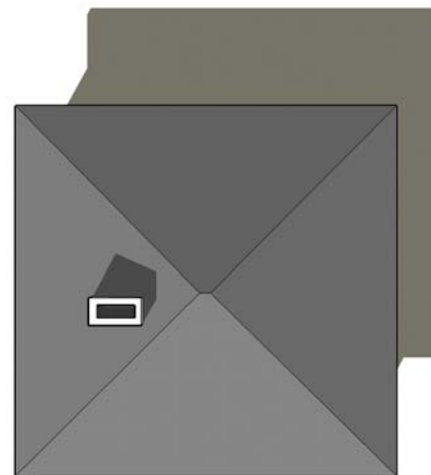
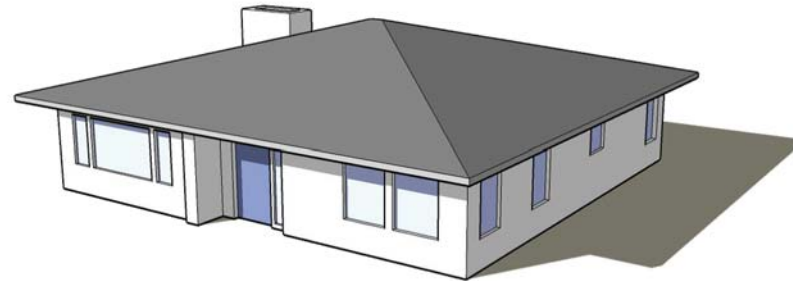
ATHENS-CLARKE COUNTY



ATHENS-CLARKE COUNTY



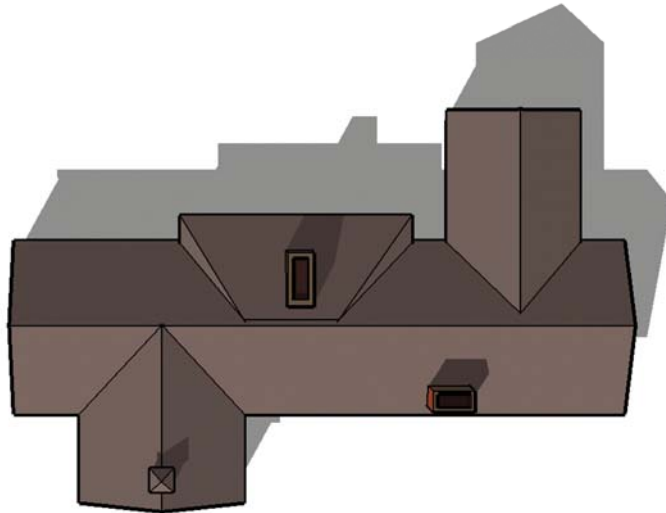
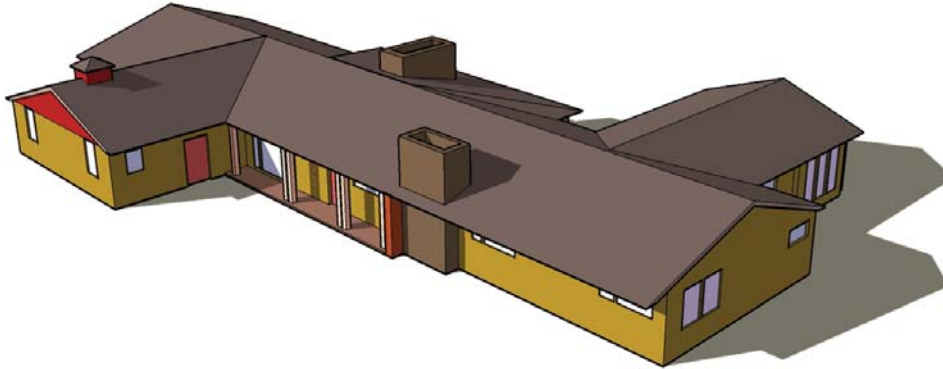
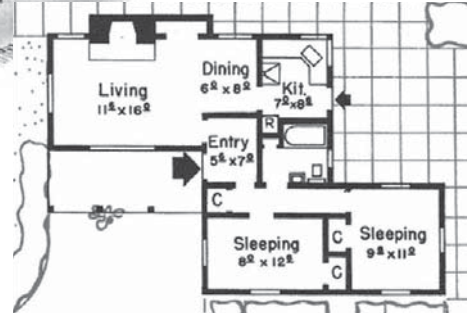
(Source: Wilburn n.d.)



RAMBLING RANCH SUBTYPE



(Source: May 1999: 88-89)



RAMBLING RANCH

This subtype appears to “ramble” over its lot with at least three setbacks and offsets. Some are telescoped while others are compressed. Due to their extent, Rambling Ranches have complex roof systems.



COBB COUNTY



FULTON COUNTY

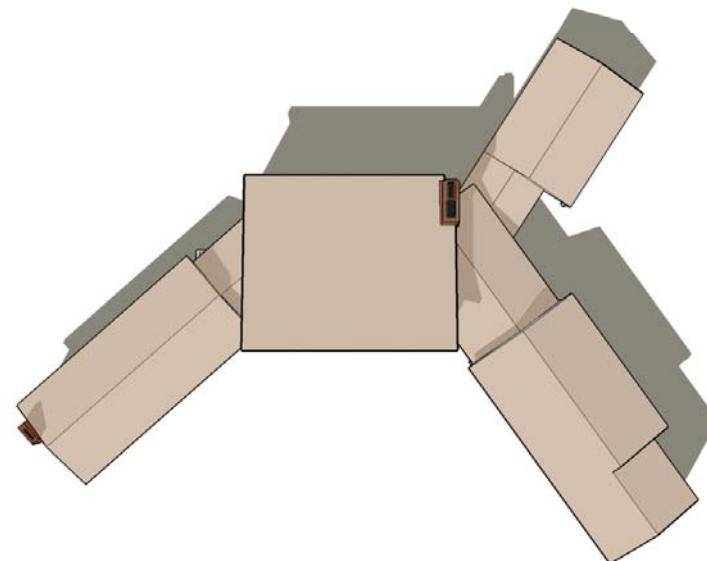
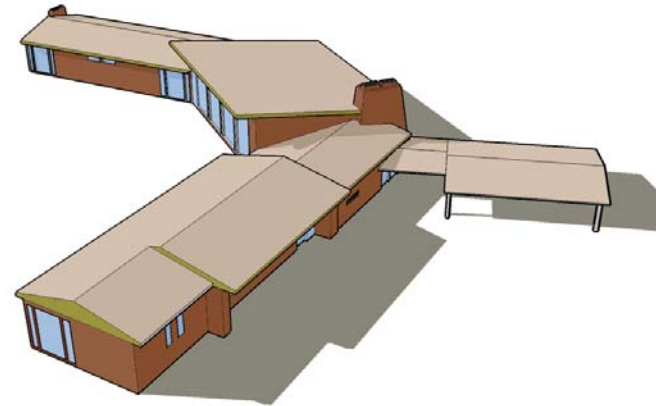
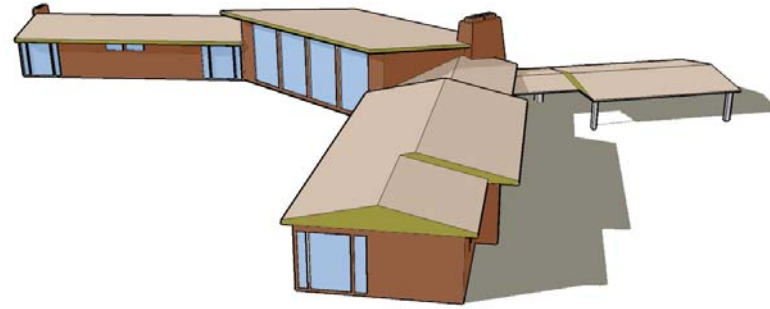


BIBB COUNTY

ALPHABET RANCH

This is a catchall category for Ranch Houses that conform in plan to a letter of the alphabet, for example “T” shaped, “Y” shaped, and “V” shaped houses.

TIP - Alphabet Ranches are best discerned from aerial views.



Style

The Ranch

House, like other historic house types in Georgia, can also be described by its architectural style. The architectural style of a house has two aspects. Style is the decoration or ornamentation that has been put on a house in a systematic pattern or arrangement. It is also the design of the overall form of the house: the proportion, scale, massing, symmetry or asymmetry, and the relationships among parts such as solids and voids or height, depth, and width. In the case of the Ranch House, the floor plan and construction materials also play a part in the definition of its style. Five styles are shown: Contemporary, Colonial Revival, Plain, Rustic, and Spanish Colonial.

CONTEMPORARY

Clean lines, abstracted, geometric planes and surfaces, exposed post and roof beams, and lack of applied ornamentation are indicative of the Contemporary style. Stone and wood are used to add warmth but form and structure are paramount. Wright-influenced buildings are considered a variant of this style along with examples influenced by Eichler.



WRIGHT-INFLUENCED

The Frank Lloyd Wright-influenced Ranch House style typically shares many of the features of his Usonian house designs including shallow, almost flat roof lines with wide, overhanging eaves, contrasting use of brick with organic materials such as stone and wood, and a geometric patterning of the solid faces of exterior walls and voids of window and floor-to-ceiling glass to create a sense of interior privacy.



EICHLERESQUE

This is also a variant of the Contemporary style. Its hallmark is a broad, low, front gable roof with exposed structural elements. In addition to the roofline, some Eichler homes have a “blank” front façade with a wide open rear elevation.



Style

COLONIAL REVIVAL

Combining Traditional accents with the new house type, Colonial Revival style Ranch Houses feature details such as entry porticos, shutters, cornice moldings, and columns.

PLAIN (NO STYLE)

This is the signature Ranch House style for Georgia. It is typically represented by the red brick Ranch House that visually emphasizes the fundamentals of form, roofline, and window openings.



RUSTIC (WESTERN)

This style has a “carpenter” aesthetic: board and batten siding (sometimes just rough-hewn weatherboards), exposed rafter ends, and simple porch posts.



SPANISH COLONIAL

Stucco walls and chimneys, exposed roof beams or vigas, and terracotta attic vents typify this style.



Style

BRICK

Georgia's brick Ranch Houses feature both veneer construction and structural brick wall systems. Veneer construction consists of a load-bearing wall of frame or concrete masonry units faced with brick laid in a running bond (see below). Some examples have decorative brick courses at grade, detail work around doors and windows, or courses of staggered (projecting) brick. Structural brick walls feature bricks laid in an interlocked system that provide both structure and an exterior finish. The presence of patterned header and stretcher bricks in a common bond (see below) is indicative of structural brick walls.



RED BRICK, RUNNING BOND



FLASH RANGE (MULTI-COLOR) BRICK, RUNNING BOND



FLASH RANGE (MULTI-COLOR) BRICK, RUNNING BOND



WHITE ROMAN BRICK



STAGGERED (PROJECTING)

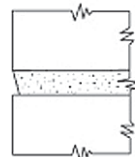
MORTAR JOINT TYPES



RAKED MORTAR



FLUSH MORTAR



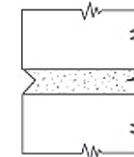
STRUCK MORTAR



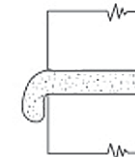
WEATHERED MORTAR



CONCAVE MORTAR



V-JOINT



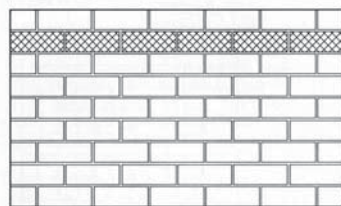
WEeping MORTAR



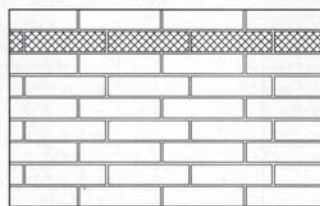
BEADED MORTAR

UNIT MASONRY BONDS

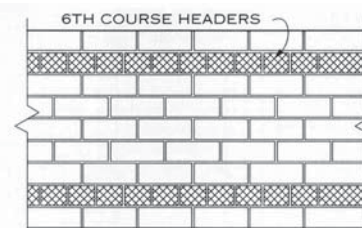
(Source: Hoke 2000)



RUNNING



THIRD RUNNING



COMMON



COMMON

WOOD



VERTICAL BOARD AND BRICK SKIRTWALL



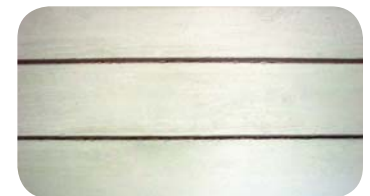
BOARD AND BATTEN



VERTICAL BOARD



SHINGLE



WEATHER BOARD

STONE



RANDOM BROKEN COURSED STONE ASHLAR



GRANITE WITH BEADED MORTAR JOINTS



COBBLE



STONE VENEER

MAN MADE



UNCOURSED PATTERN CONCRETE VENEER



PRE-CAST CONCRETE BRICK



PERMASTONE

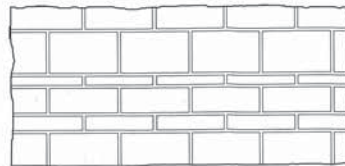


CONCRETE BLOCK

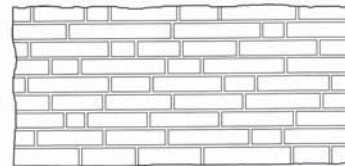
BUILDING MATERIALS



UNCOURSED FIELDSTONE PATTERN



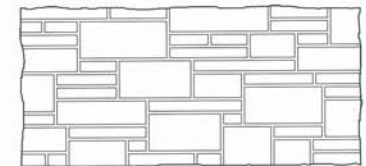
COURSED ASHLAR — RUNNING BOND



ONE-HEIGHT PATTERN (SINGLE RISE)



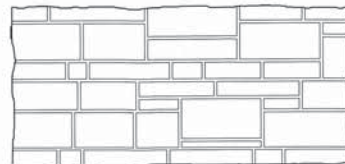
UNCOURSED ROUGHLY SQUARE PATTERN



THREE - HEIGHT PATTERN (15% AT 2 1/4 IN.; 40% AT 5 IN.; 45% AT 7 1/2 IN.)



UNCOURSED LEDGE ROCK PATTERN



RANDOM COURSED ASHLAR



TWO-HEIGHT PATTERN (40% AT 2 1/2 IN.; 60% AT 5 IN.)



RANDOM BROKEN COURSED ASHLAR

STONE COURSING DIAGRAMS

(Source: Hoke 2000)

VISUAL INTEREST & MATERIAL APPLICATIONS

Red brick is the signature building material for Georgia's Ranches. The crisp, smooth lines are often its sole embellishment but some possess a mix of materials that add texture, contrast, and visual interest. Even when brick is the building idiom, some Ranches were constructed with multicolor bricks that created interesting patterns while others sat on contrasting uncoursed rubble granite foundations.

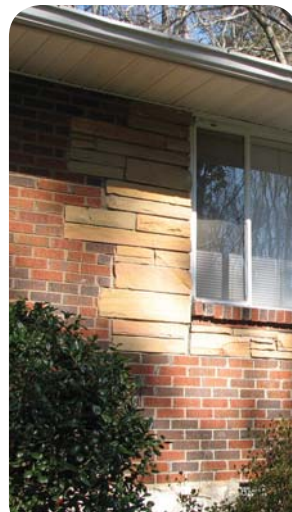
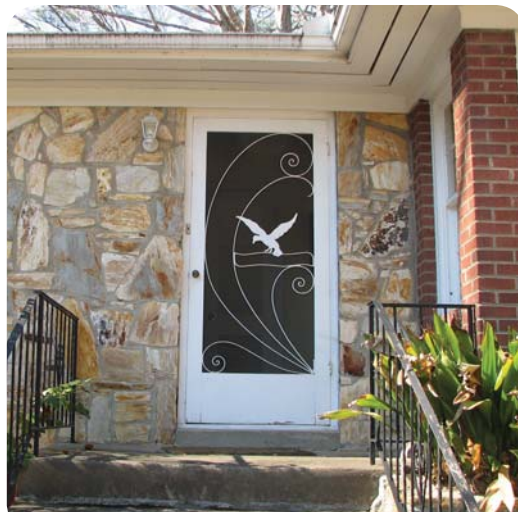




CHIMNEYS

Chimneys make a statement in their form, placement, or materials. While some examples are dramatic in height, others are slablike in their dimensions rising slightly above the roofline.

Contrasting materials such as stone, wood, permastone, or concrete were added to doorways and windows to provide visual interest. Contrasting materials could also be added to exterior walls.



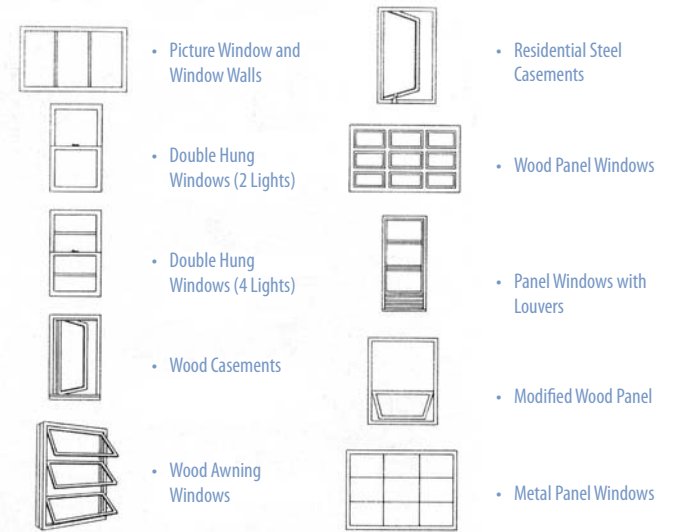
ACCENTS

WINDOW TYPES



Ranch Houses are notable for the variety of window types framed in wood, steel, and aluminum that were incorporated into their design. Grouped in horizontal bands or in units, windows became integral parts of the architectural shell. Operable windows were typically part of the unit design, providing needed ventilation. Contemporary examples had large panes of glass placed advantageously toward the patio or yard while small areas were glassed to afford balanced lighting, ventilation, and privacy. Picture windows became popular sometimes joined with flanking operable windows. Large window units were joined by sliding glass doors creating "window walls" which allowed both light and entry and further opened the house's interior to its setting.

Source: Thermopane advertisement, *Better Homes and Gardens*, November, 1955.



CORNER DOUBLE-HUNG SASH



FIXED, SASH AND GLASS BLOCK UNIT



JALOUSIE



SLIDING



VERTICAL FIXED



PANEL AWNING



PICTURE WINDOW WITH FLANKING SASH



FIXED AND AWNING UNIT



TRIPARTITE UNIT



DIAMOND SHAPE MULTI-LIGHT CASEMENT



CASEMENT



PANEL

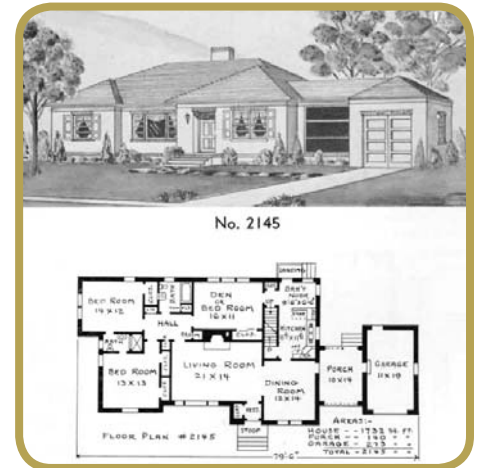
SCREENED PORCHES

The screened porch was incorporated into the Ranch House in various locations. Georgia examples are found on the end, the front, in the middle as a breezeway between the carport and the house, or in the rear. Atlanta architect Leila Ross Wilburn included screened porches in many of her Ranch House designs as the example to the far right shows.

< Screened Entry



EXAMPLES OF PORCH BREEZEWAY



< Porch on End

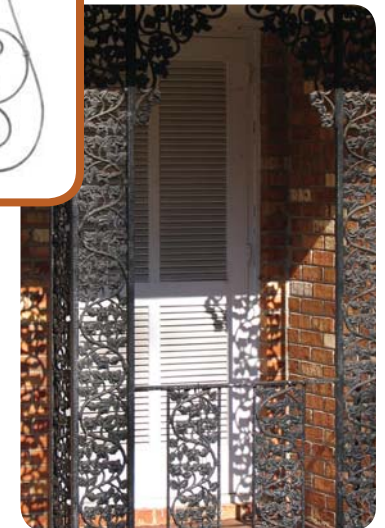


< Screened Porch
Incorporated with Carport



WROUGHT IRON DETAILS

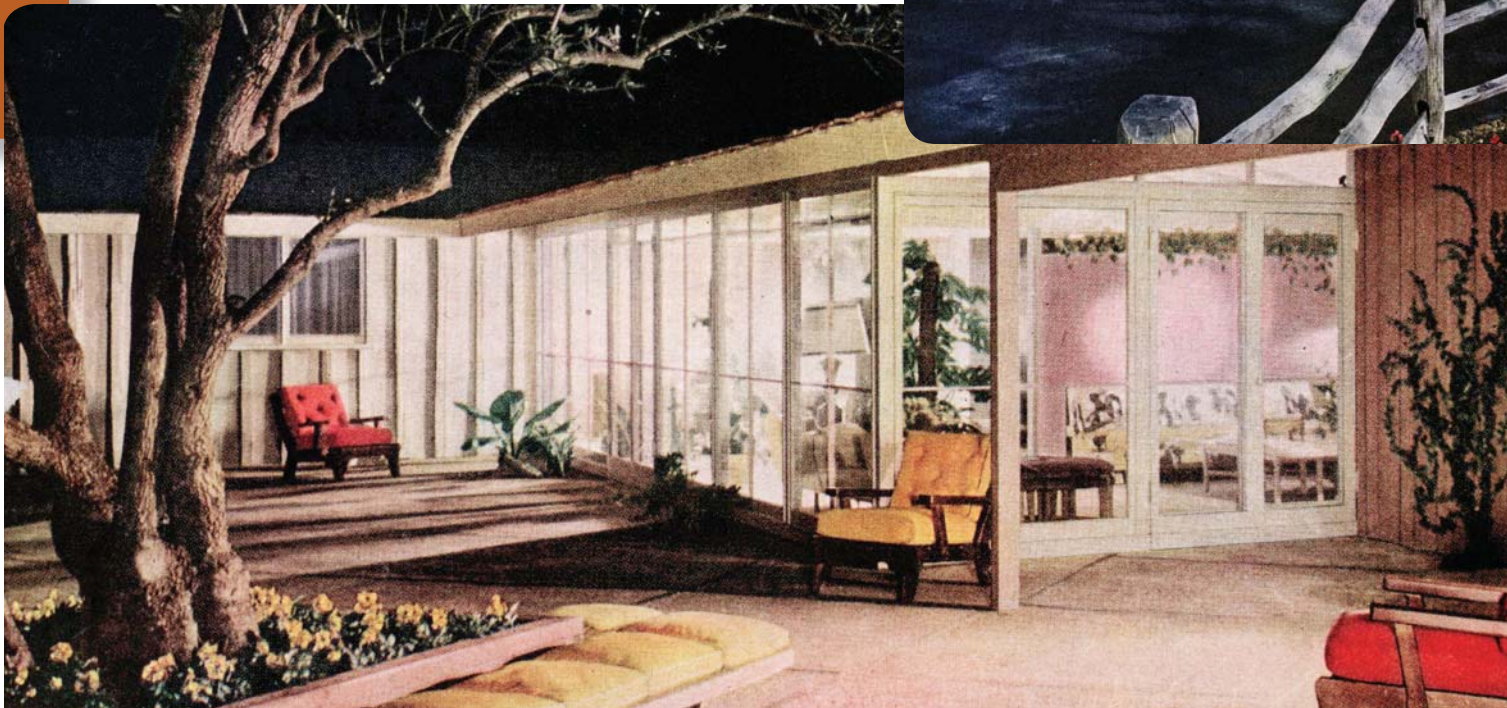
Wrought iron porch supports are a common feature on Georgia's Ranch Houses even on Plain Style examples. Both simple scrolls and more intricate patterns were popular. Ranch House historian Richard Cloues draws a parallel between the vine pattern that adorns many of Georgia's Ranch Houses porches with the vine-covered porch supports and pergolas found on classic western ranches.

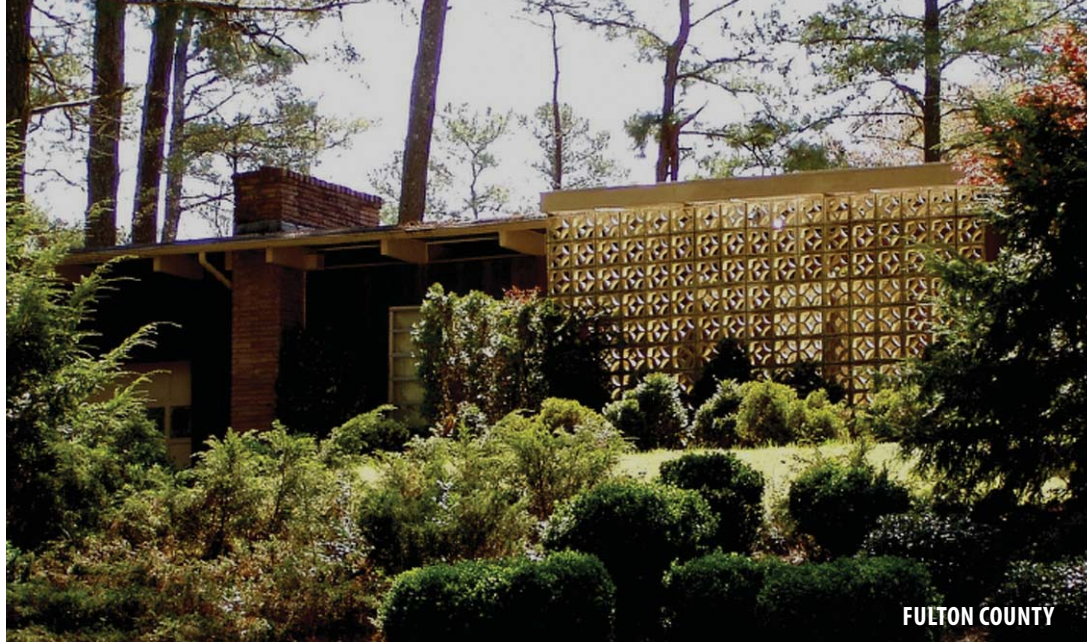


DESIGNING FOR PRIVACY

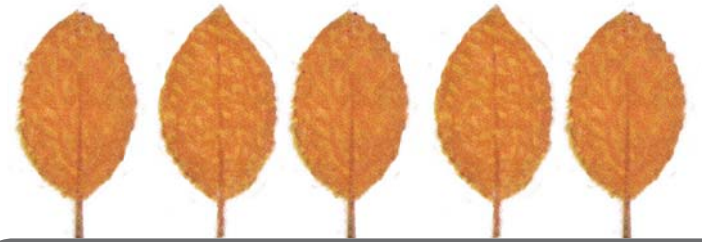
Some Ranch examples have windowless or blank fronts making a clear division between private and public space. Others have clerestory panels or bands under the roofline to provide light but maintain a sense of privacy. Typically, these examples feature large window walls and units on the back of the building that provided a close link between the indoors and outdoors. One source notes that buildings of this type aimed “to express the way its occupants live rather than to impress guests.” This meant that the most important part of the house did not face the street.

(Source: Better Homes and Gardens 1952)





FULTON COUNTY



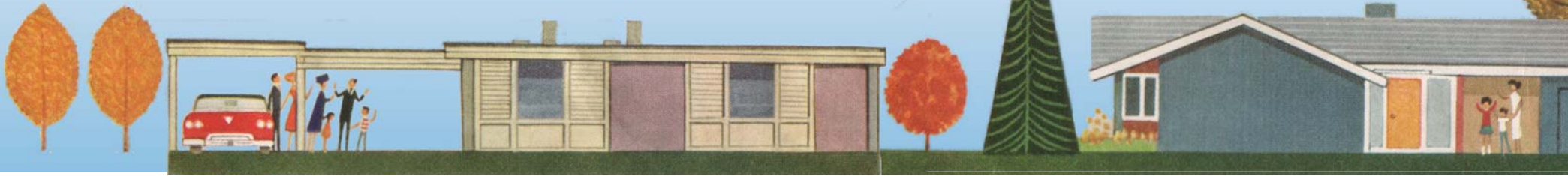
SCREEN WALLS

Screen walls were created with a variety of materials and designs. Incorporated into carports and porches, they provided a design alternative that allowed privacy along with light, shadow interest, and texture.



BIBB COUNTY

HOUSING THE AUTOMOBILE



With the Ranch House, automobiles entered the house either via an attached garage or a carport. As the article on the opposite page from *House and Home* suggests, they quickly became a multi-purpose space within many Ranch House designs.

Carports, when present, are open, one sided, covered by a roof, and are typically attached to the end of a house or hidden with a brick or wood screen wall and tucked into the side of the house. They can also appear on the building front.

Garages were attached to the house and are typically found on the end of the building, or front, but can be tucked under the living level where topography allowed. In some examples, a curtain wall was constructed to mask the location of the garage.



DEKALB COUNTY



DEKALB COUNTY



DEKALB COUNTY



MUSCOGEE COUNTY



DEKALB COUNTY



FULTON COUNTY



DEKALB COUNTY



DEKALB COUNTY



DEKALB COUNTY



MUSCOGEE COUNTY

GARAGES AND CARPORTS GIVE MORE STORAGE AND MORE LIVABILITY

An up-to-date carport or garage has as many disguises as a vaudeville performer.

Even a new word has been invented to describe one of its functions: carporch. Carport or garage can become a family room, hobby shop, kid's play area, teen-age dance floor, a storage areas, a house "stretcher," the far end of a breezeway or a buffer between front door and service area.

A large garage or carport with proper built-in storage facilities, is one solution to the "basement equivalent" which families who live in slab houses are bound to need.

That a carport or garage can give a house the long low look so popular today is clearly shown here. Even a small house or a house with a narrow end to the street, can be made to look wider than it is. Builders who use an enclosed breezeway not only make their houses even wider but also provide a highly usable porch or multipurpose room. There is also another use for the garage or carport: in a pinch it is a good place to keep an automobile.

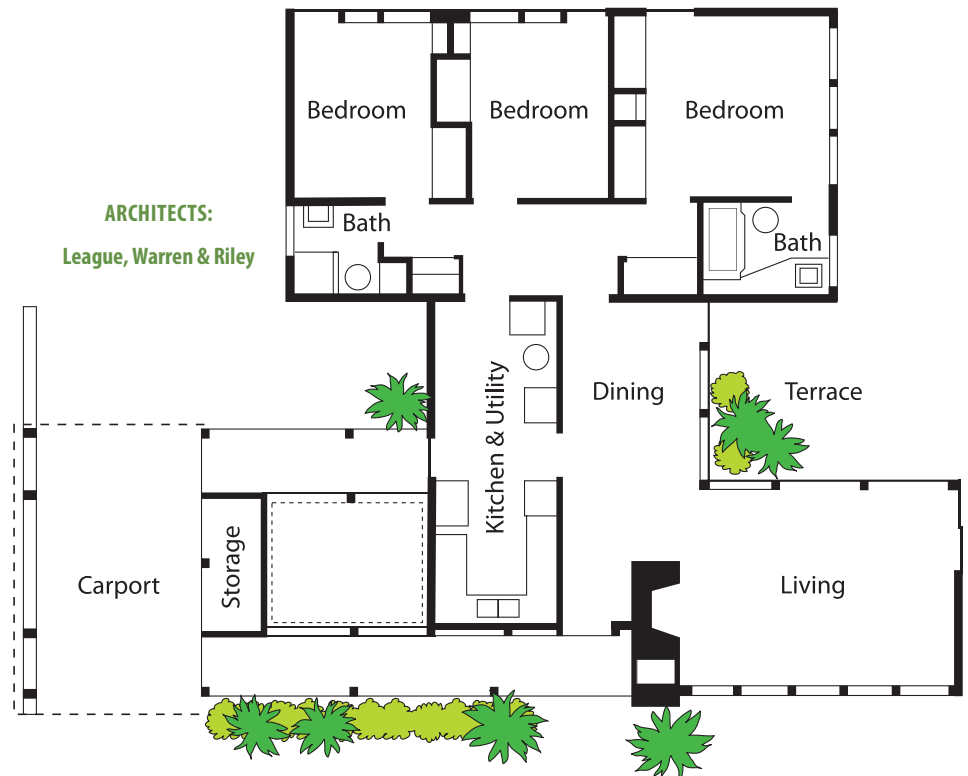
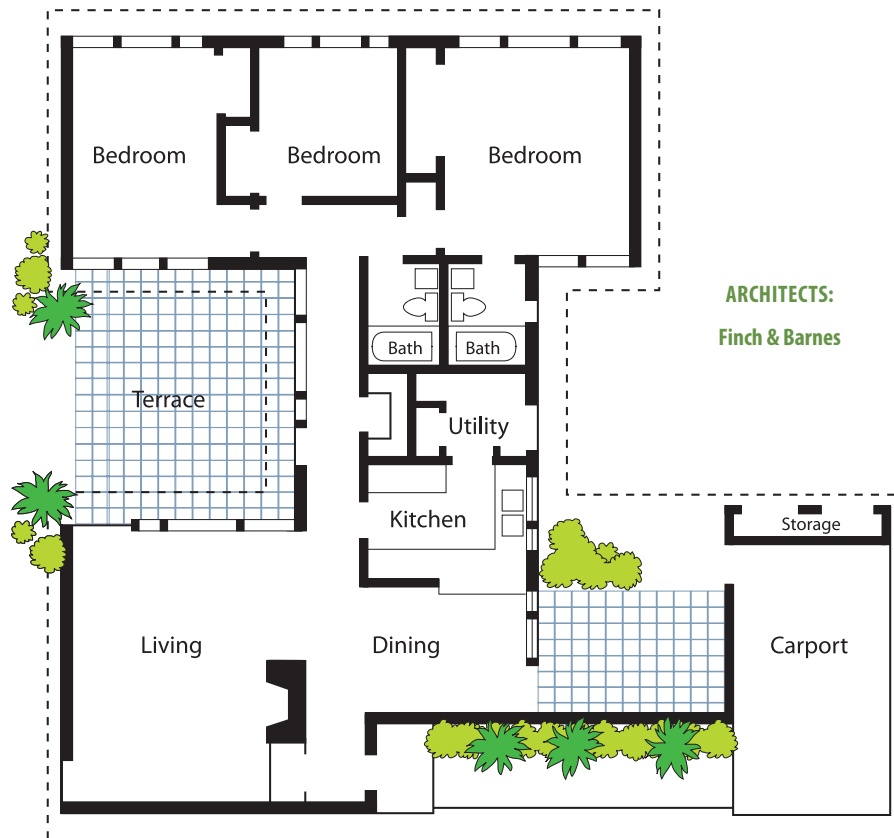
(Excerpted from *House & Home*, May 1953: 170-171)

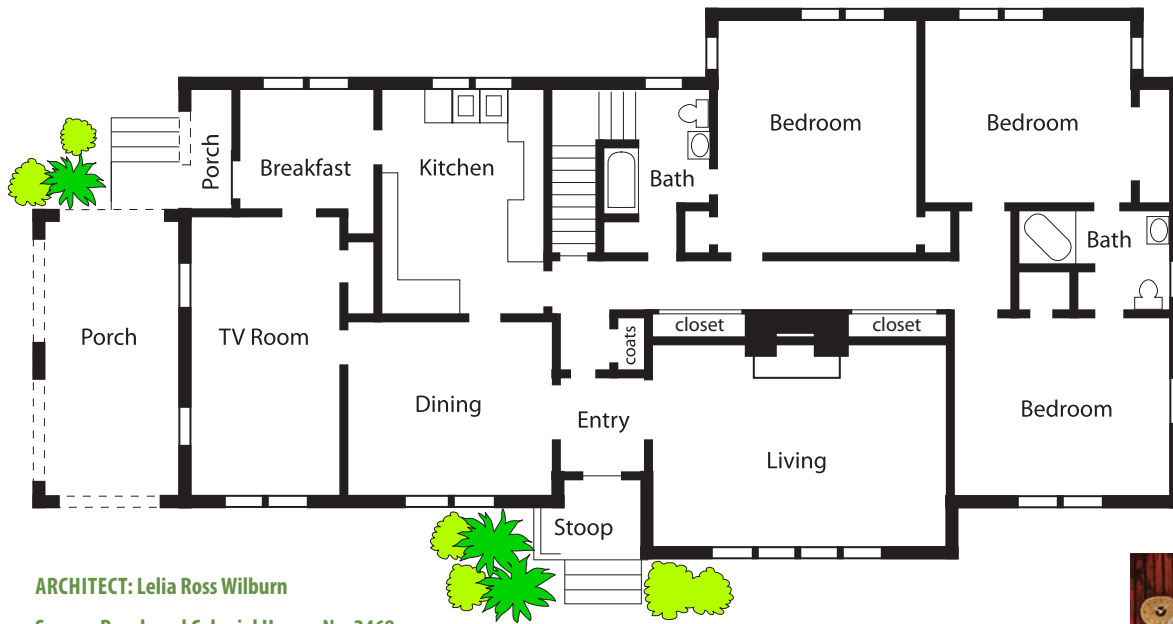
ZONED INTERIOR

Zoned interior plans that separate group-living spaces such as kitchens, living rooms, and children's play areas from private bedroom and bathrooms are a character-defining feature of the Ranch House type. Residential zoned interiors may either have an 'open' floor plan or a conservative variant, a 'closed' plan, that features more room partitions. Houses that exhibit many of the exterior ranch features and stylistic details but do not have a zoned interior plan cannot be classified as part of the Ranch House type.

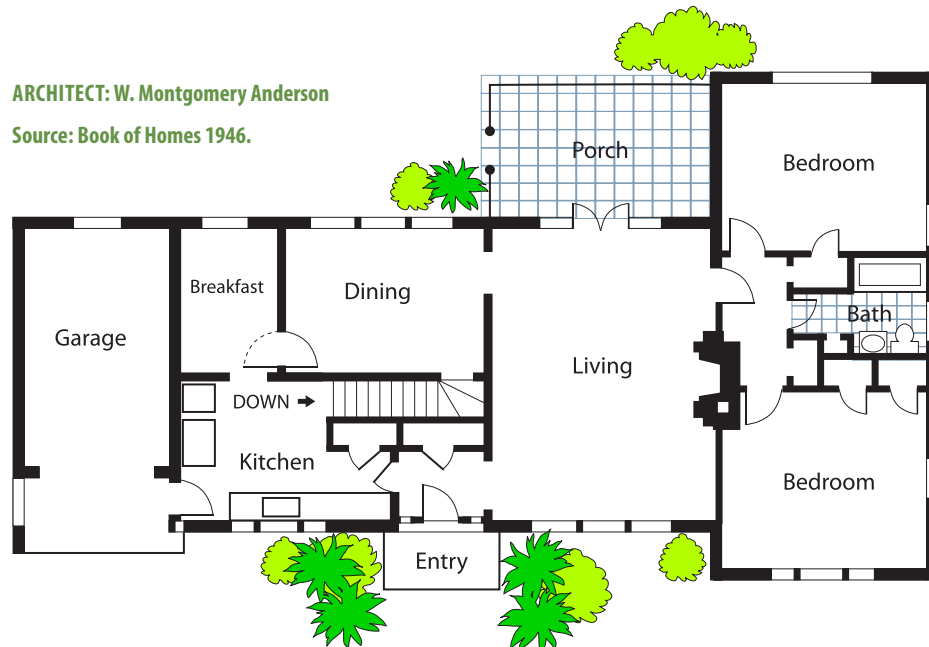
Open Floor Plan

The open floor plan generally features a large, common area for group activities with unobstructed traffic patterns, usually between the kitchen, living, and dining rooms. The open plan effectively divides the house into two zones that are characterized by the informal quality of the family living areas and the private, or closed spaces of the bedrooms. Contemporary designers often employed post-and-beam construction to emphasize the spaciousness of the open plan by minimizing doorways and using floor-to-ceiling glass walls and clerestory windows that provided rooms with natural light.

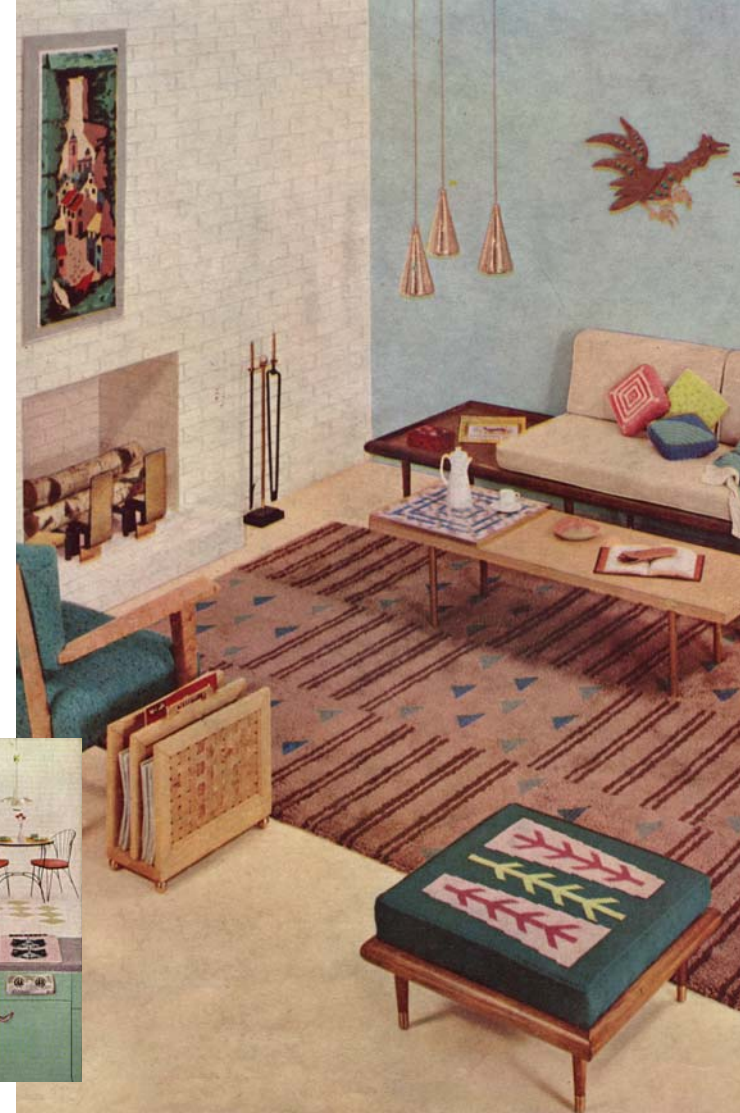




ARCHITECT: Lelia Ross Wilburn
Source: Ranch and Colonial Homes No. 2468.



ARCHITECT: W. Montgomery Anderson
Source: Book of Homes 1946.



(Source: Needlework & Craft 1956-57)

'Closed' Floor Plan

Partition doorways that divide the zoned interior functional spaces of the house characterize the traditional, or 'closed' floor plan. Shared family areas (kitchen, living room), like the personal bedrooms, are each allocated to an individual room. The traditional floor plan typically provides a greater sense of enclosure and privacy for occupants than does the free-flowing open plan and appears to have been more commonly accepted among the majority of Ranch House designers, developers, and homebuyers in Georgia.



GWINNETT COUNTY

LINKAGE TO SITE

MAIN FEATURES

- Siting and orientation is longwise on the lot or angled
- On a narrow lot, Ranch House can be placed transversely
- Ground-hugging form of house integrates house to site
- Where site topography requires, Ranch House may have exposed lower level that is used as garage or living space



DEKALB COUNTY

LANDSCAPE AND SETTING

MAIN FEATURES IN SUBURBAN SETTING

- Many integrate existing trees into landscape design
- Foundation plantings are in evidence as well as an emphasis on lawns
- Front yards often have an open quality to them
- Driveways tend to be a component of setting



RANCH HOUSE GEOGRAPHY

Ranch Houses were constructed throughout the state, but they appear in different settings ranging from farms to planned tract communities.

4

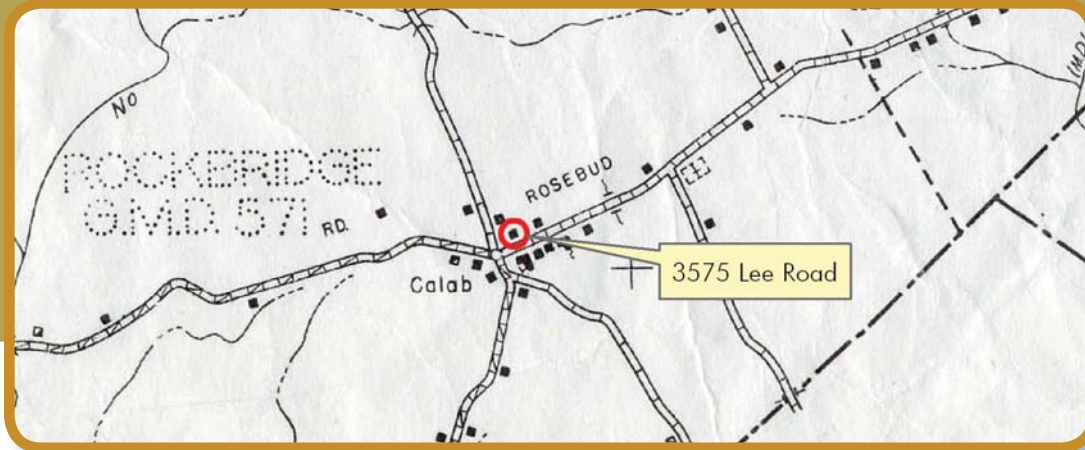
In Georgia, as with the rest of the United States, the Ranch House is commonly associated with a suburban setting. Immensely popular among builders and the home buying public during the postwar era and indirectly subsidized by the federal government through FHA mortgage insurance, the Ranch House achieved a ubiquity of geography in the state unlike any other house type before it, except for possibly the Bungalow. Informal survey of the Ranch House in Georgia has identified five geographic settings in which the house type is commonly found throughout the state: as solitary or small clusters of ranch houses located on agricultural property or in rural settings; in corridors along roads and highways; as infill and incremental development in and around established neighborhoods; within the developer/builder-planned subdivisions; and in the large, mixed-use California-style tract communities.



Rural Ranch

(Left) Location of the Ranch House on the 1957 Gwinnett County Highway Map.

(Below) Front and rear sides of a 1956 rural Ranch House and outbuildings in Gwinnett County.



Individual Ranch Houses in a Rural Setting

Individual Ranches or small clusters of the house type are regularly found in rural parts of the Georgia along country roads or on large agricultural tracts. Because of its affordability, the adaptability of floor plan and design, and the modern residential amenities it offered, the Ranch House was often selected as a replacement farmhouse by rural families when older dwellings fell into disrepair or as the new farmhouse in newly established mid twentieth-century farms. The Ranch House also appears as a prominent mid twentieth-century house type on farmland that had been subdivided over time and inherited by children or immediate relatives. On some family-owned farms, I-houses or other early house types are joined by the Ranch, demonstrating not only constancy in family tenure but also the lure of modern housing styles as younger generations took their place on the farm. Finally, the Ranch House appealed to mid twentieth-century, non-farming, residents that preferred country living due to a general connection with place. Georgia's rural landscapes are well punctuated

with solitary red brick Ranch Houses that evidence no real agricultural use beyond a family garden and the requisite barking dog.

Survey is needed to identify character-defining features of rural Ranch House properties, but preliminary work in Georgia is suggestive. Ranches located in rural contexts remain oriented to the road and are often sited close to it. Also, in farm settings, some Ranch farmhouses are sited away from the traditional grouping of outbuildings. More research is needed to identify the connection between this proximity, lot/tract size, and how the surrounding land is used. Secondly, many examples of rural Ranches in farm settings appear set on their sites without benefit of landscaping and many show no emphasis on the back yard as living space, a defining characteristic in suburban Ranch examples. This enthusiasm for the house type but disregard for the landscaping or “outdoor living” philosophy that surrounded Ranch House living may stem from a farmer’s perception of outdoor space and how that space is traditionally organized around the main residence within a farm complex. The Ranch House in this context is the mid-century equivalent of the Bungalow or I-house that preceded it.



Example of mid-century farm with Ranch House, DeKalb County.

To a degree, this same disregard is also evident in rural residential Ranches that have large lots or are surrounded by open areas. Backyards simply might not be necessary in this context or were needed for workspace.

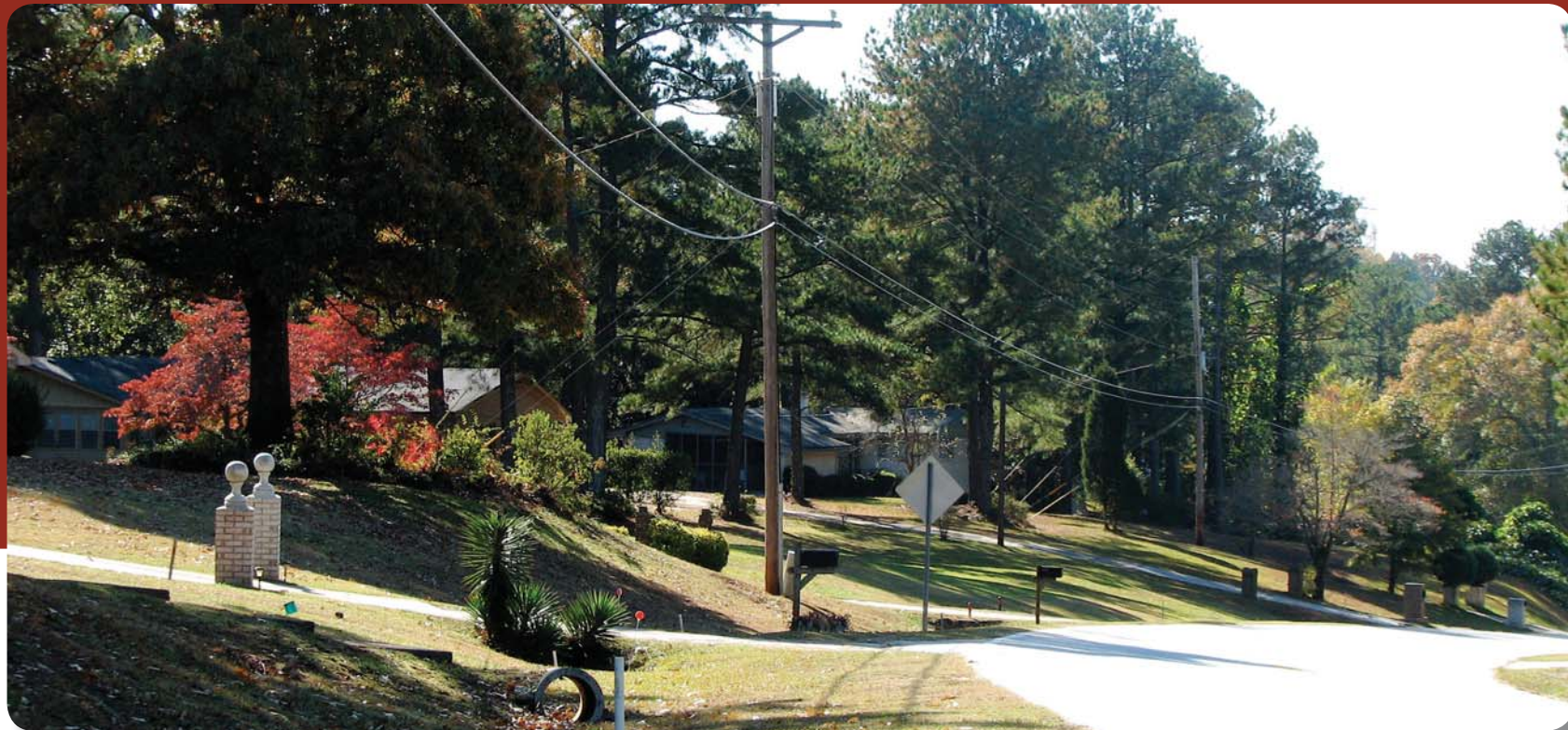
Ranch Houses located along Corridors

Ranch Houses are frequently part of residential development alongside national and state highways and county roads in both rural and suburban settings all over Georgia. As the Ranch House rose in popularity during the post-war period, it began to replace the Bungalow, English Vernacular Revival Cottage, and American Small House as an affordable and desirable house type among homebuyers. Ranch Houses located along roads were built separately on vacant lots and interspersed among older commercial and residential properties, or as the automobile expanded suburban development in the 1950s and 1960s, they were erected along transportation corridors at the peripheries of Georgia’s cities and towns. They can either line both frontages of the highway or one. Small contractors and builders often constructed these residences on an unplanned, individual basis using relatively modest designs commonly found in popular residential plan books. Or, in some instances, a corridor of Ranches might share a historical association with a particular builder, date of construction, building materials, or association with a particular ethnic group.

Ranch Houses built along roads and highways are typically oriented toward the right-of-way. Distances of setback can vary; however, sidewalks are generally rare. Some corridors may display a mixed grouping of house types indicative of gradual twentieth-century residential development. In contrast, others can be united historically and present a shared mid-century aesthetic.

Along the Corridor

Street and bird's-eye views of Ranch Houses in the Promised Land Community, Gwinnett County. These four Ranch Houses, which were built during the late 1960s and early 1970s, provide a unified design aesthetic and have a cohesive relationship to the road. The residences also share an historical association as part of the mid-twentieth-century pattern of development in an African-American family settlement whose roots were established in the antebellum period.

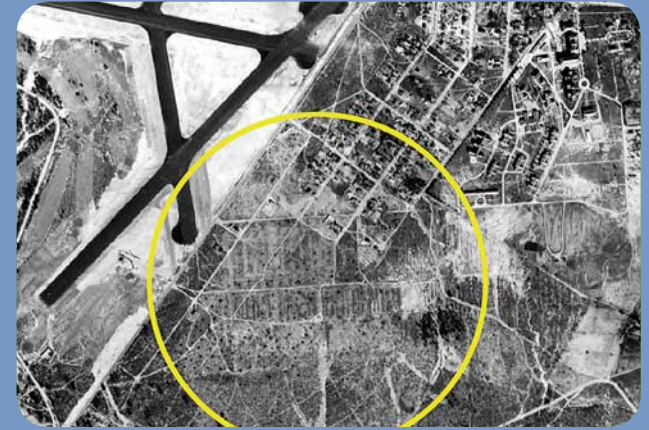


Neighborhood Infill and Incremental Development Within Neighborhoods

Ranch Houses commonly occur as “infill” properties and incremental development in and around many of the established, pre-war era neighborhoods in the metropolitan areas and small towns of Georgia. Streetcar and early auto-oriented suburban development during the late nineteenth and early twentieth century was generally driven by groups of real estate speculators and small scale builders. As a result, lots and areas in a number of older neighborhoods often remained partially undeveloped due to losses in financing or the collapse of real-estate markets in



NEIGHBORHOOD



INFILL



Aerial photographs from 1941 (Top) and 1963 (Above) showing incremental Ranch House development adjacent to an established residential area in Augusta, Georgia. (Source: Agricultural Stabilization and Conservation Service (ASCS), University of Georgia Libraries, Map Collection).

(Left) Ranch House infill development in a prewar Bungalow neighborhood, DeKalb County, Georgia.

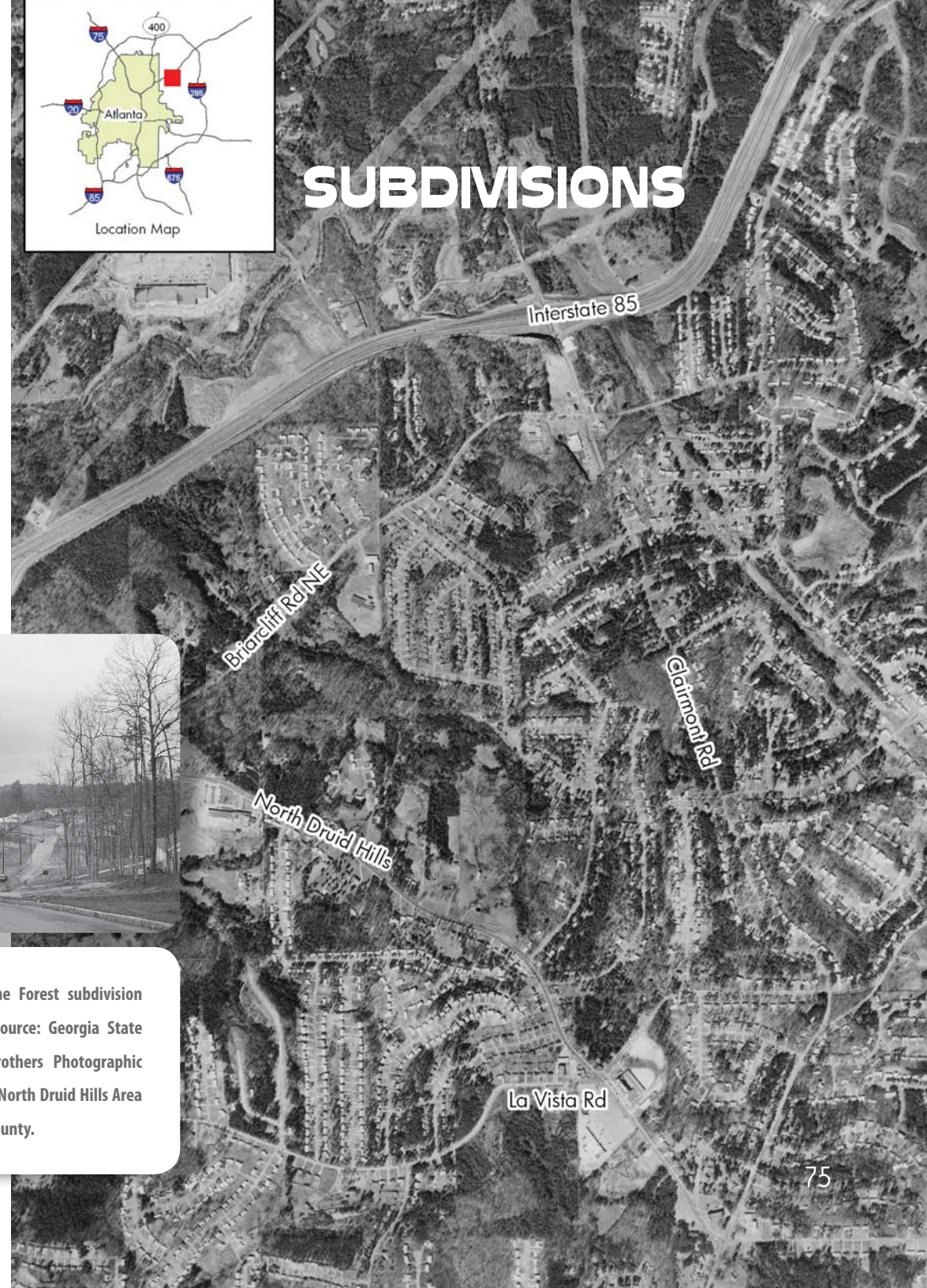
speculative downturns and the Great Depression. As part of the building boom and accompanying change in residential style after World War II, Georgia architects and builders began constructing individual Ranch Houses on vacant parcels within established neighborhoods and in sections on adjacent, undeveloped land where the property was cleared and subdivided and municipal services had been previously extended. Connections to place would lead some families to settle close to their parents or where they hailed from, choosing to build Ranch Houses within existing neighborhoods or at the edges of their home towns.

Subdivisions

The Ranch House is most commonly associated with mid-twentieth-century residential subdivisions. The concept of subdivisions, considered the building block of the suburban landscape, was almost fully developed by 1940 as a result of earlier streetcar and automobile-oriented suburbs (Ames 1995:100). However, American desire for single-family housing and the baby boom created the right social environment for the subdivision to become a shaping force in America's post World War II suburban landscape.



(Above) Construction of the Argonne Forest subdivision in 1955, Fulton County, Georgia. (Source: Georgia State University, Pullen Library, Lane Brothers Photographic Collection). (Right) 1955 Aerial View, North Druid Hills Area Showing Suburban Growth, DeKalb County.



SUBDIVISIONS



Brookdale Park Subdivision 1955 Plat Map (below) and current views (left), DeKalb County. The map, which shows the Unit One phase of development, indicates street widths and alignments, lot sizes, and setbacks of houses from the right-of-way. The Universal Development Corporation is listed as the owner of the project and protective covenants that establish a minimum home price of \$15,000 and restrict zoning and lot subdivisions are also outlined.



PROTECTIVE COVENANTS

LOTS SHOWN ON THIS PLAT ARE SOLD SUBJECT TO THE FOLLOWING RESTRICTIONS WHICH ARE COVENANTS RUNNING WITH THE LAND AND MAY BE ENFORCED BY THE OWNER OF ANY LOT SHOWN ON THIS PLAT AND SHALL REMAIN IN EFFECT IN FULL FORCE UNTIL JANUARY 1, 1965.

1. SAID PROPERTY SHALL BE USED FOR SINGLE FAMILY RESIDENCE PURPOSES ONLY.
2. NO TEMPORARY HOUSE, SHACK, OR TENT SHALL BE ERRECTED ON SAID PROPERTY TO BE USED FOR RESIDENTIAL OR CHURCH PURPOSES; NO LOT SHALL BE USED FOR SCHOOLS OR KINDERGARTENS.
3. NO LOT SHALL BE SUBDIVIDED, NOR SHALL MORE THAN ONE HOUSE BE ERRECTED ON ANY LOT.
4. NO HOUSE SHALL BE BUILT NEARER TO A STREET LINE THAN IS INDICATED BY THE BUILDING LINES SHOWN ON THIS PLAT, NOR NEARER TO ANY SIDE LINE THAN SEVEN (7) FEET.
5. NO BUILDING SHALL BE ERRECTED ON ANY LOT TO COST LESS THAN \$12,000, AND NO ONE-STORY BUILDING HAVING LESS THAN 1400 SQUARE FEET OF FLOOR SPACE, OR IF MORE THAN A ONE-STORY BUILDING, LESS THAN 1200 SQUARE FEET OF FLOOR SPACE ON THE FIRST FLOOR, SHALL BE ERRECTED.
6. ALL PLANS TO BE SUBMITTED TO MR. J. C. FOSTER FOR APPROVAL BEFORE CONSTRUCTION IS STARTED.

THE ABOVE PROTECTIVE COVENANTS ESTABLISHED THIS AUGUST 18, 1955

By *Universal Development Corp.* OWNER
By *Harold P. ...*



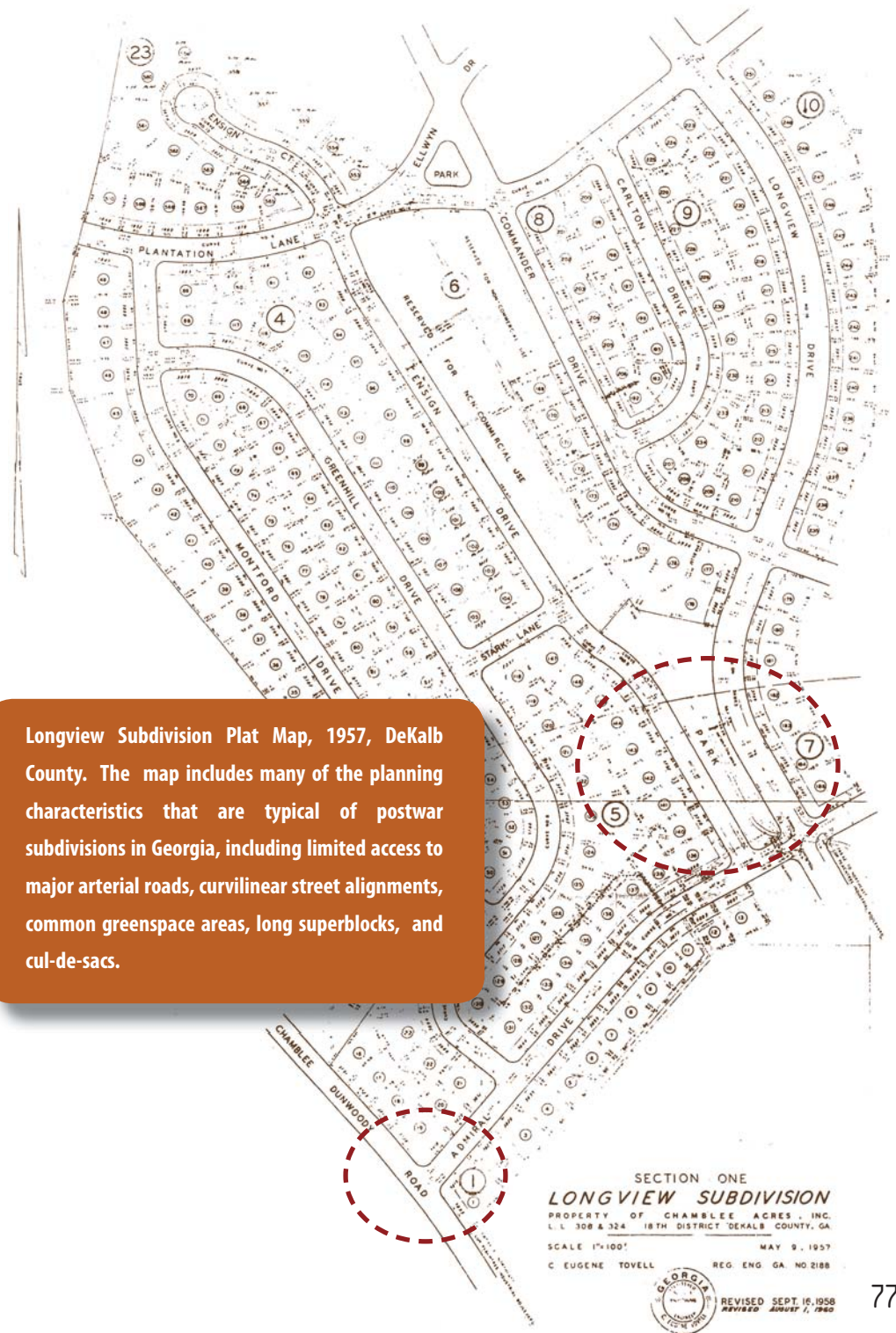
APPROVED
W. A. ...
H. ...
W. ...
SURVEYED BY
Watts & Browning-Engers
AUGUST 18, 1955 SCALE 1"=100'

SUBDIVISION OF UNIT ONE
BROOKDALE PARK
LAND LOT 232-18th DISTRICT
DEKALB COUNTY, GA
SURVEYED BY
WATTS & BROWNING-ENGERS
AUGUST 18, 1955 SCALE 1"=100'

Primarily financed through FHA and VA loans and planned and developed by builders or developers, the subdivision served as the predominant system of residential development in the United States between 1945 and 1970. The postwar suburb was generally characterized by a peripheral location away from the urban center, low density with detached single-family homes sited on large lots, architectural repetition, and racial and economic homogeneity (Jackson 1985:239-241). While postwar suburbs are great in number, they contain fewer house types than earlier suburban counterparts. The Ranch House plan and type would dominate early post World War II suburban development, resulting in the construction of Ranch House subdivisions.

In Georgia, such Ranch subdivisions were built on the outskirts of the state's major metropolitan areas such as Atlanta, Columbus, Macon, and Augusta and its small towns. In some areas of the state, as noted in the context, military or defense housing may have played a role in their spread. Development of subdivisions continued to radiate outward into less populated areas and rural counties as builders adapted their models in order to appeal to a wider range of homebuyers through the 1970s. This development ranged from large-scale subdivisions to those that had only a few houses built on one or two streets. Some subdivisions would feature a selection of mid to late nineteenth-century house types that included the Ranch and Split Levels mixed with more traditional plans and styles.

Postwar Ranch House subdivisions in Georgia exhibit a number of features common to those found throughout the country as well as some distinctive features. Residential zoning laws often produce subdivisions that are auto-oriented in focus with large, landscaped lots and deep, uniform setbacks, and side yards among the houses that provide an open, park-like environment. In some subdivisions, uniform Ranch types are sited to afford neighboring



Longview Subdivision Plat Map, 1957, DeKalb County. The map includes many of the planning characteristics that are typical of postwar subdivisions in Georgia, including limited access to major arterial roads, curvilinear street alignments, common greenspace areas, long superblocks, and cul-de-sacs.



Views of the Northwoods Tract Planned Community, DeKalb County, showing Contemporary style Ranch Houses along Raymond Drive (Top), the former Northwoods Elementary School (now the Yeshiva Atlanta High School) (Middle), and the Northwoods Plaza shopping center on the periphery of the development (Bottom).

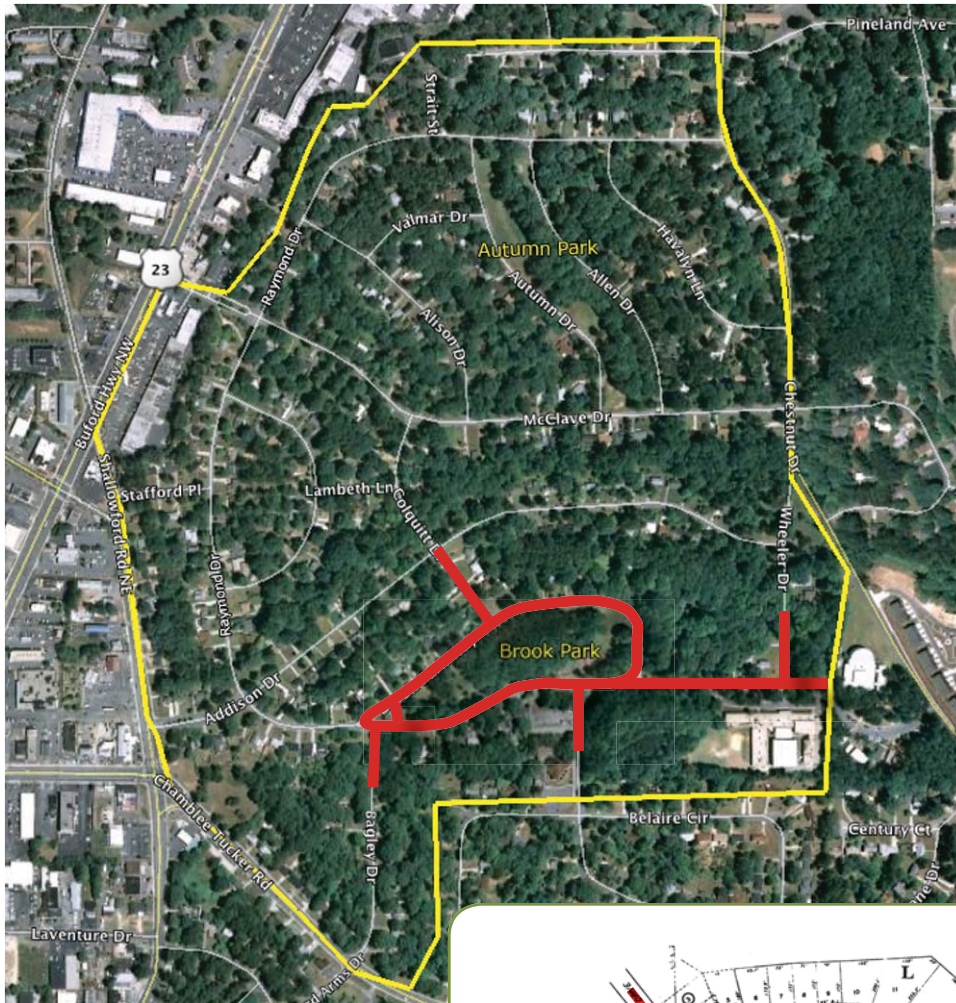
(Opposite Page) Current aerial view of the Northwoods Tract Planned Community and the Northwoods Plat Map for the Unit Seven phase of development (1956) showing Brook Park and the proposed sites for the church and school .

lots privacy by alternating house plans. Typically, street systems have wide curvilinear roads, although Ranch House suburbs incorporating rectilinear street plans have also been identified. Topography may be a factor in suburban layouts and more research is needed on this aspect of postwar residential planning. In all cases, cul-de-sacs were common, providing interior access for residents and tended to discourage outside through traffic. Most residences have an attached carport or garage with a driveway extending to the right-of-way and sidewalks are rare. Signage indicating the name of the subdivision at entry drives and themed street names throughout the subdivision are also common. Also, some community facilities, such as schools or churches, were added to established subdivisions as city, county, and religious congregations provided easily accessed services in response to their respective growing constituencies.

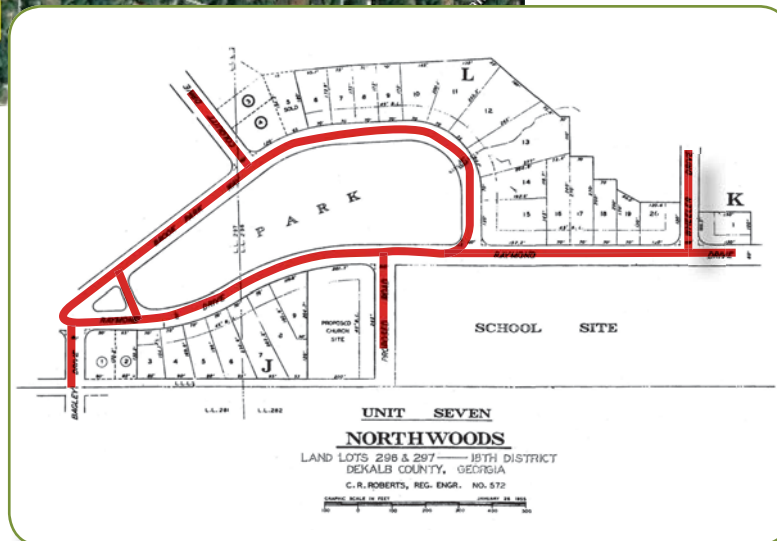
Tract Planned Communities

The massive, suburban tract communities, popularized by merchant-builders like David Bohannon in California and the Levitt Brothers in the northeastern United States, never became a common model for Ranch House development in Georgia during the post-World War II period. These comprehensively planned suburbs often featured standardized construction methods and a limited number of offered house plans. Community facilities such as offices, parks, schools, and shopping centers were generally incorporated within the residential development.

The rarity of this suburban development type in Georgia is most likely due to a lack of well-financed developers operating in the state at the time who were organizationally capable to build on such a great scale. Most plans for large tract communities in the state during the 1950s and 1960s were either drastically scaled down to meet lower market conditions or ultimately abandoned. Among these projects was the ambitious 1,000-acre Windsor Forest subdivision near Savannah, which was originally designed in 1957 by the Atlanta-based firm of Eugene Martini and Associates to include four schools, a golf course,



TRACT PLANNED COMMUNITIES



commercial area, and community clubhouse (*House & Home* 1957:124-129). The subdivision was never fully built out as envisioned although some components were realized.

Walter Talley's Northwoods subdivision, located near the General Motors Assembly Plant in north DeKalb County, is the only currently identified California-style planned tract community located in the state. Construction began on the 250-acre site in 1950 and continued over a few years. When completed, the community contained approximately 700 Contemporary-style Ranches and Split Level houses and two parks. Northwoods greatly resembles a typical Ranch subdivision with its curvilinear street pattern, rolling topography, and wooded lots. A school, Methodist church, and shopping center were also built as part of the development and located on the southern and western peripheries of the site.

Summary

Chapter 3 has described the individual Ranch House as a type, the styles that were incorporated into its design, and its immediate setting, its lot. This chapter dealt with their larger physical context. Where Ranch Houses are found and in what configuration is key to evaluating this important twentieth-century house type.



RANCH HOUSE IDENTIFICATION AND EVALUATION



This chapter tackles the challenges

preservation professionals face in recording Ranch Houses and evaluating them for their National Register eligibility in Georgia. Effective National Register of Historic Places (NRHP) evaluations are based upon thorough fieldwork that is keyed to the resource type. No new tools are needed for Ranch House identification and evaluation. Instead, recording and evaluating these resources simply calls for a more evolved tool kit. One major change is the type and volume of desk research that needs to be done before you head out to survey. As products of the recent past, there are many data sources that contain information about your survey area that will affect the conduct and extent of your survey. We provide guidelines below but recognize that new research avenues are constantly on the horizon. Keeping abreast of these new avenues requires vigilance through professional training, attending conferences that feature sessions on the recent past, and ongoing research.

IDENTIFICATION



1- Desk Research

View your survey area in the state's Natural, Archaeological, and Historic Resources GIS database (NAHRGIS) (<https://www.itos.uga.edu/nahrgis/>) for the most updated survey and NRHP data.

Thoroughly view project area and surroundings using online sources. Google Earth™, Microsoft's Bing Maps™, the U.S. Geologic Survey, and the U.S. Department of Agriculture provide online aerial photography. Subdivision layouts are usually discernable with their curvilinear streets, cul-de-sacs, and distinctive circulation patterns. Single Ranch Houses are less easily identified. Note if there are community buildings within the subdivision.

Examine historic aerial photography of your project area online (<http://dbs.galib.uga.edu/gaph/html/>), if available, and compare historic aerials with the current aerials to assess changes in the land use and built landscape associated with suburbanization. Also, if time permits, make a visit to the Map Library at the University of Georgia to see the full collection.

Establish the county location and then check that county's website for tax parcel data for your project area. Ranch Houses are sometimes listed as such (i.e., Gwinnett County) or check to see if there are one-story residential buildings constructed between 1935 and 1969 in your project area. Remember, the Ranch House is one of many house plans constructed during this time frame.

Look for date (s) of construction for project area buildings, neighborhoods, and/or subdivisions to avoid doing unnecessary fieldwork. Use date of first construction in a subdivision.

Conduct historic map and plat research. The more you know about the survey area prior to fieldwork, the more efficiently you will carry out the survey and evaluation. County highway maps and superceded topographic maps are good sources for historic land use and settlement patterns. As previously noted, the Map Library at the University of Georgia is an excellent resource. If the project is located in an urban area, check out Sanborn Fire Insurance Maps online at the Digital Library of Georgia (<http://dlg.galileo.usg.edu/>). Also, Street Map Books or comparable atlases offer neighborhood place names and show neighborhood boundaries.

GOT MY FIRST ASSIGNMENT!
Need to survey a property on Waverland Dr, in Macon, Bibb County.

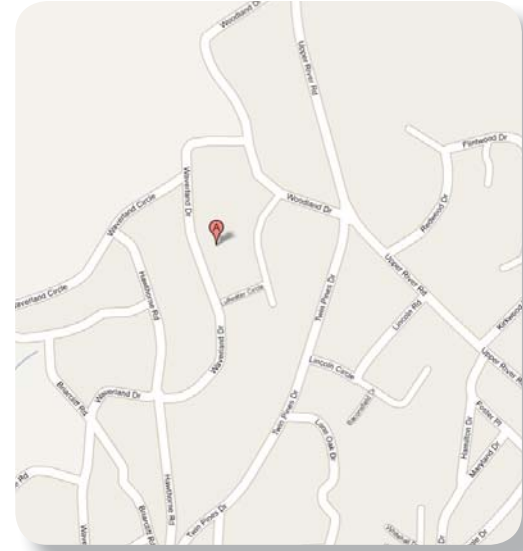


MEET

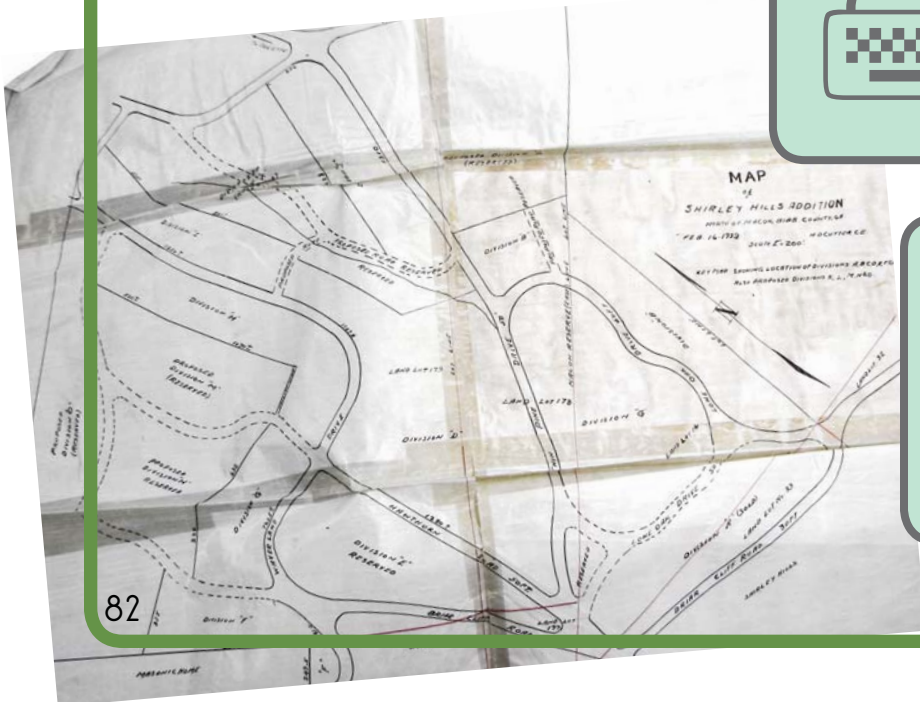
George A. Ranch, new architectural historian hot shot about town at ACME & Co...



Let me Google™ that and get a current aerial. Hmmmm. Looks like the property is definitely located in a subdivision.



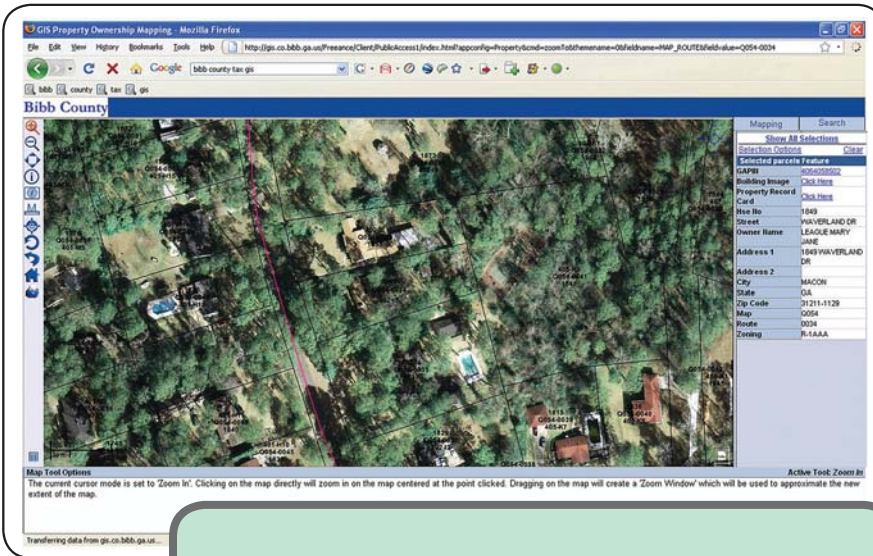
Found a 1939 Map of Shirley Hills Addition online. Study property is in Division "D". No luck with an online neighborhood association website.



Let's check out Shirley Hills on NAHRGIS. There is a Shirley Hills Historic District located nearby which is an early twentieth-century planned neighborhood and a 1950 NRHP-listed Ranch House at 1849 Waverland Drive. Got the shape files.

NAHRGIS





Tax data on listed property could be helpful. Wow! Bibb County has photos, floor plans, and building materials online.

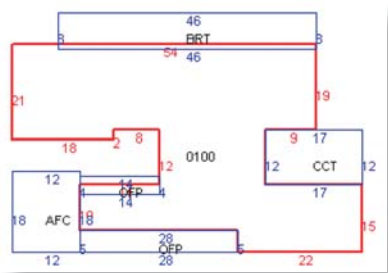


Time for a recon. Here are a streetscape view of study area, a view of the NRHP-listed League House, and a definitely unusual Woodland Christian Church around the corner. My study area appears to be part of a mid-century subdivision that may be eligible as a district or an extension of a listed district.

Better make some calls...



1849 Waverland Drive View and Plan. Designed by Georgia Architect Jean League.





2- Make Contacts

Contact knowledgeable individuals including regional planners and community leaders about project concerns/issues.

For the contact numbers of Georgia's regional planners see:
(http://www.gadata.org/information_services/reg1.htm)

3- Establish the Basic "Facts" about your Survey Area.



Is your survey area within an urban or rural context?

If urban, is it within a neighborhood, subdivision, or ethnic community?

If rural, does the area remain predominantly rural or has the landscape changed over time?

Is your area along a highway that may have historically supported a corridor community?

Is a reconnaissance needed?

Do you need to do more research or did the background research provide sufficient information for historic land use?

Is there a shared history among the resources to be surveyed?

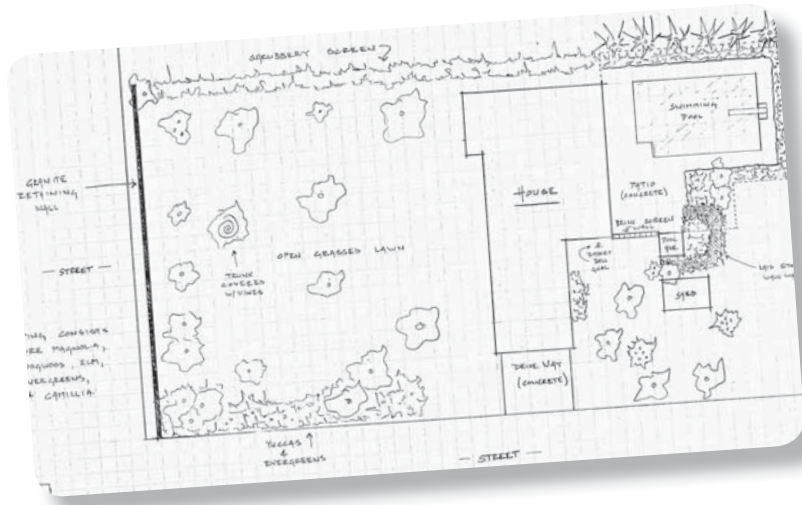
What contexts are applicable?



FIELDWORK

- 1 Confirm local setting with a reconnaissance survey. Take notes on landscape and overall physical context of the resource.
- 2 If a resource(s) is part of a historic subdivision, treat subdivision like a historic district noting: predominant house types and styles, community buildings, major arteries, and layout details such as block size and shape, setbacks, boulevards, sidewalks (no sidewalks), signage, and/or subdivision entry design details.
- 3 If a resource is part of a historic corridor, describe what features unify the corridor visually into a landscape. If pertinent, use your historical research to corroborate your analysis of the corridor's character-defining features.
- 4 Survey the resource according to the project needs, providing a full description of the resource. Capture location with GPS standing as close to the resource as possible. Collect a number of geographic points for a district or corridor that will help create an accurate boundary.
- 5 Use aerial images to help identify resource types: individual resource or grouped resources (see pages 73 and 79 for examples). For individual Ranches, aerial images may help to refine your description and identify subtype(s). For grouped resources, aerials are necessary to provide a sense of the whole entity being described and eventually evaluated.

- 6 For individual resources, note building alterations or additions and provide dates for the changes.
- 7 For individual resources, if owner is available and agreeable, view interior, draw sketch floor plan, and photograph details. Remember, a hallmark of the Ranch House type is a zoned interior plan! If there is no access, look at windows and door openings to discern the interior plan.
- 8 For grouped resources, consult historic maps, plats, and aerials to establish changes over time as well as contacting knowledgeable individuals or a neighborhood association, if present. Describe changes to the resource and provide dates for those changes.
- 9 When recording a building, complete photography, capturing all building sides and the resource's physical context. See example on next page. Use photography to fullest advantage, showing the resource's details and its link to its site. If it is a rural Ranch, use panoramic function to show the spatial connections between house and outbuildings.



When recording a subdivision, treat it as a district, capturing major building types and styles, streetscapes, and subdivision details that distinguish the resource. Identify contributing and non-contributing resources. Use an aerial to show the property boundary and key photos to a map. Use the same methodology for corridor properties, photographing the individual types and features that create the landscape. Again, an aerial is critical to showing this potential resource type and its relationship to the road. Photographs should be keyed to a map.

- 10 Enter your data into the Historic Preservation Division's online database currently known as NAHRGIS.
- 11 Conduct further research if needed and recontact knowledgeable individuals and/or neighborhood associations to clean up details.



Hint: Window Opening Clues

High windows indicate a bedroom, bath, or kitchen; small windows by themselves or with a vent stack indicate a bathroom; picture windows and window walls indicate living spaces.

PHOTOGRAPHING A RANCH



(Above) A composite of 2 photographs.

(Below) A composite of 3 photographs stitched together, using photographic software.

- 1 Contextual View
- 2 Oblique View to the Northeast
- 3 Front from Street
- 4 Oblique, View to the Southeast
- 5 Front from Yard
- 6 Carport Detail



Don't forget, you can stitch photos together on the computer. In my day, all we had was clear tape.





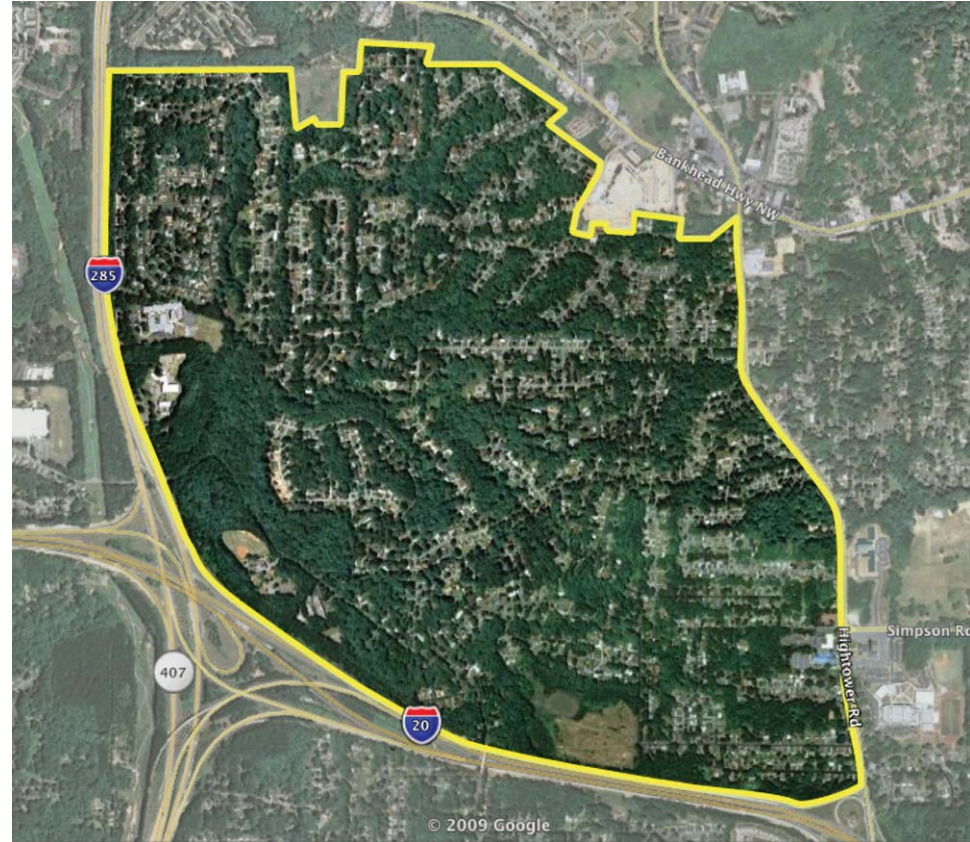
PHOTOGRAPHING A SUBDIVISION

Use aerials to help define the subdivision's extent and plan; treat it as a district capturing building types and styles, streetscapes and subdivision details in photography; and key photographs to a map or aerial.

(Right) Collier Heights Aerial – Aerial view of the Collier Heights National Register Historic District, Atlanta (Source: Google Maps 2001).

TIP! (Lower right) neighborhood Association websites like this one for Collier Heights can provide good information on historic resources (Source: www.collierheights.org).

- 1 View of the curvilinear street alignment along Skipper Drive, facing south.
- 2 Split Level House type overlooking Laverne Drive, facing south.
- 3 A Contemporary style Spilt Foyer House type on Canon Circle, facing west.
- 4 Contemporary style, Y-shaped Alphabet Ranch House subtype at the corner of West Peek Road and Canon Drive, facing northwest.
- 5 The rolling typography of the Collier Heights neighborhood is evident in this view of houses built along Baker Ridge Drive, facing east.
- 6 A cul-de-sac at the end of Duffield Drive, facing northwest.
- 7 Examples of the American Small House type located near the intersection of Ozburn Road and Oldknow Drive, facing south.



(Source: Google Maps 2001)



(Source: www.collierheights.org)



1



2



3



4



6



5



7

89

EVALUATION

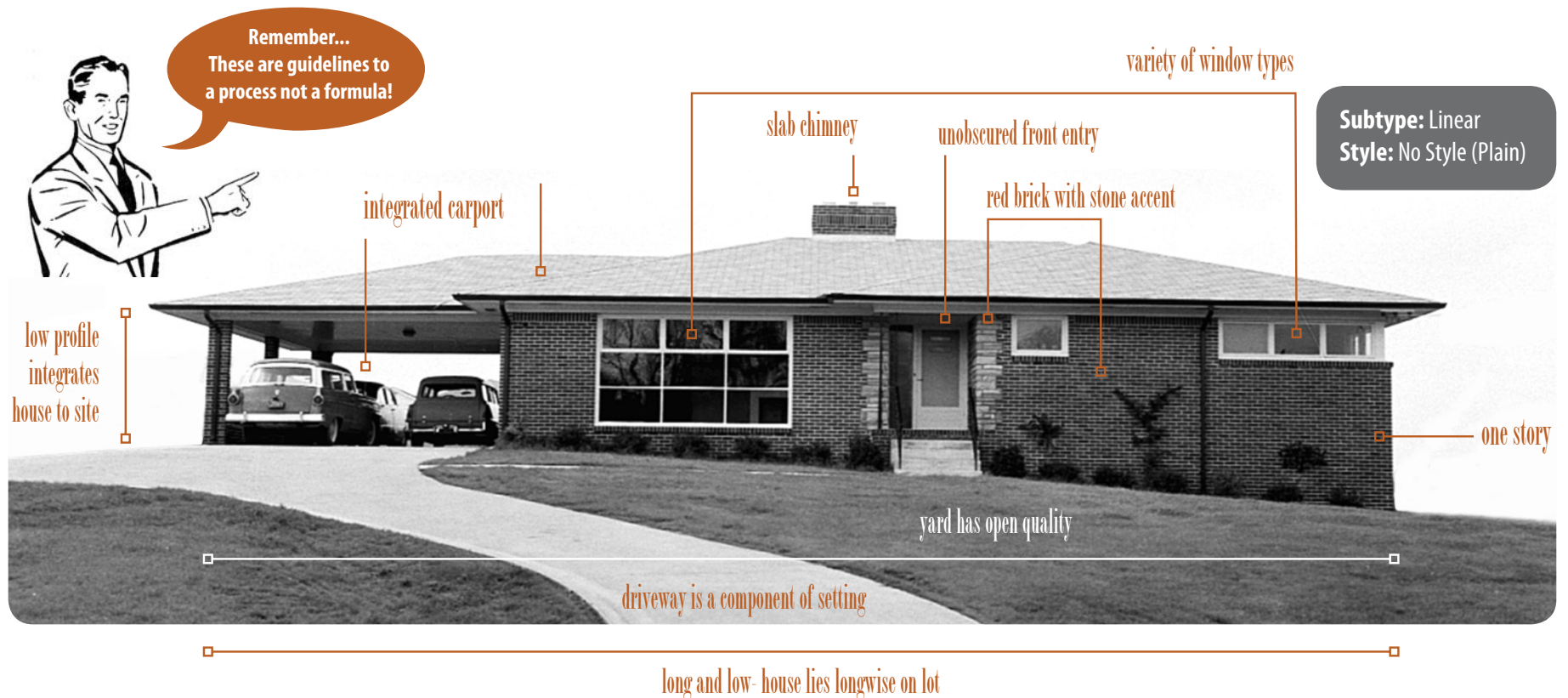
The National Park Service's *Bulletin How to Apply the National Register Criteria for Evaluation* (1998) is the primary source for understanding the evaluation process. In brief, this process calls for a property to be evaluated within its historic context or contexts and applies criteria to determine if a property is significant under that context. Properties can be significant in association with important events or persons (Criteria A and B), for their design or construction (Criterion C), or for their information potential (Criterion D) (see Appendix C). And their significance can lie at the local, state, or national level depending upon the historic context. The national and state context, the period of significance, and the discussion of the essential physical attributes for the Ranch House that are provided in this document

give your evaluation a starting point. However, each property evaluation will require an analysis of its type, its character-defining features, its relevant contexts, background research, and field results to construct a case for eligibility.

CONSTRUCTING A CASE FOR INDIVIDUAL RANCH PROPERTIES

Is it a Ranch House and why? Does the property you are evaluating possess the character-defining features of a Ranch House? (see below)

Look at a property's architecture noting its design, plan, and building materials. Where did the design come from? Pattern book? Custom design?



Setting is a critical factor for individual Ranch properties, particularly rural examples. Does the property retain its rural setting or has development created a more urban space? Has adaptive reuse made changes that affect the property's ability to convey its significance?

Consider all applicable context or contexts. For example, a Ranch House that functions as a mid-century farmhouse should be evaluated using the state's agricultural context as well as the Ranch House context. Like the I-house, Dogtrot, or Bungalow that precede it, the Ranch farmhouse is one of a complement of buildings within a landscape that is functionally organized. Its function and place within that agricultural landscape maybe more significant than the house type.

Look at who the property was associated with and in what context. Use your research to identify if the property has an association with an architect or builder of note. See Appendix B for a preliminary list of architects, builders and developers that were prominent in residential design in post World War II Georgia. The property may also be associated with a significant individual or family.

What does it take to make a property significant under the identified context(s)?

Identify the appropriate level(s) of significance.

National, state, or local? How do these come into play?

What is (are) your period(s) of significance?

CONSTRUCTING A CASE FOR GROUPED PROPERTY TYPES

Identify property type: corridor, subdivision, planned tract, or cluster within established neighborhood (see Chapter 4).

If a corridor of Ranch Houses has been defined, does this corridor present a unified aesthetic in its linkage of road, buildings, and yards sufficient to be considered as a landscape? Are there

tangible attributes that stem from a shared chronology and/or historical association? Has that unified aesthetic been altered over time?

If a subdivision or planned tract community property type has been identified, evaluate it as a historic district. Is it notable as the first of its type? Does it contain examples of Ranch House types? Does it contain attributes of a planned community? If a subdivision has been identified, consider its scale., recognizing that smaller examples may display fewer features than large subdivisions. Regardless, does it convey significance?

If the property is situated on the edge of an established early twentieth-century neighborhood, does it convey significance as a separate district or does it better contribute to an understanding of the developmental history of the area?

Consider applicable context or contexts. Use your background research to establish the "who, what, where, when, and why" behind the construction of the property and its later use. More than one context may be applicable. Some properties may be eligible for their social or ethnic history not just architecture.

What does it take to make a property significant under the identified context(s)?

Identify the appropriate level(s) of significance.

National, state, or local? How do these come into play?

What is (are) your period (s) of significance?

Ranch House Evaluation Under Criterion A

The previous chapters have provided a context for the Ranch House's significance at the national level and a description of its essential physical features. It clearly holds a central place in twentieth-century American social history. On a more regional and statewide level, its association with World War II and Cold War military and defense housing programs, the Sun Belt phenomenon, suburbanization, local and state architects and architectural schools and colleges, and large and small community development further deepens its cultural meaning. As more research and survey occurs, other more nuanced contexts will emerge that will shape our understanding of the Ranch House and its impact particularly at the state and local levels.

Grouped property types such as subdivisions are the most likely candidates for eligibility under Criterion A at the national, state, and local level, as they contain information about Post World War II suburbanization, community planning, and development. Some subdivisions, like Collier Heights, a newly listed mid-century historic district in west Atlanta, also possess national significance as described below.

The Collier Heights Historic District is significant at the national, state, and local levels under Criterion A in the areas of community planning and development, social history, and African-American ethnic heritage. The neighborhood is a representation of the ways in which an economically empowered African-American middle class in Atlanta developed its own version of the suburban "American Dream" during the period of residential segregation in the South. Primarily financed and built by African-American architects, contractors, and businessmen, Collier Heights is also the culmination of black residential expansion on the westside of Atlanta, which was initiated in the 1920s by builder Heman Perry.

This culturally rich statement of significance for Collier Heights shows interrelated historic contexts at work, providing a fuller treatment of the property's significance under Criterion A.

While grouped property types have greater potential for consideration under Criterion A, individual Ranch Houses associated with agricultural properties or with general developmental community growth may also be eligible under Criterion A under those contexts.

Ranch House Evaluation Under Criterion B

Evaluating Ranch Houses and/or mid-century grouped properties under this criterion is fairly straightforward in that your statement of significance needs to demonstrate that the property is associated with the lives of persons significant in our past. Thus a subdivision may be eligible under this criterion if it was associated with individuals or families that were significant at the national, state, or local level.

Ranch House Evaluation Under Criterion C

A Ranch House property is eligible in the area of architecture if it retains its location, essential character-defining features, most of its historic building materials, evidence of mid twentieth-century workmanship, and its setting, feeling and association. While design, workmanship, and retention of building materials are the hallmark values for properties evaluated under architecture, the Ranch House's setting, feeling, and association are also critical elements to be evaluated. Criterion C is the most likely criterion to be applied to individual Ranch Houses but also subdivisions and other grouped property types.

The same evaluative tools should be applied to the grouped property type. Again Collier Heights offers a good example of how this property type can be considered eligible under Criterion C.

The Collier Heights Historic District is significant under Criterion C in the area of architecture for its collection of mid-twentieth-century house types that includes the American Small House, the Ranch House, the Split Level House, and Split Foyer. The primary period of development in the neighborhood ranged from the late 1940s through the early 1960s. Architectural changes over this time period are reflected in the sizes of the houses, the different styles that are represented including neo-Classical, Contemporary, and conventional Georgia red brick veneer designs, as well as the variety of building materials used. The inclusion of carports and garages becomes a more common feature on houses in Collier Heights as the automobile became more affordable to middle-class African-American home-buyers during the 1950s and 1960s.

Collier Heights is also significant in the area of community planning and development as an example of postwar subdivision development. The majority of streets have a curvilinear alignment and cul-de-sacs are also present. Both were common design elements used as safety features in mid-twentieth century suburbs to lower car speeds and reduce through traffic. The neighborhood adheres to the rolling topography of the land with large wooded lots interspersed with more densely wooded undeveloped areas.

Integrity

A Ranch House is significant under Criteria A, B and/or C if it sits on its original location, possesses intact character-defining features, retains its principal or primary historic building materials, and has the basic features of its design. This follows the NPS guidelines for the evaluation of a property's integrity. To retain integrity a property possesses several and usually most of the seven aspects of integrity: location, design, setting, materials, workmanship,

feeling, and association. The retention of specific aspects of integrity is critical for a property to convey its significance and the recognition of which aspects are most important to a property stems from context research.

Conversely, if a Ranch House property was moved, substantially altered, and no longer retains its historic design, it cannot convey its significance.

To aid in evaluations of individual Ranch Houses that have been somewhat altered, four general considerations are offered for an evaluation of the integrity of design, materials, and workmanship for a property. They involve: scale, proportion, additive changes, and a consideration of voids and spaces.

1- Scale is an issue when evaluating Ranch Houses alterations. Those that appear on compact sub-type examples more seriously compromise the integrity of the property than that same alteration on larger examples. Essentially, each detail counts on smaller examples.

2- Proportion is a second consideration. Does the alteration affect the fundamental design, i.e., adding vertical elements that detract from a Ranch House's long, low, one-story profile?

3- Additive changes typically pose fewer integrity issues than subtractive changes that have greater potential to affect integrity. Additive changes that do not damage or take away original fabric, or that can be removed, are not considered to be compromising.

4- Changes in voids and spaces that alter character-defining features of the Ranch House are considered to affect integrity.

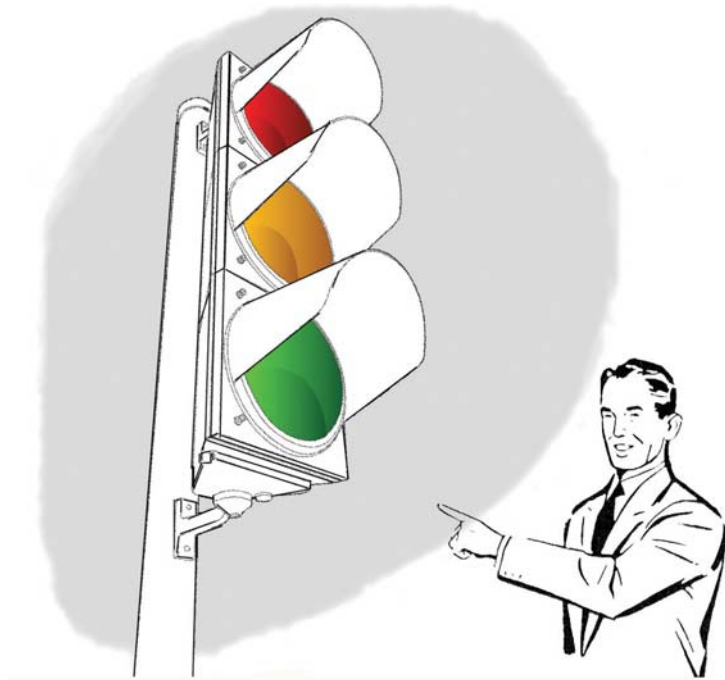
More specifically, a number of alterations are commonly seen on Georgia's Ranch Houses. The degree to which they affect the ability of the Ranch House to convey its significance varies. The following guidance is based on the Ranch House Assessment Test Study.

EVALUATION SIGNALS

RED=CAN AFFECT INTEGRITY

AMBER= MAY AFFECT INTEGRITY

GREEN=DOES NOT AFFECT INTEGRITY



The following group of common alterations are considered to seriously compromise an individual Ranch House's integrity. They are:

- ✓ Conversion of the garage into living space,
- ✓ Enclosed carport,
- ✓ Enclosed or altered porch,
- ✓ Significantly reconfigured front entry using stylistic detailing such as "Craftsmanization" or added stylistic details that are not part of the Ranch House architectural vocabulary,
- ✓ Altered roof design or added roof system that raises roof or added dormers; and
- ✓ Painting over brick, stone and patterned brick.

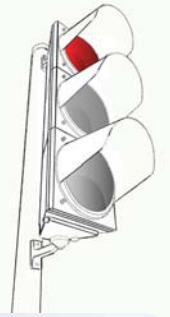
Common exterior alterations that have occurred on Georgia Ranch Houses that need to be weighed in your evaluation are:

- ✓ Front side or rear additions,
- ✓ Chimney removal or alteration,
- ✓ Window and/or door replacements,
- ✓ New door or window openings; and
- ✓ Use of inappropriate replacement building materials.

Finally, the presence of the following features are not considered to affect a property's eligibility but should be noted in the property description:

- ✓ shutters,
- ✓ awnings,
- ✓ window bars,
- ✓ accessibility ramps; and
- ✓ new decks.

GARAGE AND CARPORT CONVERSIONS



- 1 Visually Dominant Seamed Metal Roof
- 2 Entry Changes
- 3 Original Masonry (Before)
- 4 Painted Masonry (After)
- 5 "Craftsmanized" Entry
- 6 Enclosed Porch



MATERIALS, ENTRY CHANGES, AND ENCLOSURES



RAISED ROOFLINES AND ADDITIONS



REPLACEMENT DOORS AND WINDOWS



SHUTTERS AND AWNINGS





GWINNETT COUNTY



DEKALB COUNTY



GWINNETT COUNTY

Ranches Going Commercial
Going, Going, Gone!!



There are also interior alterations that affect integrity for individual Georgia Ranches. The most negative change stems from an alteration in the property's plan. As Ranch Houses could feature different plans originally, it is important that the fieldwork establishes the house's original interior plan and determines if any alterations took place and to what extent. Other interior alterations that need to be weighed in the evaluation are changes in original finishes (tile, floors, wall coverings), lighting, and updated kitchens and baths.

The flexible design that the Ranch House featured has made it a prime candidate for adaptation and reuse as a commercial structure, particularly in metropolitan areas where residential roads have become commercial corridors. In many cases, this has strong implications for the integrity of a Ranch House's setting, feeling, and association. The change in use is not a factor. However, material alterations and/or changes in setting that may result from that use need to be seriously considered in a property evaluation.

Evaluating the integrity of subdivisions, corridors, or other groups should adhere to the principles used in historic district evaluations. For example, a subdivision eligible solely under Criterion C should contain many character-defining features of a subdivision: street patterns, super blocks, cul-de-sacs, uniform lot size, etc. as well as a complement of mid-century house types. The evaluator should take into consideration any infill within the original layout, road improvements that have affected community street patterns, or loss of houses. Some properties can be considered solely eligible under Criterion C, but explore the other criteria for their applicability to strengthen your recommendation. Also, as in most district evaluations, examination of building interiors may not be feasible given the volume of buildings that may be involved; however, interior inspections of representative house types is recommended.

There is no ruler that provides a measure for assessing significance, but there are many factors to be weighed. If the basic integrity test for a property associated with an important event or person is whether a person historically associated with the property during that time would recognize it as it exists today, the basic integrity test for a significant Ranch House property should be whether that same contemporary might feel at ease opening the door and settling in. Seven evaluation examples close the chapter.

EXAMPLE ONE



DEKALB COUNTY

HISTORY: Constructed in 1956, Architect unknown

DESCRIPTION:

Subtype: Linear-with-Clusters

Style: Wright Influenced (Usonian)

RANCH HOUSE FEATURES:

- One story
- Low profile
- Variety of window types, both fixed and operable
- Door is visible and flanked by window panels
- Red brick exterior and composition shingle roof material
- Integrated carport with distinctly wide but narrow supports
- Front is closed (private) while the back is open with patio and pool
- Use of brick lattice screen walls around pool area

ALTERATIONS:

Frame rear addition was constructed in 1960 during the period of significance; it does not alter the building's height or massing



EVALUATION:

This Ranch House is a good example of the Frank Lloyd Wright-influenced style and a strong candidate for inclusion on the National Register at the local level under Criterion C for architecture. This single family home has the low roofline, clean lines, projecting eaves, and a geometric patterning of walls and windows that are expressive of Wright-influenced residential architecture but is rendered in the Georgia' Ranch House's signature building material, red brick. Granite is used for retaining walls in the yard, not on the house, providing a link with the area's most available building material and unifying the contemporary home to its surrounds. Simply designed and set advantageously on a ridge to display its low profile, it is distinctive among neighboring Ranch Houses within its small town setting for its contemporary details.

Integrity of design, materials, and workmanship are reflected in the building's retention of almost all of its original exterior fabric, architectural details, integrated carport, open zoned interior, and emphasis on the backyard recreation space. The residence has a zoned interior with bedrooms clustered on the north end. The living room has a window wall that opens to the backyard and pool area; the latter is defined and hidden by a granite wall.

The residence has integrity of location and setting. It is located in a small town neighborhood that features large lots and mature vegetation. The area remains residential and no changes have occurred in its setting. The surrounding homes are a mix of American Small Houses and Ranch Houses in an area that was developed after World War II. Thus, it has the feeling and association that is characteristic of post-World War II suburban residential development given this mix of mid-twentieth century house types. It is located within an existing National Register Historic District and is considered to be contributing to that district as it shows the developmental history of the community's twentieth-century architecture but is also considered individually eligible.

EXAMPLE TWO

DEKALB COUNTY

HISTORY: Constructed in 1950, Architect/Developer unknown

DESCRIPTION:

Subtype: Bungalow Ranch

Style: No Style (plain)

RANCH HOUSE FEATURES:

- One story
- Low profile
- Visible front door entry
- Door is visible and flanked by window panels
- Variety of window types and sizes
- Prominent lateral chimney
- Red brick veneer exterior and composition roof shingle material

ALTERATIONS:

Front entry addition with wood entry porch supports with brick masonry piers

EVALUATION:

This Ranch House is not considered individually eligible for the National Register under Criterion C for distinctive characteristics of its type, period, and method of construction. Changes to the building have compromised some of the distinctive details that compose a Ranch House and have introduced stylistic elements from an earlier era that are inappropriate. The building no longer conveys significance for its type.

The residence has integrity of location and setting in a mid-century neighborhood primarily comprised of other Ranch Houses and some American Small houses sited on large lots with mature vegetation. The building has many Ranch House features, retaining much of its original exterior fabric. However,



the integrity of design and workmanship of the property has been diminished due to the inappropriate addition of a front entry porch with Craftsman-style wood column supports. Because of this notable alteration, the house is not representative of a mid-century Ranch House.

EXAMPLE THREE



GWINNETT COUNTY

HISTORY: Constructed in 1956, Architect unknown.

DESCRIPTION:

Subtype: Linear

Style: Plain (no style)

RANCH HOUSE FEATURES:

- One story
- Low profile
- Raked or striated red brick veneer exterior with limestone accents surrounds the front entrance
- Hipped roof with wide eaves and covered with composition asphalt shingles

- Side porches
- Variety of window types and sizes
- Visible front door
- Scroll wrought iron railings on front porch

ALTERATIONS:

- Enclosure of side and rear screen porches with jalousie windows
- Addition of historic aluminum canopies over windows, side porches and front door entrance

EVALUATION:

This Ranch House may be considered eligible for the National Register under Criterion C at the local level for embodying distinctive characteristics of the Ranch House type and mid-twentieth-century period of construction. Its form, materials, and plan contribute to its eligibility as a good example of a Ranch House. The house has a high degree of integrity in its design, materials, and workmanship and displays many of the Ranch House's character-defining features such as a long and low, one-story plan, various window sizes and types, contrasting masonry materials, side porches, and an original front door. The side porches have been enclosed with jalousie windows that are appropriate for the house type. The outbuildings, a well house and two small storage sheds, are also clad in brick veneer, unifying the buildings on the property.

The property is located on an one-acre lot facing the road and is set back approximately 55 feet from the right-of-way. Mature hardwoods shade the otherwise open front yard while three outbuildings are sited near the house in the open clearing of the large back yard. The house was built in 1956 in a predominantly rural setting; it is visible on the 1957 Gwinnett County Highway Map near the intersection of Mink Livsey and Lee roads. "Calab" was the placename for the crossroad community at that intersection. Since that time, the nearby area has undergone some suburban development and the residence is now flanked by a gas station and child daycare center. These changes have diminished the integrity of the surrounding setting; however, the overall intact character of the property's lot preserves its feeling and association as a mid-twentieth-century Ranch House residence built in a rural context.

EXAMPLE FOUR

GWINNETT COUNTY

HISTORY: Constructed in 1957 as a vacation lake house residence, Architect unknown.

DESCRIPTION:

Subtype: Compact

Style: Contemporary

RANCH HOUSE FEATURES:

- One story
- Low profile
- Rusticated concrete brick veneer
- Shallow side gable roof
- Prominent eave wall exterior chimney with an uncoursed, ashlar sandstone veneer
- Visible front door
- Attached carport
- Scroll wrought iron carport supports

ALTERATIONS:

- Replacement ribbed metal roof dates to 2007

EVALUATION:

This Compact Ranch House may be considered eligible for the National Register at the local level under Criterion C for its distinctive characteristics as a residential house type and period of construction. Its form, materials, and plan contribute to its eligibility as a good example of



a mid-century Ranch House. The small, one-story floor plan totals 864 sq. ft. with a main level and full basement. It possesses a zoned interior plan that has not been altered. Much of the exterior historic building material such as the masonry veneer, front door, and windows remain in excellent condition and the house has integrity in the areas of design, setting, and workmanship despite the ribbed metal replacement roof covering, which does not alter the 'low' silhouette of the roof profile that defines a Ranch House.

Despite its diminutive size, the house possesses a wealth of character-defining features of a Ranch House including a long and low profile, integrated carport with wrought-iron supports, eave wall slab chimney, contrasting building materials, and original windows of various sizes. It is sited on a narrow (50'x150"), wooded, lakefront lot on the main drive that snakes around the 90-acre man-made lake. The residential setting of the house remains intact, which contributes to the integrity of its feeling and association as a mid-twentieth century lake house. The main level of the house is oriented toward the road and has a 60-foot setback. It has a concrete driveway and open front lawn. The basement level overlooks the lake and the wooded rear lot slopes down to the lakefront.

It retains integrity of location as one of the earliest vacation houses built in Norris Lake Shores, a suburban lake community that contains a variety of residential building types and styles erected between the 1950s and the 1990s. The property is evaluated individually as the majority of its surrounding lake houses are not 50 years of age and do not appear to meet the exceptional criteria. The community's eligibility as a district should be evaluated after more study on its developmental history occurs.

EXAMPLE FIVE



ROCKDALE COUNTY

HISTORY: Constructed in 1958, Architect unknown

DESCRIPTION:

Subtype: Linear

Style: Plain (No Style)

RANCH HOUSE FEATURES:

- One story
- Variety of 2/2 sash window sizes
- Visible front door entry
- Red brick exterior and composition shingle roof with wide eaves
- Side screen porch
- Pierced brick screen wall around rear patio

ALTERATIONS:

- Red brick veneer rear addition

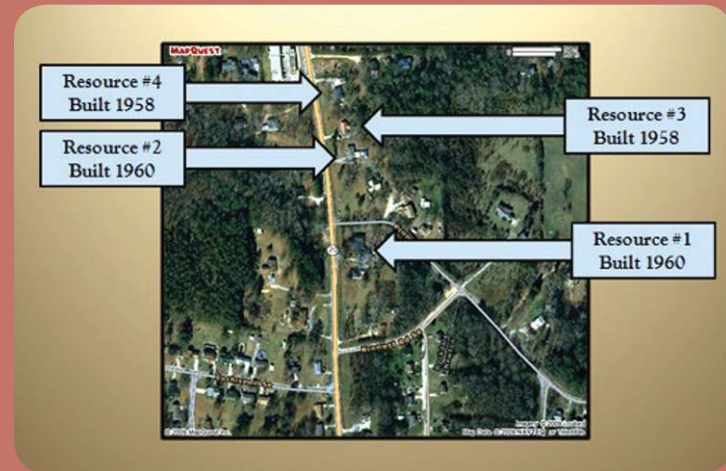
EVALUATION:

This modestly designed Ranch House was evaluated under Criterion C for architecture at the local level of significance, but is not considered individually eligible for the National Register. While it possesses the fundamentals of Ranch House design, it does not have enough of the distinctive characteristics of the Ranch House to be considered a significant example of its type, period, or method of construction.

Possibly the product of a local builder, the house retains integrity of design, materials, and workmanship. Red brick veneer is the only exterior building material used in its construction, there are no accentuating or contrasting materials found

around the doors, windows, or foundation. The house does not feature a variety of window types. All windows are 2/2 double-hung sash with only two sizes represented. There is no chimney, although this is a common omission of other Ranch Houses surveyed in the immediate area. There is a screen porch on the south side of the building with geometric detailing and a brick veneer addition is located at the rear. The emphasis on the backyard as an outdoor recreation area is found in the concrete slab patio and pierced brick screen wall. The interior of the house has a closed zoned plan. All of these features contribute to the recognition of the house type but evaluated collectively do not make this a significant example of a Ranch House type.

The Ranch House is one of four independently sited Ranch Houses built between 1958 and 1960 along a two-block stretch of the road. The four properties do not appear to have a shared history and do not appear connected visually in their relationship to the road or to each other. Therefore, this Ranch House was evaluated individually. The surrounding area has experienced considerable commercial development, which has diminished the integrity of setting. Finally, although it was originally built as a residence, the Ranch House is now used as a used furniture store and no longer has the feeling and association of a domestic property.



EXAMPLE SIX



GWINNETT COUNTY

HISTORY: The four Ranch Houses are part of a small, African-American residential area with roots extending back to the antebellum period. All the houses date from 1968 to 1973 and some were built by the homeowners from adapted ranch plan book designs.

DESCRIPTION:

Subtypes: Linear, Half-Courtyard, and Linear-With-Clusters
Style: Contemporary and Plain (no style)

RANCH HOUSE FEATURES:

- Four one-story residences
- Low profiles
- Variety of materials including white Roman, red, and beige brick, vertical wood board siding, crab-orchard stone rubble veneer accents used
- Hipped and side gable roofs with wide, overhanging eaves and covered with composition asphalt shingles
- One house has a screened side porch
- Integrated garages and carports with brick masonry screens are common
- Variety of window types, sizes, and materials (wood and metal)
- Visible front doors
- Scroll wrought iron railings on some front porches

ALTERATIONS:

- One house has converted the integrated carport into a screened porch area.
- The residences once fronted S.R. 124, Scenic Highway, but 2003 road improvements, expanding the highway from a two-lane to a four-lane thoroughfare, moved the new highway alignment to the west to avoid affecting historic properties.

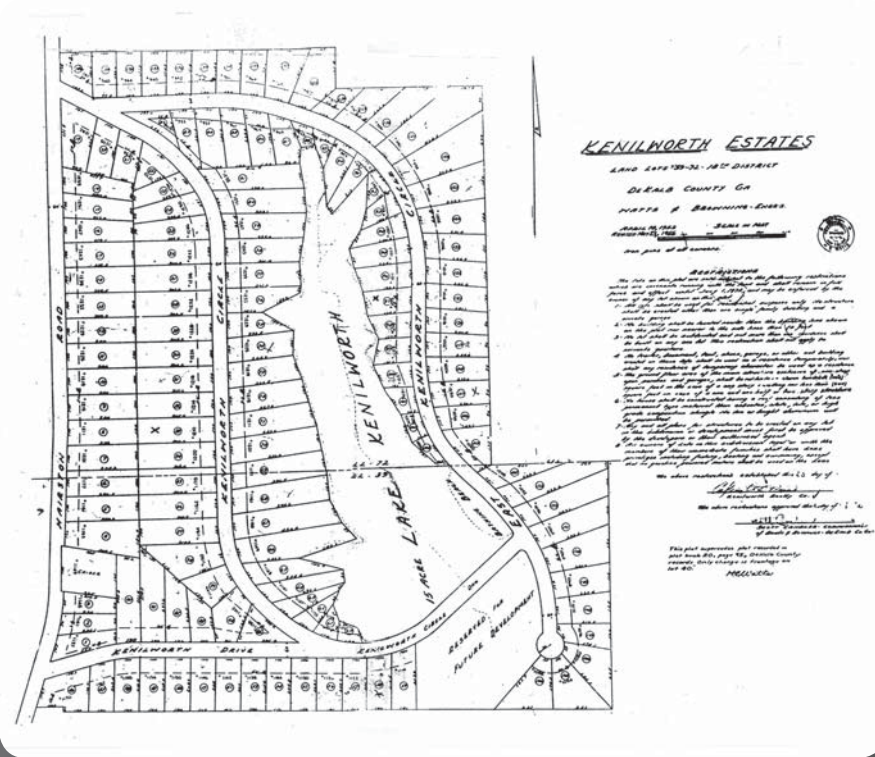
EVALUATION:

This series of residences constitute a Ranch House corridor district that is eligible for the National Register under Criteria A and C. The district is significant under Criterion A in the areas of African-American ethnic heritage and community planning. Some residents of the community are historically associated with the Promised Land Plantation, having roots in the community since the Civil War. A small African-American community developed in the area surrounding the Plantation house and adjoining land along the former highway was developed residentially in the twentieth century by the Anderson Livesey Family. Based on conversations with homeowners, the Ranch Houses were built over a five-year time span by some of the residents from designs found in popular plan books. The district provides a recognizable pattern of self-reliant, residential development in an identified historic African-American area.

The district is also significant under Criterion C as a distinctive example of Ranch House type architecture built during the mid-twentieth century. The shared period of construction for the houses, their uniform relationship to the curving road, and ample front yards creates a cohesive landscape that has integrity of location and setting. The houses have a good degree of integrity in the areas of design, materials, and workmanship. The residences possess many of the character-defining features of the Ranch House type such as a variety of masonry building materials, window types and sizes, integrated carports and garages, and the use of pierced brick screens. Despite some alterations such as the screened enclosure of a carport, this series of Ranch Houses constitutes a small but significant corridor of twentieth-century Ranch House development.



EXAMPLE SEVEN



KENILWORTH ESTATES SUBDIVISION, DEKALB COUNTY

HISTORY: The Kenilworth Realty Company created the first plat for the subdivision in 1953 with revisions made in 1956 and again in 1958. Some of the earliest houses were built between 1954 and 1958, with subsequent infill development occurring between the late 1960s through the 1980s.

RANCH HOUSE DESCRIPTIONS:

Subtypes: Linear, Linear-with-Clusters and Half Courtyard Ranch Houses

Styles: Contemporary, Colonial Revival, Plain (No Style)

SUBDIVISION FEATURES:

- Predominantly one-story masonry Ranch Houses with some Split Level House types and infill development that includes three Cedar-sided Geometric houses, two-story Georgian-Revival style houses dating from the 1980s, and a Geodesic Dome house.
- Looping narrow curvilinear streets around a central 15-acre lake
- Granite curbing
- One cul-de-sac
- Uneven setbacks from the right-of-way due to varying periods of development
- Houses have either carports or garages
- No sidewalks
- Mature tree canopy of pines and hardwoods and yard and foundation plantings found throughout



ALTERATIONS:

- Infill development from the 1970s and 1980s.
- Some 'pop top' expansion of one-story Ranch Houses and unsympathetic front and side additions.

EVALUATION:

The Kenilworth Estates subdivision is primarily comprised of three main streets including Kenilworth Circle, which loops around the central 15-acre man-made Lake Kenilworth, Kenilworth Drive, and some frontage along Hairston Road. The 1950s and 1960s witnessed the creation of a number of man-made lake communities east of Atlanta in DeKalb and Gwinnett counties and Kenilworth Estates is an example of this type of development. No historic context has yet been developed for this specific type of suburban living or country club environment that typically featured a lake drive with streets radiating from the drive, a clubhouse, and other amenities. This property may be eligible under Criterion A for community planning and development after more study is completed and a notable group of the buildings reach 50 years of age.

Kenilworth Estates was platted and partially developed during the 1950s, and most of the original Ranch Houses are located on the south side of the lake along the Kenilworth Drive loop. However, later period infill housing has resulted in varying distances in the setback of residences and diminished the unified character of the subdivision's original plan. Kenilworth Estates does not appear to be eligible as a historic district under Criterion C for architecture. The relatively high-level of recent infill development in the neighborhood and additions and alterations to individual houses have adversely affected the subdivision's integrity of design, setting, materials, and workmanship, and its ability to convey a feeling and association of a distinctive period of mid-twentieth century residential architecture and community planning.





Setting Out Roots

ASSOCIATED CONTEXTS AND FUTURE RESEARCH

6

Flexible in design, textured, sometimes flat, cutting edge, conservative, plentiful, rural, and urban, the Ranch House arrived in Georgia in the late 1930s and remained a standard within the state’s residential architecture through the 1970s. It came on a cultural wave breaking at the right time that captured the imagination of new generation of homebuyers who connected with its flexibility, simplicity, and its attitude to the outdoors. It brought the automobile inside and made room for the television. Individuals and families of different races and different incomes were attracted to it. A generation that grew up in neighborhoods brought up their families in Ranch House subdivisions. Clearly, the Ranch House is an icon of the twentieth century, emblematic of a time of sweeping changes in American society.

In Georgia, a variety of historic contexts are needed to understand the Ranch House’s cultural meaning. The context in Chapter Two touches on some of the possibilities. The impact of military housing choices on the state’s post World War II built landscape is still to be researched. Georgia’s Fort Gordon, Fort Stewart, and other military installations played a role in making the Ranch House popular. The Atomic Energy Commission’s Cold War era Savannah River Plant would bring thousands to the Central Savannah River Area in 1950. Many of the Ranch homes built in Augusta were subsidized by the government to provide housing for the scientists, engineers and employees who soon immigrated to the area. More research is needed to establish if Ranch communities complete with schools, stores, and churches were part of Georgia’s mid-century history and if not, why not. The link between the Ranch

House and suburbanization in the state has been demonstrated however more research is needed to show its tie with African-American suburbanization as well as with other ethnic groups.

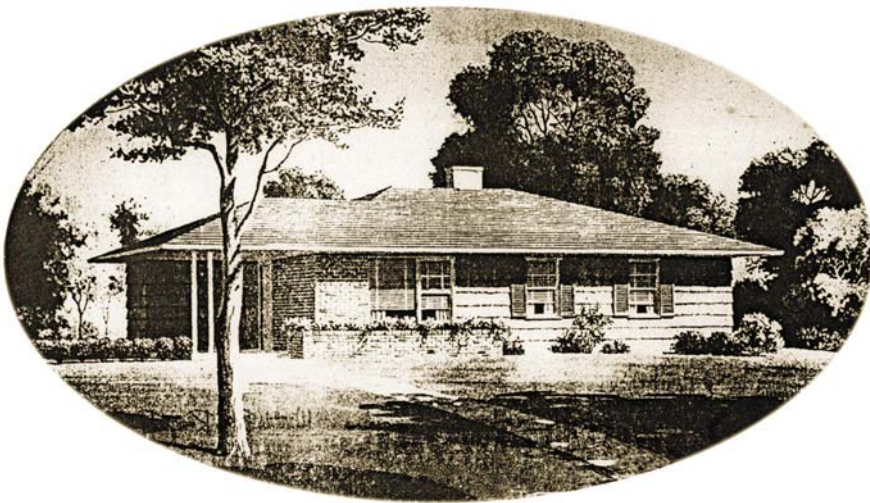
SUGGESTED FUTURE HISTORIC CONTEXTS AND RESEARCH

Impact of military/defense housing programs on state’s post World War II built landscape
Planned communities in Georgia
African American and ethnic suburbanization
Mid-century subdivision as resource type
Mid-century residential building materials
Mid-century landscape design
Mid-century architects, builders, and developers
Pilot survey on 1970s and 1980s residential architecture
Electronic collection of field data into “form” that addresses grouped resources and adds new fields needed for mid-century building descriptions

A context on building materials would be helpful as the mid-century home incorporated a wide range of man-made materials to provide texture and visual interest. Also, a closer look at urban planning and the role of the subdivisions would provide a better understanding of the subdivision as a resource type and how these may have changed over time. Research on mid-century landscape design will be key to a better understanding of how yards and neighborhood spaces were “expanded for living” and if there were any Georgia trends in landscape design. While Appendix B contains a preliminary listing of architects, builders and developers that were part of mid-century design in Georgia,

more research is needed on these individuals. Finally, when does the Ranch House truly decline in popularity in the state and why do 1970s examples become “mega ranches”? How do the Split Level and Split Foyer types fit in? A pilot survey that looked at 1970s and 1980s residential architecture may provide some answers. Finally, study is needed on how we record mid-century resources and the potential for developing electronic forms that can streamline the data collection process for grouped resources such as subdivisions and that contain data fields that are applicable to post-World War II housing. There is a great deal to be learned about the recent past!

These guidelines aim at preserving the Ranch House’s twentieth-century legacy in Georgia. While plentiful now, these buildings are not immune to risk particularly in the state’s metropolitan areas where the changing landscape has laid claim to many Ranch Houses. Ranch Houses on desirable urban lots are demolished to create room for new homes while newly developed commercial corridors along older streets and roads transform adjacent Ranch Houses into commercial facilities sometimes gracefully, sometimes not. As many preservation professionals can attest, resources from the recent past are traditionally under recognized and under evaluated, creating a poor environment for their preservation. It is our aim that these guidelines will help identify which Ranch House examples meet the National Register criteria for eligibility and to ensure that a representative sample of these historically significant mid-century buildings are preserved.



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APPENDIX A.

GLOSSARY

Source: Adapted with permission from Building
Conservation Associates Inc. 2009



A-frame building: A building with a cross section resembling the letter 'A' in which steeply angled sides descending from the ridge function as both roof and wall enclosure.

acoustical tile: In residential applications, a relatively thin, sound-absorbing finish material in board form, which is applied to ceilings or walls with mastic or mounted in a suspended ceiling framework. The tiles are generally

square or rectangular and are composed of mineral fiber, vegetable fiber, cork, or a similar sound-absorbing material or are perforated metal shells filled with such sound-absorbing material.

asbestos cement: A dense, rigid, fire- and water-resistant material consisting of asbestos fibers bound with Portland cement or another hydraulic cement, which was formed into relatively thin shingles, flat sheets, and corrugated sheets used for exterior cladding and roofing. Shingles were often embossed with patterns simulating wood or slate. These products were available beginning in the early 1920s. Transite® is a trade name for asbestos cement board and shingles.

asphalt shingles: Roofing and wall cladding units made from asphalt-saturated vegetable or mineral fiber felt surfaced with mineral or ceramic granules on the face exposed to the weather. Early units took the form of individual shingles; later units generally took the form of strips notched at the bottom edge to provide a covering resembling the configuration of wood, slate, or tile shingles. Sometimes the material was embossed with patterns simulating wood or slate. Individual asphalt shingles were invented in 1903, and the first multi-tab shingles were invented in 1906.

awning: A lightweight, roof-like covering—often made of canvas on a metal framework but also made of thin metal or plastic, with or without

a frame—projecting from a wall, often above a window or door, to provide shade and protection from rain. Some awnings are fixed, and some awnings can be folded upward against a building.

awning window: A window with one or more sashes—either top-hinged or pivoted near the tops of their stiles—that open outward at the bottom.

B

balcony: A platform projecting from the wall of a building above the first story, cantilevered or supported from the wall below, and generally bordered on its exposed sides by a railing, balustrade, or parapet.

batten: In relation to the exterior cladding, a relatively narrow wood strip applied to cover a joint between adjacent boards. Also used in panel and batten siding.

board and batten siding: Wood siding consisting of plywood panels with wood battens applied over the vertical joints between them.

built-up roof: A roof surface, usually used on flat or nearly flat roofs, that generally consists of multiple layers of bitumen-saturated felt adhered together with coatings of hot bitumen and surfaced with either a cap sheet—a saturated felt surfaced with mineral granules—or gravel installed in a heavy layer of bitumen. The bitumen can be either asphalt or coal tar.

C

butterfly roof: An inverted gable roof in which two sloping planes, each pitching downward from the eaves, meet in a valley.

canopy: In relation to buildings, a fixed roof-like projection extending from a building, often of cloth on a lightweight frame and often with thin supports on the end opposite the building, that provides shelter from the weather. Canopies frequently shelter a path from a doorway to a street.

cantilever: A structural element supported only at one end or the portion of a structural element extending past the last support. In the case of a horizontal beam or slab, the unsupported portion of the element that projects past a supporting column, wall, or beam.

carport: A roofed shelter for an automobile open on one or more sides.

casement window: A window with one or more side-hinged sashes that open inward or outward.

clerestory window: A window in the upper portion of a wall of a tall space.

- concrete:** A building material consisting of sand or other fine aggregate and gravel or other large aggregate bound together by an adhesive paste of cement and water. Formable when installed, concrete sets into a dense, rock-like mass. Concrete may contain additional ingredients that modify its properties. Often, concrete is incorrectly called “cement,” which is only one of its ingredients. See also reinforced concrete.
- concrete block:** A masonry unit, either solid or with vertical hollow cores, made of concrete. Concrete block, available widely from the earliest years of the 20th century, can have either a plain smooth surface or a three-dimensional decorative surface. The most common concrete block is nominally 16 inches long x 8 inches high x 8 inches deep.
- corrugated glass:** A sheet of glass molded with a cross section in the form of a sine wave that can support more load and diffuses light more widely than flat glass of the same thickness. A method of making corrugated glass was patented in the United States in 1898.
- courtyard:** A roofless exterior space generally bordered on three or four sides by buildings or walls.
- curtain wall:** A non-load-bearing exterior cladding—designed to support only its own weight and wind and seismic loads—supported by the building structure, often at every floor or at every other floor. Although curtain walls are

made of many materials, including masonry, in Modern architecture they were often constructed of metal frames with glass lights and glass or metal panels.

D

- deck:** In relation to Modern houses, a platform, generally adjacent to a building, intended to provide outdoor living space.

Dropped ceiling: See **suspended ceiling**.

E

- exposed aggregate finish:** A concrete finish in which the large aggregate—either typical washed gravel or more decorative crushed stone—is exposed by removal of the cement and fine aggregate from the surface of the concrete by brushing or pressure washing before the cement has set or by acid washing or light abrasive blasting after the concrete has cured.

extended end walls: Freestanding, full height walls that extend beyond the corner of a building into the landscape.

F

- fixed sash:** A window sash that is not operable.
- flagstone:** A relatively thin stone unit, generally split from hard, stratified sedimentary rock, used as paving. Also called a flag.

flat roof: A roof either with no slope, called dead flat, or with only enough slope, generally one-quarter inch per foot, to cause water to run to drains, gutters, or scuppers

flash range brick Courses or patterns of multicolored brick veneer

folding door or wall: See **accordian door**.

G

glass block: A generally translucent, non-load-bearing glass unit. Most glass block used in Modern houses are hollow, having a cavity with a partial vacuum; some glass block are solid glass. Although glass block were exhibited at the 1893 World's Columbian Exposition in Chicago, they were most widely produced starting in the 1930s.

H

hopper window: A window with one or more sashes—either bottom-hinged or horizontally pivoted near the bottom of their stiles—that open inward at the top.

horizontal sliding window: A window with side-by-side sashes set in adjacent parallel grooves or tracks in which one or more sashes open by sliding horizontally. Also known as a **sliding sash window**.

J

jalousie window: A window sash or framed opening containing narrow, overlapping, pivoting glass slats that

can be opened and closed in unison, often by use of a crank. The overlapping slats shed water when they are open. Jalousie slats sometimes substitute for the glazing in storm doors. A patent for a jalousie was issued in 1947, although as the application was made in 1941, the element may have been available earlier.

L

linoleum: A resilient flooring material generally consisting of oxidized linseed oil, cork dust, wood flour, and whiting, available in sheets or as tile. Linoleum was first available in the United States in 1886.

louver: A framed element containing a series of sloping slats, overlapping in the vertical plane, either fixed or pivoted, that allow passage of light and/or air and restrict passage of precipitation.

P

pane: A single piece of glass.

patio: A generally paved, unroofed area adjacent to a building, constructed at grade, and designed to provide outdoor living space.

pergola: An ornamental structure, generally consisting of parallel rows of columns supporting beams or trelliswork, designed to accommodate climbing plants.

picture window: A large window with a fixed sash or with glass glazed directly into the frame often placed to provide an attractive exterior view, usually without muntins or mullions.

pivot window: A window with a sash that opens by pivoting either vertically (on pivots near the center of its stiles) or horizontally (on pivots near the centers of its rails).

plastic laminate: A thin, rigid surfacing material formed by laminating sheets of resin-impregnated kraft paper together with a decorative top sheet under heat and pressure. Laminates of this kind were first produced in 1907, and the Formica® Company was formed in 1913. Micarta® is another common trade name.

plate glass: Clear glass, generally thicker than normal window glass, ground and polished on both sides to achieve optimum clarity and produced in large sheets for glazing curtain walls and window walls. Polished plate glass was available in the 1870s. Modern houses with floor-to-ceiling glass were glazed with polished plate glass, which is no longer manufactured. Damaged and missing plate glass is often replaced with float glass.

plywood: A rigid panel generally consisting of three or more sheets of wood veneer glued together with the grain of each sheet perpendicular to that of adjacent sheets. Some plywood has a core of thicker wood, called a lumber core, and the thickness and orientation of plies

can vary. Plywood is available in much larger sheets than solid lumber. Softwood plywood was widely available after the first decade of the 20th century.

pocket door: A sliding door that is opened by sliding it into a slot in the edge of the wall opening.

porcelain enamel panel: A thin panel used for exterior cladding or interior finish consisting of a section of sheet metal, generally steel, surfaced with a vitreous coating, generally colored. These panels were first available in the 1920s.

porch: A roofed, generally open-sided, above-ground-level platform attached to a building, usually in front of a doorway.

precast concrete units: Masonry units made of concrete, sometimes reinforced, which are generally cast in molds and cured in shop, allowing greater quality control than is possible when pouring concrete on site.



quarry tile: A dense, unglazed, flat clay tile, generally 6 inches square or larger on the face and ½ to ¾ inch thick that is used for paving floors, walls, and roofs.

R

radiant floor heating: Heating in which circulating hot water in pipes or tubes or electrical resistance cable is used to warm floors, which radiate the heat to the spaces above. Generally, the heating elements are concealed in the floor.

rail: In relation to doors, windows, and paneling, a horizontal wood framing member of a door, sash, or wall panel.

recessed lighting fixture: A lighting fixture inserted into a hole in the ceiling so that the lower edge of the fixture is flush with the ceiling plane.

reinforced concrete: A composite material made of concrete, which is able to resist compression forces, and steel—usually in the form of rods, bars, or mesh—or another material that is able to resist tension forces. Reinforced concrete is most often employed as a structural material, but it can also be used for cladding and for decoration. It has been used in the United States since the last years of the 19th century.

reveal: A continuous groove between adjoining planar surfaces. In Modern architecture, reveals were often used at edges of building elements, such as walls and cabinets, to create the illusion that the elements are planes or solid objects floating in space rather than attached to adjacent building elements. Also, the continuous recess between a door or window frame and the surface of the adjacent wall.

ribbon window: A horizontal band of fixed or operable sash separated by mullions. Also, a horizontal band of lights separated by mullions or butt-joint glazed.

Roman brick: A long, thin brick nominally 12 inches long by 4 inches deep by 2 inches high. Although actual brick dimensions vary, the brick are commonly 1-½ inches high. Masonry of Roman brick with thin joints emphasizes horizontally

S

sash: A frame in a window that is separate from the window frame, generally constructed of stiles and rails into which glass is installed. Sash can be fixed or operable.

screen door: A secondary door, generally thinner and lighter than the primary door in the same doorway, that has one or more large openings covered with small mesh screen to exclude insects but allow air circulation.

shed roof: A roof with only one sloping plane.

sidelight: A glazed sash adjacent to a door, generally fixed.

simulated stone masonry: An exterior cladding material simulating masonry construction attached as veneer over existing masonry or framing. PermaStone® was patented in 1929 by a company of the same name. Other comparable forms of simulated stone cladding followed shortly

thereafter. Simulated stone was available in two forms: siding manufactured off site in molds and applied somewhat like real stone and cement-based materials applied in layers on site. The term “permastone” has come to be used generically to describe all varieties of synthetic materials designed to resemble stone. Other common trade names include Formstone® and Rostone®.

skylight: A glazed opening in a roof that provides light to the interior space below. Skylights in Modern structures are often low-rise plastic bubbles. Some skylights open to provide ventilation.

sliding door: A door, generally supported and guided by tracks or guides at the top and/or at the bottom, that is opened and closed by sliding it sideways.

“speed” brick: Colloquial name given to a brick type that is slightly larger than the standard 8” x 4” x 2 1/4” brick size. Bigger “speed” bricks lessen the amount of mortar and bricks used, which in turn reduces cost and typically shortens the construction process.

stoop: An elevated platform, sometimes accessed by a set of steps, at the entrance to a building.

storm door: A secondary exterior door—generally lighter and thinner than the primary door, generally glazed, and generally located to the outside of the primary door—that reduces air infiltration and protects the opening from weather.

storm window: A secondary sash installed within the window frame outside the primary sash or outside the window to reduce air infiltration and to provide additional protection from the weather.

structural glass: Glass panels, generally opaque, used as an exterior cladding material and installed on both vertical and horizontal surfaces in kitchens, bathrooms, and other interior locations where a sanitary surface was required. Carrara Glass® and Vitrolite® were the most common trade names for structural glass. Structural glass was first produced in 1900.

stucco: A water-resistant finish material, generally consisting of Portland cement, sand, and water that was often applied to the exterior walls of Modern buildings including houses. Stucco on buildings of earlier periods may not have contained Portland cement.

suspended ceiling: A ceiling, typically of plaster, gypsum board, or acoustical tile, suspended below and generally supported by the structural ceiling above. Also is commonly referred to as a **hung ceiling** or **dropped ceiling**.



terrace: A paved area, sometimes raised, adjoining a building or a paved roof area used for sitting and light activity.

terrazzo: Traditionally, a hard, smooth, polished flooring made of marble or other stone chips embedded

in a cement binder with a ground and polished surface. Terrazzo can also be cast in molds for stair treads, baseboards, and other elements. It was widely used beginning in the early 20th century, at first installed from wall to wall in broad expanses and later installed in smaller panels separated by thin metal strips to control cracking. In the third quarter of the 20th century, a similar but more resilient material bound with epoxy resin rather than with cement became available.

textured glass: Glass that has a three-dimensional pattern on one surface. The glass can be clear or have varying degrees of translucency.

transom light: A window above a doorway with either fixed or operable sash or a light.



v-channel vertical wood siding:

Wood siding consisting of vertical boards with chamfered edges installed adjacent to each other, forming V-shaped joints.

vinyl asbestos tile (VAT): A resilient floor tile composed of a vinyl resin binder reinforced with asbestos fibers, ground limestone and pigment, which was available from the 1950s to 1980.

vinyl tile: A resilient floor tile composed of a vinyl resin binder with fillers, pigment, and stabilizers, which was first widely available in the 1950s.



waffle slab: A two-way floor or roof system consisting of a reinforced concrete slab poured with integral joists or ribs in two directions beneath it. The system has a waffle-like pattern when viewed from below.

window wall: A nonbearing wall composed primarily of windows.

wing wall: A building wall that extends beyond the building itself. Also, a wall extending from another wall for which it serves as a support and which also, in some cases, serves as a retaining wall. If the wall is a freestanding extension of a wall in the same place, it is called an extended wing wall.

wire glass: Sheet glass reinforced with embedded wire mesh, generally in a hexagonal, square, or diamond pattern, to prevent shattering. The glass can be clear, frosted, or patterned. Patents for making wire glass were issued beginning in the early 1890s.

APPENDIX B. GEORGIA'S MID-CENTURY ARCHITECTS, DESIGNERS, AND BUILDERS

This is a preliminary listing of known architects and builders that were responsible for some of Georgia's mid-century architecture that will be updated over time.

ANDERSON, WILLIAM MONTGOMERY (1905-1980)

Education: B.S. Georgia Technical Institute, College of Architecture, 1927.
B.F.A. Yale School of Architecture, 1928.

Significant Dates and Principal Works:

1928 Joined the firm of Abreu & Robeson in Brunswick, Georgia

circa 1940s Abreu & Robeson opened an Atlanta office

1946 Designed an Atlanta Ranch House that was featured in the Better Homes and Gardens Book of Homes

1949 Joined the American Institute of Architects (AIA)

(Source: American Architects Directory, 1956)

BARNES, MILLER

Significant Dates and Principal Works:

1948 Left Stevens & Wilkinson to form a partnership with James "Bill" Finch and Caraker Paschal

1951-54 Worked with James Finch and builders Thomas Northcutt and Raymond Sanders to design the sixteen original houses in the Golf View Subdivision.

1958 Finch, Barnes & Paschal joined with Cecil Alexander, Jr. and Bernard Rothschild to form the 'FABRAP' modern design firm

Notes: With FABRAP, Finch had a hand in designing the Atlanta-Fulton County Stadium (now demolished), the Five Points MARTA station, and the Coca-Cola headquarters building.

(Source: the New Georgia Encyclopedia, www.newgeorgiaencyclopedia.com)

BERGEN, WILLIAM PETTY (1922 - ??)

Education: B.S. Georgia Institute of Technology, 1943. B. A., Georgia Institute of Technology, College of Architecture, 1947.

Significant Dates and Principal Works:

1948 Became a member the American Institute of Architects (AIA) and partnered with his older brother, Cletus William Bergen, as part of the firm of Bergen and Bergen, Architects in Savannah.

Notes: Along with his brother, William Bergen primarily worked on commercial and intuitional building commissions in and around the Savannah area. In addition, he also designed many of the Contemporary style Ranch House model homes for the Windsor Forest subdivision in Savannah in 1957.

(Source: *American Architects Directory*, 1962 and *House and Home*, June 1957)

BERRY, GERALDINE

Savannah area residential builder. Also was one of the few female contractors in Georgia during this time period.

BERTOTTO, JUAN CARLOS (19XX-1991)

Education: Georgia Technical Institute, College of Architecture, 1959

Significant Dates and Principal Works:

1950-57 Residences in the Fairway Oakes subdivision, Savannah

1960s Benedictine Military School, Savannah

Notes: A native of Argentina, Bertotto is well known for his mid-century Modern commercial and institutional buildings in Savannah, including the Fairway Oaks subdivision.

COUSINS PROPERTIES, INC.

Thomas G. "Tom" Cousins, a former sales representative for the Knox Homes Corporation and his father, I.W. Cousins, founded the Atlanta-based Cousins Properties, Inc., in 1958. Two years later in 1960, the company was listed as the largest homebuilder in Georgia. A notable residential development included the Crescendo Valley subdivision in the African-American Collier Heights neighborhood, which was built in cooperation with William L. Moore in 1961. By 1965, Cousins began to turn his focus solely toward office construction, which would become the hallmark of the firm. Over the next few decades, Cousins helped to transform Atlanta's skyline building the Omni Coliseum and Omni International Hotel, the Bank of America building and One Ninety One Peachtree building.

CUTTINO, DAVID SMITH, JR. (1905 - 1973)

Education: B.S. Architecture Clemson University, 1928. E'cole des Hautes Etudes Artistique en France, Fontainebleau Certificate, 1928.

Significant Dates and Principal Works:

- | | |
|------|---|
| 1930 | Began practicing in Atlanta with Charles Hopson and later W.W. Simmons |
| 1939 | Established partnership of Cuttino, Howard & Hartley in Atlanta. |
| 1941 | Designed and built the Ranch House at 1790 Lenox Road |
| 1944 | Returned to Atlanta after a two-year stint in the U.S. Army Corps of Engineers. Opened an office in the Peters Building on Peachtree Street |
| 1945 | Designed and built the Ranch House at 1775 Lenox Road |
| 1946 | Became a member of the American Institute of Architects (AIA) |
| 1947 | Briar Hills Apartments, Atlanta |
| 1948 | Oakland Court Apartments, Atlanta |

Notes: Cuttino was born in Newnan, Georgia and died in Atlanta. Other practices included Cuttino, Howard & Ellis and Cuttino & Associates. Cuttino may be considered Georgia's first true Ranch House architect. In addition to his residential work, he also designed the Coastal Life Insurance Co. Building (Atlanta, 1952), Habersham General Hospital (Demorest, 1952), the Golfers Pavilion at the Druid Hills Golf Course (Atlanta, 1954) and Bremen General Hospital (1954).

(Sources: *American Architects Directory*, 1956 and *The Georgia Catalogue, Historic American Building Survey: A Guide to Architecture of the State*)

FINCH, JAMES H. "BILL" (1913 - 2003)

Education: B.S. Georgia Technical Institute, College of Architecture, 1936. Princeton University School of Architecture, 1937-1938.

Significant Dates and Principal Works:

- | | |
|------|--|
| 1938 | Apprenticed under noted Atlanta neo-classical architect Philip Schutze |
| 1945 | After World War II, joined the firm of Burge & Stevens (later known as Stevens & Wilkinson). Became an associate professor of architecture at Georgia Tech |
| 1947 | Joined the American Institute of Architects (AIA) |

- 1948 Left Stevens & Wilkinson to form a partnership with Miller Barnes and Caraker Paschal
- 1951-54 Worked with Miller Barnes and builders Thomas Northcutt and Raymond Sanders to design the sixteen original houses in the Golf View Subdivision.
- 1954 Designed the Contemporary Style Ranch House in Columbus, Georgia with landscaping design provided by San Francisco landscape architect Thomas D. Church.
- 1958 Finch, Barnes & Paschal joined with Cecil Alexander, Jr. and Bernard Rothschild to form the 'FABRAP' modern design firm
- 1963 Awarded AIA Fellowship

Notes: With FABRAP, Finch had a hand in designing the Atlanta-Fulton County Stadium (now demolished), the Five Points MARTA station, and the Coca-Cola headquarters building.

Finch served in the United States Marine Corps during World War II and Korea. At Iwo Jima, Finch's company raised the flag on Mount Suribachi. He was awarded the Bronze Star for his service and attained the rank of Colonel.

(Sources: *American Architects Directory*, 1962 and the *New Georgia Encyclopedia*, www.newgeorgiaencyclopedia.com)

FORD, CLEMENT J. (1907 - 1992)

Education: B.S. Georgia Technical Institute, College of Architecture, 1928.
B.S. Columbia University School of Architecture, 1929.

Significant Dates and Principal Works:

- circa 1930 Returned to Atlanta and worked for the firm of Burge & Stevens
- 1935 Established his own practice
- 1935 Designed his Dutch Colonial personal residence in the Lenox Park neighborhood of Atlanta
- circa 1940s Designed a mix of single family homes in a variety of traditional and revival styles, including the "Williamsburg"-revival house in Carrollton, Georgia.
- 1952 Ford's classic red brick Ranch House design is highlighted in the *Better Homes and Gardens* book of "Five-Star Plan" houses.

Notes: After completing schooling at Columbia, Ford got his start in architecture by designing estate homes in New York's Hudson River Valley. Ford is the earliest known architect directly associated with the design of the red brick Ranch House in Georgia.

(Sources: *American Architects Directory*, 1962 and the *Atlanta Journal-Constitution*, June 2, 1992)

GREEN, ROBERT MILLER (1935 - 2003)

Education: Georgia Technical Institute, College of Architecture, 1955-1958. Fellowship with Frank Lloyd Wright at Taliesin West, 1958-1959.

Significant Dates and Principal Works:

- 1962 "Arrowhead House," Sagamore Hills subdivision, Atlanta
- 1965 Organized personal practice
- 1968 John Gould residence, Atlanta
- 1969 Hank Schlacter, John Gunter, Dwight Howard, and Dr. Herb Stone residences, Atlanta.
- 1969 Joined the American Institute of Architects (AIA)

Notes: Green was born in Savannah. After studying at Georgia Tech, he pursued advanced study under the apprenticeship of Frank Lloyd Wright at Taliesin West. Following Wright's death in 1959, Green returned to Georgia and where he designed a number of residential and commercial buildings in the style and manner of Wright's design principles.

(Source: *American Architects Directory*, 1970)

HEERY, GEORGE (1927 -)

Education: Georgia Technical Institute, College of Architecture, 1951

Significant Dates and Principal Works:

- 1950 Designed a Contemporary Style residence in the Golfview subdivision for builder Thomas Northcutt, Atlanta
- 1951-52 Designed and built his Modern personal residence adjacent to the Golf View Subdivision
- 1952 Established the architectural firm, Heery and Heery with his father C. Wilmer Heery (later became Heery International, Inc.)
- 1960s Heery began focusing on large office building and sports facility projects and became know for developing project-management procedures designed to reduce cost and construction times

(Source: *New Georgia Encyclopedia*, www.newgeorgiaencyclopedia.org)

KNOX HOMES

Peter S. Knox established the Knox Lumber Company in 1923 in Thomson, Georgia. He expanded his business to include a retail lumberyard and became the Knox-Hatcher Lumber Company in 1928. Recognizing the potential for growth in the prefabricated homes industry, the Knox Corporation began to successfully produce and sell prefab home kits after World War II. The Knox Brothers Lumber Company moniker changed to the Knox Corporation in 1946 and a factory complex for manufacturing prefab homes was built in Thomson.

Housing components, complete with fixtures, were constructed at the Knox Homes factory and then sent to house sites for construction. In the 1950s, the company also produced “Knox boxes” to ship pre-fab home kits all over the world. With such international demand, Knox Corporation became a major industrial employer in McDuffie County in the 1950s and 1960s. The Knox Corporation sales office was located in Atlanta, and the company’s colorful catalog of homes contained the latest modern Knox Homes from which to choose (see page 34). Knox also presented to potential customers a portfolio containing illustrated interior decorating ideas and small samples of furnishings for each room. Throughout the southeast, Knox Homes prefab homes often constitute entire neighborhoods and subdivisions, such as Hickory Hill in Thomson, Richmond Apartments in Augusta, and Summerfields subdivision in North Augusta. The Knox Corporation became a subsidiary of National Homes in 1958.

(Source: Meader 2003)

MASTEN, ERNEST O.

Significant Dates and Principal Works:

- | | |
|---------|---|
| 1953-60 | Partnered with John Summer to form Mastin & Summer. |
| 1953-58 | Worked with fellow architect John Summer to design Contemporary Style Ranch Houses for builder Walter Talley’s 250-acre Northwoods subdivision in Doraville, Georgia. |

NEWTON, JEAN LEAGUE (1919 - 2000)

Education: B.A. Radcliffe College, 1941. Harvard University School of Architecture, 1945

Significant Dates and Principal Works:

- | | |
|------|--|
| 1944 | She began work as a draftsman and designer in her mother, Ellamae Ellis League’s architectural firm League, Warren & Rile. Jean League Newton pushed the firm to adopt a more Modern design aesthetic. |
| 1948 | Joined the American Institute of Architects (AIA) |
| 1950 | Designed a Contemporary Style Ranch House in Macon, Georgia for her brother, Joseph’s family. The residence |

was photographed and featured in the July 1953 issue of *Progressive Architecture*. League-Newton designed subsequent additions and remodels of the house in the 1960s and 1970s.

Notes: Jean League Newton was drawn to Modern architecture while studying under Bauhaus architect Walter Gropius at Harvard University. Her mother, Ellamae Ellis League was one of Georgia's first female architects.

(Source: *Progressive Architecture*, July 1953 and the Joseph and Mary Jane League House National Register Nomination Summary)

NORTHCUTT, THOMAS

Along with partner Raymond Sanders, Northcutt was the builder of the Golf View subdivision in Atlanta, Georgia. The development featured sixteen Contemporary style Ranch Houses designed by architects James "Bill" Finch and Miller Barnes in 1951. Northcutt later commissioned George Heery to build his personal residence in the subdivision.

(Source: *House and Home*, April 1953)

POWELL HOMES, INC.

Clayton H. Powell got his start as a contract builder in Savannah in 1951. Working with architect Ralph Thomas, Powell turned to building Contemporary style, post-and-beam Ranch Houses with slab foundations in 1954 as a means of reducing costs and speeding up construction schedules. He established Powell Homes, Inc. in 1957.

(Source: *House and Home*, August 1956)

ROBINSON, JOSEPH W. (1927-2008)

Education: Hampton Institute (University), 1949

Significant Dates and Principal Works:

- | | |
|---------|--|
| 1950s | Established a private residential practice and designed over 200 homes for African-American clients between 1950 and 1970. |
| 1953-68 | Taught at Booker T. Washington High School, Atlanta. |
| 1954 | Designed his personal residence and office in the Mozley Park neighborhood of Atlanta |
| 1956 | Designed the "round house" at 2851 Baker Ridge Drive in the Collier Heights neighborhood of Atlanta |

- 1970 Obtained an architect's license and established the firm, J.W. Robinson and Associates
- 1955 Became the first African-American architect from Georgia inducted into the American Institute of Architects, College of Fellowship (FAIA)

Notes: A native of South Carolina, Mr. Robinson was a charter member of the National Organization of Minority Architects (NOMA). After obtaining his professional architect license in 1970, Mr. Robinson's firm went on to design a number of public projects, institutional, and commercial buildings throughout Atlanta and Georgia. He was also a chief proponent in preserving the Martin Luther King, Jr. birth home and Auburn Avenue Historic District, as well as directing historic building rehabilitation efforts for the Odd Fellows Building, Friendship Baptist Church, and Big Bethel A.M.E. Church.

(Source: *The New Georgia Encyclopedia*, www.newgeorgiaencyclopedia.com)

SANDERS, RAYMOND

Along with partner Thomas Northcutt, Sanders was the builder of the Golf View subdivision in Atlanta, Georgia. The development featured sixteen Contemporary style Ranch Houses designed by architects James "Bill" Finch and Miller Barnes in 1951.

(Source: *House and Home*, April 1953)

SUMMER, JOHN HENRY "JACK" (1921 - 2009)

Education: B.S. Georgia Technical Institute, 1948. B.A. Georgia Technical Institute, College of Architecture, 1949.

Significant Dates and Principal Works:

- 1952 Established his personal practice
- 1953-58 Worked with fellow architect Eugene Mastin to design Contemporary Style Ranch Houses for builder Walter Talley's 250-acre Northwoods subdivision in Doraville, Georgia.
- 1953-60 Partnered with Eugene O. Mastin to form Mastin & Summer.
- 1956 Joined the American Institute of Architects (AIA)
- 1961 Established John H. Summer & Associates, which later became Summer/Wise and Associates.

Notes: A native of Newberry, South Carolina, John H. "Jack" Summer was a member of the 82nd Airborne Division and one of the first paratroopers to jump into Normandy on "D-Day" June 6, 1944. Some his non-residential commissions built in Atlanta and the southeast included the Executive Park Motor Hotel (Atlanta, 1967), the Piedmont Medical Building (Atlanta, 1968), and the Honeywell Building (Atlanta, 1969).

(Sources: *American Architects Directory*, 1970 and the *Atlanta Journal-Constitution*, April 30, 2009)

TALLEY, WALTER L.

Walter Talley was an independent builder and developer of the Northwoods planned tract community near Doraville, Georgia. Built between 1953 and 1958, Northwoods included Contemporary style residential architecture, as well as a school, church, and commercial shopping center. It is the only California-style tract planned community known in Georgia.

THOMAS, RALPH (1912 - ??)

Education: B.S. Georgia Tech School of Architecture, 1936.

Significant Dates and Principal Works:

1948 Joined the American Institute of Architects (AIA)

Notes: Worked as the in-house architect for Savannah Ranch House builder Clayton H. Powell.

(Sources: *House and Home*, August 1956 and the *American Architects Directory*, 1970)

W.D. FARMER HOME PLANS

After serving in the U.S. Marines, W.D. Farmer began working for Home Builders Plan Service as an apprentice draftsman under the GI Bill. Having studied architecture and drafting at the International Correspondence School, he remained at the Plan Service for thirteen years, and eventually became a chief designer of the company's published plan books division. Farmer left in 1961 to begin W.D. Farmer Residence Designer, Inc., where he also served as the new firm's designer, a position he would hold until the early 1980s. Originally based in downtown Atlanta, the company relocated to Montreal Road in the DeKalb County suburbs during the early 1970s. W.D. Farmer published plans as special editions for *Better Homes and Gardens* and other magazines and created "feature home articles" for regional newspapers that anchored their real estate sections. Their plan books were sold at newspaper stands and to builders/developers. The firm remains in business today (see www.wdfarmerplans.com).

The first plan book published by W. D. Farmer Residence Designer Inc. contained 32 house plans that included Ranch House designs. The houses typically were 1,400 to 1,500 square feet with three bedrooms and a family room. Farmer House Plans generally were sold to small builders who were developing between five to 20 houses. Georgia, North Carolina, Alabama, and Tennessee were the firm's primary markets although plans were sold nationwide and in some foreign countries. Many Farmer homes were constructed in Fulton, DeKalb, Gwinnett, and Cobb counties. The Ranch House was a major component of Farmer's early design portfolio. Many styles were often applied to the Ranch House type, such as the Colonial Revival style, which featured columns and a porch, or an Oriental style Ranch House with a pagoda roof. One

plan offered seven potential “fronts” depending on the desired style. Farmer noted that fewer Ranch Houses were constructed over time due to costs involved in their construction. Savings could be had in foundation materials, roofing, and exterior cladding by building a two-story home rather than a long ranch. Also two-story house types were better suited to smaller lot sizes, which he saw as a growing trend in the late twentieth century

(Source: Personal communication W.D. Farmer February 3, 2010)

WHATLEY, WARREN, SR. (1916 - 2008)

Warren Whatley learned carpentry and other aspects of the construction trades from his father, using money he made working on construction jobs to pay his way through Fort Valley State College and Morehouse College. He formed Whatley Bros. Construction with his two brothers and the company worked on a number of defense related projects, including the Tuskegee Army Airfield, during World War II. Whatley Bros. Construction had a very active role in the suburban expansion by African-American residents on the Westside of Atlanta during the post-war period. The company built over 250 houses in the city, including many in the Washington Heights, Mozley Park, and Collier Heights neighborhoods.

(Source: Collier Heights Historic District National Register Nomination)

APPENDIX C. NATIONAL REGISTER CRITERIA FOR EVALUATION

Source: National Register Bulletin 1998

CRITERIA FOR EVALUATION:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

B. That are associated with the lives of persons significant in our past; or

C. That embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or are associated with the lives of persons significant in our past; or

D. That have yielded, or may be likely to yield, information important in prehistory or history.

CRITERIA CONSIDERATIONS:

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or

b. A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life.

d. A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

g. A property achieving significance within the past 50 years if it is of exceptional importance.

