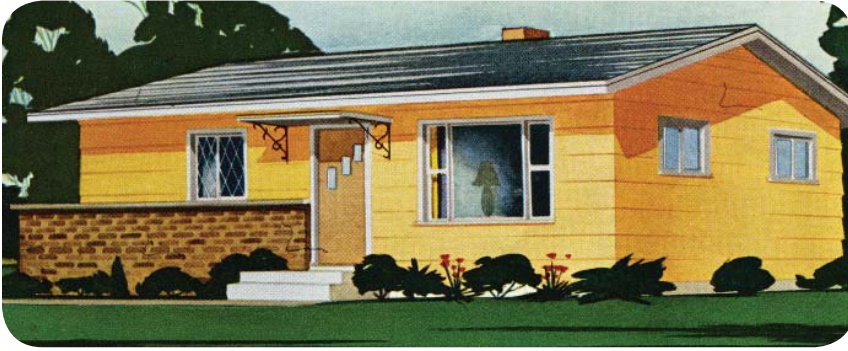


# HOMEOWNER'S ENHANCEMENT GUIDE

## Chapter 2: The Ranch

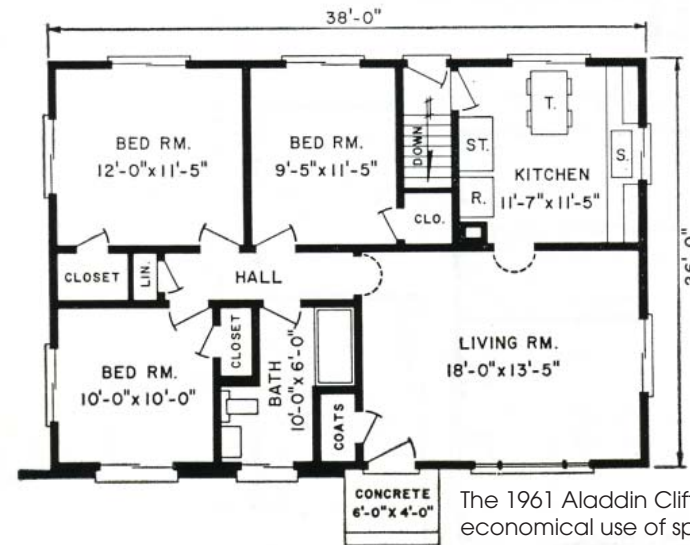


## RANCH BACKGROUND



As the car became an indispensable part of everyday life, the need for public transportation diminished and suburbs flourished. Lots became larger because there was no longer a need for proximity to streetcar stops. Small, one-story houses were built on lots with room for future expansion and larger ranches spread across the majority of the lot width. Modern features such as picture windows and sliding glass doors were incorporated into designs for the first time.

Almost sixty percent of the homes constructed in Henrico County between 1945 and 1975 are Ranch style houses. They are found in practically every neighborhood in the county. The earlier examples tend to be smaller and answered the need for immediate housing at the end of World War II. As the suburbs grew away from the city and lot sizes increased, the houses became larger to accommodate growing “baby boom” families.



The 1961 Aladdin Clifton made economical use of space.

### LIKES:

- Low cost for heating and cooling due to small size
- Quality construction materials
- Divided rooms
- Adaptable to a variety of improvements

### DISLIKES:

- No dining room
- Only one full bath
- No entry hall - door opens directly into living room
- Lacks easy connection from house to back yard
- Minimal closet space
- No space for a washer/dryer
- Cramped kitchen
- Modern furniture is too big for spaces
- No master suite
- Rooms are too small

.....

**LIKES:**

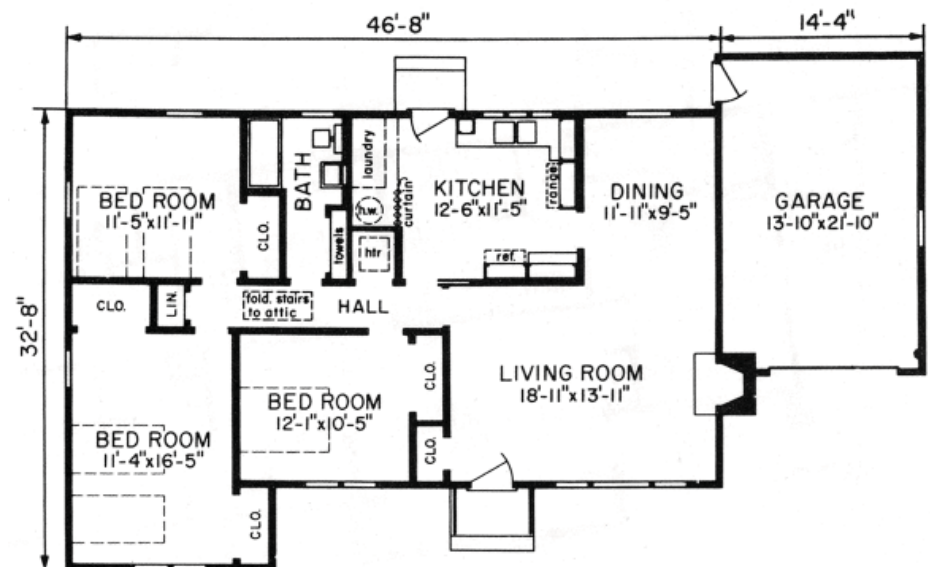
- Single floor living
- Open floor plan
- Solid, well-built, quality materials
- Designed for growing families

**DISLIKES:**

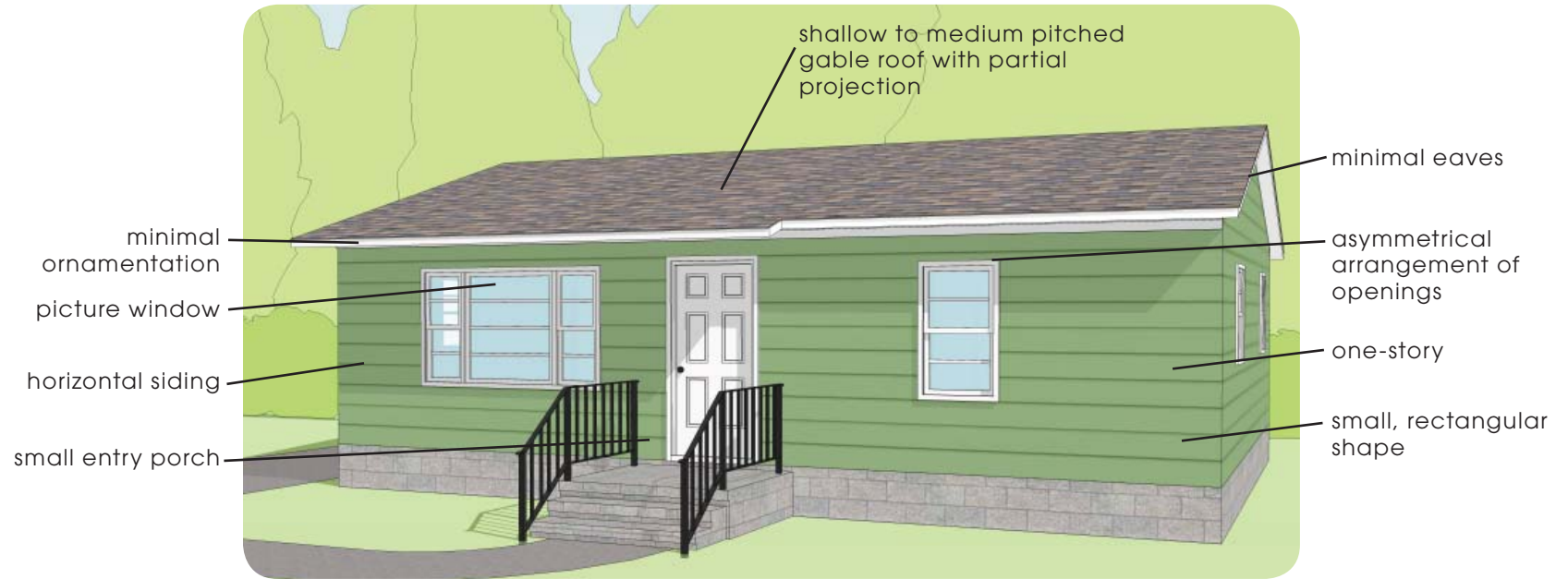
- Lack of defined entry
- No master suite
- Lack of storage space
- Needs additional bathroom



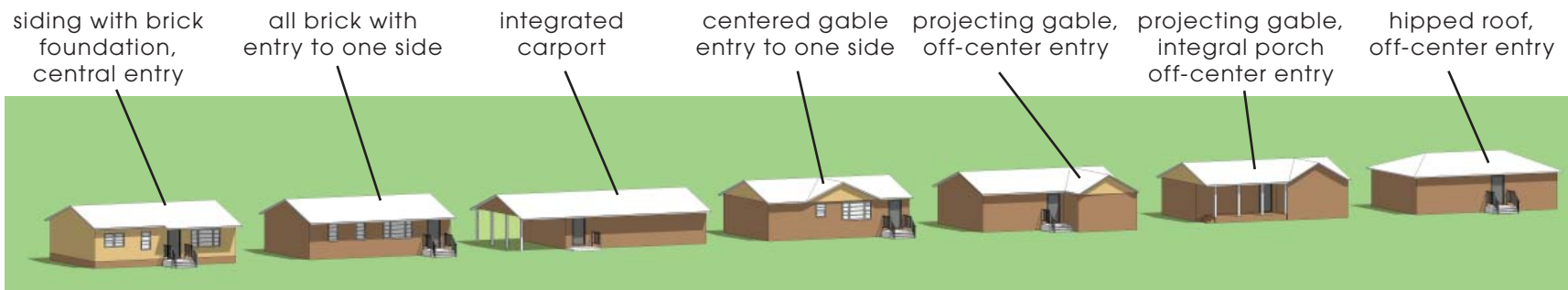
Advertisements for the Modern Ranch R-135 plan touted that it provided “every practical living comfort.”



## SMALL RANCH HOUSE PARTS AND VARIATIONS



### MATERIAL, ENTRANCE, GABLE AND ROOF VARIATIONS



## LARGE RANCH HOUSE PARTS AND VARIATIONS



### MATERIAL, GABLE, ROOF AND GARAGE VARIATIONS



## CREATING CURB APPEAL



Before



Plantings anchor the foundation and a new pendant light fixture provides light at the covered entry stoop. A new coat of blue paint on the shutters further updates the front of the house.



The brick walk reinforces the connection of the house to the street and neighborhood. Window boxes provide seasonal color and appear to lengthen the windows for a traditional look.



New, smaller paned windows, molded trim surrounding the door, and side railings all add to the enhanced traditional appearance.





Before



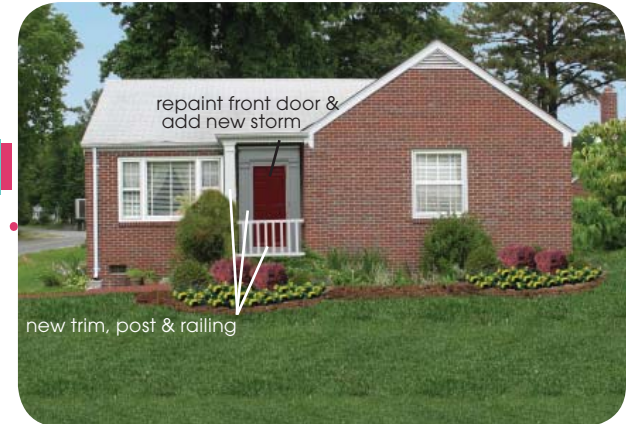
Enhanced planting beds provide seasonal color and a brick sidewalk repeats the house material.



Repainting the front door and adding a new full-view storm door enhance the entry. Classical trim around the front door, and a new post and railing further enhance the entry.



Dark shutters add interest to the gable end and complement the shade of the new roof. Small-paned replacement windows add visual interest. A low picket fence accented with plantings defines the yard.



## CREATING CURB APPEAL



Before



The house receives colorful accent plantings and bright shutters. Removal of the awning is an instant update.



A new paneled front door and covered entry provide additional visual interest. A deep yellow paint color coordinates with the shutters and door. The brick sidewalk complements the accent color used on the house.



The use of a warmer tone asphalt roof reinforces the tones used in the earlier enhancements. Small-paned replacement windows add a traditional element.







Before



Repainting the front door and shutters in a darker color provides an instant update. A flowering shrub adds seasonal color.



Adding foundation plantings and mulch, and window boxes that coordinate with the shutter color provide additional visual appeal.



The original, horizontally oriented, aluminum windows are replaced with more traditional, vertical, small-paned windows. The new darker roof material provides a visual anchor and means less noticeable staining from tree debris.



plant flowering shrub

repaint shutters & doors



additional foundation plantings and mulch

window box



new darker roof

replacement windows



## IDEAS FOR ADDITIONS - SMALL RANCH



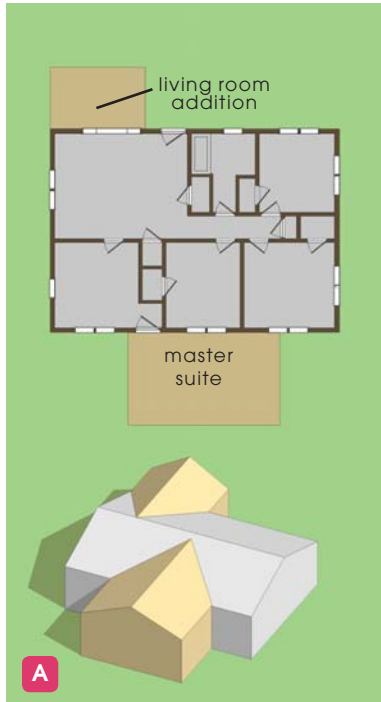
EXISTING PLAN



EXISTING FRONT VIEW



EXISTING REAR VIEW



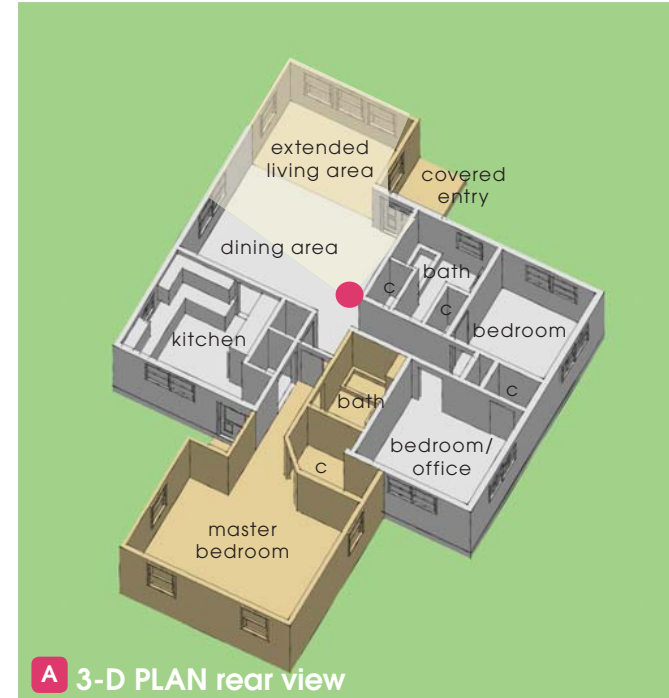
one-story gable-roofed front and rear additions



A FRONT VIEW with addition



A FRONT VIEW with addition & site enhancements



A 3-D PLAN rear view

This one-story addition creates an extended living area at the front of the house and a master suite at the rear.



Green/Energy Efficient elements in this plan include:

- Energy Star windows
- recycled content/natural fiber carpet and upholstery
- paints with low levels of volatile organic compounds (VOC)
- natural light from windows reduces energy need
- lighting fixtures that accept compact fluorescent bulbs (CFL)

See Chapter 9  Going Green for more ideas.



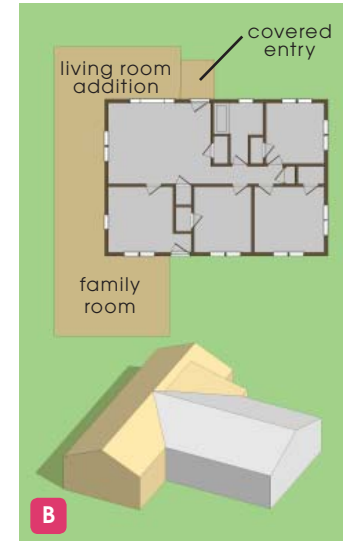
MORE IDEAS FOR ADDITIONS - SMALL RANCH



Many smaller ranch style houses were built with an eating area incorporated into the kitchen rather than a separate dining room or dining area. This view is taken from the location of the large dot in the 3-D plan rear view and shows how an extension to the front of the existing living room can help to create a dining area adjacent to, rather than in, the kitchen.

As originally built, it was common for these smaller houses to have three bedrooms but only one bathroom. To create another bathroom, the bedroom next to the kitchen was used to provide a connection to a master bedroom addition, a large closet, and a second bathroom.

“It will be so nice not to **SHARE** a **BATHROOM** with the kids”



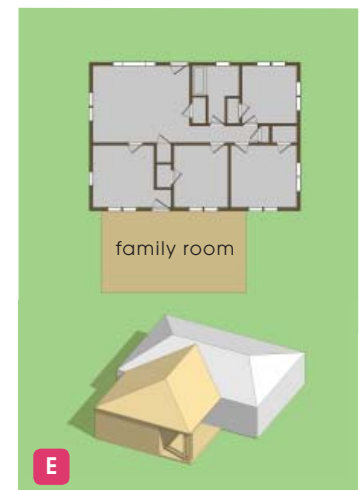
one-story cross-gable addition to front, side and rear



one-story, hipped roof side addition



one-story, gabled roof side addition



one-story, hipped roof rear addition with porch



## IDEAS FOR ADDITIONS - LARGE RANCH

See page 20 for additional ideas **B C D E**



EXISTING PLAN



EXISTING FRONT VIEW

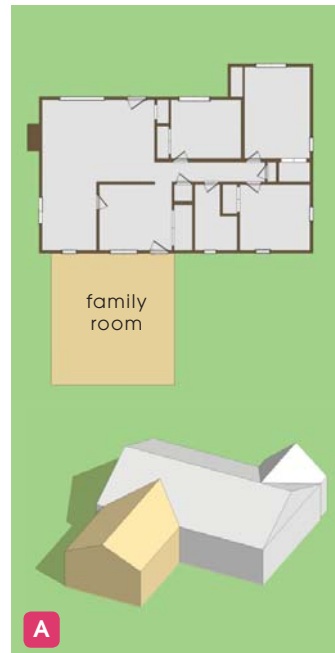


EXISTING REAR VIEW



EXISTING PLAN with new master suite

How about being able to create a master suite without putting an addition on the house? Consider expanding into an adjoining bedroom which can provide space for an additional bathroom and home office as well as new closet space.



one-story, gabled roof rear addition

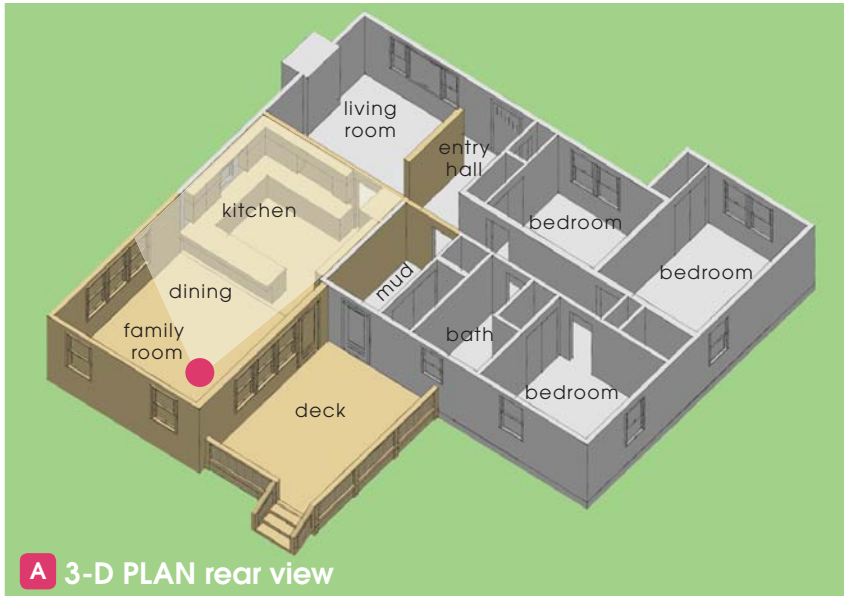


**A** REAR VIEW with addition



**A** REAR VIEW with addition & site enhancements





**A 3-D PLAN rear view**

This one-story addition creates an entry hall and provides a family room area for casual gatherings.

**“Finally, I can have a large enough PLACE to ENTERTAIN my family and friends”**




**A INTERIOR VIEW**

By looking towards the front of the house from the corner of the new family room, the open floor plan of the newly enlarged kitchen and dining area shows how a new gathering and entertaining space can be created. The kitchen is expanded into the former dining space and part of the new addition provides a new dining area. The former laundry space is enlarged to create a mudroom/laundry with a door to the new deck.



Universal Design elements in this plan include:

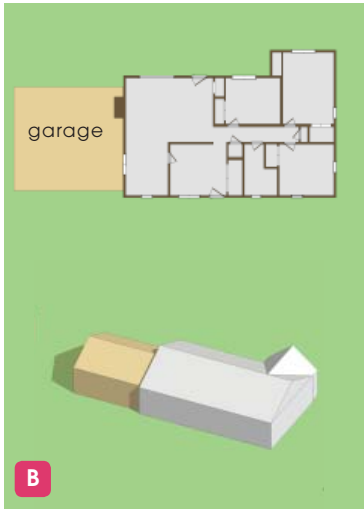
- wide exterior and interior openings/doorways
- kitchen counter with open space/shelving beneath and variety of counter heights

See Chapter 10  Aging In Place at the back of the report for more ideas.



## MORE IDEAS FOR ADDITIONS - LARGE RANCH

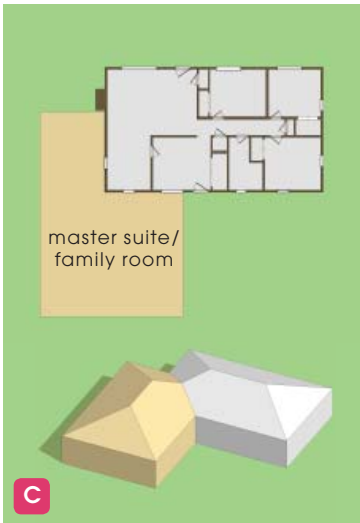
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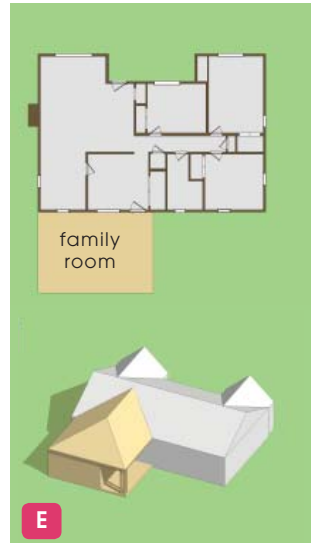
**B** one-story, gabled roof side extension



**D** one-story, gabled roof side extension



**C** one-story, hipped roof side and rear extension



**E** one-story, hipped roof rear ell with porch



**B** FRONT VIEW with garage addition



**B** REAR VIEW with garage addition

