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Ranch Homes: Then and Now

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Ranch Homes: Then and Now

Abstract

This purpose of this project was to compare ranch homes in Overland Park built in the 1950's and 60's, to ranch homes built in the 2000's. Research ranged from census and demographic information, to research of typical ranch home plans from the 50's and 60's through today. Current real estate listing information was used to find square footage of home and lot sizes, number and sizes of bedrooms, bathrooms, garages, kitchen, dining, other living areas, and amenities. It was interesting to note that homes listed for sale in the 2000's were mainly new construction and not resale. From the information I was able to determine typical house and room sizes to create floor plans in Computer Aided Design (CAD) for the 1950's ranch homes, and current ranch homes. Exterior elevations were then drawn from the floor plans. The most significant changes between rooms of ranch homes built in the different time periods have been in the number of bathrooms, and the size of the master bathroom. Detailed CAD drawings were created of the floor plans and elevations from each time period.

Other research included the influences that caused ranch homes to be built in the 1950's compared to the 2000's, the differences in the style of ranch homes in the different time periods as well as the growth of Overland Park since the 1950's. This research lead to information regarding the future housing needs due to population growth and the changes in household type, size, and the aging population.

Honors project mentor: Margaret Davis, Professor, Drafting

This purpose of this project was to compare ranch homes in Overland Park built in the 1950's and 1960's, to ranch homes built in the 2000's. Research ranged from census and demographic information, to research of typical ranch home plans from the 50's and 60's through today. Current real estate listing information was used to find square footage of home and lot sizes, number and sizes of bedrooms, bathrooms, garages, kitchen, dining, and other living areas. The listings show exterior images of the homes, many also have interior pictures included. The new homes often have floor plans shown. By using search options such as location (Overland Park), style of homes (ranch or single-story) and year built, two spreadsheets were created listing this information along with room sizes and amenities in homes built in the 1950's and 1960's, and another for homes built in the 2000's. It was interesting to note that homes listed for sale in the 2000's were mainly new construction and not resale. From this information I was able to determine typical house and room sizes to create floor plans in CAD for the 1950's ranch homes, and current ranch homes. Exterior elevations were then drawn from the floor plans. The most significant changes between rooms of ranch homes built in the different time periods have been in the number of bathrooms, and the size of the master bathroom. Detailed CAD drawings were created of the floor plans and elevations of bathrooms from each time period.

Other research included the influences that caused ranch homes to be built in the 1950's compared to the 2000's, the differences in the style of ranch homes in the different time periods as well as the growth of Overland Park since the 1950's. This research lead to information regarding the future housing needs due to population growth and the changes in household type, size, and the aging population.

The history of the reasons for growth in the 1950's is assumed to be common knowledge, although research for this report is where I learned this "new" information. Being born in the late 1950's, I was a child growing up in the middle of the changes occurring; this was normal to me, and I have not studied this as history until now. The research has been very enlightening, allowing me to understand the transformation of society that was taking place while I was growing up and the cause of these changes.

Buying a home in the suburbs was part of the American dream after World War II. This was a period of extensive development in housing. Mass-production methods were being used in the 1950s for the manufacturing of appliances, furniture and new homes. New goods and technology were available to consumers, which were very important to homebuyers. After World War II the demand for housing increased dramatically as soldiers returning from the war started getting married and raising families, resulting in the "Baby-boom" generation of 1946-1964. New government programs allowed the middle-class to become homeowners. Veterans were given benefits to for education and housing through The Serviceman's Readjustment Act of 1944, or "GI Bill". Increases in college education and advanced training gave people the skills needed to find better jobs creating upward mobility and middle-class incomes. Lending practices also changed; FHA backed loans increased mortgage terms to 25 or 30 years with low down payments allowing people previously unable to obtain home loans to purchase homes at a cost lower than paying rent. For example, a \$5,000 home could be purchased with an annual middle-class income of \$3,000 with a monthly

payment of \$29.00 and 10% down payment. In the early 1950's a standard new 2-bedroom tract home in Johnson County cost around \$5,000, with taxes and interest included an FHA backed loan monthly payment was \$39.16.¹

The trend to move from urban cities like Kansas City to suburban areas occurred for a variety of reasons other than population growth. In urban areas crime rates were increasing, taxes and utility rates were high, the availability of land had become more scarce, was expensive and existing properties were deteriorating. Construction of new roads and highways made commuting to the city for jobs easier. With the new roads and highways, commercial businesses were attracted to relocate to Johnson County due to the improved accessibility and less expensive land, creating new jobs for residents in the growing communities. The population in Johnson County doubled twice between 1940 and 1960. In a span of 5 years between 1946 and 1951, more Johnson County homes were built than had been built in 125 years. "By the 1950s, the county became the leading source for new middle-class housing in the Kansas City area, and living in Johnson County had become a symbol of prestige and upward mobility."²

In 1940 the *urban* population in Johnson County was 3,979, by 1950 it had increased in population to 44,353. In 1960 Johnson County's urban population had increased to 122,071. The *total* population of Johnson County in 1950 was 62,783; in 1960 it was 143,792 resulting in an increase of 129%.³ In 1960 *the Kansas State and Small Areas US Census* shows the population to be 3.3 persons per housing unit in the category of *Housing Standard Metropolitan Statistical Areas of Johnson County*. In the category related to the year the housing structure was built for the *Metropolitan* area of Johnson County from the same report shows the following information.

Year Structure Built

1929 or earlier.....	5,594
1930 to 1939.....	3,284
1930 to 1949.....	8,595
1950 to 1954.....	13,390
1955 to 1958.....	8,513
1959 to March 1960.....	4,052 ⁴

Some of the growth of Johnson County suburbs can be attributed to "White Flight" due to the *Brown vs Board of Education* US Supreme Court ruling in 1954 requiring the desegregation of public schools. A study conducted on the Shawnee Mission School District in 1952 showed the current district enrollment at 9,776 with 7,947 of those students in elementary school. With the influx of new families to the Shawnee Mission area, the projected enrollment showed the need to consolidate the school districts and build new schools to accommodate the rapid growth of students.^{1b} Between 1951 and 1970 the Shawnee Mission School District built 33 new schools. There were 22 new elementary schools, 7 middle schools and 4 high schools built during this period. In 1970 enrollment for the district hit its peak of 45,700 students.⁵

Information specific to Overland Park is unavailable before 1960. Overland Park was originally part of the Mission Urban Township until its incorporation to a first-class city on May 20, 1960 with a population of 28,085. Overland Park originally started with 13 square miles, and has grown over the years through annexation, which now covers 75.33 square miles, with a population of over 175,000. Today Overland Park is the second largest city in Kansas, representing approximately one third of Johnson County's population.⁶

By 1970 the median age of the population in Overland Park was 26.1. The total population of Overland Park at this time was 76,623. The population in Overland Park consisted of 32,445 people 19 years of age or younger, there were 41,288 people in the career age category between 20 and 64 years of age. The elderly population over 65 years of age was 2,890.⁷ This information shows that by 1970 most households in Overland Park were young families with children. Information later in this report will address how the population and household type has shifted over the years, and the projected growth of the population, age and household type.

The majority of people buying homes at this time were young families raising children. They wanted a new home in the suburbs, with good schools, a yard and all the new conveniences of the time. The preferred new style of home was the ranch style. A ranch home in the 1950's period was a single story home, typically with a long rectangular shape, low roofline and attached garage, with a simple, more open floor plan conducive to more relaxed family oriented living. Ranch home plans were more functional and informal, often combining living spaces to create multi-purpose rooms, such as the kitchen and dining room or living room and dining room. The ranch home is divided into social living areas, private areas and work areas, with a connection to the outdoors, which typically included a large picture window and a sliding door to the patio in the back yard. The family room, recreation room and dens were becoming all the rage. "By 1950, nine out of every ten new homes in America was a Ranch, and the style continued to dominate throughout the 1950s and 60s."⁸

In the 1960s and earlier the median square footage for single-family homes was 1,500 square feet. In 2004 square footage for single-family homes had increased to 2,200 square feet. Lot sizes of single-family homes built in the 1960s and before, as well as single-family homes built in 2009 are listed as a median lot size of 0.25 acres. During the 1970's, 1980's and 1990's single-family home lot sizes increased to 0.32 acres. Only 10% of homes built in the 1960's and before had 2.5 or more bathrooms, compared to 47.9% in 2009. In the 1960's and before 2 and 3 bedrooms were common, with only 16.8% of homes having 4 or more bedrooms. In 2009 33.6% of homes had 4 or more bedrooms.⁹

The Home Builders Association, developers, architects, builders, magazines, furniture and appliance manufacturers, department stores and utility companies collaborated to build model homes promoting the newest innovations in homebuilding. The Johnson County Museum has one of these model homes on display as part of their collection on the museum's site currently located at 6305 Lackman in Shawnee. There

are plans to expand and move the museum (and the 1950's model home) to the old King Louie building on Metcalf.

The idea for this ranch style model home was started by Kansas City Power and Light in 1952 for research and exhibition purposes to demonstrate the newest technologies, and more carefree lifestyle that was now possible. It was billed as the "All Electric House", which was a truly modern home, showcasing the latest electrical innovations. KCP&L did not intend that people build all-electric homes, they hoped that people would use some of the ideas included in the home for their own homes.

The KCPL All Electric ranch style home was built in 1954, originally located at 4602 Homestead Drive, near 64th and Roe in the Indian Fields subdivision of Prairie Village. The Architect who designed the home was Herbert Duncan of Stark Wilson Duncan Architects Inc. Geo. M. Siemanens Company was the general contractor for the house. The house is 1,305 square feet, which was a fairly standard size in the 1950's. It was decorated and furnished by designers at Emery, Bird and Thayer, and also contained state of the art appliances. During the six months the house was open for tours, nearly 62,000 people had toured it. This was slightly less than the population of Johnson County at the

time.



Five families owned the house since it was originally sold. The last owners intended to demolish the home. In 1994 they donated the house to the Johnson County Museum when they heard the museum was requesting artifacts from the 1950's. The original owner received a box containing the original blueprints, building specifications furniture plan, and newspaper clippings with the purchase of the house. The documents were passed from owner to owner and were donated to the museum with the house. These documents were used to renovate the house to its original appearance. It took four years, \$90,000 in grant money and many volunteers to restore the home.

Planning, preparing, financing and securing permits to move the house took 10 months. Each city government, as well as the state required special permits, and power lines had to be removed. The garage had to be separated from the house and hauled separately. It took 12 hours to move to the house eight miles down Shawnee Mission Parkway, through five different cities to the Johnson County Museum property located at 6305 Lackman in Shawnee, Kansas.



The laminate counter tops in the kitchen had been replaced, and it cost \$80,000 to have them remade after finding an original sample of the material. The manufacturer ended up generously donating the countertops to the museum.¹⁰

After visiting the ranch house at the Johnson County Museum, I was very interested in its history, and did research by asking questions of the museum staff, and searching the museum and other websites for images and information. Although many of the electrical features of the home were not standard, touring the house was a good way to visualize what ranch homes in the 1950's were like. Following are images of the home, and an outline of some of the technology featured in the home obtained from my visit and the Johnson County Museum website.



House Features

General

- Remote control lighting
- Moonglow lighting (Photo cell controlled from garage)
- Heat pump AC & Furnace
- Recessed lighting behind trim & window valances
- Pocket doors separating entry to bedroom hall and utility room
- Built on a concrete slab foundation

Entry

- Recessed fluorescent ceiling lighting
- Moonglow lighting
- Burlap wall covering

Bathroom

- Colors – Pink and green
- Fixtures
- Lighting
- Heat Lamp
- Germ killing lamp
- General light



Den / Bedroom

- High windows
- Allows better furniture placement
- Closet
- Automatic door switch
- Shoe platform
- Pegboard



Master Bedroom

- Vanity table
- Mirrors 3 sides
- Storage behind side mirrors
- Lighting for daylight or nighttime
- Three entrances
- Switch to start coffee pot



Living Room

Picture window

Electric controlled traversing drapery

Lighting behind valance

Electric fireplace

Hidden TV over fireplace

Sliding Panel with painting (art) to reveal TV

Lighting recessed in TV fireplace area turns off automatically when in TV mode

Built in ceiling speakers for TV (also in soffit on patio)

Built in bookcases

Storage area for folding card table & chairs

Dining area in living room



Kitchen

State of the art appliances

Dishwasher

Double oven

Cooktop

Refrigerator with rotating shelves

Eating counter

Pink laminate countertops with chrome edges

Telephone counter



Laundry Room

Combination washer / dryer in single unit

"Iron Rite Mangle" ironing machine

Half bath (not renovated – used for storage)



Garage

Garage door opener

Built in work bench

Wood wainscoat paneling

Pull down attic access stairs



Patio

Large freeform shape colored green

Partial brick wall with lighting

Landscaping

Speakers for TV in soffit

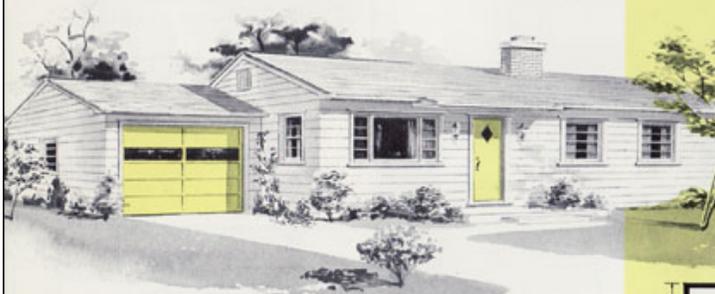


Trends for ranch homes built in the 1950's and 1960's acquired from current real estate listing are shown in the following table from spreadsheets I created.¹¹

1950,s & 1960's Ranch Home Characteristics
Most have 2 or 3 bedrooms. Majority 3 bedrooms.
Only 2 with 4 bedrooms. Some 4th in finished bsmt not listed on bedroom
Most have 1 full bath
Some also have partial bath. Some 2 full or 2 full w 1 partial. Only 2 with 3 full baths.
Majority have basements, almost half have crawl space. Only 1 slab.
Basements are block or concrete. Many have garage entry. Some walk up or walk out
All garages are attached about half 1 car & half 2 car. One car was common in time period.
Some garages converted to living space. No 3 car or no garage (unless converted)
Square footage listed 768 to 2320
Average listed about 1300 to 1400 sq ft
Most listed built in 1950
Majority built in 1950's. Few built in 1960's, Latest 1966
Lot size average about 10,000 sq ft.
Smallest listed 7473 sq ft. (aprox 75 x 100) Largest listed 19,806 sq ft.(aprox 100 x 200)
Eat in Kitchen in many (nearly half listed) common dimension 11 feet
Living room common dimension 11 or 12 feet by 16 to 25 feet
Formal dining room not common.
Master bedroom min 9 feet by max 24 feet. Aprox 120 sq ft common.
Some master bedrooms smaller than secondary bedrooms. Shared, not attached to bedroom.
Secondary bedroom(s) min 6 feet by max15 feet
Secondary bedroom(s) 2 min 8 foot by max 15 feet. 9 to 11 by 10 to 13 common.
Not many bathroom sizes listed. Common dimensions are 5 foot and 7 foot.
Full bathrooms shared. Half bath or second full bath shared or added at a later date.
Laundry area common in garage or basement, some off kitchen.
Not typically a separate room.
About half listed have family room or rec room.
Fireplaces - less than half listed have fireplace
Fireplaces are wood burning masonry type
Heating - Most have gas forced air heat, a few have central electric heat
Standing gas pilot light (always burning)
Cooling - Most have central electric air conditioning. Probably not original to the house.
Only one (1) has window units. Some have attic fans listed
Most have rear patio.
Decks not original to house, may have been added at a later date.
Most have straight front elevation. Long rectangular shape, with low simple roofline.
Others have garage recess or bump out, center recessed, or shallow U shape,
Most have hardwood floors on entire main level.
Stairs to lower level concealed with walls and door, can be in garage.

the spartan 100

RANCH SERIES



The popular Spartan "100" Series features three lovely bedrooms and an attached garage. Designed without expensive frills, the compact Spartans give you the very maximum floor area and living space at exceptionally low prices. Seven Spartan plans are featured on these two pages. 13 other Spartan plans are available on request. Just write to us asking for the complete booklet of Spartan designs.

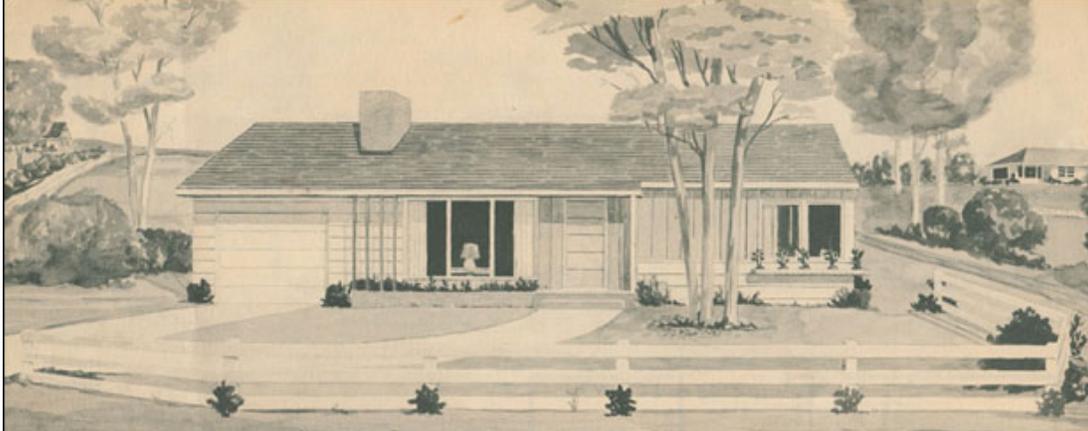


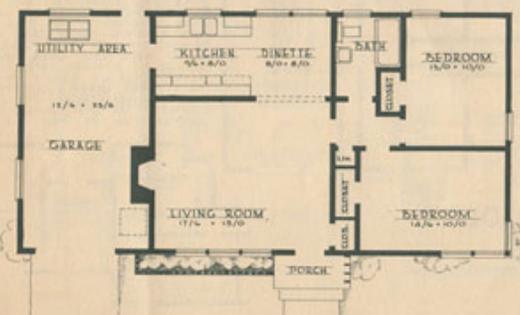
Plan No. 101
Floor Area:
936 feet



Plan No. 102
Floor Area:
988 feet

18





PLAN 1147 A

WIDTH 40'0"
DEPTH 24'0"
882 SQUARE FEET

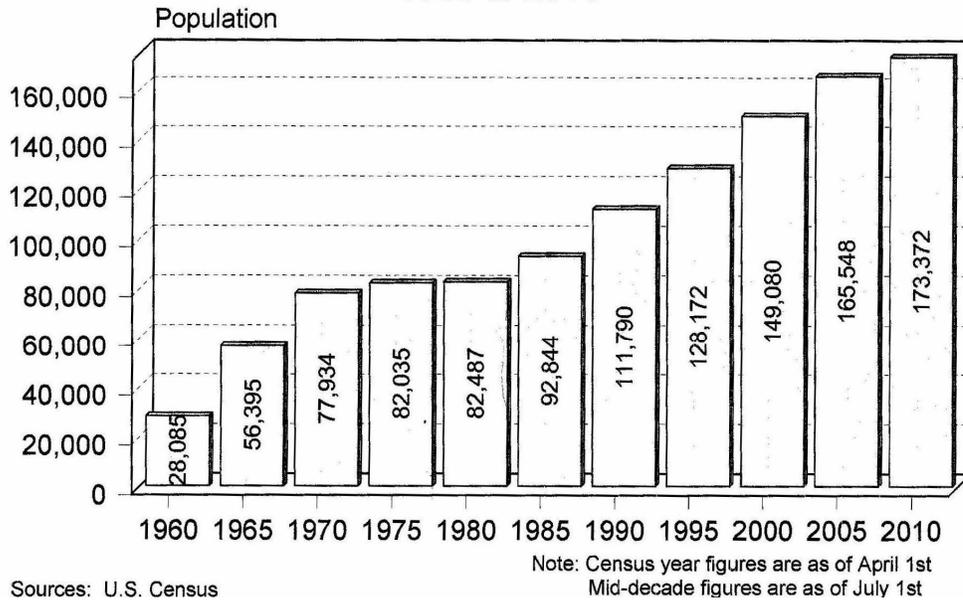
WHEN LOOKING AT THIS COZY LITTLE HOME ONE DOES NOT REALIZE THAT IT IS PERFECTLY RECTANGULAR. THIS IS A DEFINITE ADVANTAGE IN BUILDING BUT TOO OFTEN IT LEADS TO AN UNINTERESTING BOX-LIKE EXTERIOR. SUCH IS CERTAINLY NOT THE CASE WITH THIS HOME.

THE DECORATIVE PLANTING AREA NEAR THE FRONT ENTRANCE WHERE IT MAY BE SEEN FROM THE LIVING ROOM WILL BE A JOY TO THE FLOWER LOVER'S HEART.

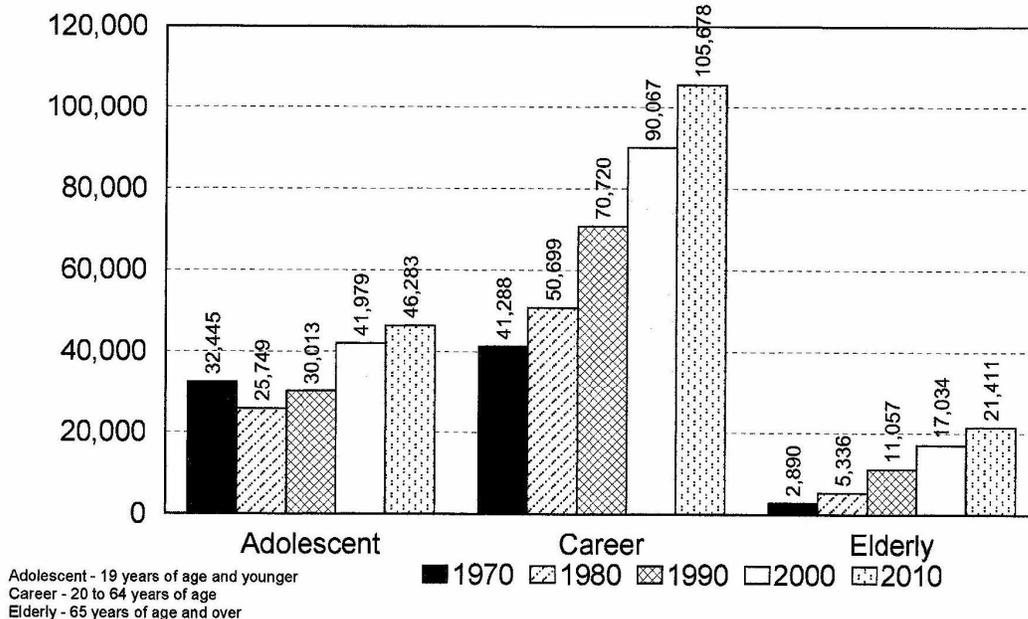
AS A CONCESSION TO SIZE, A SEPARATE ENTRY IS NOT POSSIBLE BUT THE ENTRANCE DOOR IS PLACED IN SUCH A POSITION AS TO MAKE THE MOST USE OF THE LIVING ROOM. DINING WILL BE A SIMPLE AND PLEASANT OCCASION IN THE AMPLE SPACE COMBINED WITH THE COMPACT WORKMANLIKE KITCHEN AS IN ALL OF THE PLANS ILLUSTRATED IN THIS BOOK A CONSCIENTIOUS EFFORT HAS BEEN MADE TO USE SPACE TO THE GREATEST POSSIBLE ADVANTAGE.

12

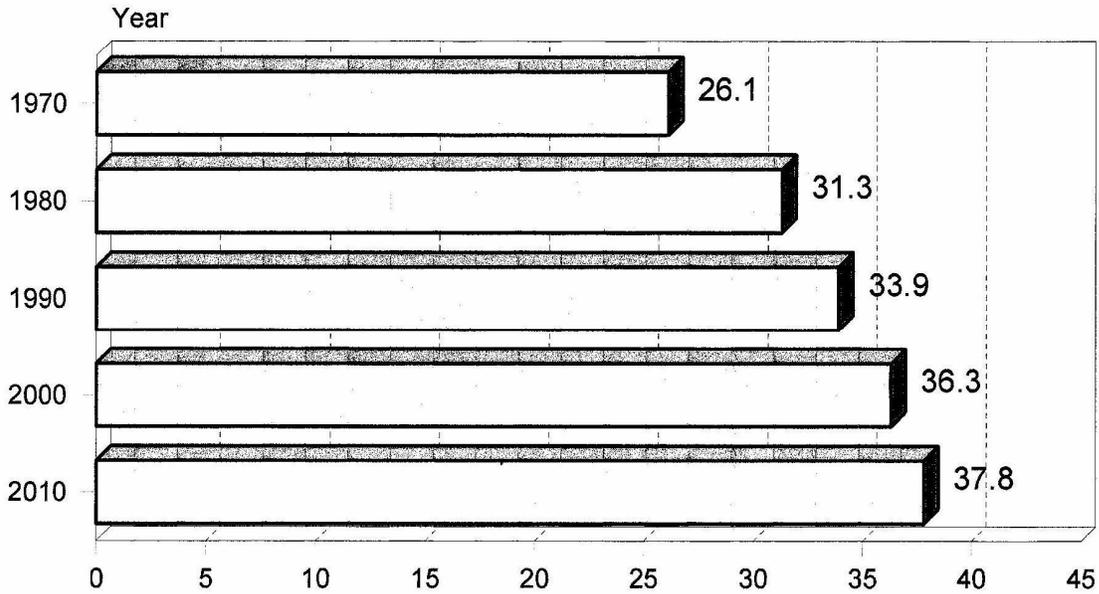
Population Growth City of Overland Park 1960 to 2010



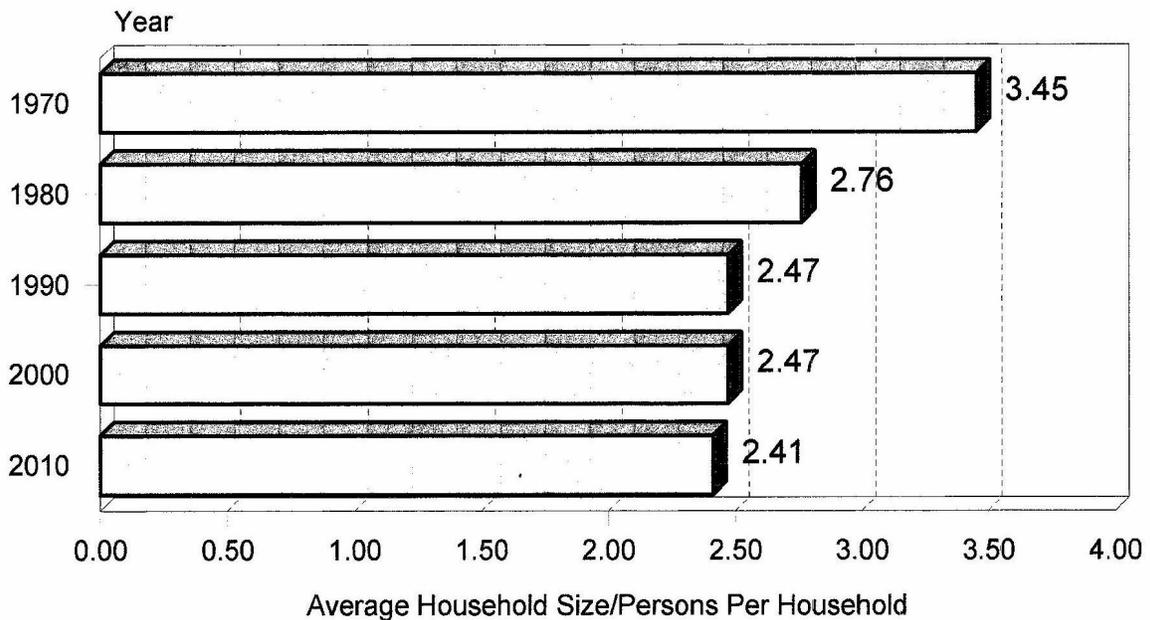
Population Change by Major Age Groups City of Overland Park 1970, 1980, 1990, 2000, and 2010



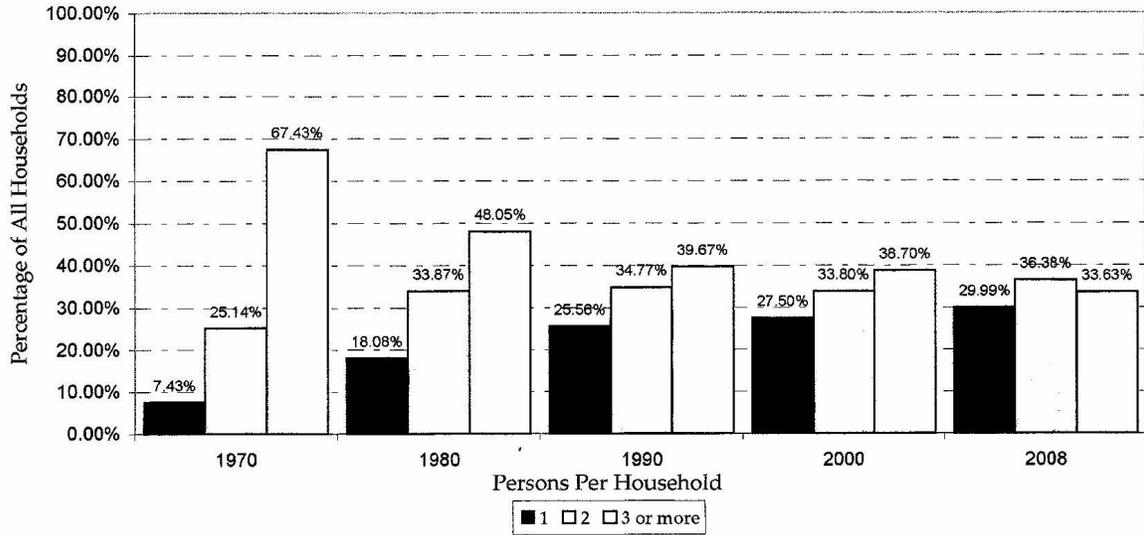
Change in Median Age City of Overland Park 1970 to 2010



Change in Household Size City of Overland Park 1970 to 2010



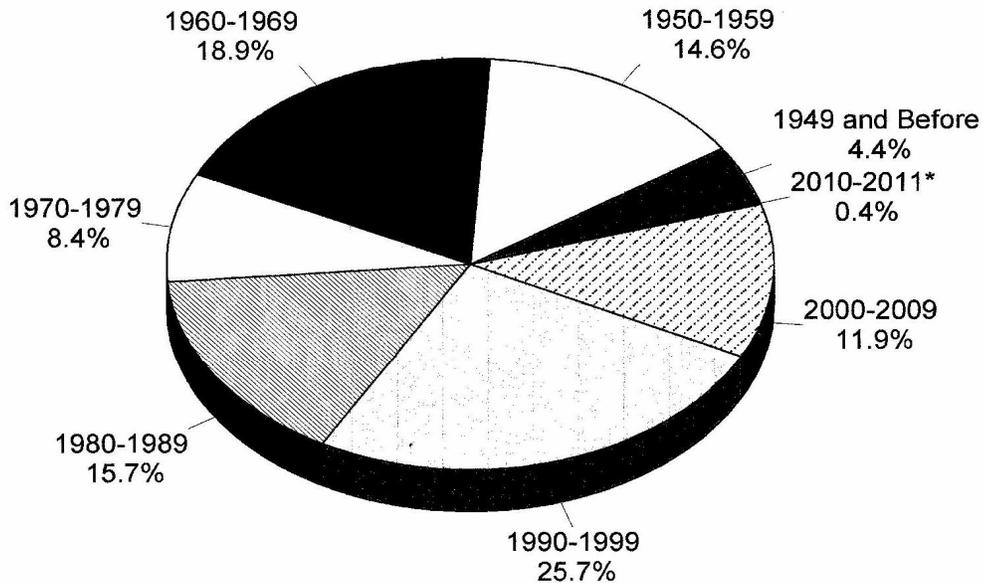
Graph PP-11 Change in Overland Park's Household Composition



Source: U.S. Department of Commerce, Bureau of the Census and 2008 American Community Survey (ACS)

14

Percentage of Single-Family Homes Built by Decade



*Through June 30, 2011
Source: Johnson County Appraiser's Office

15

The ranch house has changed over the years since the 1950's, as well as the type of people that are buying them. Taking the median age in Overland Park in 1970 of 26 years of age, of which were mainly comprised of young families raising children, that same 26 year old would be 69 years of age today. The people who were buying ranch homes during the 1950's period and raising children are now empty nesters, either retired or getting ready to retire. They are well educated and have high incomes. "The educational attainment of Johnson County's population ranks among the most highly educated in the nation, making the local labor pool one of the best in the United States. Ninety-five percent of Johnson County residents age 25 years and older have earned at least a high school diploma, 52% have a bachelor's degree or higher compared to the national average of 28%."¹⁶ This gives these buyers higher incomes than other areas, allowing them to purchase upscale homes. These people are likely to buy ranch homes again today, but a different type of ranch home, and for different reasons.

My experience as a Construction Manager building new single-family homes has given me insight to the type of buyers purchasing new ranch style homes. These buyers were typically middle age or older. They were usually married couples who never had any children, were empty nesters, or had children getting ready to graduate from high school or in college. Some were single people. These buyers were building their final home and wanted a ranch style with the main living area and master bedroom on the main level to be able to "age in place". They were well educated with high incomes building their dream house with all the new features and amenities available. Features typically included a 3-car garage, granite countertops, 2 or 3 fireplaces, high-end appliances, house sound, large master bathrooms with a whirlpool tub and a walk-in shower. The lower level typically had two bedrooms, a full bathroom, bar area, living area with a fireplace and often a home theater area. Many worked from home, so an office in the second bedroom on the main floor was typical. Most of these homes were in Overland Park in upscale neighborhoods. There were some of these types of ranch homes located in an Olathe subdivision on a golf course, and others for a different builder were in the Piper area of Kansas City, Kansas, but the type of buyer for these ranch homes was the same.

The ranch home of today is not the same simple modest rectangular house with a simple low roof; they do not even look like a ranch from the 50's. Today the ranch home is more commonly known as a reverse or reverse story and a half. They are typically built in upscale neighborhoods, more square in shape with bumped out areas, and complicated cut-up rooflines, generally hip roofs with several other hip or gable roofs connected to the main roof. There are also many large windows of ranch homes today, particularly on the rear elevation.

Today's ranch has an even more open floor plan than the 1950's. The square footage of the main floor is somewhat comparable to ranch homes in the 50's, but much larger when the finished lower level is included. The ranch house of today typically has a minimum of 3 or 4 bedrooms, 3 to 4 full bathrooms and 2 to 3 car garages. Some homes are built with a tandem 4th car garage behind the 3rd car bay.

Typically the master bedroom and bathroom, and a second bedroom or office with a second full bathroom is on the main level, with the other bedrooms and baths in the lower level. Room sizes have remained fairly consistent through the years, except for the master bedroom and especially the master bathroom. The master bath today is larger than bedrooms of homes built in the 50's and 60's. Master bathrooms in today's ranch style home almost always include a walk-in shower with a separate whirlpool tub, a two-sink vanity, a separate room for the toilet and an adjoining walk-in closet. The size of closets has also become much larger. Like the master bath, master closets are often the size of small bedrooms of a 50's ranch. Today most closets are typically walk-in closets. Closets in the 1950's were small and typically only about two feet deep, just deep enough for clothing on a hanger.

Kitchens today almost *always* have an island; there were no islands in the 50's. The island typically has an eating area included, with an adjacent breakfast or hearth room, and open to the kitchen and living room. Many of today's ranch homes also have a formal dining room in addition to the breakfast room. There were no breakfast rooms in the 50's either, maybe a snack space, kitchen/dining combo or dining/living combo.

Today the laundry area has its own room, instead of being located in the basement or garage as many were in the 1950's. Normally the laundry room of today's ranch homes is located on the main level between the kitchen and garage entry. A very recent trend is for laundry rooms to be near the bedroom on the main level.

Ranch homes today typically have a covered deck between the master bedroom and kitchen area, with a patio covered by the deck below. There is also a secondary living area in the lower level, usually with a bar area, home theater area and a fireplace.

Other trends for ranch homes today are to have *at least* 1 fireplace. Some homes have see-through fireplaces, two or even more fireplaces. These are gas log type fireplaces where with the flip of a switch, voile, instant fire. They are the focal point of the house with detailed woodwork and tile or faux stone facades, often with a niche above that is used for a television. From my survey of 1950's and 1960's ranch homes currently on the market in Overland Park, less than half had a fireplace. They were most likely masonry wood burning fireplaces.

Heating and cooling of homes today all have a central forced-air furnace and central air conditioning. Heat pumps are becoming more common. Most are the dual fuel type that use the air conditioning unit for heat in temperatures above around 40 degrees, then switch over to gas for heat below 40 degrees. There was one all electric heating system. In the 1950's and 1960's ranch homes currently on the market in Overland Park, all homes except for one had central air conditioning. The central air may have not been original to the house, but had the ability to be easily converted at some point due to the ductwork being in place for the forced air furnace system. All but two of the homes had gas fired forced air heat. The other two homes had central electric heat.

Trends for ranch homes built in the 2000's acquired from current real estate listing are shown in the following table from spreadsheets I created.11b

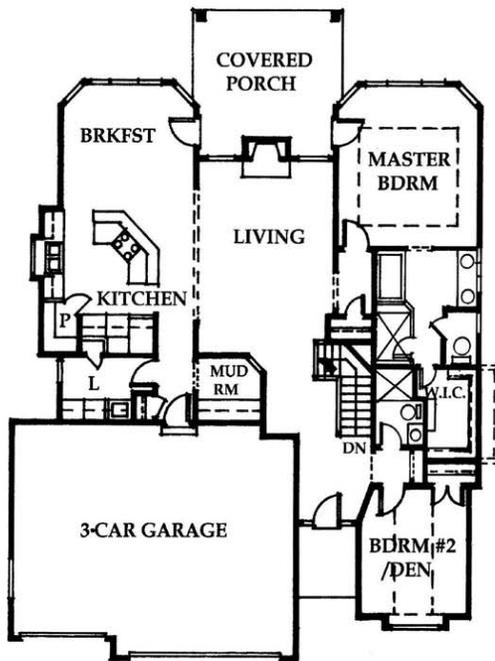
2000's Ranch Home Characteristics

Bedrooms are split nearly equally between 3 and 4 bedrooms.
Master on main level in all. Most have one other bedroom on main level with additional bedrooms on lower level.
All bathrooms are full baths.
More than half have 3 bathrooms. Some have 2 bathrooms. Some have 4 bathrooms.
All except one house have basements. One is a slab. Finished basements in 16 homes.
All basements are concrete. Stairs to basement are in home and open to living area. Most walk out or daylight.
Nearly 2/3 have 3 car garage, others have 2 car garage.
Some have 4 car garage, tandem in 3rd car area.
When sq footage is listed the average is 2482 sq ft total on both levels. Main level average is 1784 sq ft.
Most homes are reverse 1.5 story, with finished living area in basement.
Listed homes are new construction 2012 or 2013.
Homes from 2000 to 2011 are not listed for sale. Probably underwater.
Lot sizes when given are 60 to 70 ft wide by 100 ft deep. Average about 10,000 square feet.
Smallest 60' x 60'. Largest 107x120x62x119.
Kitchen size min 11 x 11, 13 x 13 max. Common kit/bkfst 11' wide, 11 to 13' deep (kitchen)
Living room dimensions 14' common x 15' to 20'
Common Formal dining room often included. Typical size 12' x 12'.
Common Master bedroom size 14 x 16. Min 14' , max 21'. Master & BR2 14' wide common. 16' Deep
Master bedrooms are largest BR, are "suites" with large attached bathroom, WI closet, some have sitting rooms.
Secondary bedrooms - Min dim 11', max dim 17'. 12' x 14' common.
Typically one other bedroom/ study on main level, other bedrooms on lower level.
Secondary bathrooms (all full), at least 2, possibly 3 or 4. Comparable in size to 1950's. Typically one in lower level.
Large attached master bathroom, typically width of master bedroom.
All laundry rooms are on the main level. 7' x 6' & 6' x 8'. Typically between garage entry and kitchen
New trend to have laundry near bedrooms.
Most have RR, FR or Media room on lower level. Large space 14' to 26' x 10' to 27'.
Most homes have at least 1 fireplace . Many have 2 fireplaces, some have 3 fireplaces.
Fireplaces are typically sealed direct vent units with gas logs. Can be 2 sided, see through, some electric.
Heating - most have heat pump dual fuel (gas/ electric) a few all electric, some zoned systems.
Sealed combustion units with electronic igniter (glow plug) when operates heat called for - no pilot light
Cooling - All have central electric air conditioning. Homes not built without central air conditioning today.
Attic fans not common, unless requested by buyer.
Most have covered deck or patio, or both.
Typically between BR & Bkfst, which bump out on each rear side of house. Roof continues to make rear square.
Typically basic square shape with bump outs, complicated tall cut up roof lines.
Most are more square in shape with recessed entry between garage and bedroom / study.
Hardwood floors common in kitchen, breakfast, entry areas. Other areas carpet or tile common.
Stairs typically open to living area with decorative handrail.

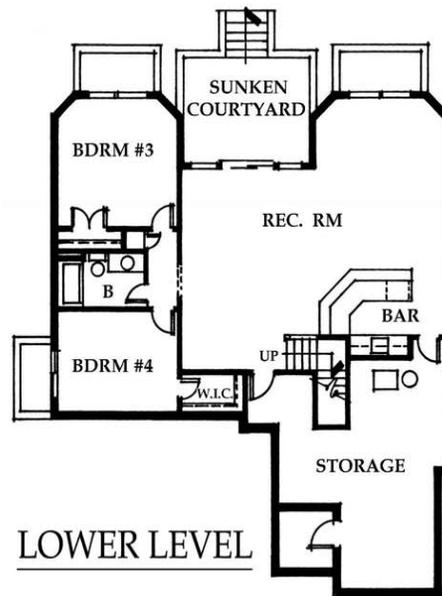
The Willow (Alternate A)



Four Bedroom, Three Bath
Reverse 1-1/2 Story



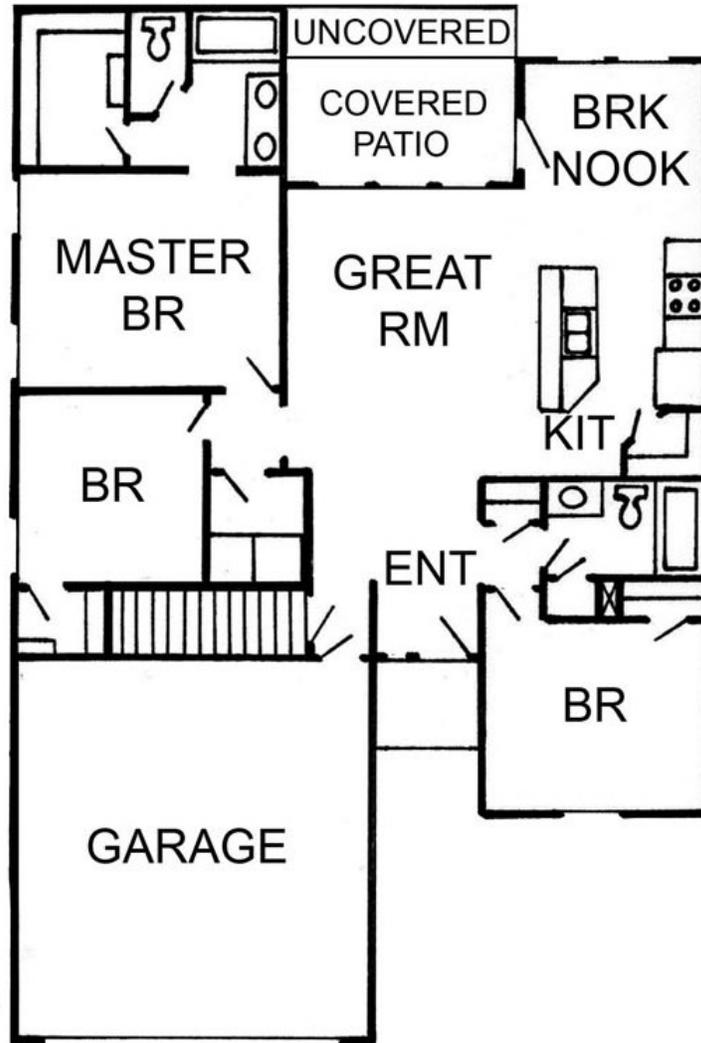
MAIN LEVEL



LOWER LEVEL

17





18

Over the years the ranch style home has changed in size, shape, amenities and type of occupants. It has gone from a simple low rectangular shaped home, to a more square shape with bump-outs and complicated cut-up rooflines. Instead of a home built over a crawl space or unfinished basement as in the 1950's and 60's, ranch homes are now a "reverse story and a half" with bedrooms, a full bathroom and living area in the lower level. Ranch style homes have more of an open floor plan, with a different room layout. Kitchens are now open to living areas, and include an island. Garages have gone from a one car or maybe two-car garage to a minimum of a two-car garage with a three-car being common. The size of the master bedroom and bathroom has changed, as well as the amenities included. Now the master bedroom includes a private master bathroom, whereas in the 1950's ranch there was often only one small shared bathroom. The number of bedrooms and bathrooms has also changed. Closets have gone from small shallow closets to large walk-in closets. Central air conditioning is now standard in new ranch homes, compared to the old homes that have converted the system over the years to include central air conditioning. Fireplaces have changed in number and type. Laundry areas are now a room on the main level instead of in the basement or garage. Stairs to the basement are now open to the main living area

instead of being concealed behind walls and a door. The occupants of ranch homes in the 1950's were typically young families raising children, now new ranch style homes have older occupants usually with no children living in the home.

This has been a very enlightening experience, where I have learned many things about the history and demographics of Overland Park and Johnson County, as well as learned about the difference in the style of ranch homes then and now.

¹ Johnson County, Kansas: A Pictorial History, 1825-2005

Mindi C. Love, Johnson County Museum, 2006

² Johnson County Museum Album Volume XXI, Number 4 and Volume XXII, Number 1 Fall 2008/Winter 2009

³ Kansas Statistical Abstract 1965, Center for Regional Studies, The University of Kansas, Lawrence, and the Decennial Census 1900 to 1990

⁴ Kansas State and Small Areas US Census of Housing 1960

^{1b} Johnson County, Kansas: A Pictorial History, 1825-2005

Mindi C. Love, Johnson County Museum, 2006

⁵ The Johnson County, Kansas Final Historic Resources Survey Report. Executive Summary, Prepared by Cheryl Musch and Melissa Fisher Isaacs, Johnson County Museum
Kansas State Historical Society Project Number 20-92-70122-003
Project funded by the Johnson County Heritage Trust Fund
September 2009

⁶ <http://www.opkansas.org/about-overland-park/>

⁷ Population Characteristics 2011 Annual Development Report

City of Overland Park, Kansas

Community Services Division

Planning and Development Services Department

Prepared March 2012

⁸ Johnson County Museum Album VOLUME XXIII NUMBER 2 & 3 Spring/Summer 2010

⁹ How American Homes Vary By the Year They Were Built

By Mousumi Sarkar Demographic Directorate

Housing and Household Economic Statistics Working Paper No. 2011-18

U.S. Census Bureau Washington, DC 20233, June 2011

¹⁰ Johnson County Museum

¹¹ <http://kcreosales.com/listings>

¹² <http://www.midcenturyhomestyle.com>

¹³ City of Overland Park 2011 Comprehensive Plan Population Profile

¹⁴ City of Overland Park Population Profile

¹⁵ City of Overland Park Housing Characteristics 2011 Annual Development Report March 2012

¹⁶ JCCC.edu

¹⁷ Build My Ranch.com Dusty Dahmer

¹⁸ Prieb Homes.com