

## VILLAGE OF LAKE BLUFF

### Memorandum

**To:** Chair Nelson and Members of the Historic Preservation Commission

**From:** Brandon J. Stanick, Assistant to the Village Administrator

**Date:** February 8, 2013

**Subject:** **Agenda Item #4 – Landmark Criteria for Ranch Homes**

At its meeting on November 14, 2012, the Historic Preservation Commission (HPC) reviewed a preliminary schedule for implementing its Fiscal Year 2012-13 goals. One such goal is to develop landmark criteria for ranch style homes. On January 9, 2013, the HPC commenced with its review and discussion using material from a publication titled, *The Ranch House in Georgia: Guidelines for Evaluation* (2010) as a framework for its discussion. The HPC expressed interest in using an identified set of features common to Ranch style homes as a guideline when applying the existing landmark criteria published in the Village Code (Section 9-14-4A). Upon an initial review of the existing landmark designation criteria, (*Attachment 1*), the Ranch style guidelines (*Attachment 2*) may be most relevant to the following criteria:

*Architectural significance:*

- a. The structure, building site or landscape represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials.*
  
- c. The structure, building, site or landscape exemplifies a particular architectural style in terms of detail, material, and workmanship which has resulted in little or no alteration to its original construction.*

The HPC had expressed a preference to not codify any guidelines; however, it is recommended the HPC review *Attachment 1* and consider which criteria are most relevant when reviewing landmark designation applications for Ranch style homes. This approach is recommended to promote consistency in applying the HPC's guidelines when considering landmark designation applications for Ranch style homes.

If any member of the HPC has questions concerning the information provided in this memorandum, please feel free to contact me at 847-283-6889.

Attachments

## **9-14-4: LANDMARK DESIGNATION:**

A. Criteria: The commission shall consider the criteria provided in this section in order to recommend a structure, building, site, or landscape for designation as a landmark.

### **1. General Considerations:**

- a. The structure, building, site, or landscape has significant character, interest, or value as part of the historic, aesthetic, cultural, or architectural characteristics of the village, the state of Illinois, or the United States.
- b. The structure, building, site, or landscape is closely identified with a person or persons who significantly contributed to the development of the village, the state of Illinois, or the United States.
- c. The structure, building, site, or landscape involves the notable efforts of, or is the only known example of work by, a master builder, designer, architect, architectural firm, or artist whose individual accomplishment has influenced the development of the village, state of Illinois, or the United States.
- d. The unique location or singular physical characteristics of a structure, building, site, or landscape make it an established or familiar visual feature.
- e. The activities associated with a structure, building, site, or landscape make it a current or former focal point of reference in the village.
- f. The structure or building is of a type or is associated with a use once common but now rare, or is a particularly fine or unique example of a utilitarian structure and possesses a high level of integrity or architectural significance.
- g. The structure, building, site, or landscape is in an area that has yielded or is likely to yield historically significant information, or even prehistoric data.

### **2. Architectural Significance:**

- a. The structure, building, site, or landscape represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction, or use of indigenous materials.
- b. The structure, building, site, or landscape embodies elements of design, detail, material, or craftsmanship of exceptional quality.
- c. The structure, building, site, or landscape exemplifies a particular architectural style in terms of detail, material, and workmanship which has resulted in little or no alteration to its original construction.
- d. The structure, building, site, or landscape is one of the few remaining examples of a particular architectural style and has undergone little or no alteration since its original construction.

- e. The structure, building, site, or landscape is, or is part of, a contiguous grouping that has a sense of cohesiveness expressed through a similarity of style characteristics, time period, type of property, method of construction, or use of indigenous materials and accents the architectural significance of an area.
- f. The detail, material, and workmanship of the structure, building, site, or landscape can be valued in and of themselves as reflective of or similar to those of the majority of the other visual elements in the area.
- g. The landscape is significant in its own right as landscape architecture and not merely as a complementary setting for a structure or a group of structures.

### **3. Historic Significance:**

- a. The structure, building, site, or landscape is an exceptional example of an historic or vernacular style, or is one of the few such remaining properties of its kind in the village.
- b. The structure, building, site, or landscape has a strong association with the life or activities of a person or persons who significantly contributed to or participated in the historic or cultural events of the United States, the state of Illinois, or the village.
- c. The structure, building, site, or landscape is associated with an organization or group, whether formal or informal, from which persons have significantly contributed to or participated in the historic or cultural events of the United States, the state of Illinois, or the village.
- d. The structure, building, site, or landscape is associated with a notable historic event.
- e. The structure, building, site, or landscape is associated with an antiquated use due to technological or social advances.
- f. The structure, building, site, or landscape is a monument to, or a cemetery of, a historic person or persons.

## GUIDELINES FOR HISTORIC LANDMARK DESIGNATION OF RANCH STYLE HOMES

### Essential Character-Defining Features

Long, low, one story in height, and zoned interior living spaces (kitchens, living rooms and other group areas are separated from private bed and bathrooms).

### Common Identified Exterior Features

- One story, one story with lower level;
- Low and long;
- Simple or complex plan;
- Multiple roof types having projecting overhanging eaves;
- Contrasting materials may be used for accent such as granite, other stone, wood and concrete;
- Windowless fronts; backs that open into outside living spaces are also common;
- Generally, garage becomes attached to the house; and
- 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.

### “Character Defining” Exterior Features for Ranch Homes in George,

- Variety of exterior finishes, but Chicago Common Brick is dominant building material;
- Variety of window types are present; tripartite window with center picture window and flanking operable windows are common;

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**Deleted:** but red brick

**Deleted:** <#>Unobscured front entry;¶

**Deleted:** <#>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.¶

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### Linkage of the House to the Site,

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

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### 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;
- Front yards are public space and back yards are private space in neighborhoods; and
- Where present, planters are integrated into house design.

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### Roof Types,

- Does not necessarily identify the Ranch home, but must contribute to the Ranch's long, low profile.

### 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.