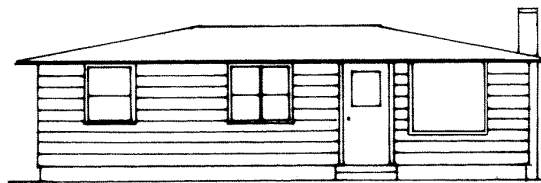


The Rambler and Beyond, 1950-

The rambler signalled a change to informal living. The garage “joined” the house in this period, and grew from a one to two-car capacity. The driveway also became a standard part of the front yard. Typical early rambler characteristics:

- Rectangular plan.
- Hip or gable roof.
- Large picture window.
- Manufactured or wood shingles or wide-lap wood siding.
- Simple flat moldings.
- No historically-based trim details.



In Hastings, twenty new houses were erected in 1950, a reflection of the post-World War II housing boom. Some occupied lots in the old neighborhoods, while others were constructed at the city’s edges. By 1953, another one-hundred houses were built in the new LeDuc Addition at Seventeenth and Ramsey streets and in other new subdivisions.



The pace of building and subdivision activity generally continued through the 1950s and the one-story rambler (a.k.a. ranch house) was the standard house type of the period. Like their nineteenth-century counterparts, these houses have had many adaptations over the past decades. The ranch evolved

into the “raised ranch” or split foyer and walk-out variations, and historical motifs such as half-timbering were sometimes applied to the exterior.

Newer Houses in Historic Districts

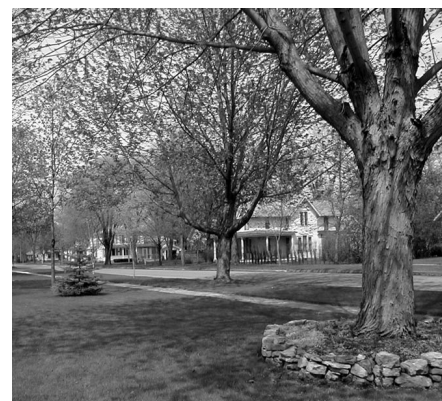
Ramblers and other mid-twentieth century houses are part of some historic districts, alongside much older houses. Many of these buildings are well-conserved architectural examples of their own time. The historic districts, however, were created in recognition of an earlier period of development and architecture.

Design review for properties built after the “period of significance” focuses primarily on major alterations such as additions and garages, and the impact of proposed changes on surrounding historic buildings and streetscape.

The compact two-story Cape Cod “saltbox” was an alternative to the rambler. With a central entry and fairly steep gable roof, it usually featured some historical detail, such as classical trim at the entry.



In the 1970s, new houses designed for the scale of much larger suburban lots were introduced into old neighborhoods. However, there has been a continuing demand for Hastings’ great variety of historic houses, where the quality of design and construction continues to be rediscovered and appreciated by a new generation of owners.



W. 7th Street, 2002.