THE HOUSE OF THE WEEK

Best Features Packaged Into Single Design---

A Ranch Keyed to Cornell University Survey

By JOHN O. B. WALLACE

Home buyers, a Cornell University survey has shown, fall into four distinct groups, each with specific requirements and preferences. The unusual ranch home shown here is a composite of the desired features disclosed by this survey.

Designed exclusively for the House of The Week series by one of America's foremost architects, the plan has been designated X-20.

The Cornell survey, aimed at promoting better house design throughout the United States by determining what people want in their homes, revealed that the types of homes sought by buyers can be described as:

(1) The economy house, (2) the family house, (3) the personal house and (4) the prestige house.

Taken into consideration by the survey were the interests, wants, enjoyments and living habits of home buyers.

With this information in hand, the House of The Week asked Architect Rudolph A. Matern to develop a plan incorporating the best features wanted by all four buying groups.

The result is interesting and practical. Matern says of design X-20:

"My aim was to have it satisfy not one or two of these groups, but all four. Because of this, the finished plan can well be called 'the most satisying home in the country.' "

The following highlights of design X-20 confirm the accuracy of the architect's description:

It is an economy house because there are eight rooms, 2½ baths and a laundry-mud room in less than 1,500 square feet.

The open plan of the kitchen, the family room and the living and dining rooms reduces costs and simplifies decoration.

Excellent circulation from both front and rear entrances cuts down through-room traffic and reduces cleaning, wear and tear costs.

It is a family house because the large family room opens to an outdoor living area and the kitchen and family room open into each other for more informality. The indoor play area, in the family room, and the outdoor area on the terrace both may be supervised from the kitchen.

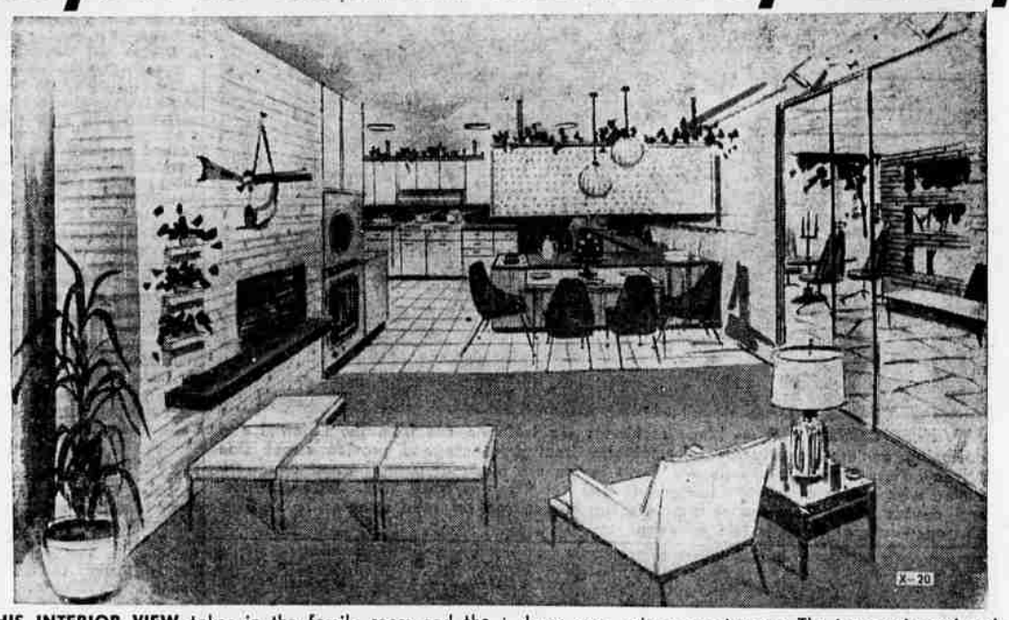
The hall bath is large and has twin lavatories plus combination shower and tub. The family may dine either on the terrace, in the family room or in the more formal dining room. The house has plenty of light, ventilation and closet space.

It is a personal house, too. For those who desire privacy in their family living, there is a comfortable room for reading or listening to records. This may be the family room for group use or the fourth bedroom which can be alternately used as a den. The bedroom area has privacy and quiet.

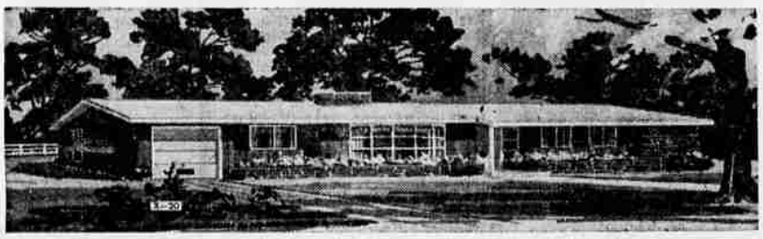
The kitchen is designed to be the center of cooking, eating and living activities in the combination family room and kitchen. The rear terrace has a back wall for privacy. A trellis covers the terrace, creating shade and interesting light patterns. A roll-away awning may be installed for more positive weather control.

There are prestige features as well. The master bedroom has space for twin beds. The second bedroom may be used for guests. There are separate, imposing dining and living rooms.

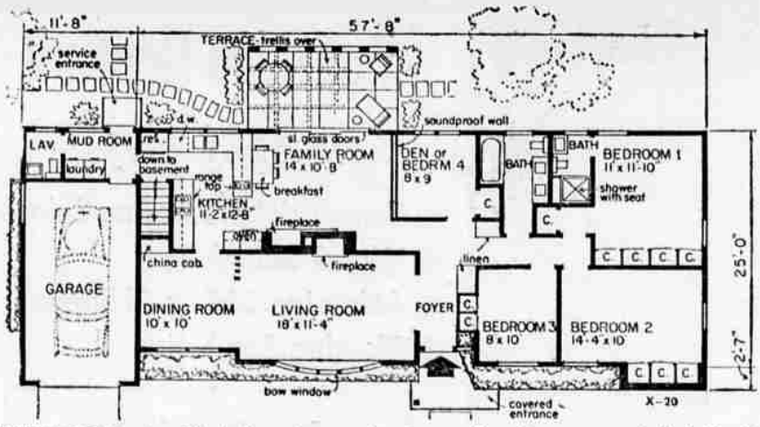
The living room has a bow window and a log-burning fireplace. The dining room has a built-in china cabinet.



THIS INTERIOR VIEW takes in the family room and the open plan kitchen with its breakfast area. Sliding glass doors open onto a rear terrace. The terrace is enclosed at the back for privacy by a pierced brick wall.



STONE AND VERTICAL boards are used for the front exterior. The entrance is recessed. A feature with special appeal to women is the extra-wide bow window in the living room.



EIGHT ROOMS, plus 2½ baths and a combination mud-laundry room, are included in this house based on a study by Cornell University. It is a composite of all the best features turned up during the survey of home buyers.

Statistics

Overall dimensions of design X-20 are 69 feet 4 inches by 27 feet 7 inches. A lot 100 by 100 feet is recommended. Living areas have 1,495 square feet. The garage has 250 square feet. With only minor modifications in the plan, the house could be built without a basement in warmer climates although the plan as shown calls for a full basement under all living areas. For warmer climates, the fireplace also could be eliminated.

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