

THE HOUSE OF THE WEEK

Budget Ranch Home Provides Frills Too

By DAVID L. BOWEN

For most American families, the single most important factor in a home plan is its price tag.

To clear the cost barrier, two alternatives are open: Either trim down the grandeur of your dream home until it fits the realities of the pocketbook, or postpone building until the pocketbook can support the dream.

Usually both alternatives are unpleasant. Once a family is bitten by the house bug, postponement is practically unthinkable. X-36 in the House of the Week series of distinguished homes stays within a tight building budget without sacrificing the special features most families dream about.

Architect Rudolph A. Matern used two basic economizing methods. First, the main house covers only 1,005 square feet. This is about as small as you can go while providing sufficient space for a family with two or perhaps three children. Secondly, the one-story construction is the essence of simplicity. Two end gables and a perfectly straight roof.

Clever planning has effectively concealed the low price tag resulting from these design limitations. By turning the garage away from the street, the house picks up 22 feet of width, increasing the front facade by 50 per cent. A covered porch behind the garage and dining terrace behind the house are luxury extras gained for little additional cost. And inside, the "island" created by the basement stairwell effectively separates the rooms in the living and working half of the house without completely enclosing any of them. The kitchen, dining or family and living rooms all seem bigger than they actually are because each "borrows" space from its neighbor.

With every square foot delivering



EXPENSIVE-LOOKING ECONOMY: This six-room modern ranch was designed to provide true value and comfort in a home of modest cost. Square footage was held to a mini-

mum without sacrificing livability. It has three bedrooms, one bath.

maximum utility, here's what X-36 offers:

A foyer provides a transition from the front door to the living room, which blends in with the dining-family room area. Each wall in the living room has its own special contribution: A fireplace in one, a huge angled window in another, bookshelves in a third, a picturesque planter in the fourth.

Traffic flow is smooth and easy from living room to dining-family room, yet each is a distinct area. Sliding glass doors in the rear wall connect the rich-looking outdoor dining terrace with its indoor counterpart.

Neatly blending space again, Architect Matern provides the same luxurious atmosphere in the housekeeping area by joining the kitchen to the dining-family room from another direction. Large windows and glass areas guarantee pleasant working conditions.

The service entrance has its own vestibule, which gets the door out

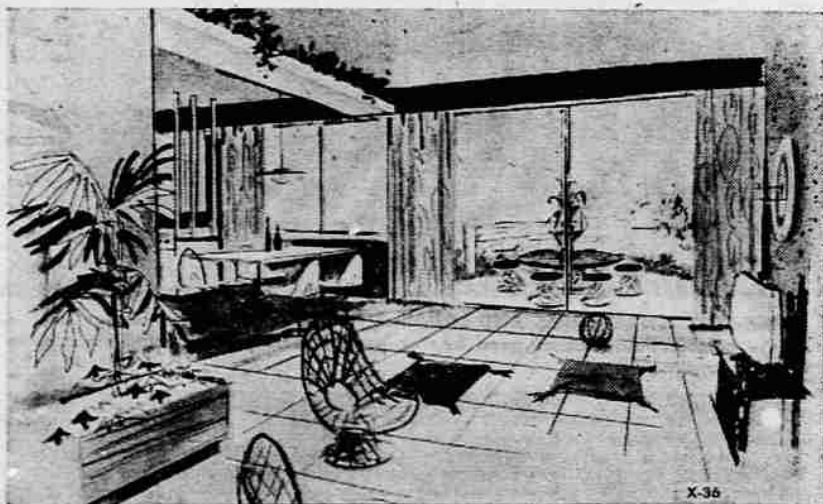
of the way and reduces dirt track-ing. There's direct access to the basement from outdoors.

The covered porch located directly behind the garage, handy to both kitchen and living room, measures over 200 square feet. It has a barbecue, economically built into the main fireplace wall.

The three bedrooms are a close-knit group and all entrances of length in the front wall. This cantilever at the opposite end of the garage.

cuts down unnecessary steps in the house provides a unique exterior feature while making a sizable located to serve all rooms with addition to closet area. The front door has vertical louvers at one side, combined with kitchen cabinets, cover 121 square feet of floor at the living room window.

From end to end the house measures 63 feet 5 inches, and it measures 23 feet 8 inches deep. Habitable area is 1,005 square feet, plus 207 in the covered porch and 299 in the basement.



THIS RENDERING looks into the dining-family room, through sliding glass doors to the outdoor dining terrace. The living room planter is at the left, with dinette and kitchen in background.

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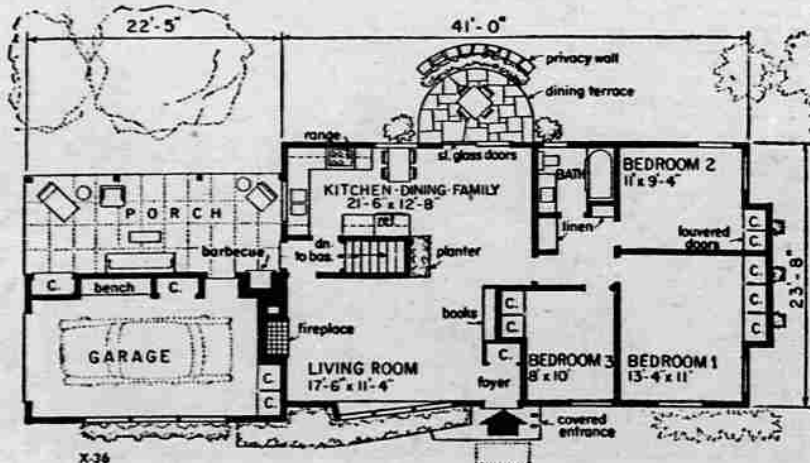
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FLOOR PLAN shows the "island" arrangement of the living area, which gives both living room and kitchen the appearance of added space because of their link with the dining-family room. A privacy wall adds a note of elegance to the semicircular dining terrace.