THE HOUSE OF THE WEEK

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Low Upkeep and High Resale Value Make This House a Wise Investment

By DAVID L. BOWEN

Two important qualities in a house design are often ignored when a young family sets out to build a house.

One is ease of upkeep. A stately two-storied white wooden house with dramatic black window shutters looks like a dream in a full color magazine picture, but in real life it doesn't remain that way long. Wood must be repainted, in some areas as often as every four years. Then the picture - book dream turns into a bill payer's nightmare.

The other is resale value. A prospective home owner has a tendency to think only of his own tastes, assuming he'll live in one house forever. But a business transfer or some other reason may dictate a move. The house that will sell the quickest and make the best return on the investment is the one which has shown the least amount of deterioration and is built in the most pleasing and proven architectural style.

These two factors—ease of upkeep and resale value—were given extra attention in the design of X-44 in the House of the Week series of distinguished homes.

Architect Lester Cohen used the ranch layout, because it is both the most practical style and the easiest to care for. The exterior is a combination of brick and stone—lovely to look at, radiating security, and very nearly everlasting. Metal windows are specified, so that little or no trim painting is necessary.

The roof is asphalt shingle which, depending on local climate, may last a generation. The over-all appearance is the sort that improves with age and never goes out of style.

Interior Also Durable

Attention to durability also is a keynote inside. Architect Cohen calls for long lasting acoustical and ceramic tile on some of the ceilings, vinyl ceramic tile, plastic finish masonite and prefinished paneling on walls, and floors of oak, vinyl tile and ceramic tile.

Cost of some of these materials is higher than other alternatives, but in the long run the savings on redecoration and replacement will more than make up for the original investment.

Living Area

The first delightful feature of the room arrangement is the large entrance foyer. Living and dining rooms are "in line," with a combined length of more than 31 feet. Floor-to-ceiling windows at the front corner of the living room strike a modern note, and the stone fireplace gives the room a warm, inviting look.

Sliding glass doors form a window wall between dining room and the outdoor patio, making this terrace a summer "room" almost as much a part of the indoors as it is the outdoors.

Sleeping Area

Three bedrooms offer well-isolated peace and quiet to the right of the central foyer. Bedroom No. 3 can double as a study. The master bedroom is at the rear of the house and has a big, walk-in closet.

The two bathroom units are placed for greatest utility, one convenient to the front bedrooms and in good position to serve as a guest lavatory and the other for use either from the master bedroom or—through a second door—from the rear entrance hall.

Housekeeping and Casual Areas

Cheerful dinette space is available at the window end of the kitchen. Counters and sink are arranged to provide a "work square" free from interrupting traffic.

In addition to the dining patio for fair weather use, the basement provides year around informal entertainment space. It has a 32-foot recreation room with a refreshment bar alcove, plus a special hobby room. The basement lavatory can be installed at little extra cost because it is cut into the plumbing stack which serves the family bath directly above it.

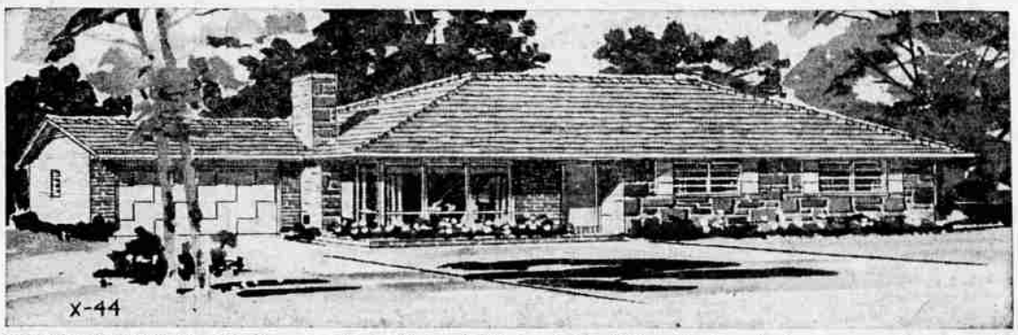
Special Features

The rear hall is worth a second look. It includes a pantry closet placed to save steps when the groceries are brought in and a laundry "landing" making room for washer and dryer at the head of the stairs, saving trips down.

Storage And Dimensions

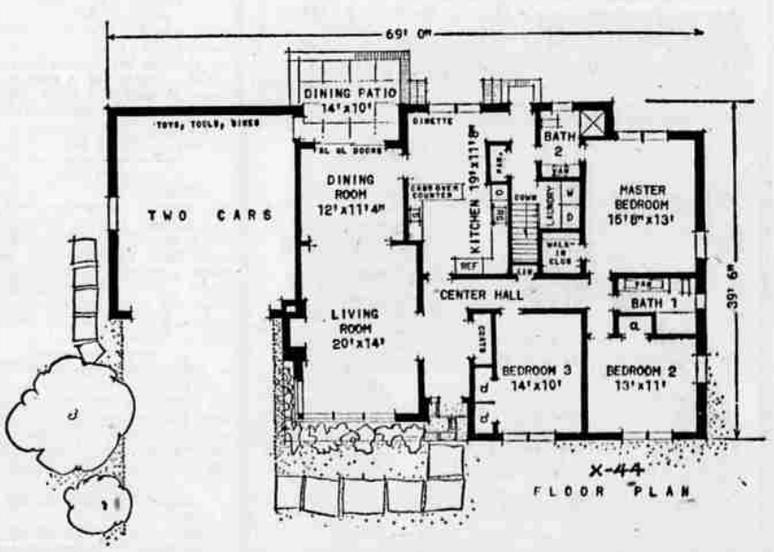
Seven big closets, access to the attic, and the full basement offer plenty of storage space. Room for bikes and garden equipment is provided in the oversized garage.

X-44 has over-all dimensions of 69' by 39' 6". Excluding patio and garage, the square foot area is 1,695. The garage contains 493 square feet.



BUILT TO LAST: This three-bedroom ranch, employing brick and stone on the outside and easy-to-maintain materials in the inside, will never wear out. Low maintenance cost and durability, plus its pleasing conservative lines, insure high resale value.

THIS ARTIST'S RENDERING shows the attractive foyer, with living room and dining room visible through a wide archway.



FLOOR PLAN: Putting living room and dining rooms "in line" yields an entertainment area stretching more than 31 feet from floor-to-ceiling windows at the front to sliding glass doors at the rear. Large kitchen is laid out in a "work square" and rear bath can be reached both from the service area and the master bedroom.

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