

THE HOUSE OF THE WEEK

Living Luxury You Can Afford

By DAVID L. BOWEN

Modern ranch efficiency is combined here with a charming characteristic of the past: a big, friendly family-sized kitchen.

And the charm is not restricted to the informal family section of the house. The living and dining rooms, arranged "in line," stretch for 32 long, luxurious feet.

The house has three bedrooms, 1½ baths, a den that adds even more glamor to the entertainment section, a covered entrance porch and a terrace in the rear, a laundry on the ground floor and a full basement.

Cost Estimated

It is X-52 in the House of the Week series of distinguished homes, designed by Architect Lester Cohen. The architect reports the house would cost about \$20,250 in central Connecticut, not including cost of the land nor sewer and water connections.

Because building costs vary by region, the figure will swing widely from city to city. The only certain way to determine the cost of X-52 is to have a contractor in your locality give an estimate on the basis of a 35-cent study plan. Here are the highlights of this home's practical and efficient floor plan:

Provision For Informality

The kitchen has a length of more than 21 feet, with working counters, range, oven and sink in one half and a bright dinette space—with glass area on three sides—at the other. A snack bar provides a division between the two sections.

The outdoors can be reached either through sliding glass doors to the terrace or through the service door.

The inviting rear terrace can also be reached through another set of glass doors from the den, which adjoins the dining room on a level one step lower. Folding

doors are specified between these two rooms, so that the den can be added to or subtracted from the formal entertaining area as desired.

Open Fireplace

One of the distinctive features of the living room-dining room combination is the three-way fireplace which marks the division between the two.

The living room, which has full length floor-to-ceiling glass windows at one corner, is reached from the front door through a spacious foyer.

This foyer connects with the central hall which efficiently joins the bedroom section to the other areas of the house.

All of the bedrooms are provided with liberal closet space, and the master bedroom has a private lavatory. A big handy walk-in linen closet is located in the short hallway connecting the main hall to the bath.

In all, there are 10 closets on the main floor, plus attic storage space and a full basement where

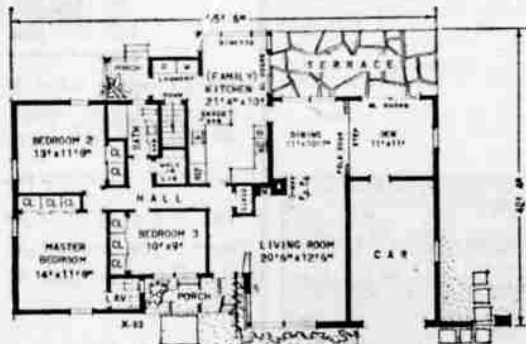


SOUND AND SENSIBLE: This three-bedroom ranch has a big family kitchen, 32-foot long dining-living room combination, and 1½ baths. It has been price estimated at \$20,250 in central Connecticut not including cost of land. Habitable area is 1,540 square feet.

a recreation room can be easily installed. Over-all dimensions, including the garage, are 55 feet 6 inches by 42 feet 4 inches. A lot 75 by 100 feet is recommended.

Exterior Detailed

The exterior walls are hand-split shakes, vertical siding and ran-



FLOOR PLAN: "In line" arrangement of dining and living rooms produces an entertaining area 32 feet long. At dining room end, sliding doors expose den. Kitchen also is oversized.

ESTIMATED COST OF X-52

Architect Lester Cohen reports that X-52 has been cost-estimated at \$20,250 in central Connecticut—not including land nor the cost of sewer and water connections, which depend on individual site circumstances.

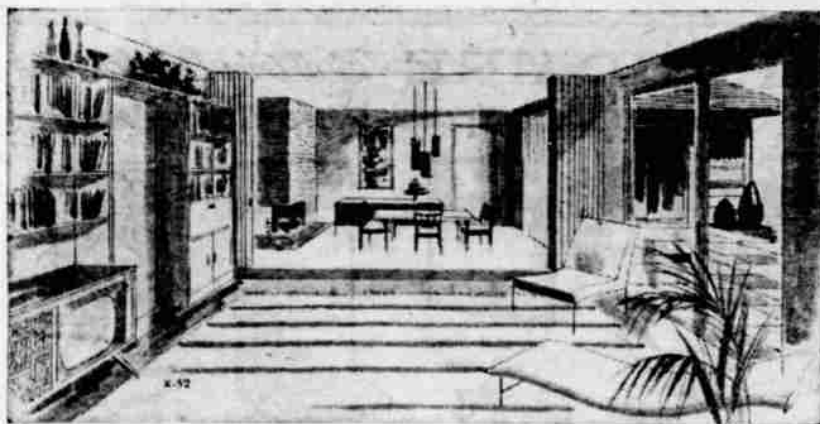
Based on the most recent tabulations of the "Dow Service Real Estate Valuation Calculator," a construction cost guide published by the F. W. Dodge Corp. and used nationally for approximating reproduction costs for buildings, this price could be expected to vary as follows in these cities:

	Pct. diff.
Boston	1% Less
New York	7% More
Montgomery, Ala.	37% Less
Dallas, Texas	14% Less
Chicago, Ill.	2% More
Detroit, Mich.	No Change

Tulsa, Okla.	10% Less
Toledo, Ohio	5% More
Ft. Wayne, Ind.	3% More
Cheyenne, Wyo.	5% More
San Francisco	5% Less

Further price differences may result from the effect of local climate, building customs and individual family needs on the basic house plan. Some changes may mean more expense, others—as building without a basement—would reduce cost. Substitution of materials of equal quality but cheaper in your area than those called for in the plan may also produce savings.

Myron L. Matthews, editor of the Dow cost calculator, predicts that building costs nationally—now about 2½ times what they were in 1941—will rise another 3 per cent during 1959.



DELIGHTFUL DEN: This artist's view looks toward dining room from the den. Three-way fireplace in dining-living room is visible at left of dining room table, terrace is at right.

HOT PALMISTRY

ST. CATHARINES, Ont. (UPI)—Amateur hypnotist William Montgomery, 29, was fined \$20 for touching a lighted cigarette to the palm of 17-year-old Paul Bart's unflinching hand to prove the youth was under his spell.

NAME EXPLAINS

MANSFIELD, O. (UPI)—Widow, on a country road east of here, received its name because so many women widowed by the Civil War settled there.

Anxious Fireman Cut By Barber

PENSACOLA, Fla. (AP)—David S. Morris, 46, a voluntary fireman relaxed in the chair of a barber shop having his beard trimmed. He was listening to a television program. Suddenly a siren wailed on the TV set and he jumped just as the barber was drawing the razor down the side of his throat. Six stitches were taken.

TIMES-A-WASTIN'

HARRISBURG, Ill. (UPI)—The Henry Ammon family near Harrisburg wondered why a pilot was "buzzing" their house in his plane. After rushing outside, they found out why. The roof of the house was on fire.

POETIC JUSTICE

BUFFALO, N.Y. (UPI)—Samuel E. Undrea, 26, was sentenced to 181 days in prison for altering a 50-cent government check and cashing it for \$90.50. The sentence works out to 50 cents a day.

Send this coupon for your STUDY PLAN

YOU CAN GET a study plan for The House of The Week by filling in your name and address on the coupon on this page and sending it with 35 cents to this newspaper.

This study plan shows each floor of the house together with each of the four elevations, front, rear and sides of the house. It is scaled at ¼-inch per foot. It includes a guide on "How to Get Your House Built."

You can take this study plan to your bank or other mortgage lender and to your builder and get rough estimates on the cost of construction in this area, as well as an idea of the cost in relation to your budget.

With this information you will know whether you will want to proceed with construction by ordering working blueprints direct from the architect and asking for bids for the work.

STUDY PLAN ORDER COUPON

Building Editor:

Enclosed is 35 cents. Please send me a copy of the study plan of The House of The Week, X-52.

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