

THE HOUSE OF THE WEEK

# House with a Two-Way Stretch

By DAVID L. BOWEN

Here's a house that can be stretched to match your building budget.

At its minimum cost, the three-bedroom ranch design offers 1,390 square feet of habitable space. If more elbow-room is desired, the home can be stretched to as much as 1,726 square feet.

Happily, provision for expanding the plan is made in such a way, the architect figures, that the cost of the additional space should run only about half as much per square foot as space in the minimum design.

The reason is that kitchen and bathrooms are usually the most expensive areas of a home cost-estimated on a square foot basis. But once the kitchen and baths are taken care of, additional living areas in other zones can be relatively inexpensive. This is especially true for additions such as the architect, Lester Cohen, engineered in this home, X-71 in the House of the Week series.

The total number of rooms is not changed by the enlargement. However if full expansion of six feet on each side of the plan is adopted, a kitchen and dinette turns into a kitchen and big family room, the living room swells to impressive length, and two bedrooms take on added luxury.

The size of the enlargement is optional. If desired, both sides could be expanded only three feet, instead of six. Or the plan could be expanded six feet on one side and not at all on the other. The design is such that the appearance of the house will remain balanced with any combination of size adjustments within the recommended range.

The architect adds this word of warning. The additional footage should be discussed with the contractor in the preliminary estimating stages. Economies go out the window when alterations are sprung on the contractor during construction.

Here's what the plan offers:



DESIGNED TO STRETCH: Plans for this attractive three-bedroom ranch are engineered for easy enlargement. The home can be built, as shown, at 1,390 square feet or at 1,726 square feet.

**Living Areas**

Breaking the usual ranch pattern, living and dining rooms in X-71 are on opposite sides of the entrance. Waste hall space is eliminated at the front of the house, but circulation from the front door is planned so that the living room is kept traffic-free. There is easy access to every area from the entry vestibule, which has a handy coat closet.

The big stone fireplace wall is at the front of the living room and a picture window at the side. If the full extra six feet are added on the right side of the house, the living room stretches from 20 feet in width to 26. There is no alteration of dining room, vestibule or fireplace.

**Sleeping Areas**

The three bedrooms are at the back, the master bedroom on the left with a full wall of closets and its own bath. A second closet wall is shared by the other two bedrooms and the family bath is compartmentalized, with vanity at the front and tub and toilet at the back. Stretching the house on both sides can add up to six feet to the master bedroom and to bedroom No. 2. Bedroom No. 3,



KITCHEN GLAMOR: Here's an artist's conception of the expanded version of kitchen-family room.

**Housekeeping and Casual Areas**

In the economy version there is a compact kitchen, with space for a dinette at a corner window. Sliding glass doors lead out to the

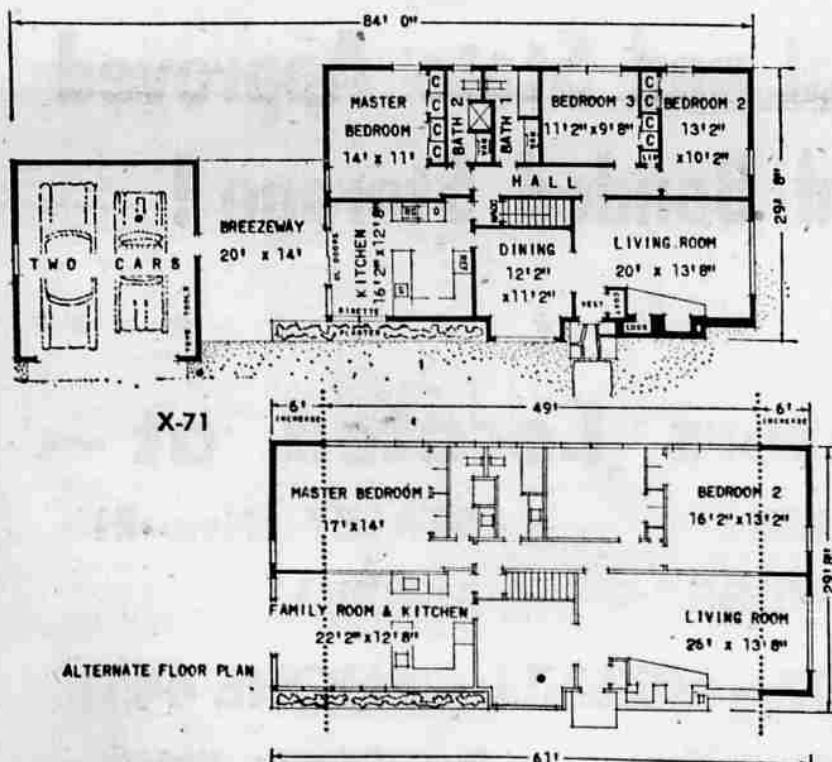
outdoor breezeway patio. In the expanded version, six feet added to the dinette makes this a family room, with space for TV, sofa, bookshelves in addition to the dinette.

Two closet walls provide nine clothes closets and a linen closet. An unusual feature of the fireplace is a storage compartment for firewood and logs, built right into the fireplace wall. Full basement is called for, but if the home were built without basement heating equipment could easily be installed

in the space occupied by the basement stairwell.

**Exterior Details and Dimensions**

X-71 combines stone and vertical siding with the accent of a handsome planter at the front. The roof is asphalt shingles and wood siding is used for the back of the house and the garage. Overall dimensions for the unexpanded house, including breezeway and garage, are 84' by 29'8". Expansion six feet on both sides would increase over-all width to 96 feet.



**CHOICE OF SIZE:** X-71 was designed to give the builder an option on size. At top is the minimum house, offering 1,390 square feet of habitable space. In alternate below, six feet have been added on each side, increasing square footage to 1,726. If desired, the increase could be made on one side and not the other, or changed to three feet on each side.

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