

THE HOUSE OF THE WEEK

Experience Perfects the 'Second House'

By DAVID L. BOWEN

Most people buying their first house suffer an overabundance of enthusiasm and a shortage of cash.

Overjoyed to find they can afford any house, they usually go into a dream-like trance lasting until well after the first mortgage payment.

Then their feet begin coming back to earth. They notice for the first time that the living room doubles as a hallway and must be crossed to get anywhere from the front door, that the lawnmower must be carried through the kitchen to get it from the basement stairway to the backyard, that the picture window which looks so attractive from the outside must be curtained for the sake of privacy.

Some of these faults may be poor design, some poor taste, and others simply the result of being poor. Young families make do with the best limited money will buy.

Experience Is Valuable

But they don't have to live in the first house forever. Armed with experience and—hopefully—more finances, they should be ready in a few years to plan for that dream of every American housewife—the second house.

Architect Lester Cohen has blueprinted the dream in this home,



LONG, LOW AND LOVELY: This home was designed for people who have outgrown their first house. It has a total of eight rooms, with three bedrooms and two baths. Kitchen and service porch are in the front, the living areas face the rear garden.

X-81 in the House of the Week series. It's based on his observation of building patterns in general and experience with individual second-home buyers in particular.

"In most first houses, the living room is in the front and the kitchen in the back," Cohen declares. "This is usually the first thing a second-house buyer wants reversed. The housewife wants her kitchen near the front door so she doesn't have to walk so far to answer the bell and the living, dining and casual areas toward the back where they can open on the more attractive rear garden area."

The architect says he has found experienced home-owners also desire one-level living, more rooms,

more baths, and more storage space.

Here's how Cohen has arranged his nomination for the ideal second house. It has eight rooms and two baths.

The front entrance foyer channels traffic into appropriate sections. Straight ahead is the long living room, separated from the dining room by a two-way fireplace. The dining room, in turn, opens on the family room. All three of these rooms have huge glass areas opening on the rear terrace.

Room for a Crowd

On occasions when a big crowd is being entertained, all three rooms can be pressed into service. In the summer, the terrace nearly doubles the available space. For small gatherings, the living and

dining rooms alone are adequate.

Cohen calls the kitchen a "wife-saver." The room is spacious, sunny and conveniently located. It adjoins the service porch (put in front, so tradesmen will use it) and is separated from the entrance foyer only by the dinette. The architect maintains that with modern kitchen equipment, there is no need to hide this work space. The kitchen has an indoor barbecue for fancy charcoal cooking and a pass-through to the dining room. Laundry and basement stairs are only steps away and placed close to the garage for easy access outdoors.

Luxurious Closet Space

The handy family room has a big game closet and the basement stairs lead to a large recreation room downstairs, with a refreshment bar, hobby center and

additional storage. Basement size is held to a minimum. It does not extend under the sleeping wing.

The special feature of the bedroom wing is its emphasis on separation from the rest of the house. The bedroom hallway puts two walls between living room and sleeping rooms. The main bath can serve as a guest lavatory and the bathroom in the master bedroom can also serve double duty, being accessible from the terrace.

Horizontal and vertical siding, accents of stone, and attractive glass areas all help make the long, low ranch sparkle. Including two-car garage and terraces, dimensions are 92' 6" by 35'. Habitable area is 1,860 square feet. The garage covers 425 square feet. A maid's room easily can be added on the porch area behind the garage either during original construction or later.

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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 1/8-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.

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Building Editor:

Enclosed is 50 cents. Please send me a copy of the study plan of **The House of The Week, X-81**

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Trees Victim Of Feud

EGGERTSVILLE, N.Y. (UPI)—About 1,000 small evergreen trees valued at \$1,500 were destroyed recently when Eggertsville firemen refused to call for help from a volunteer company right across the street.

Mrs. Henry P. Brummer said the trees were burned during a grass fire that spread across some 20 acres of her land, and it wasn't until the police stepped in that outside help was sought to fight the blaze. By then it was too late.

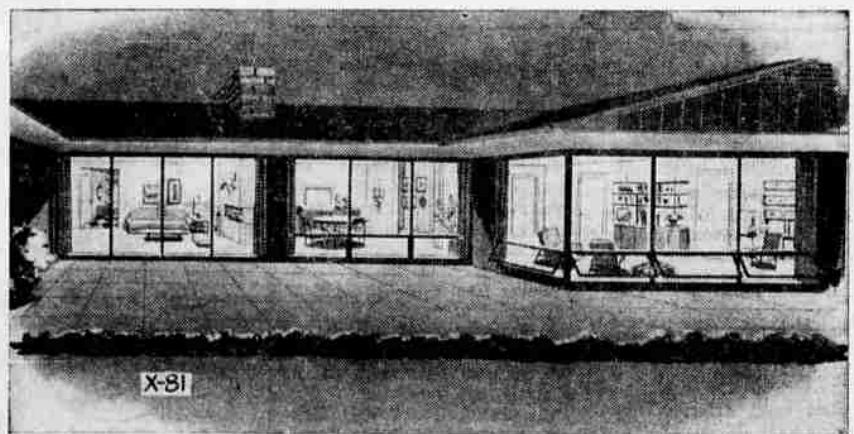
Volunteer members of the North Bailey Fire Company sat across the street watching the Eggerts-

ville Fire Company trying to put out the fire, but the Eggertsville men refused to ask for assistance. A spokesman later explained: "We do not recognize North Bailey as a fire company."

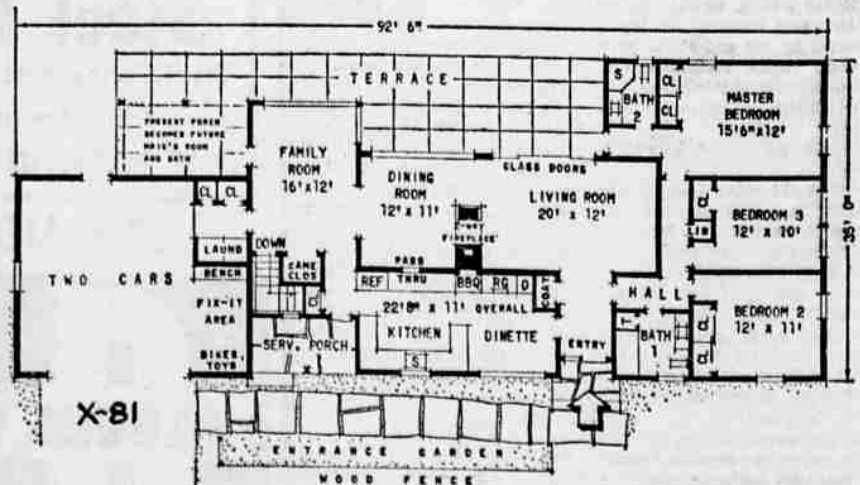
As for the North Bailey firemen, they're barred by law from fighting a fire in the Eggertsville district until their aid is specifically requested.

DEVOTED

PROVIDENCE, R.I. (UPI)—Mrs. Nellie Jackson, 97, has been a member of the Trinity Union Methodist Church for 60 years.



VIEW FROM THE TERRACE: This unusual artist's conception shows house as it would appear from rear yard after dark. Living room is at left, dining room in center, family room at right.



FLOOR PLAN: Front location of kitchen and dinette makes possible a well-integrated entertainment area in the rear, encompassing living, dining, family rooms and terrace.