

THE HOUSE OF THE WEEK

# A Wide Look for the Narrow Lot

By DAVID L. BOWEN

The most beautiful house plan in the world is not worth a tenpenny nail unless you can find and afford a lot to build it on.

With rising populations bursting the seams of every prosperous city in America — and that's most of them — prices on wide building lots within reasonable travel time of business districts are getting higher all the time.

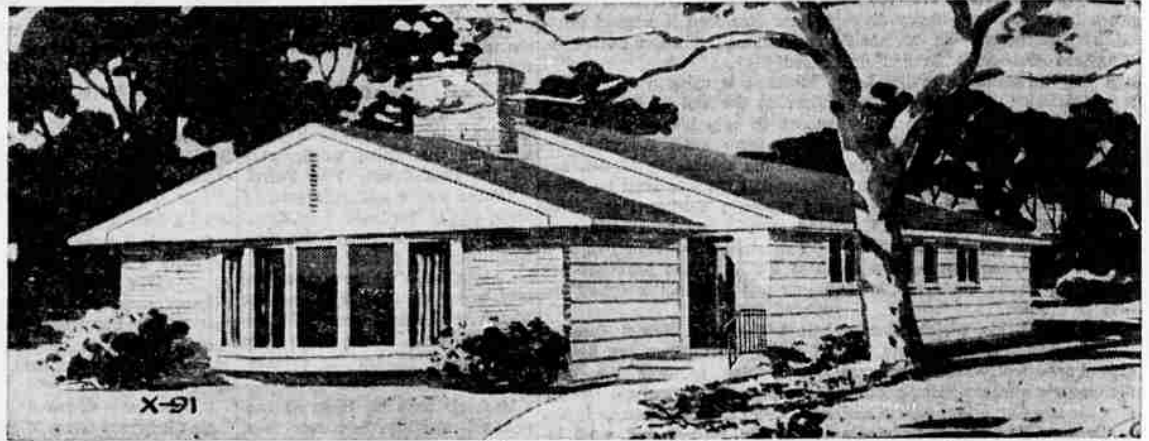
Recognizing this fact, Architect Lester Cohen has designed X-91 in the House of the Week series to fit a narrow lot. From side to side, the design measures only 25 1/3 feet. Yet it does not have the constricted look of many narrow homes and includes all the comfort-producing features of modern design.

Because it requires such low frontage, a prospective builder of this home should be able to find a bargain in land that is unsuitable for the average rambling house plan.

X-91 offers 1,316 square feet of habitable area. The hall is both the core and the key to the efficient room arrangement. It forms a foyer at the main entrance, set back the depth of the living room, then turns to become the main artery of sleeping and housekeeping sections.

The result is a circulation pattern that keeps housekeeping steps down while preserving living and dining rooms from unnecessary traffic.

Three bedrooms open onto the hall. Luxury extras in the plans are the smart fireplace in the living room and the attached lava-



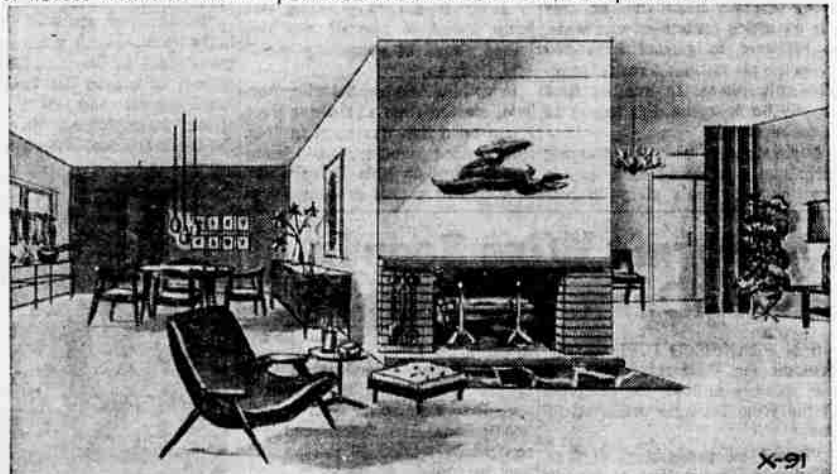
**DESIGNED FOR PROBLEM LOTS:** This six-room ranch home was engineered to fit where most houses won't. Its width is only 25 1/3 feet, yet it retains a gracious, uncramped appearance. Habitable area is 1,316 square feet.

tory for the master bedroom. The basement recreation room and bar will add immeasurably to the living area for a family with young children. With one of the two side porch entrances convenient to the basement stairs, children can come into the house and go straight downstairs to the recreation room for hobbies, play or study.

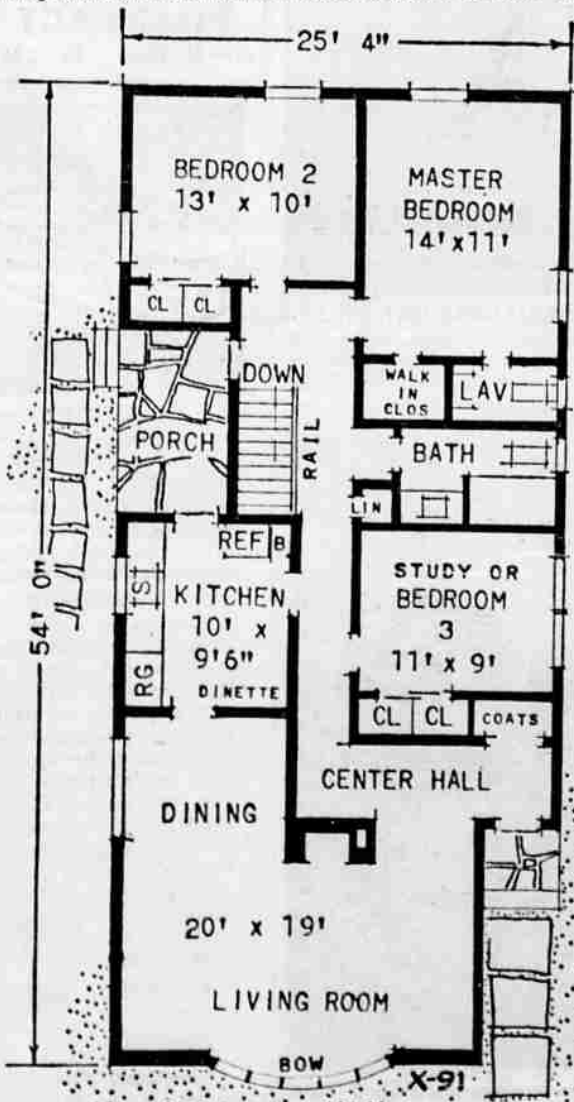
**Additional Details**

The L-shaped living and dining area is 20 feet across the front and 19 feet down the long side. Unusual privacy is afforded by the front foyer and the location of the charming island fireplace. The big bow window is another boon to the amateur decorator.

Bedroom No. 3 can easily be converted to a den if the family needs



**FULL MEASURE OF LUXURY:** Although X-91 will fit on extremely narrow lot, living areas are not short-changed. Here's an artist's view of living room, with entrance foyer to the right and dining area at the left.



**FLOOR PLAN:** Center hall efficiently ties together the living centers. The width of the house is unusually low, but all essential elements of modern design are included.

only two full-time bedrooms. Main bathroom is centrally located and

master bedroom boasts both a private lavatory and a walk-in closet.

A porch always presents a problem in a narrow house. It ruins the modern facade if placed in the front; it's too far away from living areas in the rear. In this plan Architect Cohen has carved out an alcove for it just behind the kitchen and convenient to the main-stem hall.

Brick and flush plywood form the exterior in the front of X-91 and wood siding is used on the other three sides.

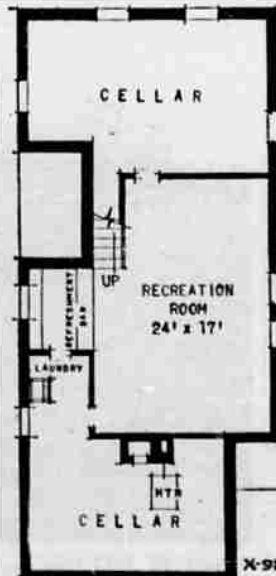
**X-91 Statistics**

This house has the remarkably low width of 25' 4", making it suitable for extremely narrow lots. The depth is 54'. Habitable area is 1,316 square feet.

Room count is six, with three bedrooms and 1 1/2 baths. Plans call for a recreation room in the basement. There are eight closets, including a broom closet in kitchen.

**Housekeeping and Casual Areas**

The kitchen is almost square and highly efficient. To conserve space, both of its interior doors slide into the wall completely out of the way when not in the closed position. Layout of sink, range, refrigerator, counters and cabinets is compact and leaves a corner for a dinette.



**BASEMENT:** Plans call for recreation room and refreshment bar in basement.

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