

THE HOUSE OF THE WEEK

Part Ranch, Part Split - and All Glamor

By DAVID L. BOWEN

Here's a house full of surprises. It looks like ranch from the outside, but it's not. It has some of the qualities of a split level, yet it's not split in the ordinary way.

It defies standard definition while presenting an uncommon amount of glamor in a charming entrance foyer, a dramatically dropped living room and a spectacular dining dais.

Even more appealing is the construction cost. The house has 1,188 square feet of living area on the upper floors with only a single finished room on the lower level. Under many zoning ordinances, it will fit on a 50-foot lot.

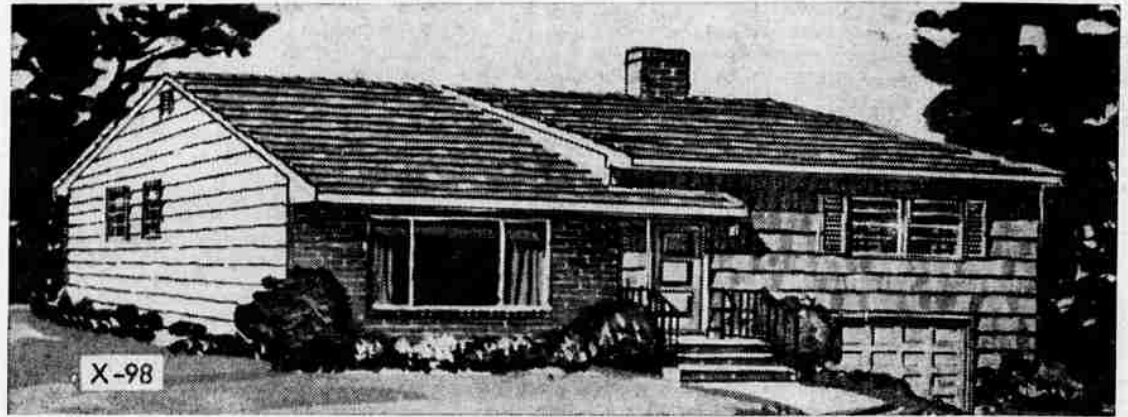
Within this severe space limitation Architect Lester Cohen has concentrated the ingredients of modern living and succeeded in creating an especially luxurious formal entertainment area.

Major feat of design magic is the unusual dining dais, a peninsula some 11 feet square bounded on three sides by wrought iron railing and overlooking the dropped living room which is on a level four feet lower.

The foyer is on a level all its own, exactly halfway between the living room and the dining space, with angled steps leading up and down.

There are three bedrooms arranged along the rear of the house. The kitchen has a dinette area. There's a large recreation room overlooking a terrace at the rear of the lower level, plus a front, and excellent unbro-utility room with laundry and lavatory, and a one-car garage. Plans call for one full bath and two half-baths — one in the master bedroom and the other in the utility room.

X-98 is almost a perfect square, with a width of 33 feet and a



ECONOMY SIZED: This three-bedroom home makes full and dramatic use of all available space. The habitable area of the upper levels is only 1,188 square feet. In many areas, home could be built on a 50-foot lot.

depth of 36 feet.

Additional Details

The living room features a large front window, a continuous ceiling over living room and dining area with a cathedral effect at the kitchen wall space. In addition to the dining dais, part of the bedroom hall also overlooks the living room, increasing the dramatic effect.

The three bedrooms are on the same level as the dining dais. Were it not for the dropped living room, the home would qualify as a ranch. The difference between this house and an ordinary split is the fact that only the living room is on the middle level, instead of living room, dining room and kitchen.

Good Ventilation

Bedrooms are at the back of the house and each has two windows, with two exposures in the corner rooms. The master bedroom is square and has its own lavatory. A full bathroom serves the rest of the rooms and its location makes

it unnecessary to have cross traffic on the balcony after the children have gone to their room. Main bath has an alcove tub and a trim vanity.

The kitchen is at the front, with two exposures. One of its unusual features is a dumbwaiter which can be used to send garbage down to the garage level for convenient disposal. Two front windows brighten the dinette area. Work counters are in a U-shape, a proven step saver.

Four big closets serve the bedrooms. There's a coat closet in the foyer and a storage alcove in the garage for outdoor gear and play items.

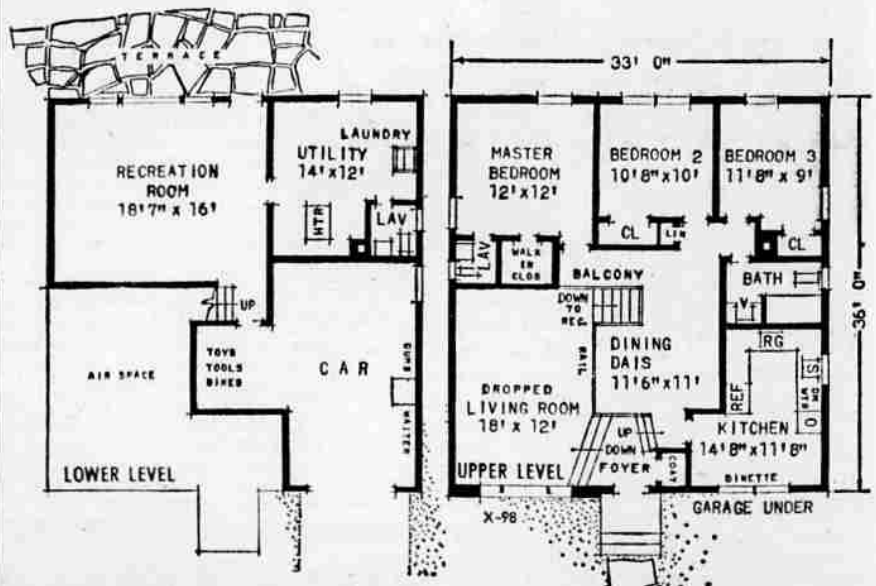
A big, almost square recreation room is the only finished room on the lower level. It has a wall of windows and a door that opens out to a terrace.

Exterior materials are brick and single, with an asphalt shingle roof.

X-98 Statistics

This home has three bedrooms, with one full bath and two half-baths. It's a "compromised" split level, with the living room alone occupying the middle of three levels.

Living area of the upper levels is 1,188 square feet, with an additional 296 on the lower level. Width is only 33 feet, which in many areas would permit construction on a lot with 50-foot frontage. Depth of the house is 36 feet.



FLOOR PLAN: Unusual foyer arrangement, dining dais and living room dropped four feet below main living level provide dramatic distinction. On lower level, recreation room is the only finished space.



DRAMATIC DINING DAIS: Artist's view looks across dining area to dropped living room. Entrance foyer is on left and stairway to recreation room at the right. Part of bedroom balcony also is visible.

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 50 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 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 in 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 50 cents. Please send me a copy of the study plan of **The House of The Week X-98**

Name _____
(please print)

Street _____

City _____ State _____