

THE HOUSE OF THE WEEK

Expansible Ranch Provides for Your Future

By DAVID L. BOWEN

If you build this open end house with an open end mortgage, you can keep it growing in step with your family.

The plan, B-4 in the House of the Week series, was designed by Architect Lester Cohen especially for young families now looking for an inexpensive small home but recognizing possible future need for more room. Because of its efficient core, the plan may also suit the taste of many other families who require no more than two bedrooms now or later.

The heart of the plan consists of only five rooms—two bedrooms, kitchen and L-shaped living and dining rooms. Closets in the original master bedroom are placed so that they may be removed later to extend the center hall to the third bedroom, which would be added at the rear of the house.

Other expansion possibilities are a family room adjoining the kitchen and a two-car garage. If desired, the garage could be included in the original construction and the family room added later.

Also in the future is a flagstone terrace with barbecue and a large recreation room with refreshment bar in the basement.

Under an open end mortgage—an increasingly popular device through which money applied against the principal can be borrowed again with no penalty and little red tape—these additions conceivably could be made without either costly refinancing or large outlays of cash. While adding a room means partly "undoing" what you have built before, it still may be considerably cheaper than building or buying a new

house. It also would avoid the emotional shock of relocating the family in new and unfamiliar surroundings.

"Many two-bedroom houses offer just enough space for the beginning family," says Architect Cohen. "There is nothing to do but move when family needs increase. This house looks toward the future with its built-in avenues of expansion and the 'big house' dimensions of its original service and entertainment areas."

The basic perimeter of B-4 measures 46 feet in width by 33 feet in depth. This provides 1,365 square feet of living space. Addition of a third bedroom and a family room would enlarge the original by 637 feet and bring the total habitable area to 2,002 square feet.

Additional Details

The front bow window and fireplace highlight the living room. The room size, 24 by 13 feet, is as large as many luxury plan living rooms and was intentionally made

large to make this two-bedroom house suitable for the addition of a third bedroom. The dining room is substantial too, and has sliding glass doors opening on the rear yard.

In the original two-bedroom layout, a center hall leads to the master bedroom at the back and the second bedroom at the front, with a vanity bathroom between. The future bedroom includes a dressing area, shower bathroom and a wall of closets, plus its own access to the future terrace.

Roomy Kitchen

A nice, large kitchen offers the family a dinette area and arranges appliances—including wall oven and counter-top range—in an L-shape for easy management. Stairway to the basement is very handy and—prior to the family room addition—forms a small vestibule at the side entrance.

Expansion possibilities give the family a lot to look forward to. Family room may be added behind the garage and reached by a step

down from the kitchen. Access from the garage through this room assures convenient entrance into the house in bad weather.

Although the home could be built on a slab foundation, plans include a big basement. Future possibilities on this level include a big basement. Future possibilities on this level include laundry and hobby area, plus a huge teenage room with refreshment bar and storage area.

B-4 STATISTICS

There are five rooms in the basic house, with provision for addition of a third bedroom, a family room, two-car garage, finished recreation room in basement and rear terrace.

Square foot area of the five-room core is 1,365. Bedroom and family room additions would increase this by 637 square feet.

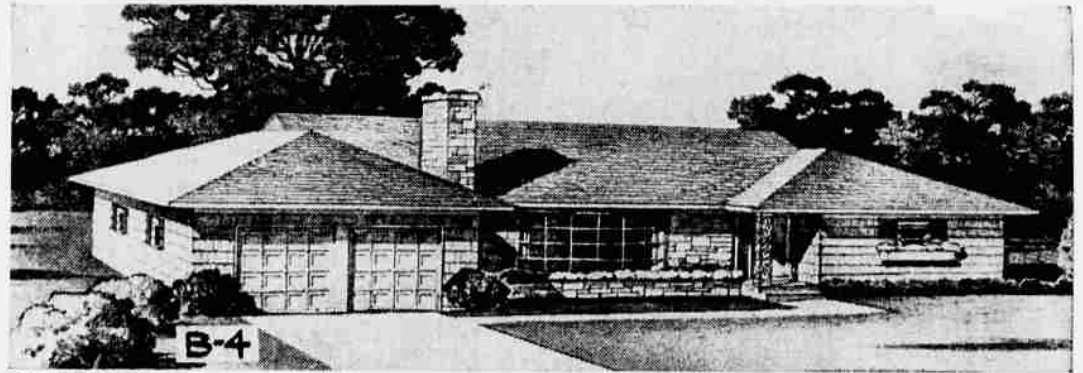
Basic house is 46' wide by 33' deep. Projected additions would increase width to 67' and depth to 50'.

LITTLE LIZ



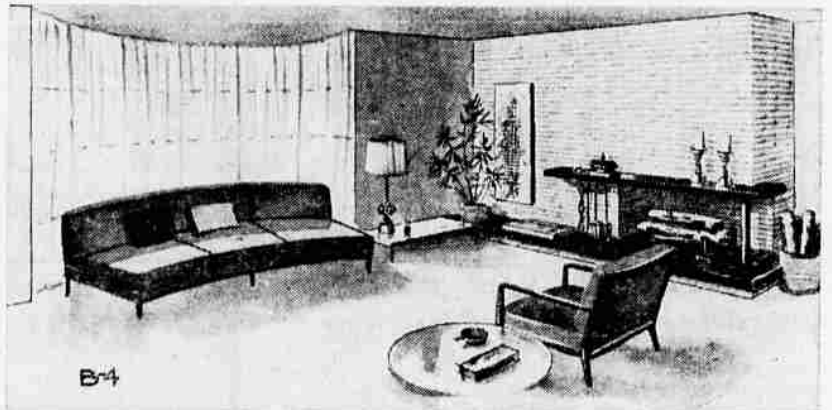
HIGH RIDIN'

NEW YORK (NEA)—Jockey Bill Hartack average a winner a day for January and was unplaced only 68 times in 150 mounts.

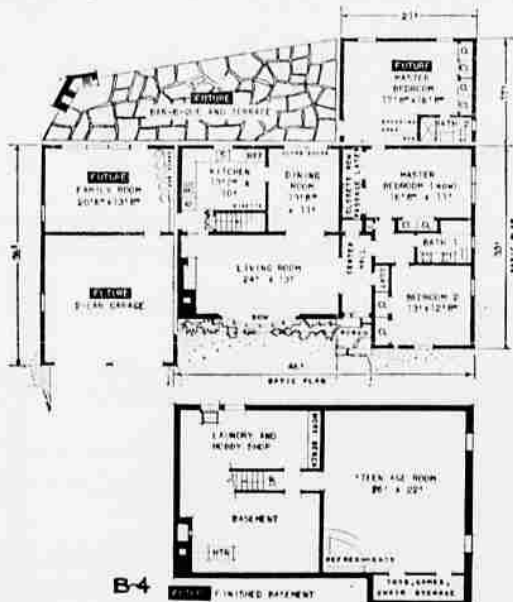


IT GROWS WITH FAMILY: Architect Lester Cohen, a specialist at economy, designed this ranch so that it can grow from a five-room home of 1,365 sq. ft. to a seven-room home of 2,002 sq. ft. To hold financing problems to

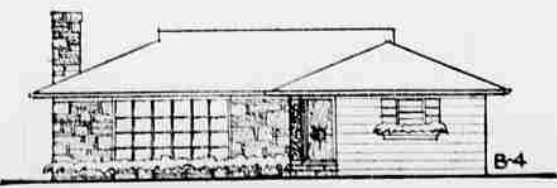
the minimum, the improvements could be tackled one at a time. Rendering included the two-car garage, which is not part of basic plan.



LUXURY-SIZED LIVING ROOM: Artist's conception shows bow window and modern fireplace in the living room, intentionally made oversize to accommodate families requiring three bedrooms.



FLOOR PLAN: Upper plan shows first floor arrangement, with future improvements noted at side and rear. Lower plan shows how the basement could be finished for maximum utility.



MINIMUM VERSION: Here's a front elevation of B-4 showing how it would look without attached garage.

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