AN INFORMAL second living-dining room, the breezeway was decorated as an inviting spot for relaxation. Comfortable settees and chairs in natural redwood (by Utili-Cabinet) are appropriate in this almost-outdoor setting; three-piece redwood barbecue set against screened well is well suited for impromptu summer meals and parties. Green *Twill* fiber rug is a practical floor covering over the concrete slab.

HERALDING THE FRESH COLORS used throughout the house, the living-dining room offers a bright and cheerful welcome. This view from dining corner across to the breezeway highlights the thoughtfully placed seating pieces—tweed-covered sofa, side chair, and club chairs by Stanford Furniture. Softening the entrance to the much-used outdoor eating area lengths of Rivendale’s Tongue print, the same fabric used for draperies at the front windows (right, unseen). Use of the same warm green cotton carpet (Stanford’s *Havana*) unifies the two areas of this dual-purpose room, also dramatizes the gleaming hardwood floors. Lamps are by Lightolier.

FROM FRONT DOOR, view of living room shows entrance to bedroom hall (right) which can be closed off by a *Roton* door on a traverse system. The opening at left is the clerestory section, showing pass-through to the kitchen.

ALL DECORATION AND ACCESSORIES BY JOSE’S OF HOUSTON
DINING FURNITURE has been arranged to make the most of the space. Drop-leaf table has been placed along the wall to create ample passage between kitchen and living areas. Tea cart stands by for easy wheeling through kitchen entrances equipped with a flexible door (directly above). Partition between dining room and kitchen is a factory-built storage wall, installed as a unit. Sliding panels allow convenient access to the kitchen.
KITCHEN has its own dining corner, a comfort area for both the hostess and her guests. The breakfast nook offers a perfect setting for the morning. A wrought-iron table and chairs have a pleasant construction which gives the appearance of greater space. Glass table top is cleaned easily and quickly after children’s meals. Dining room is on the other side of built-in storage wall.

WORKING AREA of the kitchen has appliances organized into a space-saving triangle. Sink is at one point. Frigidaire electric range and refrigerator are at the other two. Between sink and range a counter and storage unit is efficiently placed. A long, spacious counter runs the width of kitchen’s end wall with more than ample storage cabinets above.
SECOND BEDROOM is the children's domain, decorated to be their own private sitting room by day as well as sleeping quarters by night. Study and play are not overlooked: sturdy, solid pine desk is an invitation to school work; the gauze and hobble sets are fitting for descendents of Texas and pecan chairs. Lounges are twin-size Simmons box springs and mattresses on Hickey frames, covered in brown Malabar, a hard-wearing cotton which blends with the Surewest drapery fabric—a red, chocolate, and beige pattern. These same colors are mingled in the cotton rug (the Chenille) in this white wall-to-wall with Snowhedge tackless method of installation (below). In this hidden asset, a pet gripper, consisting of plywood strips with steel pins, is anchored pains to walls; the rug underlay, flush to it. Rug is then stretched tight and attached.
MORE THAN MEETS THE EYE

A home buyer is sure of getting his money's worth when the unseen qualities designed and built into a home match its surface impression. This is the case with the homes which Ned Cole has designed and P. S. Luttrell has built in the Oak Forrest addition of Houston, Texas. Since the war, Cole, a young architect who understands the needs of young families, has been working closely with builders throughout the Middle and Southwest to raise the quality of the ready-built home. Builder Luttrell is similarly dedicated. With the 3,000 homes planned for Oak Forrest he has schemed tirelessly to wring the last penny of value out of the building dollar. A result of these combined efforts is the home shown here, a three-bedroom house of 1,695 square feet (including the garage) which sells for $13,850. Other readily discernible features include hardwood flooring throughout, a 12 x 20' breezeway which has nearly year-round use in the Texas climate, a kitchen with space for dining, more than adequate closet storage space, two large lockers in the garage. Of less immediate notice are those nonetheless valuable attributes: a heating system which can easily be converted for year-round air conditioning; an attractive, contemporary roof design in which the pitch creates space for heating ducts and for added ventilation in summer; a trussed roof which allows non-bearing walls so that planned changes in room arrangement can be made later with only detailed finishing. These and other features provide a home whose hidden and visible assets add up to most comfortable living.

LOW ROOF AND EARTH COLORS of masonry and painted vertical siding skillfully relate this compact home to its plot. The front entrance and three living-dining-room windows are sheltered by a deep continuation of the roof, sheathed with plywood and supported by posts embedded in the waist-high masonry wall. These posts and horizontal bracing add decorative as well as structural importance to the front of the house. A planter box continues the masonry line across a breezeway which ties main part of the house and garage together and provides covered passage between them.

[Continued on the next page]
THIRD BEDROOM in this Houston home has been decorated to serve many purposes. Simmons' lounge is a seating piece or bed, as needed. On the opposite wall, the desk-chest (left), another piece from the First Edition group, carries out the study-sleeping room theme. Cabaone home as an interplay of gray and persimmon. Draperies pull across window wall.
BUILDING DATA

ARCHITECT: RICHARD A. CORE
ENGINEER: J.H. LUTTRELL

Foundation
4” concrete slab on gravel fill
2 ply mopped felt

Waterproofing

Floor suracing
bath
ceramic tile
Famous Tile Co.

Kitchen
oak on 1 x 4 sleepers

all others
set in asphalt

2 x 6 studs
built up

All walls

Roof
surfacing
white marble chips

Surfacing
exterior
wood siding, masonry

interior and
planting box
ceiling
Sheetrock

Insulation
walls and ceiling:
3” fibers

Paint
exterior
Super Kemi Tone

interior

Doors
exterior
slab

interior
hollow core

closet
Reatax flexible doors

hardware

Sash
aluminum double

glass

Heating
forced warm air

controls
thermostat

plumbing
water heater
gas fired

fixtures

KITCHEN equipment
range and

Built-in units
refigerator

When you buy, build or remodel a house, be sure to know the brands of material used. They are the best protection for your initial investment.

Building materials and methods are often hidden assets which a homemaker can study profitably.

HARDWOOD FLOORING was laid over wood sleepers set in a coating of asphalt on the concrete slab. This provides an air space under the floor which cuts down moisture, preserves floor. No underlayment or underlayment of any kind need be used. Workmen in middle room is nailing strips to sleepers, one in foreground is arranging lengths of loose flooring.

PIPING AND LAVATORY BASINS are hidden under built-in counter, creating storage out of unused and unattractive space. Shelf is removable if waste pipe repairs are needed.

FURNACE AND WATER HEATER are set on a platform in a room adjacent to bath. Forced warm air furnace is upright type, lower heater in closet door serving as cool-air return.
L-SHAPED PLAN carefully segregates living, cooking, and sleeping areas of the house. Sizable living and dining room is augmented by a 12' x 20' breezeway which serves as a semi-outdoor living room much of the year in the Texas climate. It opens onto an enclosed terrace at the rear. Kitchen has its own outside door, its own dining corner, ample space for appliances. Third bedroom is used in this case as a den, guest room, study.

For details on how these rooms were budget, decorated, see the following eight pages.