

Pre-assembly Program Renovating Old Kitchen May Spark Next Boom

If a new housing boom develops, as many observers think it will within the next five years, methods must be found to keep construction at a level so that the average family can afford the home it needs.

With this problem in mind, the Lumber Dealers Research Council has spent \$400,000 to develop a practical system of pre-assembling the component parts of a house.

THIS MEANS that in many areas the builder can buy major components—the exterior wall panels, sub-floor sections, interior partitions, stairways, integrated kitchens—just like he buys sheathing and two by fours.

The builder gets the cost-saving of prefabrication without inviting the cry of "look alike" that often is voiced as a criticism of the average prefab home.

AN EFFECTIVE system of pre-assembly of components requires sound planning by both lumber dealer and builder. The dealer has to understand fully the builder's problems and custom tailor the components to fit his favorite designs and to meet his building schedule.

Much more care must be used in selection of basic materials. Sub-components that come in modular dimensions are better suited to the new system than are odd-sized items that have to be cut to size.

A MATERIAL that does several building jobs at once has special value to the dealer making up components.

Such a material is insulating siding. Its large panels are a standard 48 inches in length, a convenient to use module, and they are large enough to go in place quickly as part of an exterior wall panel that includes studs, windows, sheathing and exterior siding. Further saving is realized because insulating siding has a factory-embossed finish that requires no painting during its lifetime.

THE DAY will probably never come when houses are made on assembly lines to the extent automobiles are made. But the lessons learned on the assembly lines can be applied to housing practices to improve quality without raising cost.

The building industry knows that just because people need houses doesn't mean they can afford to buy them. The problem is to provide shelter at an attractive price. Pre-assembly of components is an important step toward that goal.

Neutral Colors Aid Background; Give Rooms a Serenity

The skilled interior decorator selects a neutral background in most rooms of a home for serenity.

The decorator will use furnishings and decorations to bring bright accent color into a room. In this use of color for accent, the decorator has an opportunity to introduce vitality and beauty.

While it is true that the furnishings and decorations add the final fillip to a home that gives it comfort, warmth and tranquility, the selection of wall, ceiling and floor backgrounds is vitally important.

MORE DECORATORS are using wood for the neutral background for walls, floors and ceilings. They get double for their money in lovely wood panels of west coast hemlock, western red cedar or Douglas fir. These gracious woods have exquisite texture, inimitable tone and Nature's own, centuries-grown grain pattern.

Whether these woods are used for the soft, non-clashing background as lovely walls, the canopy of an attractive exposed wood ceiling, or for the floors, they bring their own built-in tradition of luxurious living with them.

"Planning a new kitchen in an old house can be tricky," says Lorene Shannon, New York designer.

Some of the most elegant Manhattan "brownstones" now being renovated by new owners had dingy, cramped kitchens with appliances that could qualify as antiques, she has found.

"IF THE LADY of the house had had to cook in them herself, she would have rebelled, as today's housewives do," Miss Shannon observes.

Fortunately, walls must be ripped out to make adequate space for

comfortable kitchens. Women want a kitchen with working areas for food preparation, cooking, and cleaning up, Miss Shannon notes.

ONE WAY she meets their needs is with a cooking area in an "island" in the middle of the kitchen.

Installed in it are the built-in electric surface elements most of her clients want in their remodeled homes, with plenty of counter space surrounding them, and storage space below.

THE ELECTRIC oven goes into a wall at one side of the food preparation area. It's always installed

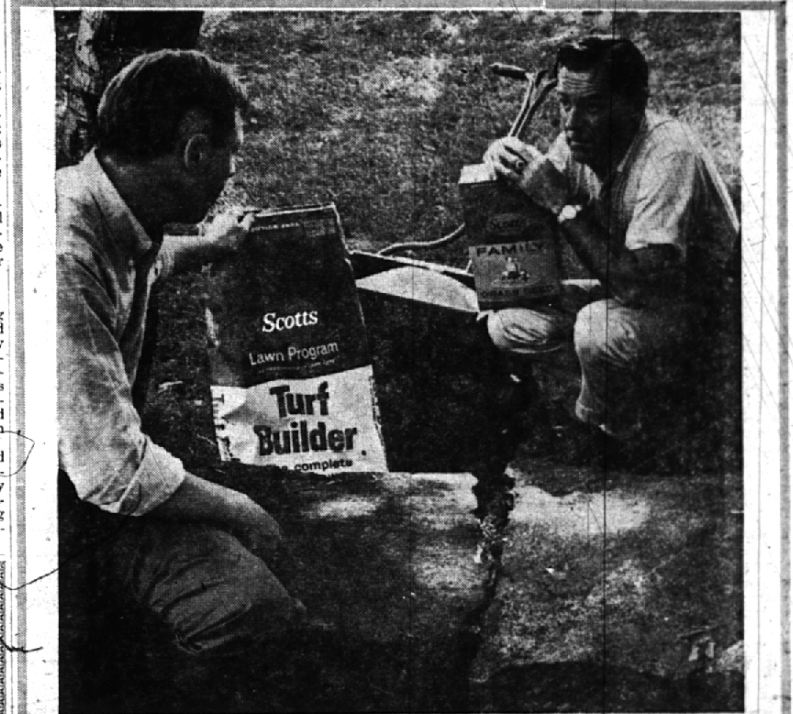
at just the right working height for the woman who's going to use it, says Miss Shannon.

"Usually, my clients want an electric double oven so they can bake and broil at the same time," she adds.

WHEN SPACE is limited, Miss Shannon makes the most of it by using either the built-in electric ranges and ovens, or one of the new "drop-ins."

The drop-in is a compact electric range that slides or drops into place between cabinets. "It's small, but has a large-capacity oven, and looks built-in," Miss Shannon explains.

The next funeral procession may be yours. Slow down and enjoy the drive now.



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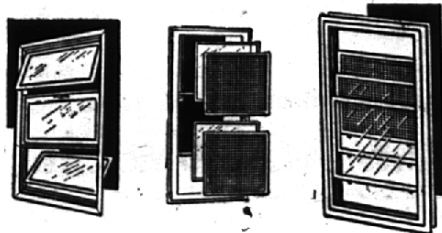
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