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## MAGAZINE



Tolland County's Quality Magazine, published monthly in the interest of better living by

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Real Estate

Stafford Springs, Conn.
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Many are the homes in which I have lived, and many the lands. First there was my grandfather's house atop the rolling outskirts of Budapest (The Little Hills Of Buda) in Hungary. Then Vienna, the Grunewald Forest fringing Berlin, Mexico City through the most impressionable years of childhood, and now the heart of the United States. So much movement across the map of the world, with the Danube and its gypsy atmosphere as a significant starting point, would seem to divest one of all stability and love of home. Yet nothing of the sort has happened to me or to the members of my widespread family. One reason for this is our keepsakes.

There is the old Magyar samovar, different in shape and construction from the classic Muscavite tea-brewing machine. There are photographs, pictures, books, songs, and such intangibles as a proverb, a kitchen recipe, a certain favorite expression or phrase - omnia mea mecum porto - all that really matters we carry with us, so that, wherever we go, we can create and recreate the miracle that is home. To this day when my mother travels and must spend even a mere week-end at some strange hotel, she unpacks from her suitcase a lace scarf for the alien dressertop, a pretty vase (to be filled at once with fresh flowers) for the coldly impersonal table, some books for intimate companionship, and all manner of precious little nothings that in memory and living association are everything, for true reality lies behind the things we see.

In short, no one needs to be homeless so long as the heart has even a single good thought to cherish, and some trivial trinket to give that thought visual shape and the power of remembrance. This does not mean living in the past. Far from it. But the past can be, in its happier aspects, an inspiration for the present and a guidepost to the future. This is why even the most modernistic mansion must keep some link with what has gone before, be it only an ancient coffee mill turned desk lamp, or a framed litograph of the Lord's Prayer.

It is the love of home that forms the basis of a nation's culture. Health, morals, ethics, and arts don't flourish in the streets or market places. But within the shelter of home, whether rambling country villa or cramped city apartment, men can preserve, enjoy, and teach all the virtues under the stars . . .

Bertita Harding

Mexico, South America, Europe - whichever Bertita Harding chooses as her theme, she writes or speaks with authority, for this European born novelist and musician knows her subject well. A true cosmopolitan, she has published more than a dozen books


The second bedroom is presently used as a den-guest-room. Twin couches are brown, curtains are rust, and both these colors are repeated in the gay striped fabric of spreads and valence



On the living-room side of the chimney, we find this handsome fireplace facing obliquely into the room. Brick is left natural. This chimney wall makes an adequate division between living and dining areas and at the same time permits a free flow of room traffic

The dining area features a raised hearth with crane and kettle. The small table beneath the pass-through is used for twosome meals and for a serving table when there's a crowd. Top of small table and chairs are maroon leather. Large table overlooks patio

The master bedroom top of opposite page, doubles as a sitting room. Counterpane and curtains are a soft gray-green, chairs are a light maroon, built-in cabinets are natural



A "U" or angled terrace or patio protected by the walls of the house itself is the most valuable adjunct to informal relaxed outdoor family living

Use trees and shrubs as a screening device. Arrange them informally with low plants filling in between the trees


In the past season, footlights have beamed nightly on many dramas - of ordinary family living. The simple everyday doings of simple everyday people appear to be one of the most fascinating of subjects. We all enjoy such plays but for the hour-to-hour routine of our own family activities we want no audience. We feel that privacy in our homes deserves as much consideration as we give to lighting, decorating or the furniture we select.

The smaller the house the more worthwhile anything that will shield it from the world. Unless your house is spotted in the center of a 40 -acre tract, and unless its boundary is circled by a tall fence, we wager that you too sometimes yearn for more privacy.

The position of your house on the lot and the placement of rooms will be a major factor in your privacy campaign.

Your yard becomes an outdoor living area only when it provides seclusion. Landscaping, porches, garages, fences, terraces, serve as barriers to sound and sight. You want to be able to sprawl at ease in your yard without a thought as to how your bare knees or sun-bleached shorts may appear to jaundiced eyes just across the lot line. Now don't misunderstand us. We're on good borrowing terms with our neighbors and we even have a mutual baby-sitting agreement, but we like to feel that we can shut out everyone but our own family unit whenever we feel like it. There's an old Danish proverb, "No one is rich enough to do without a neighbor." It's a saying born of wisdom but obviously voiced before the day of the 50 -foot lot.

There are two very necessary forms of privacy to be considered when building your house . . . privacy from neighbors and privacy within the family itself. Both are vitally important to the serene home. Here we offer four suggestions to add privacy to your outdoor living. On page 7 we show you a way to achieve it within the house.

A garage, either attached or isolated will screen you from nearby houses

## A WORLD OF YOUR 0WN

Forget that "Let's get it out of sight" routine when you decide on furnishings for your "sitting room." You're going to spend a lot of time here and you want both comfort and charm. This den-sitting-room has good chairs, a sofa and recessed ceiling lights. And see that in-the-wall world globe

$\mathbf{W}^{\mathrm{E}}$ have labeled these rooms sitting rooms but honestly they're retreats. Too many homeowners are finding the frugality of the minimum house plan uncomfortable. It fails to provide enough of one of the most necessary elements for harmonious family living. We mean seclusion, a place to be alonc. There is too much overlapping between the activities of adults and children and scant opportunity for the two groups to enjoy themselves independently.

To find seclusion they must disperse to their bedrooms or to entertainment outside the home. Attic or basement rooms do of course substantially reduce the problem but many of the very small homes built recently have neither.
The blue prints for these rooms read, bedroom, study and den, but ignoring their intended use, they now serve as quiet hide - aways or auxiliary living rooms. With such a pleasant spot for themselves, parents find it no sacrifice to turn the living room over to the children and their friends. Children seek it out as their favorite study corner and the entire family agrees that you can't beat such an arrangement for an evening with radio, television or record collection.

If the master bedroom is large, it may fit right in with your plans for a sitting room. There was plenty of space here for a sofa, a deep chair and the right light for lengthy sessions with favorite books or conversation


PHOTOGRAPHS BY MAYKARD PARKER AND NOWELL WARD


The small house can seldom afford a separate guest room, so this room was converted to a sitting-room. The walls were paneled in pine, and ringed with bookcases and cupboards. Now it's easy to see why each member of the family claims it as his own



## for <br> Sitting

Summer is the time when your idea of the goo life fuses with a serene picture of days and eve nings spent under the sky. It's primarily the seas for relaxation, for forgetting most of your well nu toured routine and taking your leisure hours as yo find them.

It is the time for self indulgences, for sampling foods and foibles you've always meant to enjoy bu never got around to . . . Plump ruby berries, picke fences drifted with rambler roses, the somnolen flight of butterflies; such are the special mysterie of summer and to have them for your own you must live close to them, make them part of your day


What a setting for your idle hours. Just nibble a few lotus petals and discover time to enjoy a shadow-flecked table set under a canopy of leafy vines. After the day is over, sun-warmed bricks of the terrace floor lend comfort to your dreaming


Almost any chore can be put off if you have a spot like this to laze away the hours. Tiny flowers and greens compete for a spot before the windows while young trees in portable cedar boxes add their green accent wherever it is most needed


# $\int u \sin i n g$ 

lese five shadowy terraces
re designed to provoke coolness
d to divert you
m too close contemplation
happenings beyond
ur own lot line.

mare mast have heard about picnics because she created so many wonderful places for them. Top picture shows one that could be in your backyard. There's a brick terrace complete with a natural brick fireplace and frame of trees

No wonder Mr. Shakespeare wrote so excitedly about the loveliness of summer days. They're truly something to wax rapturous about when you can combine sun, shade and silence in such perfect proportions. This terrace is an extension of porch


The view justifies a big expanse of glass. Draw draperies cover windows when desired
Photographs by robert cleveland and nowell ward



## If You

## Take to

 Woods

d into a wooded hillside, this home has three sides. Note the sheltered patio and barbecue area
you love the great outdoors, by all means lan a home that brings it right into your livroom. But remember to plan a way to shut it come nightfall. There's little that's inspiring n expanse of night-blackened glass. he house shown here is set into a wooded hillwith a view that would please a wood ph. Since three sides of the house are entirely s , the most practical solution to the shut-outnight problem was to provide a sweep of pery. The result is a magic wall that appears vanishes at will. To avoid monotony, conting shades of fabric were used in draperies.
's a bedroom for the person who doesn't like to rowded, loves the murmur of wind in the tree tops


Tile

## For Lasting

Loveliness

Ceramic tile isn't a sometime thing. It's far more than a decorating foible, a pleasing color, a handsome surface. It's a sturdy, practically indestructible material that will simplify housekeeping and make the room that has it more convenient, more luxurious. It's not just for today but for a lifetime . . . a material that turns in a consistently fine performance. It was laid around these two vanity-type lavatories for lasting loveliness. If you delight in order, you will bless its clean-with-a-swish surface.


PErhaps small prints are not esthetically on a par with an original but they can provide you with important decorating material, par-

## IT"S NOTT PICASSO IBU' . . .

 ticularly if you group several for a strong focal point. These two rooms use matching prints in formal balance. One staggers them, the other capitalizes on a squared arrangement. Old silhouettes painstakingly clipped from black paper hang over a beautifully detailed fireplace. Pages from a book on sculpture were framed for the wall above the table.

The tranquil scenes above, right and below are actually mos leading. Busy streets hide beyond the serpentine, the shingle the grape-stake fences, the sturdy gate, encloses a service


These eight fences create different degrees of privacy. If you a fence problem, you may find inspiration in a rail fence or in brick retaining wall like those pictured below and at the



## riendly fences

The right fence can give almost any back yard a secret-garden charm. It's that time of the year when we want to shake off indoor ways and claim our share of sunlight outside the confining boundaries of the house to give summer hours a setting where privacy and comfort play equal parts.

If yours is a city lot instead of dream-ed-of country acres don't despair of having seclusion. Our own back yards are the closest thing most of us have to an escape device, a place to get away from it all, but a fence can make a substantial contribution to enjoyment of that precious space. Whether your aim is to completely shut out the world or to merely establish the borders of the lot you can find just the fence for the task.

B Y R U TH C ORELL

The well-planned fence above diverts the eye from a far-from-attractive vista of neighboring back yards to a most charming view framed by eight foot perforated plywood panels. The eye-catching texture of corrugated plastic breaks the monotony of the smooth surface


The rustic fences above and below are a partial relief from thoroughly extrovert living. The one above is fashioned of weather-toned split rails while the lower one was made of grape stakes applied horizontally. Both are banked with the cool colors of growing plants



Most of us would be proud of our sense of the functional if we had merely thought up the double-deck cupboard beside the fireplace. But the planner of this home saw a chance to get in a magazine rack as well - and did it

## a <br> Wall for it

GEtting the most out of your walls in this of inch-conscious planning is largely a ter of putting the most into them. You can them to hold everything from a fold-up be a let-down ironing board, from books to shoes. Regardless of what sort of equipment want to save, there's probably a wall to hol

How much better these bookcases look than a wall! There's welcome storage space below them


The French Provincial break-front buffet would too close to the dining table if it projected into room. Set into the wall, it sacrifices none of its cl


Putting a medicine chest into a bathroom wall is hardly a new idea. But this chest - open and at your right hand as you stand by the wash basin - is the last word in convenience


The storage wall shown here runs the whole length of the house. That's a bedroom you're looking into - with four large cabinets that supply enough wardrobe space for a queen

This set of storage cabinets is in a garage, has been built onto one wall. Garden tools can be stored in a place like this


"The renter who sings Home Sweet Home is kidding himself and serenading the landlord. Rent money once handed over is gone forever, but the money you put into a house is still yours. It changes its form - it becomes property instead of gold and simply passes from your right pocket to your left." - Billy Sunday

Needless to say, it's important that you get the
greatest possible value for the money that goes into your home. Whether you are building, buying, or remodeling, you'll find the firms listed on this page are your best assurance of full value for every dollar you spend. They are community leaders, jealous of carefully built reputations and keenly aware that they best serve themselves when they serve their customers faithfully.
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