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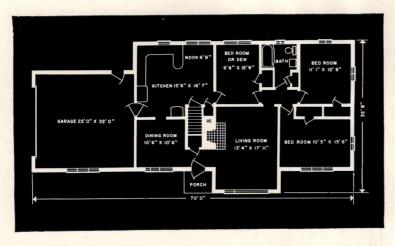
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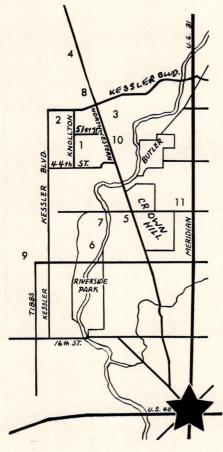
## Why So Many New Homes Are Being Sold in Knollton Heights

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#### PLAN NOW FOR OUTDOOR

Lighting

ALTHOUGH snow time is no time for patio living, it is a good time to plan next spring's garden and outdoor lighting. The layout of outdoor lighting should be approached with the same care as the planning of flowers and shrubs.

While you're pouring over the seed and bulb catalogs this winter, give some thought to light bulbs as well. A house that is well integrated with its garden surroundings should not be divorced from them by the blackness of night, and the right kind of outdoor lighting can help to bring the outdoors right into the home to be enjoyed all the more.

In some contemporary architecture it is difficult to tell where indoor living ends and outdoor living begins. Large picture windows and walls of glass literally bring the outdoors indoors, and vice versa. Without proper illumination, such areas of glass become black mirrors at night, when they could better serve to provide scenes of nocturnal beauty even rivalling those made possible under uncontrolled sunlight.

Throughout the country, the trend to outdoor living is becoming more pronounced. People are turning their backyards not only into colorful flower gardens, but into another 'room'—a terrace or patio for entertaining and dining, for games, for swimming, or simply for rest and relaxation.

Of particular significance is the recognition given to lighting by the National Council of State Garden Clubs in its Directory and Handbook. Heading a list of 27 suggested program topics are two that deal with lighting. When one stops to realize that there are some 30 million gardens in the United States, and 11,000 garden clubs boasting a membership of more than 350,000, one can visualize the vast potentials that exist for outdoor and garden lighting.

Open-plan living, with its picture windows and walls of glass, has increased the importance of landscaping as well. Properly lighted, the night landscape takes the place of colorful wallpaper or draperies, and can be even more interesting because of the seasonal changes that take place.

Most of the manufacturers of light bulbs and lighting fixtures stand ready and willing to be of help in recommending the latest techniques in outdoor lighting.

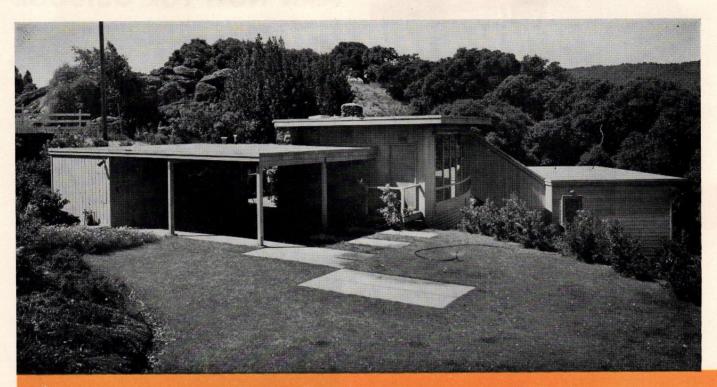


Above, view from picture window shows patio at night. Properly lighted, the night landscape takes the place of colorful wallpaper or draperies, and can be even more interesting because of the seasonal changes that take place. Below, garden illuminated at night can seem even more beautiful than in sunlight.

Westinghouse



Exterior view of home designed by Architect Mario Corbett for William Kazazean, cab-driver. Exterior is of redwood. Utility and service rooms are at left. Cars park at upper left, against fence.

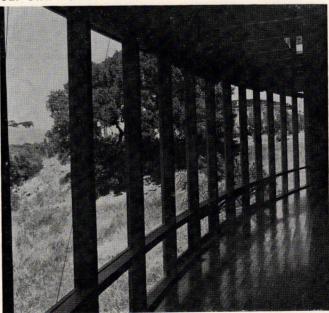


## PERSEVERANCE AND A MAN'S DREAM BUILT THIS HOME



Unusual bathroom looks out onto a Game Refuge area which cannot be occupied, so that privacy is assured. Bathtub is mosaic.

"I don't know how many years we saved every penny . . . but every day of work was dedicated to the purchase of our own home."



Living room windows have  $\alpha$  wide sweep of view. The large windows have  $\alpha$  northern exposure. Ventilators let in cool breezes.



The patio area always gets the morning sun. Rock in the wall is native stone. The door at the left leads directly to the living room.



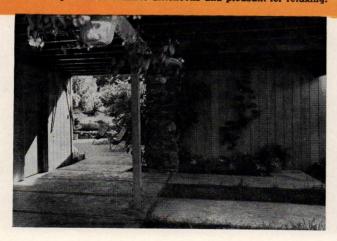
View of the living room looking toward the kitchen. Fireplace is of same native rock as patio wall. Note roof windows at the right.

PROOF that quality of architectural design and skill and integrity of construction have a dollars-and-cents value that "time cannot wither and wear away" can be found in the home of William Kazazean. Kazazean is a cab driver who spends eight hours a day wheeling a taxicab over San Francisco's world-famed up-and-down hill streets. But once his shift has been completed he leaves the cares of driving behind him and relaxes in one of the country's most relaxation-inducing homes. Built on 2-1/3 acres of ground in 1948 at a cost of approximately \$20,000 which was carefully saved out of years of wages and tips, Kazazean's home is undoubtedly the envy of every one of his fellow cab drivers.

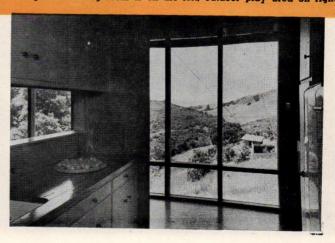
The envy is justified for Kazazean's home was designed by San Francisco architect Mario Corbett, one of the world's most famous architects, and if sold today, would probably bring quite considerably more than the 1948 construction cost of \$20,000. The home has been occupied since the day it was completed by Kazazean, his wife and his three children. The entire family believes the house and grounds are to be lived in and used, and this philosophy they follow every minute the "man of the house" is not in his cab. "I don't know how many years we saved every penny, but every day of work was dedicated to the purchase of our own home." The Kazazean perseverance paid off in high quality and value which in several years has increased rather than diminished.

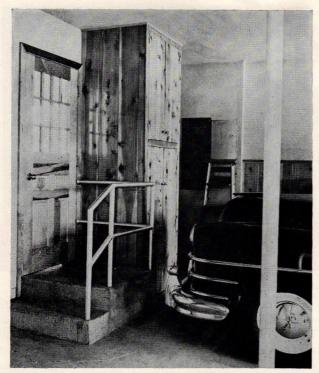
The pictures on these two pages tell clearly and dramatically the complete story of the Kazazean home. You'll note in some of the photos the liberal use of stone in construction. This is native stone and was lugged in, rock by rock, by the Kazazean family in order to help the contractor who built the house. The exterior is of California redwood. Laundry and utility rooms are at the left. Kitchen, dining and living area form the center portion of the house, and sleeping quarters are in an adjoining wing at the right. Cars park at the upper left, against a fence. Situated on a quiet, dead-end street, in a beautiful parklike setting, this lovely home indeed represents a man's dream come true.

View of covered area between utility rooms and living room. This area is always cool on summer afternoons and pleasant for relaxing.



View from the kitchen looking out toward the San Francisco Game Refuge. The living room is on the left, outdoor play area on right.





# **Making something**

CRAMPED for storage space in your home?
You're a rare one if you're not, because lack of adequate storage is the most common complaint about the

And you're a rare one, too, if you can't find the answer to your problem right in front of you—putting wasted space to work.

If you can afford a larger home, fine. Or if you can put an addition on your present home, that's fine, too.

Don't overlook your garage when seeking extra storage space. A cabinet like this can hold a lot of canned goods or housewares. Consider, too, that it improves the appearance of your garage. Below, there's storage galore in this knotty western pine fireplace wall. Cabinet at lower right is perfect place for storing card tables; cabinet at left serves any home need.



# out of nothing

But there's a simpler solution, one that's easier on the pocketbook, in utilizing waste space.

You'll be surprised, when you look for it, how much wasted space you can find and how many ideas there are for putting it to work.

Best of all, many of these ideas can be carried out economically by your local carpenter or contractor.

For storage ideas, let's start in the kitchen. Among the best space stretchers for an existing kitchen are in-a-door shelves. Not only do they put unused space to work, but they bring the stored items within easy view and easy reach. Shelves can be installed in cabinet doors, inside the broom closet, or on the basement door. In a kitchen which has a deep pantry, it is even possible to build shelved doors within shelved doors, giving finger-tip access to a whole series of shelved units bearing canned and jarred goods, bottles, and packaged staples.

One of the rooms where a lack of storage space is felt most is the bedroom, yet many possibilities for added storage are usually available. Floor-to-ceiling cabinets are perfect for almost any room. Depending on available space, wardrobe closets can cover an entire wall, half of a wall from the corner of the room to a window, or they can be built into under-eaves space. In many cases a storage unit adjoining the wardrobe may be desired for added utility. A popular arrangement is a combination of drawers below and a large shelf area above. If drawer space is at premium in the room, an entire bank of drawers can be built into this unit.

Photos courtesy Western Pine Association

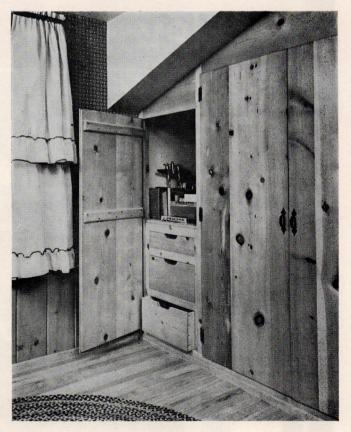


An asset to any dining room is this storage built-in with drawers for silver and linens and compartments for trays.

Attics represent almost unlimited possibilities for additional storage facilities. When finishing the attic with west-tern pine paneling, the same material can be used in a variety of ways to add cabinets, shelves and wardrobes. In most attics a great deal of under-eaves space can be utilized by recessing drawer units, bookcases and even beds. In place of a small door leading to the storage space behind a wall, use a big door or a removable bookcase—and you'll find it easy to store away trunks and suitcases.

The garage presents another storage potential. A wall of shallow shelves can provide valuable over-flow storage area for the kitchen, storing such items as canned goods, preserves, soft drinks, and staples. By covering the shelves with doors, dust is kept to a minimum, and the garage presents an attractive appearance from the street when the garage doors are left open.

Storage space does not have to occupy an entire wall to be valuable. Many opportunities are possible on a smaller scale such as narrow cabinets flanking the fire-place, an L-shaped corner cabinet, a window seat, or a framed shelf on a paneled wall. A host of ways can be found to make the built-in storage units blend into the decor of each room without sacrificing any of its usable area.



Storage for toys and a large clothes closet make a handsome and practical feature of this upstairs bedroom.

ARE you enjoying the fun of home handiwork? Do you know the satisfaction and relaxation of a hobby that turns idle hours into happy, productive pastime? Have you ever planed a rough piece of mahogany and seen the shavings curl up, revealing the beautiful grain of the wood, so attractive and smooth you couldn't help running your hand over it? Have you experienced the joy of accomplishment when you look at a finished piece of work and can say, "I made that!"

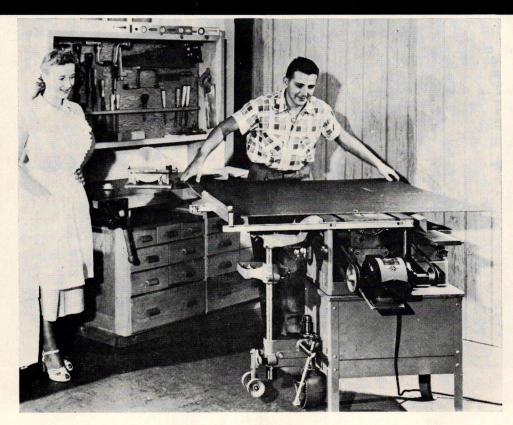
To the man who has discovered a creative hobby, these are the experiences that add zest to living.

Home woodworking is an absorbing hobby that all can enjoy. Today, more and more men and boys, even women, have become interested in woodworking. The formation of home workshop clubs in hundreds of localities has brought together men with a common interest in handicraft. Here they can exchange ideas, help beginners with advice born of experience. In joining one of these clubs you may be sure members will welcome you, and you will enjoy the association.

In their home workshops many professional and business men find needed diversion from their everyday problems. Here they give expression to creative impulses and thoroughly enjoy their relaxation. In many cases, fathers and sons have become closer comrades by sharing in the same handicraft hobby.

To most boys, woodworking comes naturally. Have you ever watched a boy or a group of boys, fascinated and absorbed in making a bird house, boat, airplane, table or toy? Their eagerness and enthusiasm are a joy to see. No matter if the finished results are mediocre, the wood and work are teaching them the use of their hands, developing creative ability, teaching patience and giving them a keener appreciation of craftsmanship. And isn't the boy happy when he brings his work to mother? Encourage your boys in this wholesome avocation, for their lives will be richer and happier.

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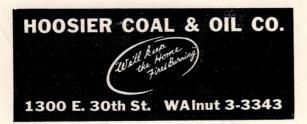
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