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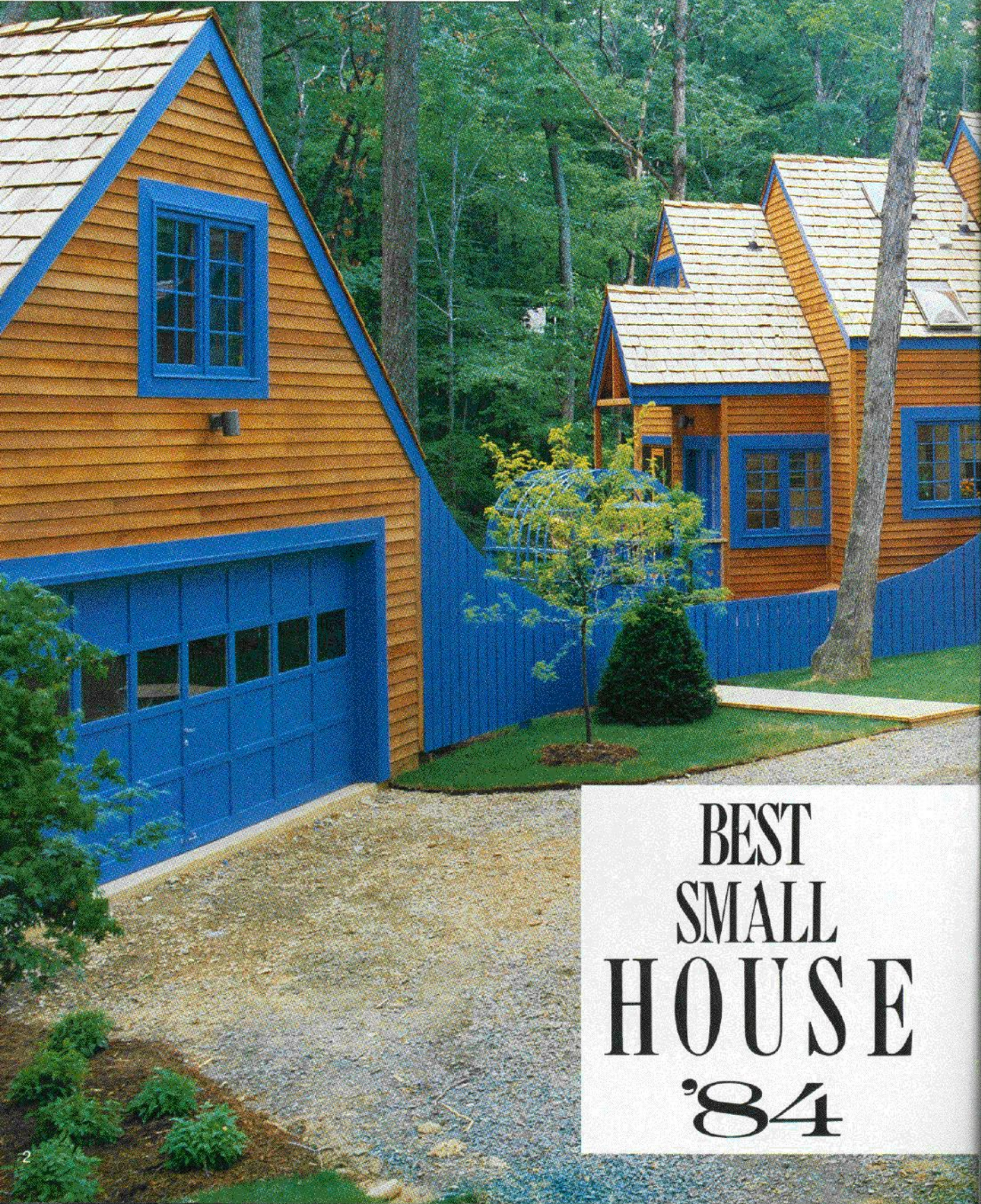
**New Classic Reproductions
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Accessories to Go With Them**

**HB's Award-Winning
SMALL HOUSE
You Can Build Now**

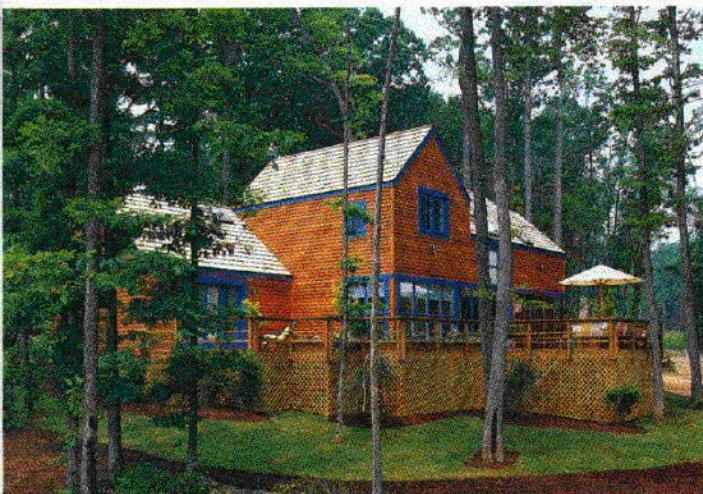


**ANOTHER LOOK
AT RESTON'S CLASSIC AT
COUNTRY COTTAGE.**

ARCHITECTURE ■ NEW DESIGN



BEST
SMALL
HOUSE
'84



Here is the winner of HB's design competition: 1,500 square feet packed with luxuries and space

As building costs and interest rates rise, house sizes have shrunk. Challenging the image of today's stripped-down "affordable" small house, the American Wood Council and House Beautiful sponsored a competition to produce a luxurious small house with new amenities *and* traditional charm. Architect Lester Walker's winning design, shown in front (*above*) and rear views, was built in Reston, Va. ►

Builder, Warren Katz, Felix Construction Corp. Landscaping, Seneca Falls Greenhouses and Nursery in cooperation with the Reston Land Corp. Windows, Marvin Windows. Steamer chaise on deck (*inset*), Ann-Morris Antiques.

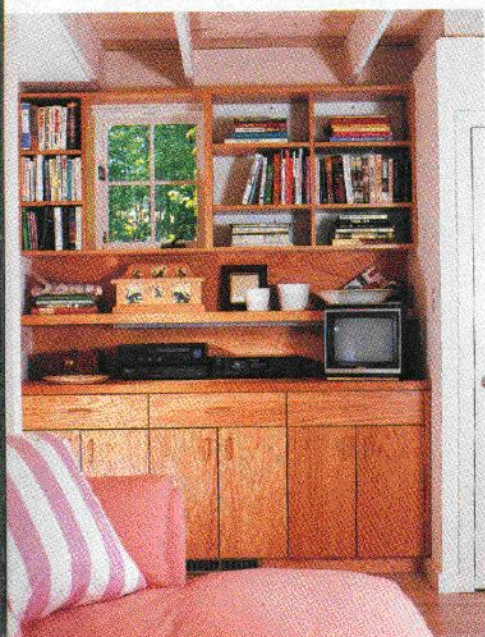
FELICIANO

Indoors and out- doors merge through light-filled window wall and extended deck

despite its compact design, HB's small house lives big—with space where needed—on a wooded half-acre in Reston. (For more on Virginia's premier planned community, see page 14.)

"There isn't a wasted inch," says architect Walker. "Even residual space is used: closets under eaves, for example, a powder room under the stairs" (see floor plans below).

"We didn't try to fool the eye with small-scale furniture," says interior designer Carolyn Guttilla. "We used only a few pieces in each room and kept to a pale palette to lessen the mass." Upholstered furniture in the living room (and throughout) is from Vanguard. To define the conversation area, the designer chose a painted floorcloth by Peter Fasano. Cabinets and shelving in red oak by the front door (below) create an entertainment center handy to the living room. ▶



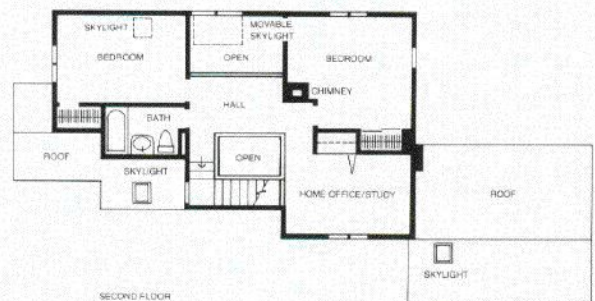
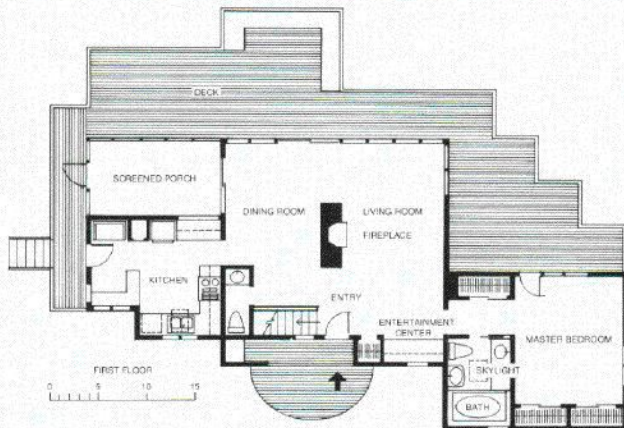
SPACE STRETCHERS

- White walls and pale fabrics for airiness.
- Furniture is big-scale, but spare.
- Translucent shades offer privacy without cluttering windows.
- Windows extend indoor spaces.

Bench, Habersham Plantation. Fabric on sectional, "Dyer," S. Harris. Pillow fabric, "Hot Line," Carleton V. Floor lamp, George Kovacs. "Soft Light" window shades, Del Mar. Pillow on bench, "Polyanthus," Cowtan & Tout. Mohair throw, Sweet Nellie. Stereo tuner/tape deck, Yamaha. Panasonic TV, antique trunk and square stool, Woodward & Lothrop.

When viewing floor plans (opposite), note that some alternatives to HB's approach are possible. The house has been plumbed so a wet bar can replace the entertainment center near the living room, and a small-family size washer/dryer can replace the Settle bench shown in the kitchen.

BEST SMALL HOUSE '84





SMALL-HOUSE SPACE STRETCHERS

- Generous deck extends living space and marries outdoors and indoors.
- Screened porch for casual dining could be closed in to accommodate a family's future needs.
- Reproduction furniture in classic styles gives traditional balance to contemporary space.
- Furniture is large, but used sparingly—selected because it is handsome and functional.

Flowering plants, Seneca Falls Greenhouses and Nursery. Garden bench, twig planter, Marston Luce Antiques. Italian bistro chairs, marble café table, Victorian plant stand, umbrella plus drabware, wine goblets, napkins and flatware from the Ralph Lauren Home Furnishings Collection—all, Woodward & Lothrop. "Warwick" outdoor pillow fabric, Greeff Fabrics, Inc. Dining chair fabric, "Dice" by Peter Fasano for Alan Campbell Inc. Flower bowl, paper doily place mats, Wolfman, Gold & Good Co. Herb topiary, Devonshire. Majolica, Gordon Foster and John Rosselli Antiques. "Confetti" plates, soup tureen, Gordon Foster. Covered dishes, John Rosselli Antiques.

Screened porch and wrap-around deck act as bonus spaces and expand visual dimensions of the tightly designed dining room

For the architect, this house represents two distinctly different personalities. From the front, it recalls the '40s; from the rear it is the '80s. "This is post-modernism in the very best sense," says Mr. Walker.

Inside and out, the house shows off the warmth and character of wood plus the many facets of compact design. The architect, the builder and the interior designer have conceived a spate of "tricks" to expand interior spaces and draw the eye outside.

Neither the screened porch (*top left*) nor the deck (*left*) are included in the house's 1,500 square footage. They are functional additions that draw the eye outward, beyond the walls and windows. The screened porch is an outdoor space with an indoor feeling—a haven in a summer storm or when the sun on the deck is too hot. The floor is painted the same French blue as the exterior trim.

The wraparound deck, extending from the kitchen door to the master bedroom, is widest outside the dining room—an area set up here for light refreshment. The benches and table are built-in. An outdoor grill is set into a generous food-preparation counter (*not shown*), and an

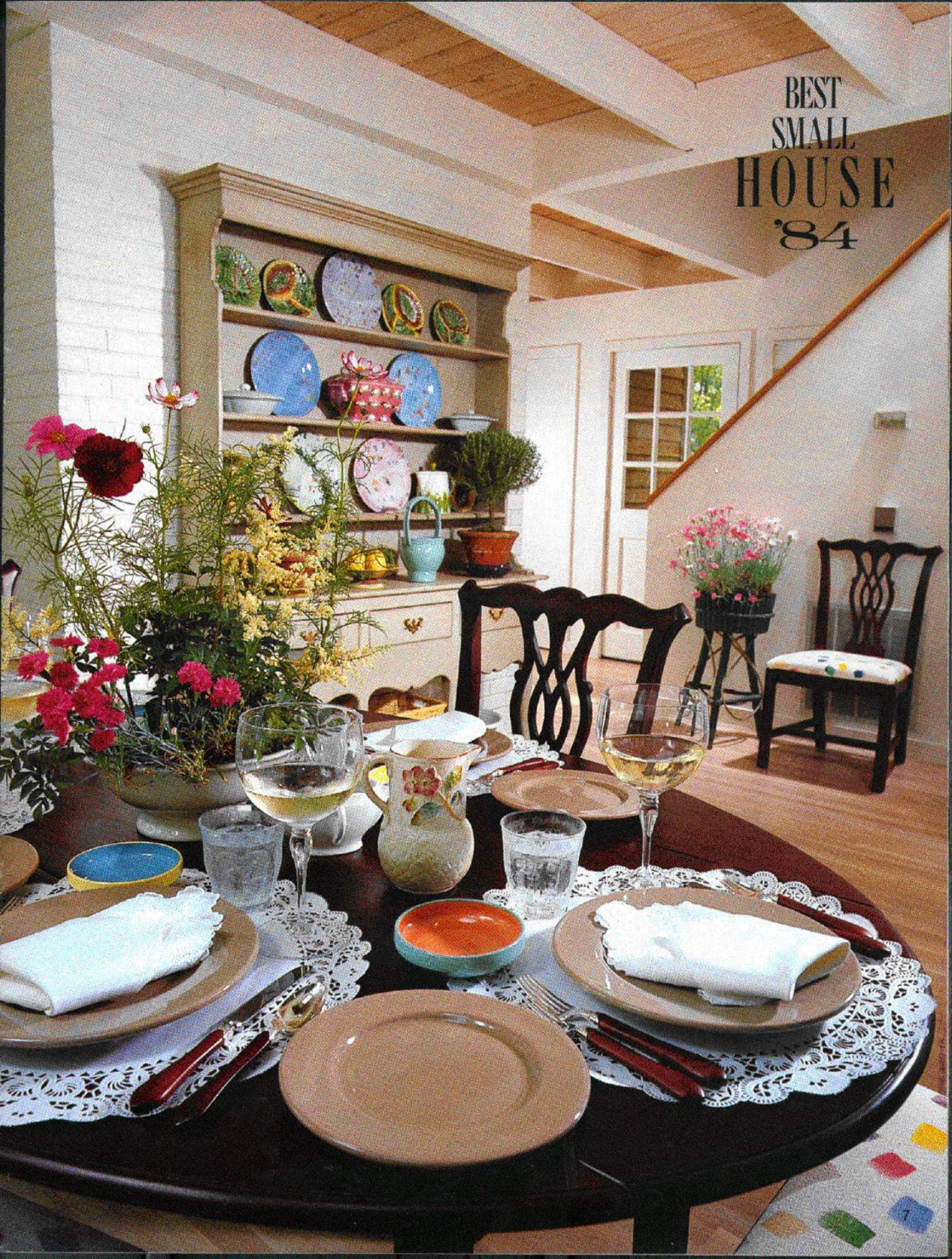
oversized umbrella in natural canvas shades the area and also adds a note of whimsy. Matching the umbrella are cushions covered in sailcloth that can be placed anywhere on the wood benches.

In the dining room (*opposite*) an oval cherry table is surrounded by Chippendale-style chairs with hand-painted canvas seats, and a painted Welsh dresser holds a mix of old majolica and new handmade pottery. Classic reproductions in each room are from Habersham Plantation.

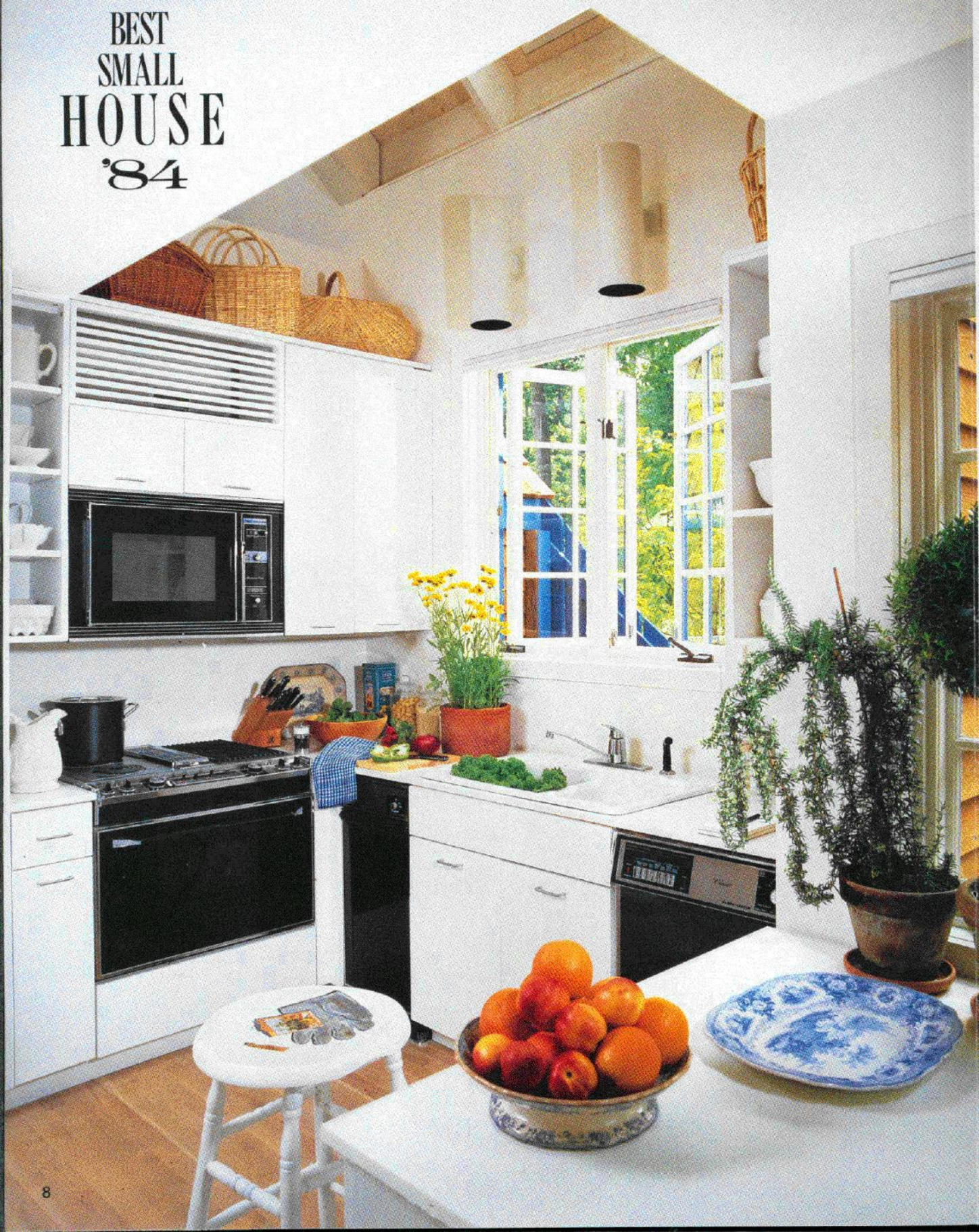
"The table has been placed asymmetrically," says Ms. Guttilla. "It is big; it could seat eight diners comfortably. And the chairs are big, too. No concession was made to relatively tight space." Here and throughout the house a subtle contrast is evident, as Ms. Guttilla sought to attain a balance: the charm of the old offset by the comfort and practicality of the new.

The presence of wood enriches the house. Southern pine rafters are painted white, but the exposed pine ceiling joists and oak hardwood floors have been lightened—by brushing on and wiping off white paint to "stain" the wood without obscuring its tone or grain.

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BEST SMALL HOUSE '84



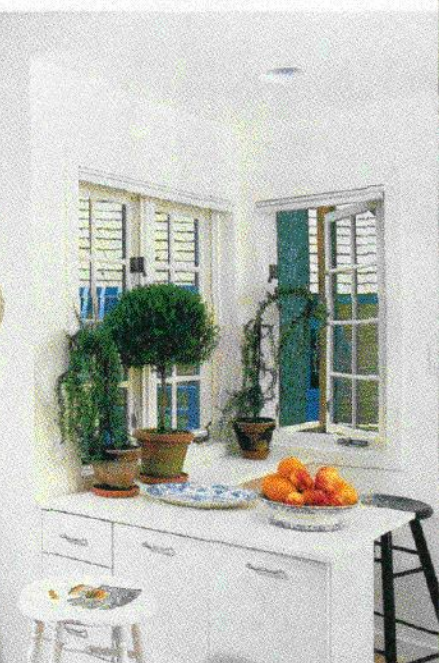
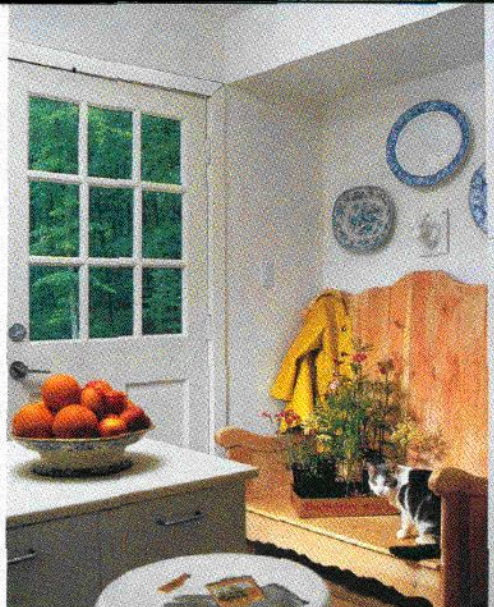
Little dream of a kitchen does everything you need—and more

Lester Walker envisioned the kitchen as a separate, uncrowded work space. The layout is efficient—small but workable for two or three cooks—and every essential is within arm's reach. Also, there is easy access to the house's several dining areas: through a doorway to the dining room, through the pass-through window to the screened porch (*above, far right*) and through the back door (*above right*) to the spacious deck. A pine bench near the door is for plunking down packages or putting on boots.

White countertops are Corian, and the countertop extension (*right and opposite*) can be a serving bar or a place to pull up a stool for a sandwich. Butcher block surface beneath the pass-through window provides additional work space.

The room is crisply contemporary, with mostly recessed lighting and shiny lacquered surfaces. There is some open shelving—to make the setting even more functional—and a number of wall-hung cabinets with inset glass panels for a traditional touch.

Flooring in the kitchen and throughout this level is oak hardboard special-treated for easy maintenance and lightened to enhance the house's open feeling. ►

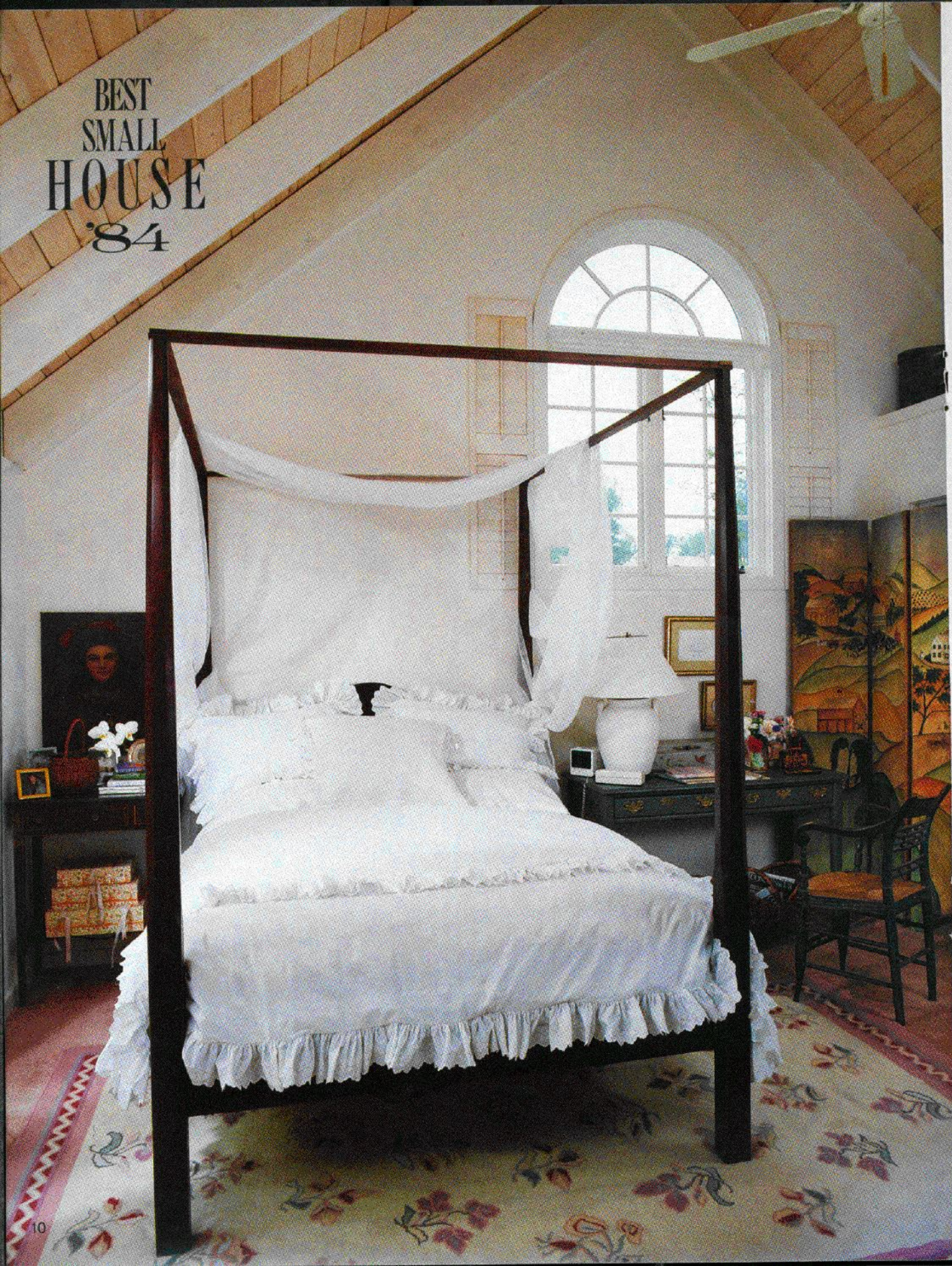


SMALL-HOUSE SPACE STRETCHERS

- Tight U-shaped design contains major appliances and kitchen work spaces in easy-access arrangement.
- Windows and cathedral ceiling expand and raise the space. The effect is compact, but never crowded.
- Counter extension creates a spot for quick meals when stools are drawn up.
- Open shelves and glass-door wood cabinets make most kitchen needs visible.
- Protected by coats of urethane, the hardwood floor is easy to care for, even easier to stand on.

Range, oven, microwave, Jenn-Air, Dishwasher, disposer, compactor, hot-water dispenser, In-Sink-Erator. Countertop, Corian by Du Pont. Settle bench, Habersham Plantation. Telephone, Touch-a-matic 305 by AT&T. Herb trees, Devonshire. Antique blue-and-white transferware, The English Way. Ceramics on shelves, Wolfman. Gold & Good Co. Ceramic pitcher, John Rosselli Antiques. Hand-painted wood stools, Rank & Co. Cuisinart food processor, Calphalon Cookware pot, wood platters from the Ralph Lauren Home Furnishings Collection (in cupboard)—all, Woodward & Lothrop.

BEST
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'84



With soaring vertical space, a beautiful arched window and canopied four-poster, the master bedroom becomes the most romantic room in the house

Master bedroom (opposite) occupies its own separate wing, complete with private deck and a bath big enough to have a luxurious whirlpool tub (*below right*). The tall arched window enhances the vertical space created by the cathedral ceiling. The architect expanded space throughout the house either by raising the roof—incorporating so-called attic spaces into room design—or by connecting spaces—making one room flow into the next one.

"In the master bedroom, to point up the flexibility of what is essentially contemporary design, we chose furniture in a wide variety of styles," says Ms. Guttilla. "Antiques and classic reproductions blend beautifully. Then to add personality and pattern, we placed an area rug on top of the carpeting."

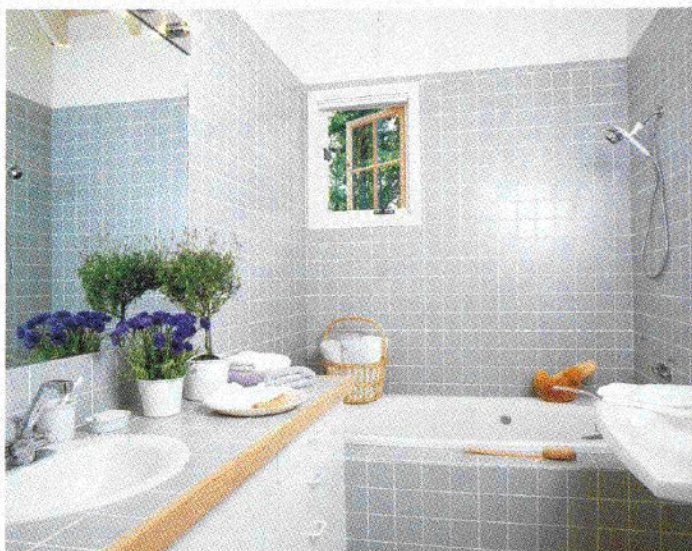
To turn the bed into a more romantic enclosure, the frame was draped with 10 full yards of white theatrical gauze that creates a canopy effect without the heaviness an actual canopy would create.

For privacy and to reduce morning sunlight,

fold-back shutters frame the arched window and screen the windows and sliding glass doors leading to the deck. A ceiling fan provides enough air circulation to cool the room on all but the very hottest days.

The bedside table (*top right*) is also a desk. The folding screen beside it partially conceals a wall of built-in closets. Above it is a shelf that holds a collection of old wallpaper-covered hat boxes and baskets for more storage. To the left of the bed a window wall (*not shown*) leads to the deck, a somewhat narrower extension of the wraparound visible on page 98. Furnished with a steamer chaise, it's ideal for morning coffee and the newspaper.

Though its space is spartan, the master bedroom is rich in amenities; there is even a Chinoiserie tall chest (*not shown*) that is more than adequate for a couple to share. Designed as a series of defined areas—for sleeping, for dressing, for writing letters or paying bills, for stepping outdoors—the room is comfortable, private, romantic. ►

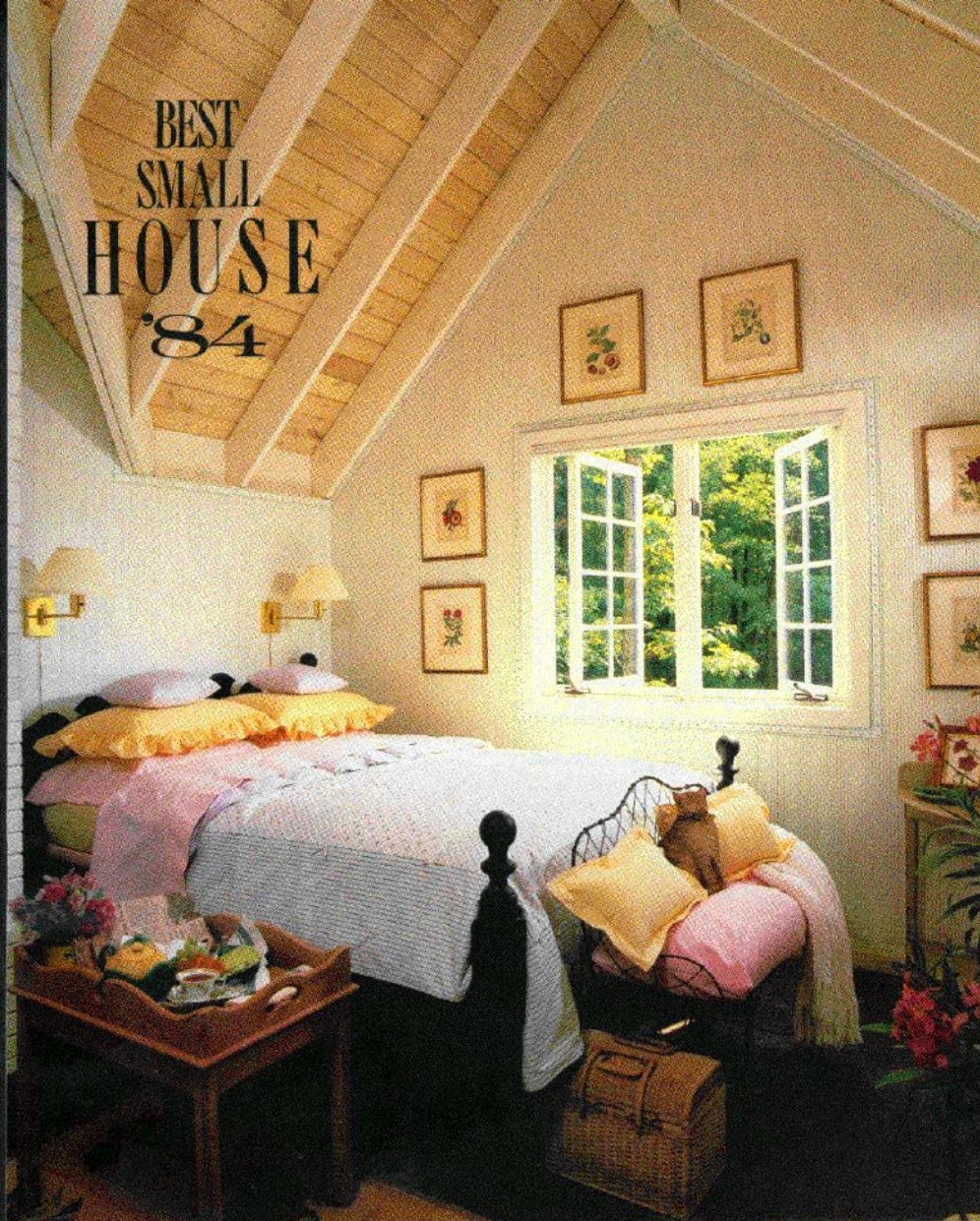


SMALL-HOUSE SPACE STRETCHERS

- Cathedral ceiling extends vertical space, expanding visual dimensions of the room.
- Palladian window adds drama, plus a generous infusion of light and traditional architectural detail.
- Closets and open storage are tucked into sloping space beneath the eaves.

Bed, writing table, folding screen, Habersham Plantation. Romanian kilim tapestry area rug, Stark Carpet Co. Telephone on desk, Touch-a-matic 300 by AT&T. Delta ceiling fan, Casablanca Fan Co. Tortoise tea caddy, sewing box, Marston Luce Antiques. Hatbox, framed penmanship drawings, magnifying glass, Cherishables Antiques. Antique silver frames, bisque-white lamp, leather trunk, John Rosselli Antiques. Paper-covered boxes, desk blotter, The Mediterranean Shop. Antique oil painting, Hastening Antiques. Antique French pillow square and sham, Françoise Nunnally. Bathroom tile, "Sterling" from American Olean. Plumbing fixtures, American Standard. Antique Hitchcock chair and mixing table, Sony clock, bed linens from the Ralph Lauren Home Furnishings Collection. Du Pont Antron Extra-Body Nylon carpeting (Karastan "New Star" in Sunset Blush)—all, Woodward & Lothrop.

BEST SMALL HOUSE '84



Surprising spaces under the gabled rooftops

Upstairs rooms are small but well thought out. The second bedroom (left) is given English cottage charm with "Shaker Striper" wallcovering from Hinson & Co. Architectural elements have been enhanced by borders cut from a color-matched striped wallcovering, and the bed quilt was made from coordinating fabric.

The third bedroom (opposite top) has a cozy loftlike feeling that sets it apart. It is truly a youngster's dream room.

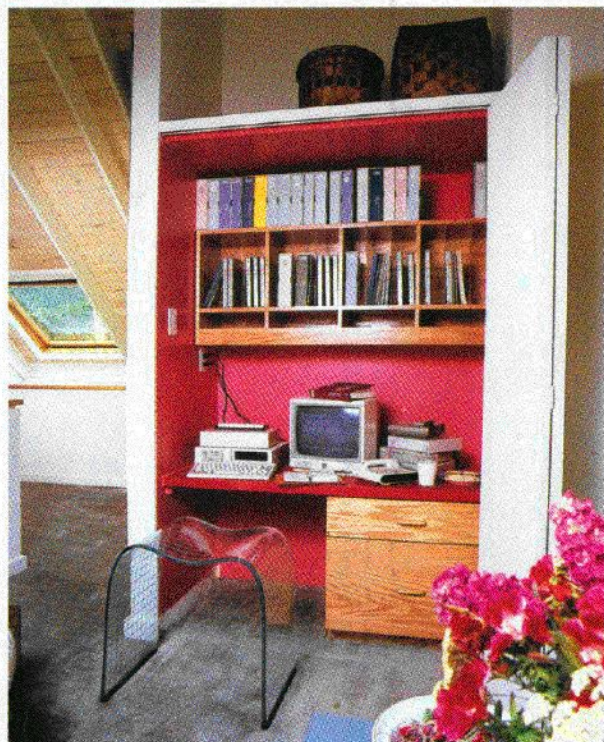
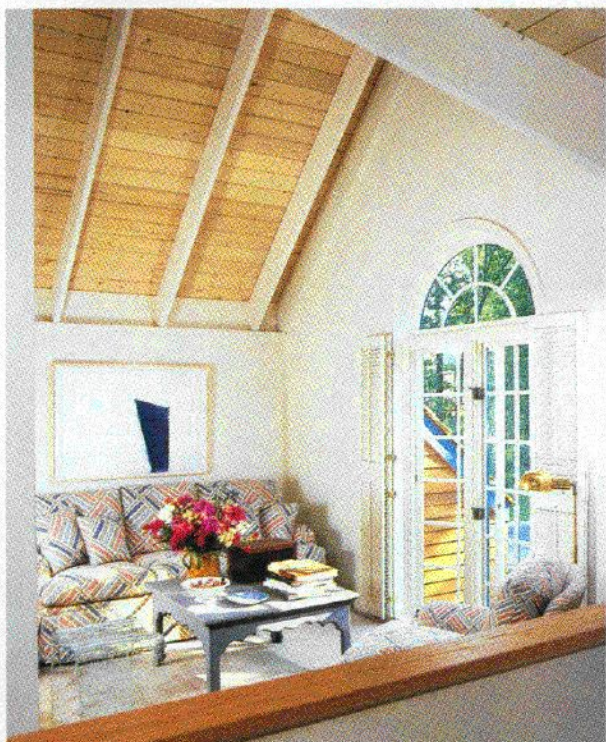
The home office/study (opposite bottom) is open to the upstairs hall and stairwell. Sunlight from the arched window makes the entire space glow. As shown, it is a pleasant, comfortable getaway place that could convert to a guest room if necessary. Instead of a closet, the room has a computer center hidden behind hinged folding doors that, when opened, reveal walls that match the red plastic-laminate desk top.

"Best Small House '84" is the first in a series HB plans to produce and build—to show that a small house really can be luxurious and spacious as well as beautiful. Builder Warren Katz estimates that—depending on geography, the quality of materials used and the cost of labor—this house can be built for \$150,000 to \$200,000, exclusive of land. ■

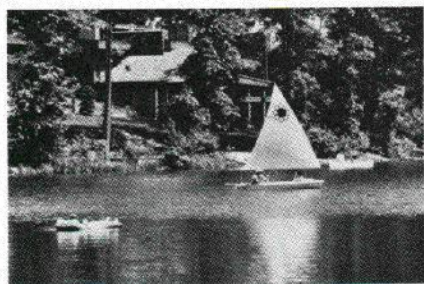
SMALL-HOUSE SPACE STRETCHERS

- Even the smallest rooms expand when dramatic windows, raised ceiling and pale colors open up the space.
- Tucking a bed under the slope of a roof creates a cozy, uncrowded effect.
- A home office—with enough room for a computer and all its accompaniments—can be carved out of unneeded closet space. Hinged doors that create a wall when closed fold back and disappear entirely when opened.
- Carpeting creates a generous counterpoint to exposed wood—a soft touch with its own subtle warmth.

Armchair and sofa bed, Vanguard Furniture Co. Upholstery fabrics, Alan Campbell Inc. Needlepoint rug, Stark Carpet Co. Botanical prints, John Rosselli Antiques. Butler's tray accessories, paisley shawl, Marston Luce Antiques. Quilt made of Hinson & Co. fabrics, Karen Berkenfeld. Plastic laminate desk top, Wilsonart. Swing-arm lamps, George Kovacs. Windsor chair, Hastening Antiques. Painted trunk, fishing creel, wire bench, covered baskets, 19th-century architectural model, Cherishables Antiques. Computer, IBM PCjr. Phone-answering machine, Telehelper 2700 by AT&T. Manchester coffee table, queen-size bed, corner table, butler's tray tea table, sleigh bed, étagère, Habersham Plantation. Du Pont Antron Extra-Body Nylon carpeting (Karastan "New Star" in Mountain Taupe), glass bench, "Woodsmen Plaid" rug, baskets, brass floor lamp, cable-knot throw, bed linens from Ralph Lauren Home Furnishings Collection—all, Woodward & Lothrop.



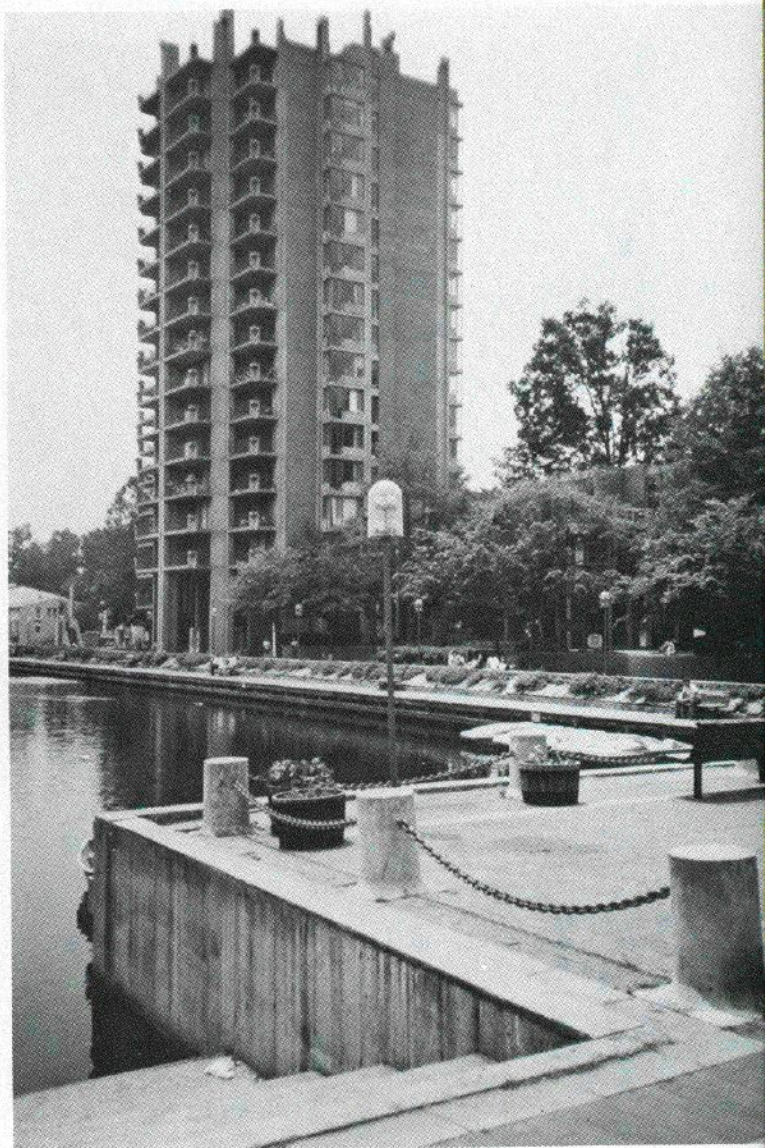
THE MANY



SIDES OF LIFE IN A PLANNED

COMMUNITY

The town of Reston, Va., which celebrates its 20th anniversary this year, shows off "the wisdom of a housing strategy that accommodates changes in the way people wish to live"



Apartment tower near town center, Lake Ann.

By WILLIAM HOUSEMAN

Once every four or five years, Philip and Lynn Lilienthal make a heroic effort to free themselves from a peculiar kind of bondage. They are residents of a planned community, and to an appreciably greater extent than the rest of us, such people are creatures shaped by their environment.

So it is that the Lilienthals, who live in the "new town" of Reston, Va., can no more avoid collecting civic affiliations than a ship can avoid barnacles. Periodically, to liberate themselves from a dense social web of their own

spinning, they quit everything they're doing and start over.

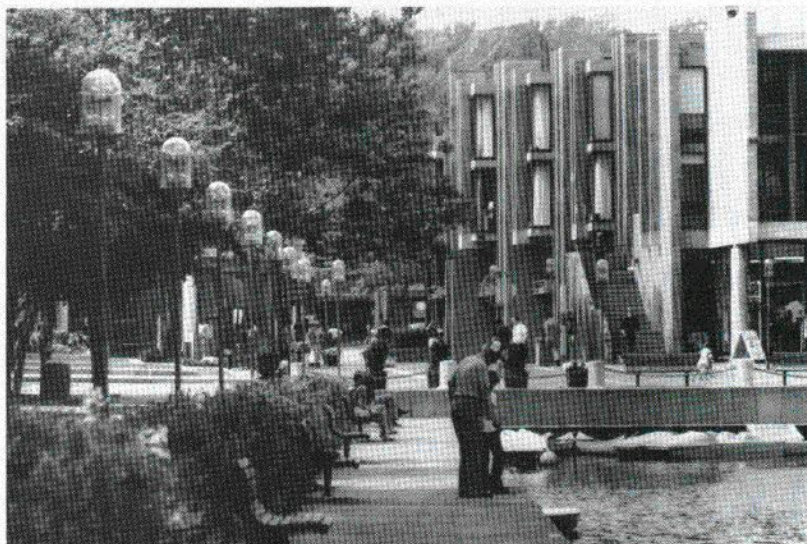
"You just have to program yourself out of meetings," says Lynn Lilienthal, who is a codirector of a child care center in this community whose population growth from zero to 42,000 has made child care a major local industry.

As for Lynn's husband, Philip, whose office is a six-minute walk from home, the velocity of the civic whirl in Reston tends to play tricks on time itself. "This is a place for pedestrians," he says. "The walk from my house to the office can take an hour, as I'm bumping into people I know all the time."

The Lilienthals' community is one of two new post-World War II towns that are invariably cited by planning and design professionals as the country's most successful examples of how to build a small whole city from scratch. The other is Columbia, Md., a little over 30 miles from Reston as the crow flies. Columbia was started in 1967; Reston celebrates its 20th anniversary this year. Both cities were conceived by high-minded private developers: Reston by Robert E. Simon, Columbia by James Rouse.

These two are by no means the nation's only recent planned communities. There are countless others, and they come in a variety of forms and colorations. But for the sake of precision, they need to be recognized as *more or less* planned communities. Contrary to brochure claims, one often finds little planning and less community in a given development.

A planned community, in the fullest meaning of both words, suggests a very special kind of place—one where you may buy a house, rent an apartment, get a job, start a business, join a club, go to church, see a play, hear a concert, and, as a developer once specified, "buy a hot pastrami on rye at three in the morning." For these, and a raft of other civilizing goods and services, you must either live in an established community or a comprehensively planned new town. This is not to say, however, that the experience of living in a new town is the same as living in a long-settled place.



Reston's lively hub includes restaurants and other community services—plus places to sit and relax.



On the shore of Reston's man-made lakes are town houses (above) as well as one-family homes (opposite left).

The differences can be very dramatic.

A young family of four—Charlie and Gay Spaht and their two preschool sons, Holden and Charlie B.—moved to Reston from Baltimore some 18 months ago. Charlie Senior works for the U.S. Justice Department in Washington and commutes via a local van pool; the ride takes 25 minutes. Gay Spaht manages the family's daily affairs. Her base of operations is a brand-new two-story house with an attached garage, an old-fashioned front porch and, here and there, a modified Victorian detail. "How nice," she says, "to live in a new *old* house. This is

probably the easiest place to meet people we've ever lived. If you want to meet people, you can't *not* meet them." Drawing a quick breath, Gay summarized: "There's a market here for everyone."

Virtually everything the human mind and muscle might fasten on does seem marketable in Reston. A community center was built at a cost of \$2.9 million five years ago. It contains a 25-meter indoor pool, a 266-seat theater, a banquet hall, photo labs, six meeting rooms, four community halls and an artists' studio. On a given afternoon,

PLANNED COMMUNITY

300 senior citizens pack the banquet hall for a St. Patrick's Day dinner. Minutes after the celebrants have departed, the maintenance crew is at work. Says Dan Weimer, the community center's director, "We're virtually on round-the-clock maintenance here." Not surprisingly, Reston needs another community center.

No one in Reston, no matter how knowledgeable, is willing to guess how many civic, political, religious and social organizations are there. At the latest count, however, and only to hint at the magnitude of citizens' busyness, the Reston Home Owners Association operates 44 ball fields, 51 tennis courts, 50 miles of walkways and bike paths, 32 lanes of bowling, 4 lakes, 15 public pools, a private country club, a 70-acre nature center and 850 acres of dedicated open space.

All of these recreational resources suggest the most compelling of reasons why a community that is truly planned, from the ground up, appeals to so many people: "It's all here," Gay Spaht says, "if you want it."

Yet there is an even more commendable case to be made for Reston. On the strength of its 20-year homebuilding record, the community has come as close as any ever will to achieving housing equity. Unlike most American communities, where a preponderance of middle-class children grow up in neighborhoods they cannot afford to live in later on as young married couples, Reston has succeeded in providing housing to suit most tastes and incomes. That, in itself, is not so unusual; quite a number of essentially residential communities across the country offer houses with a range of price tags.

But what does make Reston unique is both the mix of housing types and the varied densities in which they are found. To many urban planners, this new town's chief distinction has been its success in creating an urban presence in a countryside where suburban attitudes are so firmly entrenched. Here within a few miles of each other—and geographically within the same community—are high-rise apart-

ments, town houses on winding lanes, condominiums in which to enjoy "living over the store" in a village center and neighborhoods of single-family homes. Here, too, only a few city blocks from Reston's attractive visitors' center, a wooded site free of near neighbors became the setting for House Beautiful's "Best Small House '84"

see pages 2-13

Because the architects of Reston did get away with challenging suburban taboos, the community works as its developers (successively Robert Simon, Gulf-Reston and today the Mobil-owned Reston Land Corp.) intended for it to work: namely, as a small city. Senior citizens may live in a medium-rise apartment building a few steps from the community center. Young couples may choose a "starter" condominium near a village center. Golfing families may live in a town house along the fairway.

Now a generation old, Reston is demonstrating the wisdom of a housing strategy that accommodates changes in the way people wish to live. Consider, for example, the experience of the Reverend Bill Scurlock, his wife, Mary Jane, and their three children. The Scurlocks were the fourth family to move into Reston, 19 years ago. As time passed and their circumstances changed, they moved four times without ever leaving the community. They have even managed to stay in the same neighborhood. "The early pioneers tend to gather," Bill Scurlock says. "I can go to the bank on Saturday morning and see 15 people I've known for at least 12 years."

While the Scurlocks' son and two daughters have flown the nest, the first generation of homegrown Reston kids are establishing their own homes in town. One such young adult is Nancy Herwig, who came to Reston with her adventurous parents. (Early settlers in Reston and Columbia like to think of themselves as "pioneers.") As a youngster she joined the Junior Trailblazers. Falling under the magical spell cast by the late Vernon Walker, a gifted teacher-environmentalist to whose memory the community's nature center is dedicated, she decided to become a professional environmentalist. Nancy went away to college, came home to Reston

and now runs a myriad of such youth programs as "Hug-A-Tree" in her role as Nature Nancy, the community's resident naturalist.

As an employee of the Home Owners Association, Nancy Herwig functions in an odd political atmosphere. Reston has no mayor, no city council or city manager. In fact, though famous as a new town, it is not a proper town at all but rather a community within Fairfax County that is governed by a board of supervisors. Presumably the county is glad to have Reston within its borders, statistically one of the most governable communities in the country.

The ultimate test of whether a place that claims to be a planned community actually is one boils down to this question: Can you live and work there? If you can't, you are probably looking at a glorified housing development.

In Reston it is not only feasible to work in the same community where you live; increasingly, it is also the norm. Not long ago, Paul Clancy, associate editor of a thriving local weekly called *The Connection*, reported that a stunning event had occurred. "For the first time," he said, "the number of jobs in Reston exceeds the number of households." The number he quoted at the time was 15,000 jobs. In campuslike settings, more than 700 firms—including such giants as AT&T, GTE, GE, Sperry and the U.S. Geological Survey—have made Reston what every new town aspires to be: a place that has gained the strength to both grow and prosper.

How could one place come so far? Nobody is better qualified to answer than Francis Steinbauer, president of the Mobil Land Development Corp., Eastern Div., who arrived with Robert Simon as an engineer-planner 20 years ago and has remained in Reston ever since. His explanation is simple and entirely apt:

"The time in history was right." ■

THINKING ALOUD

FOR OUR "BEST SMALL HOUSE '84," WE WANTED TO SHOW THAT TINY DIDN'T HAVE TO MEAN NO-FRILLS. IT COULD MEAN CHARMING, LUXURIOUS AND EVERYTHING YOU'VE EVER WANTED IN A HOUSE.



Back in March of 1982, our "Best Small House '84," featured in this issue, began to grow from a spark of an idea. Everywhere we turned, people were talking about the emotional appeal of a small house. They were looking for intimacy and warmth rather than lots of rooms. It was more than the fact that their families had shrunk and their heating bills had grown. They were looking for a new way to live, a house that was easy to care for and inviting to be in. "Cottage" and "cozy spaces" kept cropping up, both in conversations with readers and decorators.

That was our cue. We decided to go out and photograph wonderful small houses. The problem was that we could find only a few. Why not, we thought, go ahead and simply build the house you were telling us you wanted—a small, charming, easy-to-maintain home filled with all the luxuries of a larger house? For our "Best Small House '84," we wanted to show that tiny didn't have to mean basic and no-frills. That kind of house is easy to find. What takes imagination and ingenuity is to design a luxurious master

bed/bath suite, whirlpool tub, computer center and spacious areas for entertaining all in 1,500 square feet.

Thus, we launched our own design program. We asked five excellent architects to submit ideas for our "Best Small House '84." The plan we fell head-over-heels in love with was Lester Walker's (shown on pages 2-13) with its open contemporary interior and nostalgic, cottagelike exterior. Currently we're building a second winner, so you'll be seeing another wonderful scaled-down house in the future.

Our "Best Small House '84" was finished this summer in Reston, Va. I must admit that when I saw it for the first time, I was filled with a great sense of joy. An idea, born of our readers requests and desires, had finally become a reality. Some of you may have visited it during our "open house" days. While I was there, I heard many people comment again and again, "I didn't realize this was a small house." And *that's* the best compliment of all!

What's behind the demand for small houses like ours? An urge to simplify, certainly. It's also a change in the way we think about home. Only 15 years ago a small house might have felt claustrophobic to us. Then the ideal was "space." We wanted rooms for everything—from sewing to playing and dining. Today things are different. With the frenetic pace of our workaday world, we want a house that brings a family together and enhances our living, rather than leaving each member rattling around in too much space.

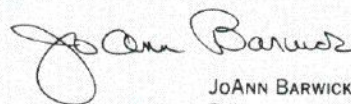
The other reason for the shift to small houses has to do with money—how we allocate our housing dollar. Instead of spending it on a multitude of rooms, we'd rather find a wooded piece

of land and put that extra dollar into superb design or rich materials, custom tailored to suit our families.

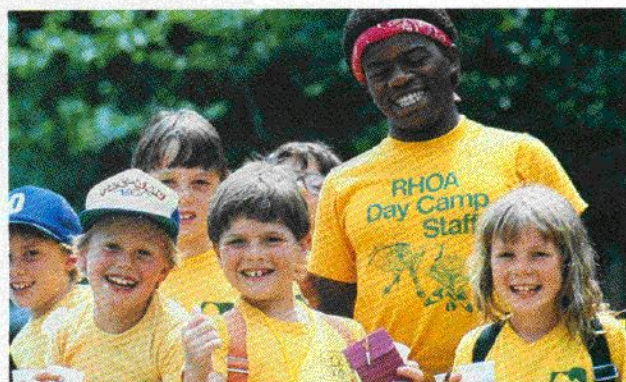
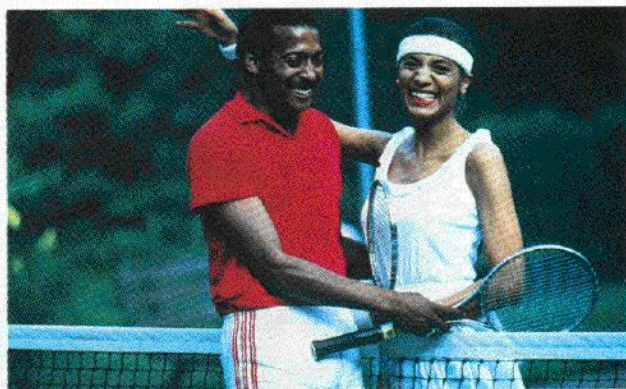
To me, a perfect small house has a lot in common with a luxurious small car. Since there can't be an inch of wasted space, everything has to be superbly designed. And that kind of engineering, where everything works with precision, is a luxury in itself. As with a small car, a small house doesn't have to feel cramped. Even the tiniest bedroom in our house feels airy because of the wonderful high-pitched ceilings and white walls. In a small house, you've got to be innovative, and in this one windows play a major role, as do inviting outdoor living areas. Breathtaking views, skylights and windows, all as carefully orchestrated as the floor plan, create a feeling of expansiveness that an extra 500 square feet couldn't rival.

The best way to understand the appeal of a small house, I think, is to look at the way people live in big houses. A friend of mine tells of visiting a family with a "football field" living room. Her hosts would lead her upstairs to a den so tiny that guests had to balance drinks on their knees. Clearly, its charm and diminutive size made it the owner's favorite room in the house. And guests loved it because it immediately encouraged an intimacy that might not have been established in a more impersonal space.

Ultimately, it's the pleasure of living in small houses that accounts for their appeal. ■


JOANN BARWICK
Editor

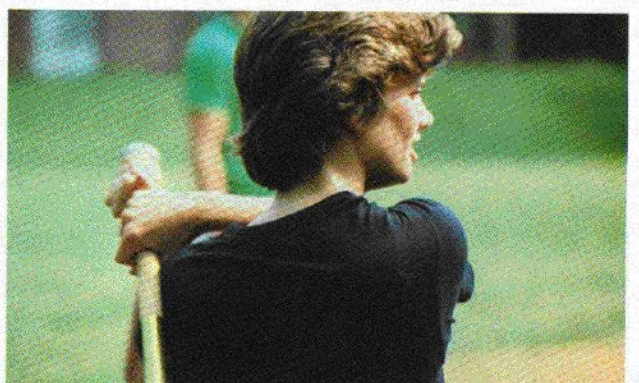
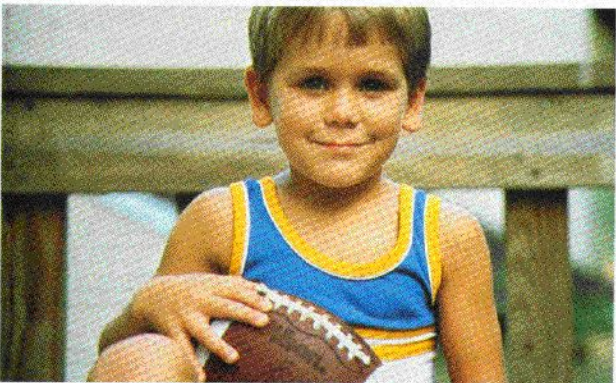
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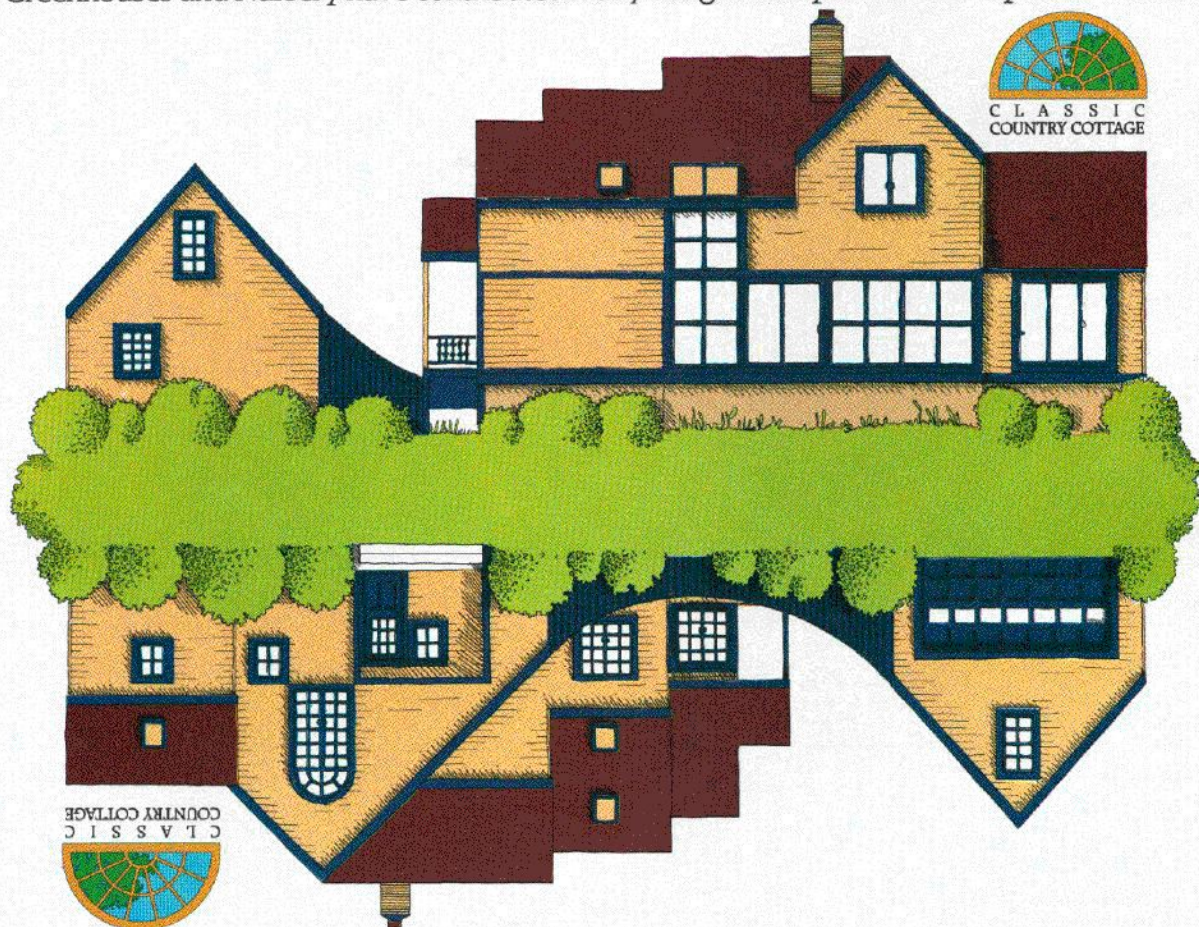
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