PLANNING A WILLAMETTE VALLEY DWELLING
TO MEET THE NEEDS OF A COUPLE
PAST MIDDLE LIFE

by
ADDREEN NICHOLS

A THESIS
submitted to
OREGON STATE COLLEGE

in partial fulfillment of
the requirements for the
degree of
MASTER OF SCIENCE

June 1953
# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>CHAPTER</th>
<th>PAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>1</td>
</tr>
<tr>
<td>STATEMENT OF PROBLEM</td>
<td>1</td>
</tr>
<tr>
<td>Limitations of Study</td>
<td>2</td>
</tr>
<tr>
<td>II</td>
<td>7</td>
</tr>
<tr>
<td>STANDARDS FOR PLANNING THE HOME FOR THE LATER YEARS</td>
<td>7</td>
</tr>
<tr>
<td>III</td>
<td>16</td>
</tr>
<tr>
<td>REVIEW OF LITERATURE</td>
<td>16</td>
</tr>
<tr>
<td>IV</td>
<td>26</td>
</tr>
<tr>
<td>METHOD OF PROCEDURE.</td>
<td>26</td>
</tr>
<tr>
<td>In Brief</td>
<td>26</td>
</tr>
<tr>
<td>Description of &quot;Typical&quot; Couple</td>
<td>26</td>
</tr>
<tr>
<td>Analysis of Needs</td>
<td>28</td>
</tr>
<tr>
<td>The House Plan</td>
<td>31a</td>
</tr>
<tr>
<td>Development of House Plan</td>
<td>32</td>
</tr>
<tr>
<td>Survey of Representative Couples</td>
<td>35</td>
</tr>
<tr>
<td>Selecting the Sample</td>
<td>35</td>
</tr>
<tr>
<td>Method of Obtaining Data</td>
<td>36</td>
</tr>
<tr>
<td>V</td>
<td>37</td>
</tr>
<tr>
<td>RESULTS AND ANALYSIS OF DATA</td>
<td>37</td>
</tr>
<tr>
<td>Table 1 - Ages of Men and Women in Selected Group</td>
<td>38</td>
</tr>
<tr>
<td>Table 2 - Annual Income of Selected Couples</td>
<td>39</td>
</tr>
<tr>
<td>Table 3 - Annual Income in Relation to Husbands' Ages</td>
<td>40</td>
</tr>
<tr>
<td>Table 4 - Dining Space Preferences--By Income</td>
<td>41</td>
</tr>
<tr>
<td>Table 5 - Dining Space Preference--By Age of Homemaker</td>
<td>42</td>
</tr>
<tr>
<td>Table 6 - Preferences for Number of Bedrooms by Age of Homemaker</td>
<td>43</td>
</tr>
<tr>
<td>Table 7 - Analysis of Preference for Two Plus Bedrooms by Income</td>
<td>44</td>
</tr>
<tr>
<td>Summary of Results</td>
<td>47</td>
</tr>
<tr>
<td>VI</td>
<td>49</td>
</tr>
<tr>
<td>RECOMMENDATIONS.</td>
<td>49</td>
</tr>
<tr>
<td>VII</td>
<td>51</td>
</tr>
<tr>
<td>CONCLUSIONS.</td>
<td>51</td>
</tr>
<tr>
<td>BIBLIOGRAPHY</td>
<td>53</td>
</tr>
<tr>
<td>APPENDIX A</td>
<td>55</td>
</tr>
<tr>
<td>APPENDIX B</td>
<td>57</td>
</tr>
</tbody>
</table>
ACKNOWLEDGMENTS

The writer wishes to express her appreciation to Miss Martha Plonk, Assistant Professor, Department of Family Life and Home Administration, for her guidance in preparation of the material; to Miss Maud Wilson, Professor Emeritus of Home Economics Research, for her suggestions and encouragement in the preliminary stages of the study; and to Herbert R. Sinnard, Head of Department of Architecture, for his constructive criticisms and counsel in preparing the house plan.

Appreciation is also expressed to those who cooperated in supplying information given in the interview.
The planning of a home expressly for the couple who have reached those quiet years after the children have gone and who are looking toward later maturity is the intent of this study. Such a study requires an analysis of that space and arrangement which will permit optimum self-expression and self-sufficiency. It must take into consideration the physical and emotional adjustments of the couple during this period; namely, a gradual depletion of energies, retirement from regular occupational pursuits with its attendant problems of lowered income and increased leisure, a renewed companionship together, and a prospect of further dwindling financial and health reserves.

It is believed that the house in which these later years are spent can enrich life at this time and influence the degree to which these individuals are able to participate in their own and community affairs. This ability of the house to aid one in leading a near-normal life though seriously handicapped can perhaps best be illustrated by the example of an acquaintance. Although permanently confined to a wheel chair, she is able to continue with her
social and homemaking responsibilities because working surfaces were lowered to sitting height, thresholds between inside and outside areas were eliminated and other considerations given to her special posture and means of mobility. The success in meeting her needs was due to a careful definition and analysis of those needs and an interpretation of them in terms of house planning. It is this careful analysis of needs that will lead to success in planning houses for any group.

The period called the "later years" has been defined as beginning when the last child has left home (8, p.35) and may last 25 or even 30 years. (7, p.19) It is the third stage of the family cycle, or Contracting stage, as divided by the Family Life Conference held in Washington, D.C., in 1948. It has probably received less emphasis than the other two stages--the Founding and Expanding stages--in housing as well as in other areas of living.

Limitations of Study

The purpose of this study is to plan a suitable dwelling for the couple who are building for the later years in the Willamette Valley of Oregon. The space needed by the couple, the relationship of space areas to each other and to the street, as well as considerations
which must be given to the climatology of the region, are determinants in the planning.

Factors to be considered in designing a plan for any dwelling are past housing experiences of the individuals, health condition, income, habits, attitudes, social activities and leisure-time pursuits. These will all influence the degree of satisfaction which the dwelling will provide.

The house itself as the immediate environment of living must be thought of in terms of the larger environment of the community and of the climate. This study has confined itself to relating the needs of individual couples to a specific locality—the Willamette Valley, in western Oregon. This is a broad, fertile valley lying between the Cascade and Coastal Mountains, characterized by a mild climate and moderately heavy rainfall during six months of the year. The annual average temperature range is from 51 to 53 degrees with a minimum of 31 to 34 degrees and a maximum of 78 to 84 degrees. There is considerable variety of weather with some snow falling and some freezing weather every winter and an occasional 100-degree day in summer. There is measurable precipitation falling on 130 to 160 days each year, with an average rainfall of 41 inches annually. The sun shines 45 per cent of the time, considering the year as a whole. This climate data was
obtained from the United States Weather Bureau, climatic summary of the United States for 1930. (23)

An analysis was made in 1951 under the House Beautiful's Climate Control Project of the Portland, Oregon, area (16), which lies at the northernmost part of the Willamette Valley. The following recommendations for climate control are pertinent:

1. Outdoor living may be enjoyed 20 per cent of the year if a portable or fixed wall shelter is used to control breezes. Solar nooks on south walls where radiation can be concentrated will extend the period of sedentary outdoor living.

2. Generous size windows and generous artificial lighting need to be provided to give adequate light during the cloudy period.

3. Major entrances on the south and southwest are to be avoided because of winter winds.

4. Provisions need to be made for cleaning mud from shoes and drying damp clothing.

5. Walks and driveways need to be surfaced or gravelled.

6. Construction techniques and building materials need to be selected on the basis of resistance to dampness, including adequate drainage.
The above recommendations were given consideration in the house plan incorporated in this study.

In planning the home for the older couple who may be confined to the house more than a younger one, certain other conclusions seem apparent in relation to the climatology of this region:

1. Psychological as well as physiological shelter from gloom and dampness must be provided by the house.
2. Adjacent outside areas, such as entrances and passageway to car storage, need to be covered.
3. Provisions need to be made for drying clothes mechanically or under cover during a goodly portion of the year.
4. Central heating is essential for comfort in winter.

The problems confronting one in planning for this age group are, in some cases, conflicting ones. Those questions which particularly need investigating are the following:

1. How large shall the home be, considering the needs, on the one hand, for privacy and spaciousness and, on the other, conservation of energies in its care?
2. What rooms are needed and what should be their relationship to each other?
3. What features are important from the standpoint of cheer, comfort, and safety?
4. What are the requirements for companionship, for privacy, and for the pursuit of leisure-time activities and how can they best be met?

5. To what degree are those past middle life thinking toward future needs?
CHAPTER II

STANDARDS FOR PLANNING THE HOME
FOR THE LATER YEARS

Few will argue with Dr. Steiglitz’s statement (17, p. 273) that "growing old gracefully, happily, and usefully is an art." But it appears equally apparent that certain conditions of aging too often limit the practice of this art; namely, poor health, loneliness, and inadequate income. Each may play a large role in preventing the aging individual from choosing an environment which will permit him to remain an active member of the community; an environment where he can be self-sustaining to the highest degree of his capacities, be useful and productive; in short, lead a life that will be full and satisfying.

Probably a tendency of human beings to "bury their heads in the sand" accounts for the lack of early preparation for this period of life. As one analyzes the older individuals among his acquaintances, all too frequently one comes to the conclusion that most preparation and training of the individual is for the productive, wage-earning years and very little thought is given to the leisure years which follow, too often with an attendant sense of uselessness, boredom, and insecurity. One wonders if the more youthful members of the family group may contribute
to this lack of preparation either by discouraging the facing of reality by their elders or by the insistence that they will assume the responsibility for them during this period? Either attitude is likely to shorten the length of time the older person can feel useful and independent by depriving him of choice.

Since our concern here is the immediate environment, that is, the dwelling place, for the leisure years, it is believed highly desirable that this dwelling place be acquired before there are too many other adjustments to be made to changes in living habits because of retirement from business or the infirmities of advancing age. By the time these later adjustments must be met, the dwelling has established itself as "home," with the sense of security that "home" generally means. If this dwelling is planned with careful attention to the special needs of this later period, it might be said that one eliminates the need for some adjustments, since the house has really been "adjusted" to the person rather than vice versa--adjusted to his slower pace, reduced income. An example of the adjustment being within the structure might be that of fewer or easier-to-clean surfaces which enables the older woman to maintain similar housekeeping standards to those of a period when she was stronger and more active. Another very good reason for acquiring the dwelling before
too late in life is the necessity of financing it before
earnings are reduced.

A roof of one's own over one's head is important to a
sense of well-being and of continuing participation in the
community to many persons. "I am a property owner in this
community" carries with it pride and responsibility that
is not to be overlooked in planning for this age group.
Evidence indicates that there is considerable value in
both happiness and in general well-being--perhaps even a
prolonging of the aging process--for the older individual
in remaining in his own home.

The determination of what is adequate housing for
this group, as for any other, must be based on the charac­
teristics and special needs of the group. In setting up
housing standards for the older individual, the objectives
are: (1) conservation of energies and reducing fatigue;
(2) preventing disabilities resulting from home accidents;
(3) preventing illness due to cold, lack of sanitation,
and improperly prepared food; (4) conservation of eye­
sight; and (5) encouraging satisfying mental activities.
These goals must include consideration to the mental and
emotional needs as well as the physical ones--planning an
environment which encourages optimum physical and mental
health. Factors which may affect mental health are easily
overlooked; therefore, the following considerations must
be kept in mind:
1. It is to be expected that the older person will be confined to the house more than the younger one. It is necessary then, that his surroundings be cheerful, not drab and cramped. Good light, both daylight and artificial, can contribute to a feeling of cheer as can an open fire on a dull day. Details which are esthetically pleasing, such as good room proportion, are important. An outlook from the main living areas onto the street for viewing activities of the neighborhood is enjoyed by some oldsters.

2. Although companionship is important for this group, so is privacy -- privacy for napping or just being alone. Distractions and constant contacts will be fatiguing, fatigue being detrimental to both the physical and mental health with increasing age.

3. One might question the desire for a tiny, one bedroom house as it does not permit the necessary companionship with children, grandchildren or friends; nor is the radical or extreme style of house likely to be suitable. They may not be willing to experiment financially on new styles nor do accumulated possessions always fit in. Habits are well established and not likely to change; preferences and attitudes need to be carefully considered.

4. Provision must be made for details which encourage satisfying creative leisure-time activities. Gardening,
baking, making scrap-books, weaving, breeding dogs, writing, reading, sewing, and woodworking are but a few of the many possible activities that may prove satisfying. In planning, one may have to go many years back to discover an interest of youth which has been lying dormant but which "under proper handling may be fanned into a flame." (13, p.128) Each of the above requires special planning and emphasis since boredom is detrimental to mental health. Many indoor-leisure-time pursuits are untidy. By providing an area that can be closed off for these activities, greater participation is encouraged. The inclusion of adequate hobby space may be even more important to the older man than to the woman as she retains many of her household duties to occupy her time and interests.

Some of the bodily ills and discomforts which accompany aging can be retarded if minimum energy is expended in doing daily routines. Eating, sleeping and sanitation need to be given first consideration since they are the essential activities.

Minimum energy is expended in doing tasks when working surfaces are a comfortable height, when rest periods are taken frequently, when one sits to do lengthy tasks, and when distances between activity centers are short. These are desirable for all workers, but become essential to the older one, if a like amount of work is accomplished.
In applying these principles to work areas for the older worker, it is recommended that the following features be incorporated:

1. A rest center either in the kitchen or nearby; its value will be increased by its closeness to the work area.

2. A comfortable sit-down work surface in or near the food preparation center—a pull-out lap-board or similar arrangement is desirable.

3. A "garage" for a wheeled cart near the main work center to encourage its use in serving meals, distributing laundry, and other step-consuming tasks.

4. Arrangement of kitchen work centers into a U-shape to minimize walking but wide enough to permit two to work.

5. Full utilization of easy-to-reach storage spaces by means of vertical shelves, racks on doors, supplementary or step shelves, and drop bins.

It is believed that an efficiently planned kitchen will benefit the worker directly by minimizing fatigue and indirectly by influencing the quality of meals served. The Heart Kitchen, designed by the American Heart Association (2), contains valuable suggestions for the older homemaker as well as for the one handicapped by a heart disease. Using its principles may lessen the probability of her developing a defective heart.
In considering safety features, one must bear in mind that the older person is less agile. He falls easily and often needs a handy support to balance himself. His eyes and ears, formerly good indicators of danger, are now less reliable. Impatience or pride may lead him into household activities which he formerly accomplished without conscious effort but are now hazardous undertakings. The following features are recommended in planning safe homes for the older individual:

1. Floors without sills or "joints" between rooms; non-slippery; on one level.
2. Windows which can be entirely cleaned from inside.
3. Bars for supporting oneself at the tub and beside the bed.
4. Free wall space around the bed to eliminate the necessity of moving it to clean under or to make.
5. Direct passageway to doors.
6. Three-way switches for controlling lights within easy reach of the bed and by doors; away from the tub, bowl, and sinks.
7. A means of controlling the heating system near the bed.
8. Well-lighted medicine chest which can be looked into as well as reached into.
9. A low tub with non-slippery bottom, with removable seat.

10. Lights placed so that bulbs can be changed without climbing.

Good illumination provides cheer, increases safety and improves the quality of work, in addition to its value in conserving eyesight. The habit of utilizing minimum artificial light is a false economy in safety and toll on eyes for the older person. Glare and contrasts within the field of vision is as much a cause of eyestrain as insufficient light. Glare results when light is reflected from a shiny surface. The contrasts created when a small amount of bright light falls into a large dark area are fatiguing to the eye. For this reason, diffused light is necessary along with brighter, localized light. The following features are recommended to avoid eyestrain, to facilitate cleanliness and safety:

1. Inside walls need to be light in color but dull to have good light reflection without glare.

2. Indirect lighting used along with spot lighting.

3. Generous window areas with provisions for reducing sun glare, particularly in areas where the sky is dull much of the time.

4. A small night bulb will prevent total darkness in the house at night in case it is necessary to get up.
5. All work centers need both generous daylight and artificial illumination. This generally cannot be achieved with one central light fixture; light needs to shine directly on the work, if shadows are to be avoided.

6. Generous light and a magnifying mirror in the bathroom will facilitate grooming.

It is by considering many small details and a thorough understanding of the unique character of the older individuals that we will be able to construct homes adapted to them.
CHAPTER III

REVIEW OF LITERATURE

The history of housing our older citizens has not been a particularly illustrious one. Until very recently, the problem was either ignored altogether or little consideration given to what these people wanted or needed in this later period. All too frequently the tendency has been to push them aside from the main stream of human activity—to consign them to a dreary life of inactivity and uselessness, or, at the worst, to bleak institutions or even mental hospitals. (18, p.7)

The situation is not too surprising when one considers that only in comparatively recent years have we had sufficient population in the older age group to bring their needs sharply into focus. A review of the 1950 Census shows that there are now 12 million persons 65 years old and over in the United States, comprising 7.7 per cent of the total population. This is an increase from three million persons 50 years ago, with an estimated increase of seven to ten million more expected in the next 25 years. (21, p.1440) It is of interest to note that there are more women than men in this age group, and that over one-half of the women are widowed while only one-fourth of the men are. (7, p.19) These figures indicate
that the group is large enough to be of significance both socially and economically, and that living arrangements for a couple must be adaptable to change, since one or the other, probably the woman, will be left alone.

One solution to the housing problem, of course, is the combining of households of the younger and older family members, which often proves unsatisfactory for both. The sharing of a home by two or more generations is complicated by many factors. Frictions are created by differences in habits of work and sleep, and attitudes toward recreation and ways of raising children, to name a few. (14, p.11) Steiglitz (17, p.306) observes that "individualization becomes increasingly important as we grow older and divergence between individuals becomes greater." We would expect, then, that adjustments to living in a home with others, and especially those of a younger generation and faster tempo, would become increasingly difficult.

Eighty per cent of those 65 and over, as shown by the 1950 Census, maintain separate dwellings. (18, p.126) This fact and other evidence would seem to indicate that the preference of the older citizen is to remain independent as long as possible. We will do well to encourage this independent spirit, since "all available information indicates great benefit for the individual of continuing
Persons giving careful thought to this problem emphasize the value of suitable housing to the aging person, both physically and psychologically. They point out that "the environment of aging has a good deal to do with the extent to which the aging person may remain an active member of society." (18, p.9) Here, indeed, is a challenge to everyone concerned with the welfare of all groups in the population, since what affects one will also affect others. Such institutions as hospitals, perpetually overcrowded, could be relieved of some of the strain with more adequate provisions made for the care or self-help of the elderly person. He often may be more homeless than ill. And it soon becomes readily apparent that the problem is twofold: on the one hand, planning living accommodations for those who are economically and physically able to care for themselves and on the other, providing for those who require care. This study has concerned itself only with the former group.

How well housed are those who have been able to maintain separate living quarters? A 1950 housing survey estimated that "only about 64 per cent of the dwelling units occupied by non-farm households, headed by persons over 65, had a private toilet and bath, hot running water,
and were not dilapidated." (21, p.1441) To be sure, some elderly people may live in inadequate dwellings because of habit or because they have neither recognized their needs nor been able to adapt to changing circumstances, or just because it is "home." Undoubtedly, however, many live in these dwellings because they are financially unable to afford better, since retirement and a reduced income generally accompany aging. Statistics show that in 1950, 51% per cent of the families with heads over 65 years old had incomes of less than $2000. (12, p.1) It is obvious that in most communities it would be difficult to have much choice of housing on this income and most unlikely that it would offer much in adding to the comforts or cheer of the inhabitants; in short, not an environment that "will release the powers of self-help and mutual aid" nor "stimulate satisfying activities and give them scope." (18, p.133) Admittedly, finding a solution will not be easy, but an analysis of the problems seems to lead our efforts in either of two directions: encouraging couples to select their housing for their later years before earning capacity is lowered and/or making available suitable low-cost units in line with retirement incomes.

The effects of poor housing on the individual have not been clearly established, as few studies have dealt adequately with this question. Even less is known of the
effects that undesirable living arrangements may have on the older individual. From what is known of health, safety, and psychology, however, there seems little doubt that there is damage, to both the physical and the mental health. As one example, the Committee on Hygiene of Housing, in a national health survey conducted in 1935-36 to determine the effects of over-crowding, found that the excess of illness rate increased for the age groups 65 and over with the degree of crowding excess. (4, p.176)

The National Safety Council figures show that many oldsters are injured by accidents in the home—injuries by falling constituting the largest majority. (6, p.1) These falls may result from "a trip or a slip, any sudden or unexpected changes of floor level, or any changes in the slipperiness of the surface." These falls occur most frequently in "movement from one room to another or up and down stairs" and in the bedroom. It is assumed the bedroom is hazardous because more time is spent here than in other areas. Burns and poisonings rate high with falls as a cause of death among older people. Preventative measures can eliminate many of these hazards from the environment.

Although little is known of the psychological effects of poor housing on the older individual, one can expect a lowered morale if not actual damage to the mental health.
Chapin sees the possibility of over-crowding in the home causing the individual to resort to phantasy as a means of obtaining privacy. Other negative reactions to unsatisfactory living arrangements he has observed are feelings of inferiority, humiliation and resentment, frustration and anxieties about safety and sanitation. (5, pp.11,15) Although we lack proof that these reactions to housing are actually detrimental, there can be little question that "pleasant surroundings exert a profound effect upon human satisfaction." (3, p.4) The fostering of a positive attitude of cheer and contentment must be our goal in any planning.

Adequate housing for the oldster, then, is that which considers not only his physical needs influenced by general loss of vigor, diminishing eyesight and hearing, but his emotional needs as well. Investigation to date of what constitutes adequate housing for this period of life has emphasized the following: located near transportation and social resources, in non-segregated areas to avoid a sense of separation (21, p.1445); special consideration given to illumination, a higher level of temperature, a heating system requiring minimum physical labor to operate (11, p.527); and for safety, elimination of stairs and high thresholds, floors that are not slippery, and installation of electric rather than gas stoves (10, p.1).
It is important that we know the characteristics of the aging before we try to plan a "climate" in which they can ripen. Fortunately, sociologists and geriatricians now are able to define this period more clearly. Noted below are findings of pertinence:

"Depressions, fears, and self-depreciation, with loss of confidence in ability, may be increased or brought into prominence by fatigue." (13, p.95)

"The energy, capacity, and enthusiasm of youth are gone, and with them a degree of the ability to adjust to the complex and ever-changing circumstances of life." (13, p.97)

"Reasonable variety in mental occupation is a factor in retarding mental senility." (13, p.103)

"Age advances without work or when long-term illness reduces mobility; it may be hastened by the need for companionship." (18, p.8)

"There is more unhappiness and discontent from failure to know how to use leisure than because of physical discomfort or distress." (17, p.265)

"Grandparents, aunts, uncles have a role to play in the lives of children." (14, p.11)

"Common diseases of the period are handicapped hearts, high blood pressure, arthritis, diabetes, cancer and pneumonia—all complicated by obesity. Illnesses such
as colds and exposures are hazardous. Rheumatism and arthritis lead in causing non-fatal disability."
(1, p.253)

These statements will be interpreted in many ways, but they point the way toward a better understanding of and provisions for meeting the needs of this period.

Although the problem of meeting the housing needs of the aging population is mostly in the investigating stage, some action has been taken in providing quarters especially planned for the use of this group. Several public housing authorities across the country have set aside units for elderly people. Examples are Hartford Park and Admiral Terrace in Providence and Harrison Courts in Chicago. In 1951 the New York authorities directed that "at least 5% of all units in future state-aided public housing projects be built for and assigned to elderly people." (10, p.197) The Governor George Clinton houses, in that city, will reserve about 1300 units for their use. Not only do units of this type furnish housing for the elderly citizen, but, in some cases, these groups will constitute geriatrics laboratories in connection with hospital research. Regarding this plan, Mr. Herman T. Stichman, New York State Commissioner of Housing, states, "This program for the aging, the first of its kind to be instituted in connection with public housing, should do
much to lengthen the period of maximum enjoyment of human faculties." (10, p.198)

Definite plans are being carried forward to meet this heretofore neglected need by several state programs. It is heartening to note, also, that private groups are forming. One such is the Detroit Corporation for Housing the Aged, a group of private citizens formed to determine the best methods and techniques for housing their oldsters. Some form of subsidy is planned with money to be raised by private funds. (10, p.198)

From the above we see, then, a beginning of things being done for the aging person; let us hope that through education and encouragement, we can stimulate equal progress in accomplishment by the oldsters themselves in meeting their problem.

Since the problem is, in part at least, an economic one, consideration needs to be given to helping this group finance adequate housing in addition to the planning of it. It is to be expected that there may continue to be a need for public funds. The stigma of subsidy, however, may be distasteful to some elderly persons, and thwart a desire for independence. Several sources of investment capital which could, perhaps, be obtained at low interest rates to investigate are the following:
1. Insurance companies.
2. National and local foundations.
3. Churches.
4. Special state and municipal funds that may become available.
5. Labor welfare funds.
6. Old Age and Survivors trust fund, if amended.

These funds are now invested in Treasury notes at 1 7/8 to 3 per cent interest. This source of capital is used in many other countries. (18, p.136)

In conclusion, the increasing numbers of older citizens can enjoy a fuller life through a planned environment; an environment which considers their financial, physical, and psychological requirements. They will need help, in some cases, to prepare for this period early and to face their problems realistically. "Individuals, particularly those in middle life, can do a great deal more than they are doing to fit themselves for their own old age by seeking medical advice early and often and by intelligent preparations for the best use of the years that have so recently been added to their lives." (1, p.254)

"It may mean national tragedy unless the long life can be made the good life." (1, p.250)
CHAPTER IV

METHOD OF PROCEDURE

In Brief

A couple well-known to the investigator were selected as "typical," to serve in developing a house plan based on an analysis of the needs and preferences of the two of them. This plan was evaluated by 20 couples in this area to determine its suitability to the requirements of a representative group of couples in the past middle life age group.

Description of "Typical" Couple

The individuals comprising this couple are in their mid-fifties, in moderately good health with no known chronic disorders. They enjoy a better-than-average income from business interests and farm property. The man is not actively engaged in business enterprise but serves in a supervisory capacity.

The house in which they now live is at least 50 years old. It is a two-story house set about eight feet above ground level over a "high" basement. The top floor is used only for storage; the basement houses the heating plant, laundry equipment, canned food, inside drying lines, and provides storage for seldom-used articles. The
first floor is divided into two bedrooms, a den-office, bathroom, living room, dining room, and large kitchen. The kitchen door, located near the garage and parking area, is used as the major entrance, which necessitates walking through the kitchen and living room to get to all other areas. Rooms are small, except for the kitchen. Minor changes have been made since their occupancy, including the installation of a warm air heating system and raising the height of kitchen work surfaces. They have lived in this house approximately 12 years. Experience in planning or selecting dwellings to fit their particular needs has been limited.

The lot on which this dwelling stands is located six blocks from the center of Lebanon, Oregon, a rapidly-growing community of about 5800, thriving on farm and forest products. This site is flat and ordinary, distinguished only by its large size, approximately 150 feet by 310 feet, and its sentimental value to the owner, as the present house, described above, was his grandfather's home. Part of the area is used for vegetable and flower gardens and some berry bushes and fruit trees.

Other personal data and activities which characterize this couple are:

1. He has a farm background which is apparent in his interests and attitudes.
2. Both have conservative tastes and spending habits.

3. They are sociable and hospitable, with close family ties and community activities, so that there are frequently casual visitors in the home.

4. Semi-formal dinners are frequently served to family and business associates in groups of eight or ten.

5. Leisure time is spent in reading, letter writing, and similar passive activities. Neither have hobbies in which they actively engage except for limited gardening. Much of the homemaker's time is taken up with cooking and other homemaking pursuits.

Analysis of Needs

Interviews were conducted informally, to obtain, first of all, an over-all picture of proposed future way-of-life, use of dwelling site and preferences in housing features. From this, a sketch was submitted for approval to help visualize the preliminary discussions. Much of this plan was discarded, principally because they objected to the living areas facing the rear garden rather than the street. It was then possible to develop a "goose-egg" plan (20, p.350), since relationships were becoming more clear. A stock plan was found which incorporated some of the features and relationships desired and served as a basis on which to proceed.
The next step was the conducting of a series of interviews with the couple for the purpose of gaining detailed information on space requirements to be determined by activities and items to be stored. This information was gained both by questioning and by observation. In the final analysis, however, the investigator had to rely on familiarity with the couple's mode of living in making determinations, because they were not able to think objectively in terms of living spaces other than those already occupied. The minimum adequate standards for work areas and storage as established by Wilson and others (9, 19; 22) were selected with the belief that these standards would meet the needs of the older woman whose activities likely will decrease and would reduce floor area, particularly in work centers.

An analysis of these interviews resulted in a set of limitations which are recorded below:

A. Limitations due to the factor of aging:

1. All areas to be on one level to avoid stairs; already aware of the effort of climbing.

2. Need for compactness and ease of maintenance.

3. Plenty of heat, especially near the floor.
B. Limitations due to preferences:

1. Good traffic circulation, particularly a close relationship between front entrance and kitchen "to avoid going through other rooms to get to the front door."

2. A dining room which can be expanded to seat 12 at family meals.

3. A large master bedroom in which large-scale bedroom suite, already owned, can be used.

4. "Plenty of closet space."

5. A guest bedroom, used only for guest sleeping.

6. A den-office as a retreat for men guests who may come in their work clothes, located "off the garage." This statement was interpreted to mean it should have an entrance separate from other room areas.

7. A view of the street and passersby from the main living areas.

8. An attractive space in the kitchen for eating, as all but guest meals will be served here.

9. Consideration given to space for furniture kept for sentimental reasons, e.g., piano.
10. Sufficient unbroken wall spaces to permit rearrangement of furniture.

11. Laundry area near the kitchen.

12. Old sewing machine used only for mending to be hidden in closet.

13. Special storage for about 200 full and empty quart jars used in canning, for vases and flower arranging materials, for brooms and cleaning supplies, and for linen and bedding with an opening into the bathroom as well as into the hall.

14. Economical in construction and conservative in design.

15. Fireplace desirable but not essential.

C. Limitations set by site and orientation:

1. Dwelling to be situated on the southeast corner of the lot occupied by house in which they now live. Main living areas are to face east and main street.

2. Need for turn-around from garage and off-street parking, as north-south street is well traveled and family car is used constantly.
Development of House Plan

A basic philosophy and objectives for planning for this age group was given in Chapter II, Standards. Below is a brief description of decisions made in determining relationships of room areas and in planning individual rooms to clarify the reasons for designing the plan, as finally developed:

General

1. Main entrance and garage entrance needed to be in close relationship since guest parking and garage driveway are logically combined.

2. Service entry on the front facilitates delivery from the drive.

3. Outline of house needs to be kept fairly simple for sake of economy; an ell wing on the south protects the front door from driving winds and rain.

4. By placing the garage on the north no sunlight is lost in living areas and will serve as a noise baffle for neighboring house.

5. The plan is flexible as the den and garage areas may be omitted without making alterations in the design.
**Living room**

1. By placing on the southeast corner, advantage can be taken of south light and at the same time, maintain a view of the major street.

2. The size was determined by activities and amount and size of furniture.

**Dining room**

1. Flexibility is an important consideration in this area if the space is to be fully utilized. By the use of an accordion-type wall, the room can be entirely closed off when used for purposes other than dining or the wall pushed back and table extended into the "hall," if necessary.

2. It is readily accessible to kitchen for serving by means of pass-through above kitchen counter, passageway through door, or by use of a wheeled cart.

**Kitchen**

1. Provision is made for an eating center which can be screened from preparation area, if desired.

2. A rest center has been included to encourage companionship and conservation of energies.

3. The area between counters is wide enough to permit two to work.
Utility room

1. Laundry center is placed near door to outside drying area and near kitchen, but is not visible from main kitchen area.

2. Space is provided for an upright food freezer, and storage of sewing machine and ironing board.

3. Flower arranging materials are located near the tub.

4. This area can be small and flexible since the activities carried on here are likely to be reduced.

Den-office

1. Must be easily accessible from garage and parking area.

2. Incorporating a bath will increase the usefulness of the area.

3. Its location makes it usable as a "shut-off" hobby area, a small rental, employee's quarters, or additional guest sleeping.

Bedrooms

1. Placed on the rear, away from street noises and street lights.

2. The bed can be placed against any of three walls, in the master bedroom.
3. Each closet in the master bedroom contains 57 inches of rod hanging space.

As the plan developed, an architect and engineer were consulted. They offered helpful advice on technical details of heating, plumbing and economy of lay-out.

Survey of Representative Couples

Selecting the Sample. The basis for selecting the couples to serve as a random sample was that each be over 50 years of age, maintain a home by themselves, reside in Benton or Linn counties, and, of course, be willing to cooperate. Contacts with those meeting the qualifications were made through the Extension Service, ministers, and other individuals familiar with the population. Because no attempt was made to limit other factors, they represent many income and occupational groups, live in both town and farm communities, rent and own their homes, have little or much experience in building, and enjoy various degrees of health.

In order to standardize interview technique and questionnaire, a pilot study was conducted at which both the man and wife were requested to be present. As a result of this pilot study, it was found that the husband made few contributions; hence, for purposes of convenience, his presence was not requested for the survey. In some instances, however, both did participate in the interview.
Method of Obtaining Data. Data were obtained by personal interviews, conducted in the home of the 20 couples selected. Information gathered about the couple's personal history was recorded on the Personal Data Sheet (see Appendix A) at the time it was being given. These questions were a means of gaining information; they also served to focus attention on house planning.

After obtaining this information about personal history and reactions to present housing, the house plan, drawn to one-fourth inch scale and mounted, was displayed. The homemaker was "taken through" the house to explain details. The investigator's comments about the plan had been standardized during the pilot study. The homemaker's reactions to the plan were recorded on a Record Sheet (see Appendix B) after leaving the home.

This method of obtaining data required an average of one hour and ten minutes for each interview.
CHAPTER V

RESULTS AND ANALYSIS OF DATA

The data obtained from the interviews of the 20 couples are analyzed on the following pages, by income and age, as those things may have influenced preferences. It is believed that preferences on the whole, however, are based on past experiences with housing, and may be at considerable variance with actual need. Since preferences are an important aspect in planning one's dwelling, they are, nonetheless, significant.
Table 1

Ages of Men and Women in Selected Group

<table>
<thead>
<tr>
<th>Years of Age</th>
<th>Men</th>
<th>Women</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>No.</td>
<td>Per cent</td>
</tr>
<tr>
<td>50 to 55</td>
<td>3</td>
<td>15</td>
</tr>
<tr>
<td>56 to 60</td>
<td>4</td>
<td>20</td>
</tr>
<tr>
<td>61 to 65</td>
<td>6</td>
<td>30</td>
</tr>
<tr>
<td>66 to 70</td>
<td>4</td>
<td>20</td>
</tr>
<tr>
<td>Over 71</td>
<td>3</td>
<td>15</td>
</tr>
<tr>
<td>Total</td>
<td>20</td>
<td>100</td>
</tr>
</tbody>
</table>

*One woman did not report age.

The age of the woman is of significance since she carries most of the responsibility for maintenance of the home. Nine of the women were between 50 to 60 years old; ten were 61 to 76 years old. In analyzing data, the one woman not reporting will be classed in the younger group. Seven men were over 66 years of age, an age commonly associated with retirement.
Table 2

Annual Income of Selected Couples

<table>
<thead>
<tr>
<th>Group</th>
<th>Annual Income</th>
<th>Number of Couples</th>
<th>Per cent of Total Couples</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$1500 to $2500</td>
<td>4</td>
<td>20</td>
</tr>
<tr>
<td>2</td>
<td>$2500 to $3500</td>
<td>2</td>
<td>10</td>
</tr>
<tr>
<td>3</td>
<td>$3500 to $4500</td>
<td>3</td>
<td>15</td>
</tr>
<tr>
<td>4</td>
<td>$4500 to $6000</td>
<td>2</td>
<td>10</td>
</tr>
<tr>
<td>5</td>
<td>$6000 to $10,000</td>
<td>7</td>
<td>35</td>
</tr>
<tr>
<td>6</td>
<td>Unknown*</td>
<td>2</td>
<td>10</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>20</td>
<td>100</td>
</tr>
</tbody>
</table>

*Two couples did not report income.

The mean income of the 18 couples whose income was reported is $4500. Twenty per cent of the couples reported an annual income of less than $2500 while 35 per cent of them reported income above $6000. The other 35 per cent have incomes ranging from $2500 to $6000.
All men reporting incomes of less than $2500 a year were 65 years of age or older; none of the younger men reported income in this low group. Of the six men over 65 years of age reporting income, five of them have an annual income of less than $3500. The two men not reporting income were 65 years of age and 75 years, respectively.

<table>
<thead>
<tr>
<th>Annual Income</th>
<th>50-55</th>
<th>56-60</th>
<th>61-65</th>
<th>66-70</th>
<th>Over 70</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1500 to $2500</td>
<td></td>
<td></td>
<td></td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>$2500 to $3500</td>
<td></td>
<td></td>
<td>1</td>
<td></td>
<td>1</td>
</tr>
<tr>
<td>$3500 to $4500</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$4500 to $6000</td>
<td></td>
<td></td>
<td>1</td>
<td></td>
<td>1</td>
</tr>
<tr>
<td>$6000 to $10,000</td>
<td>2</td>
<td>2</td>
<td></td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Location of Dining Space</td>
<td>Income $1500 to $2500</td>
<td>$2500 to $3500</td>
<td>$3500 to $4500</td>
<td>$4500 to $6000</td>
<td>$6000 to $10,000</td>
</tr>
<tr>
<td>--------------------------</td>
<td>------------------------</td>
<td>----------------</td>
<td>----------------</td>
<td>----------------</td>
<td>-----------------</td>
</tr>
<tr>
<td>Separate dining room</td>
<td>3</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>5</td>
</tr>
<tr>
<td>Dining room-kitchen combination</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>Dining room-living room combination</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>Dining room-living room-kitchen combination*</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>3</td>
</tr>
</tbody>
</table>

*Sometimes referred to as an "open plan."

The separate dining room was most popular, 65 per cent of the women signifying a preference for this arrangement. Five of those preferring the separate dining room were in the below $4500 income groups and seven with incomes above $4500 favored it, as did one whose income is unknown. Income does not appear to be a factor in preference. If this space is to be combined with another area, individual preference will need to determine with which area it is to be combined, since choice was evenly divided; three would combine dining activity in the kitchen area, and two each would place it in living room or make a combination of all three areas.
Eighty per cent of those women 61 years and over designated a preference for a separate dining room; age, then, appears to be a determinant in choice, the older woman favoring this arrangement more than the younger one. This dining space would be in addition to that provided in the kitchen. Two in the over 61 age group would combine with another area while six would in the younger age group.
Table 6
Preferences for Number of Bedrooms by Age of Homemaker

<table>
<thead>
<tr>
<th>Bedrooms Desired</th>
<th>Years of Age</th>
<th>Total Number Desiring</th>
<th>Percentage of Total Group</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>50-60</td>
<td>Over 61</td>
<td></td>
</tr>
<tr>
<td>Two bedrooms only</td>
<td>2</td>
<td>3</td>
<td>5</td>
</tr>
<tr>
<td>Two bedrooms plus extra sleeping space</td>
<td>6</td>
<td>7</td>
<td>13</td>
</tr>
<tr>
<td>Three bedrooms</td>
<td>1</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>One bedroom plus extra sleeping space</td>
<td>1</td>
<td>0</td>
<td>1</td>
</tr>
</tbody>
</table>

Sixty-five per cent of the women desired additional sleeping space over that provided by two bedrooms. A den was most often mentioned as the area in which they would like this extra sleeping equipment. Age does not appear to be a factor in determining the amount of sleeping space desired, since 30 per cent of the 50 to 60 age group and 35 per cent of the 61 years and over preferred more sleeping space than that provided by two bedrooms.
Table 7

Analysis of Preference for Two Plus Bedrooms by Income

<table>
<thead>
<tr>
<th>Income</th>
<th>Total Number in Income Group</th>
<th>Number Desiring Two Plus Bedrooms</th>
<th>Percentage of Total in Income Group</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1500 to $2500</td>
<td>4</td>
<td>1</td>
<td>25</td>
</tr>
<tr>
<td>$2500 to $3500</td>
<td>2</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>$3500 to $4500</td>
<td>3</td>
<td>2</td>
<td>66.3</td>
</tr>
<tr>
<td>$4500 to $6000</td>
<td>2</td>
<td>2</td>
<td>100</td>
</tr>
<tr>
<td>$6000 to $10,000</td>
<td>7</td>
<td>6</td>
<td>85.7</td>
</tr>
<tr>
<td>Unknown</td>
<td>2</td>
<td>2</td>
<td>100</td>
</tr>
</tbody>
</table>

Of those women in the $1500 to $4500 income level, 33.3 per cent desired two plus bedrooms; 88.9 per cent of those with incomes above $4500 favored this amount of space. This would seem to indicate that income is one factor in preferences for additional sleeping space.
The den would be included, in addition to two bedrooms, by 13, omitted by six, and one would "like to have, if possible." The uses which were suggested for this area included use as a study or hobby area for the husband, as additional guest sleeping space, as an auxiliary living room for the two of them, and as a rumpus room for grandchildren. One commented that it could become quarters for the one left if he desired to rent the main house. All liked the location with its close relationship to the garage, the garden, and the kitchen. All those desiring the den would include the bathroom; three, however, would reduce it to a partial bath. In addition to its use in connection with the den, several commented upon its good relationship to the kitchen.

The utility-laundry room would be located on the first floor by 15 of the women, three preferred the basement for this activity. (These three do their laundry in the basement in their present houses.) One pointed out that although she would want a first floor utility room, this location used a garden view better reserved for living areas.

All women indicated that some storage is needed for canned and preserved foods, a "cupboard" often indicated as sufficient. There was a general feeling expressed that this activity was definitely becoming less as they advance
in age. With the possible exception of the fruit storage, none indicated that storage provisions should be smaller. Definite provisions for storage of sewing equipment and supplies was the expressed desire of nine women; there was little agreement as to where this activity might be carried on, but the guest bedroom and utility room were mentioned more frequently than the dining room or kitchen.

A place for serving meals in the kitchen was popular. Nineteen of the 20 women interviewed expressed a preference for this feature. Many of them stated that all meals except guest meals would be served here, the dining room to be used only when there were guests. Very few had had experience with a U-shaped kitchen or with a resting area, as provided by a couch; they were, therefore, unable to express a preference regarding these features.

The majority, or 15, favored the size of the living room as shown on the plan, while four would increase its length two to four feet, and none wanted it smaller. Such comments as "I like a feeling of spaciousness," "plenty of space is needed for entertaining," "room is needed to walk about without bumping into furniture," "a larger area is easier to clean," accompanied their expressions of preference. Sixteen would include a fireplace, two would not, and two made no comment. Nine women indicated they would prefer the living room facing the street, five preferred
reversing the plan so that this area would face a garden view in back, for privacy, and six made no comment. It is questionable here whether it was a view of the street that was desired or whether it was important that the living area definitely be placed on the street side. Perhaps a plan which incorporated both a street and a garden view would have been more satisfactory to some.

The placing of all areas on one level was preferred by 15, five would add a basement and none wanted a two-story plan. Those desiring a basement indicated that it would be used for indoor clothes drying, housing for the furnace and storage, and some would provide a woodworking bench and play area for grandchildren here.

None indicated a desire for a porch for, as some stated, "it is too hard to keep clean." Eleven would add a terrace, patio, or "sun pocket," protected from the wind, in close relation to the kitchen for serving meals, and screened from public view.

Summary of Results

The group interviewed represented a broad income range with the older couples having the lower income as might be expected. The homemakers' ages were evenly divided between the 50 to 60 age group and the over 60
group. Less than half of the couples have reached retirement age.

In evaluating the house plan, the majority felt that the plan would meet their present and future needs very well. A majority of them expressed a need for the following areas for themselves:

A living room at least as large as the one shown;
Two bedrooms with provisions made for additional sleeping in an area other than the living room;
A separate dining room;
An additional eating space in the kitchen;
A first-floor utility room;
An additional multi-use room, designated on the plan as den;
Arrangement of areas all on one level;
A variety of planned storage areas.

Neither income nor age of the homemaker was consistent as a factor affecting preferences. It is unknown what effect past housing experience may have had in expressing preferences, nor is it definitely known what part the number and nearness of younger family members may have had.
CHAPTER VI

RECOMMENDATIONS

Any planning done with the group needs to be preceded by an educational program which emphasizes the importance to its present and future well-being of a safe, sanitary and simplified environment and the necessity of a changed attitude toward what constitutes acceptable standards of housekeeping, entertaining, and optimum use of leisure time.

In terms of housing, specifically, education is needed in using available house space to the fullest. Maximum use will result when furnishings and storage facilitates are chosen which encourage multi-use of all areas. The inclusion of a separate, seldom-used dining room may not be realistic unless it is so planned that it can become, for example, a sewing room or a study. Consideration to the furnishings, with an emphasis on easy-to-maintain surfaces as well as multi-use of areas, needs to be given as much attention as space and room relationships. For this reason, selection is best based on suitability rather than solely on sentiment for accumulations of the past.
Much more study is needed before the problem of adequate housing for the later period of life can be met. Recommended for consideration are:

1. New means need to be found of convincing people of the importance of housing as an investment in a richer, fuller life.

2. A determination of comfortable working heights for the older woman whose height and ease of bend may become lessened.

3. Time and motion studies of the older worker are needed to determine additional safety features and use of body as it differs with age.

4. Studies of how the retired couple spend their time will aid in determining frequency of use of house space with the result that their housing needs can be better met.

5. Research is needed to find ways of reducing housing costs by other means than reducing floor space.

6. Manufacturers need to be encouraged to provide equipment and materials essential to the comfort and safety of the aging individual.
CHAPTER VII

CONCLUSIONS

1. We see that the amount of house desired by the older couple is at variance with amount of income available for building. If this house is built while financially able and younger, it may not meet the needs of the later period. If it is possible to build after retirement, the attitude may be it is too late to make that effort. The solution to this dilemma may be found in educating people to prepare for this later period earlier and in helping them look at the future realistically. Many in the mid-life group doubtless still have aging parents whose problems could be used as a basis for their own planning for the future.

2. The older homemaker is more concerned with house space as it affects appearance and comfort than with its relationship to her ability to maintain it. She does want adequate storage convenient to activity areas, direct circulation routes, and work areas adjacent to each other as a means of facilitating this maintenance. A one-level plan not only eliminates the effort of climbing stairs but can mean a close relationship of all areas of the house.
3. A minimum house for a couple in this age group will include two bedrooms: both may be needed for themselves as sleeping habits become more erratic; necessary companionship will be met by having guests, and some part-time space for hobbies incorporated--space which can be closed off if activity is unsightly.

4. The amount of house space desired by the older couple may indicate that ideas of what constitutes adequate space are changing. This house, while adequate for the grandparents, would be minimum housing for the family with children, by this standard. It is likely, too, that the older couple desired some of this space in order to encourage younger family members to spend part of their time with them.
BIBLIOGRAPHY


16. Regional climate analysis and design data; the house beautiful's climate control project 12, Portland, Oregon area. (n.p.), American institute of architects, 1951. 16p.


PERSONAL DATA SHEET

I. Personal Data

Age: Husband ________ Wife ________

Income: $1500 to $2500 ________
$2500 to $3500 ________
$3500 to $4500 ________
$4500 to $6000 ________
$6000 to $10,000 ________

Occupation: Husband ________ Wife ________

II. Present House

Do you own _____ rent ____ this house?

Approximate age of house ________

Features liked most about present house?

Features liked least about present house?

Did you build, or plan the building of, this house yourselves?

Is your home used in any way to produce income, or do you expect it to be later?

As far as is known now, do you intend spending the rest of your days in this house?

III. Health Status

Do either of you have a chronic disorder or disability? If so, who and what?

What injuries resulted from accidents in the home during the past year? Where did they occur?

IV. Leisure-time Use of Home

List leisure-time activities, hobbies, collections, etc. that either of you enjoy doing at home, or expect to be doing as you have more leisure. (Consider winter and summer pursuits, things done alone, together.)
RECORD SHEET

Record preferences—yes, no, indifferent, adding comments as pertinent.

**General**

One floor:
Number of rooms:
Shape of house:
Relationship with street and/or with lot:
Location (near down-town):
Entrance hall:

**Living room**

Fireplace:
Size:
View:
Suggested changes:

**Dining room**

Separate:
Size:
Other uses:
Suggested changes:

**Kitchen**

Arrangements:
Size:
Eating space:
Resting space:
Location:
View:
Suggested changes:

**Bedrooms**

Two:
Sizes:
Location:
Suggested changes:

**Den**

Would include:
Probable uses:
Location:
Own bath:
Suggested changes:

**Bath**

Size:
Other comments

**Garage**

Desire:
Size:
Added uses:

**Porch**

Desire:
Location:

**Utility**

Desire:
Location:
Size:
Suggested changes:

**Storage**

Desire—Broom closet
Linen closet
Books
Fruit room
Wood
Dining room drawers
Garden tools

**Other:**