

NEW

F. E. GIVENS
BOX 217
ATLANTA, ILLINOIS

Modern Ranch

HOMES



... for town or country living !

West Side Coal & Lumber Co.

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BLOOMINGTON, ILL.

Modern

Ranch

HOMES

As the homebuyer's number one modern living choice, the ranch home continues to enjoy the unparalleled popularity gained throughout the years.

The factors contributing to its popular acceptance are many. As a result of practical one-story planning, the typical ranch house provides the ultimate in efficiency and livability.

It features long, low, rambling lines, a generous use of glass for an abundance of sunlight and ventilation, plus eye appeal that is perfect for town or country.

Today's buying public not only seeks a home that assures the above factors, but also a home of better quality, better materials and labor. Thus, it is our pleasure to present these homes for your future happiness, with the knowledge that each will give you and yours the utmost in dollar value and satisfaction.

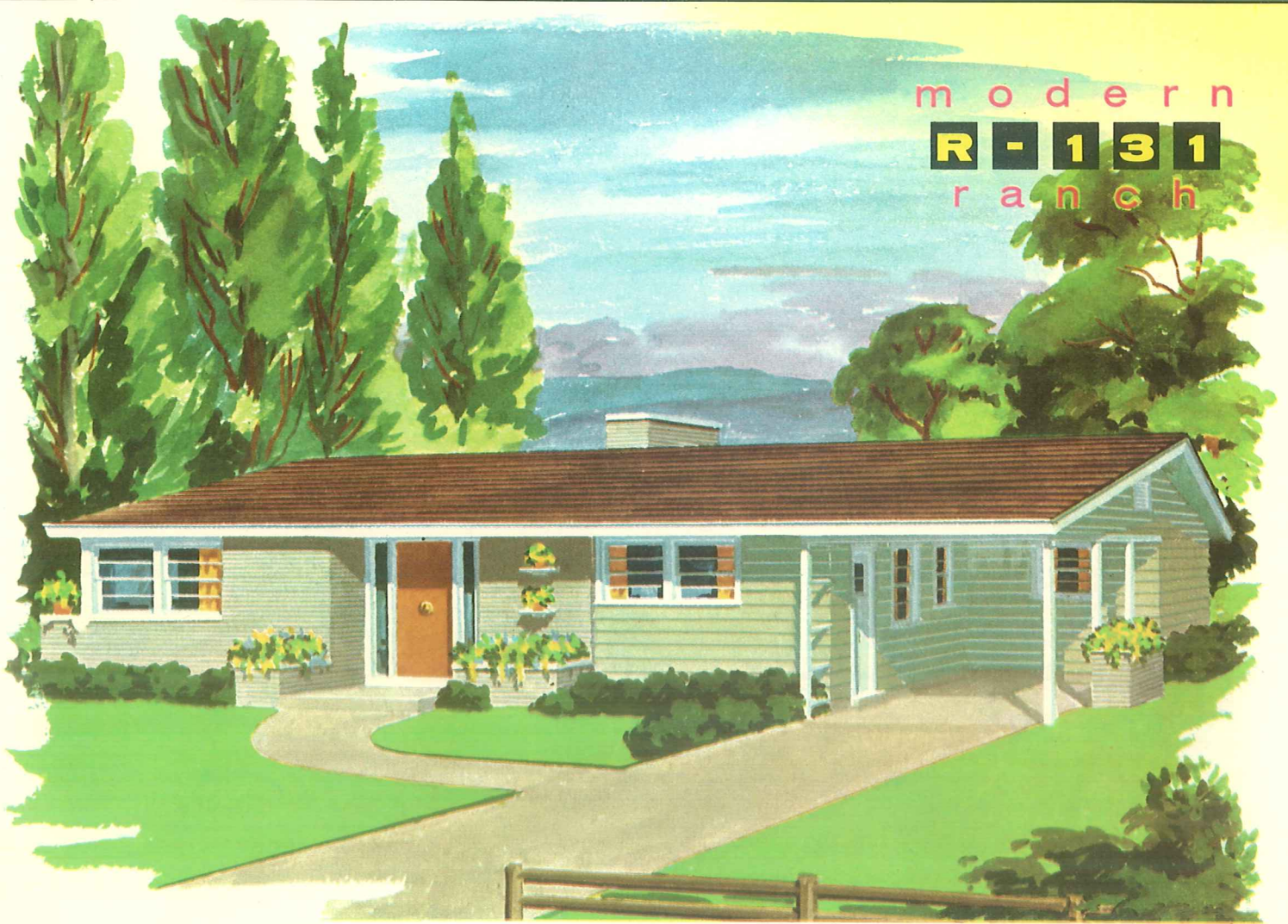
The ranch homes featured in this book range from 1,000 to 1,600 square feet with the bulk of them falling into the popular 1,200 to 1,300 square foot group. Likewise each design is planned for economy in construction by:

1. Efficient engineering of plans for use of stock lumber sizes, panels, standardized materials and equipment.
2. Dimensioning of plans in accordance with modern modular concepts.
3. Designing for use of modular millwork and other modular-coordinated products.

As experienced specialists, we will gladly welcome the opportunity to counsel with you in the planning and building of your new home. Call or visit our office today.

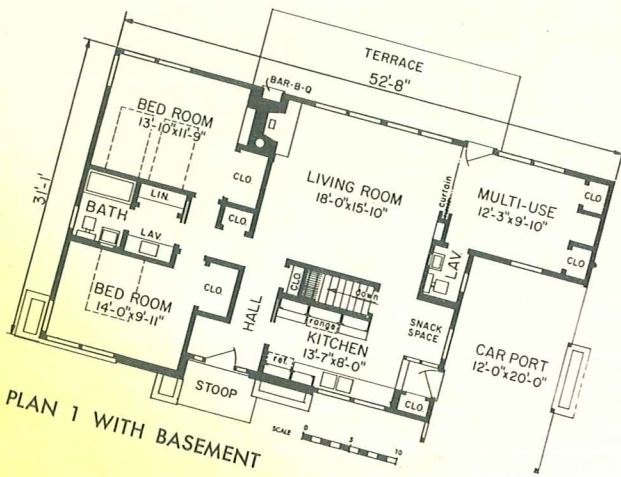
for town or country living !

modern
R-131
 ranch



terrace and multi-use room highlight this plan

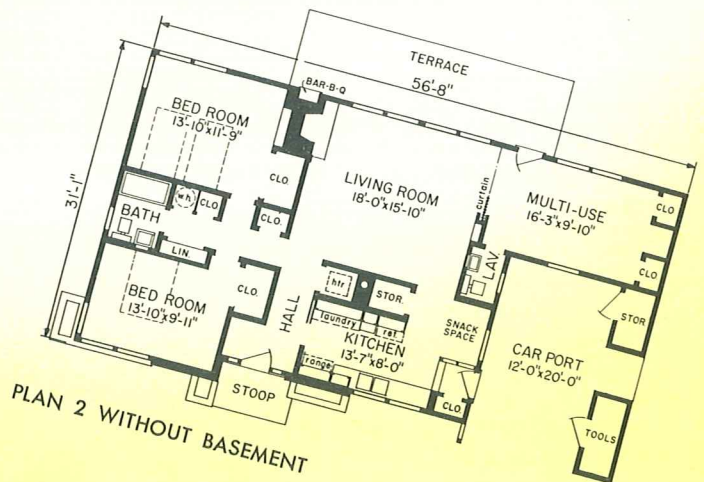
Although compact in design, here is a ranch home that will give you big dividends in living comfort. The garden view living room, toward-the-street kitchen and a bath with vanity are comfort features often desired by today's homemakers. An indoor-outdoor fireplace arrangement and carport complete the plan.



PLAN 1 WITH BASEMENT

DATA

Living Area, Plan 1—1,325 sq. ft., Plan 2—1,368 sq. ft.



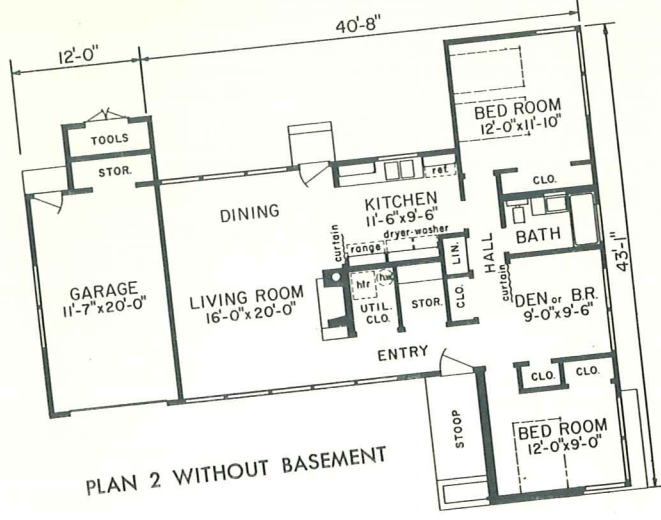
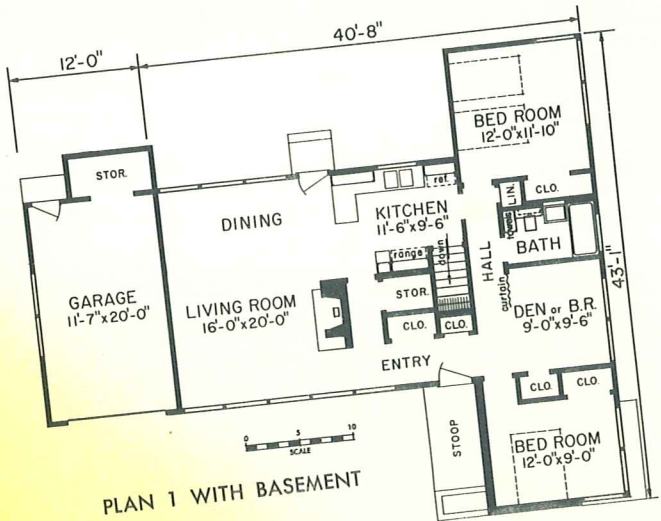
PLAN 2 WITHOUT BASEMENT

modern
R - 132
 ranch



a modern trend exterior with open plan interior

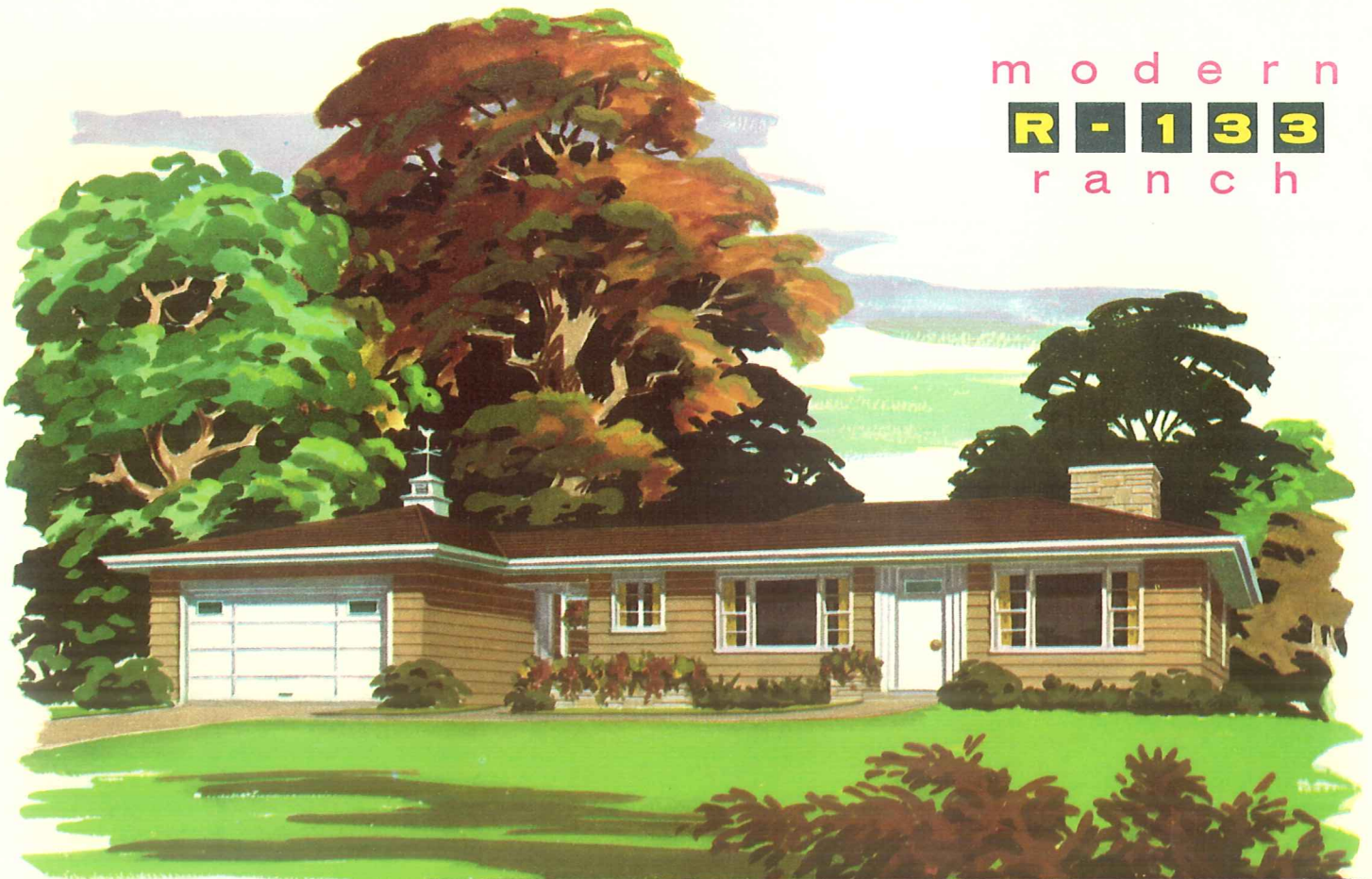
A combination of low pitch roof, vertical siding and brick creates the eye-catching appeal of this home. The living-dining area and kitchen demonstrate the now popular "open-planning" trend. Included in the plan are two bedrooms and a third room which can serve as den or bedroom, if desired. Here is truly a modern, better living home.



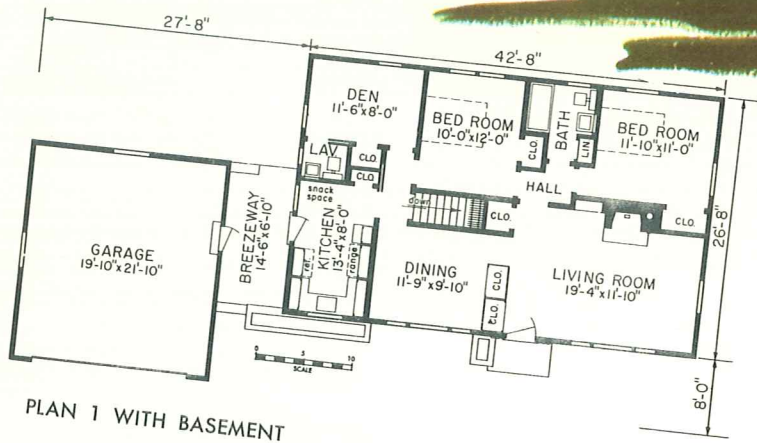
DATA

Living Area, Plan 1 or 2—1,123 sq. ft.

modern
R - 133
 ranch



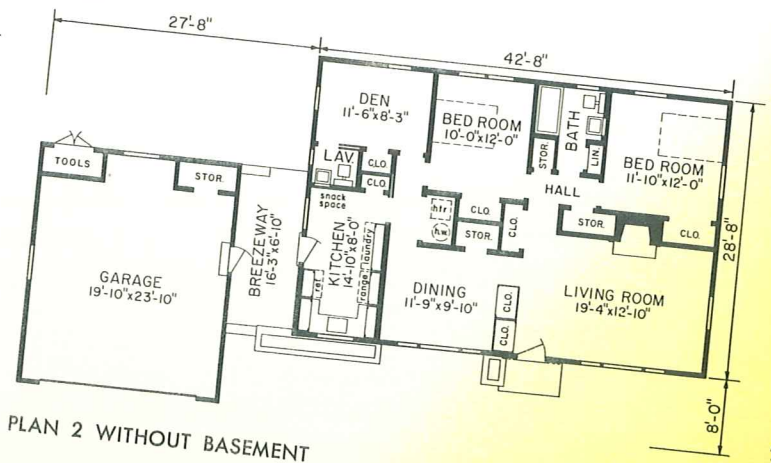
featuring a den and bath and a half



A pleasant exterior with large picture windows in living room and dining room, plus a comfort planned interior makes this an ideal home for the small family. The floor plan also includes two bedrooms and an energy saving kitchen with snack space. Breezeway and garage add to the beauty of the home.

DATA

Living Area, Plan 1—1,133 sq. ft.,
 Plan 2—1,218 sq. ft.



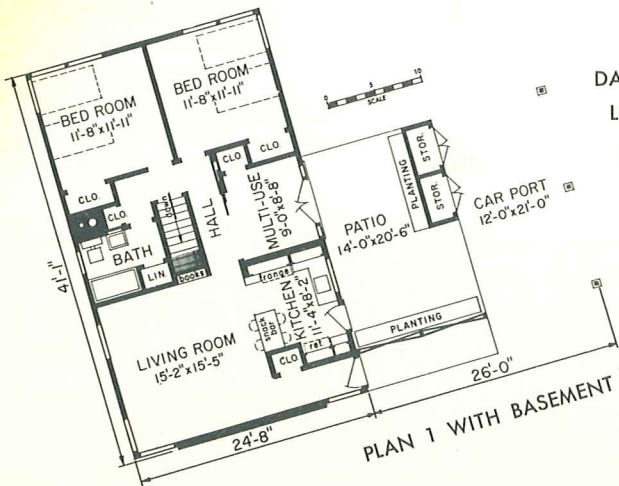
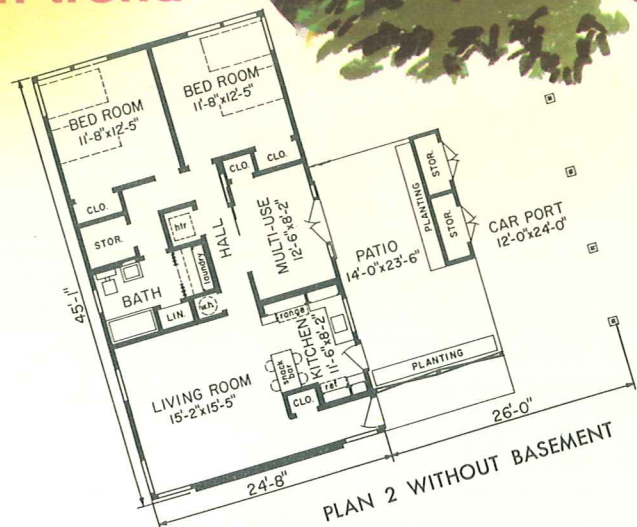
Blueprint plans are available for all homes illustrated in this book either as shown or in reverse position, if desired. Let us serve you now.

modern
R-134
 ranch

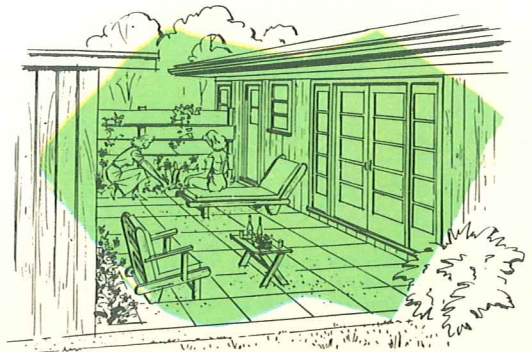


a ranch design in the modern trend

Low pitch gable roof on the house, flat top carport, the combination of brick and vertical siding on the exterior and the unique floor-to-gable window arrangement in the living room are features that give this two bedroom design the modern look. Multi-use room and adjacent patio add to the comfort of this easy-to-live-in home.

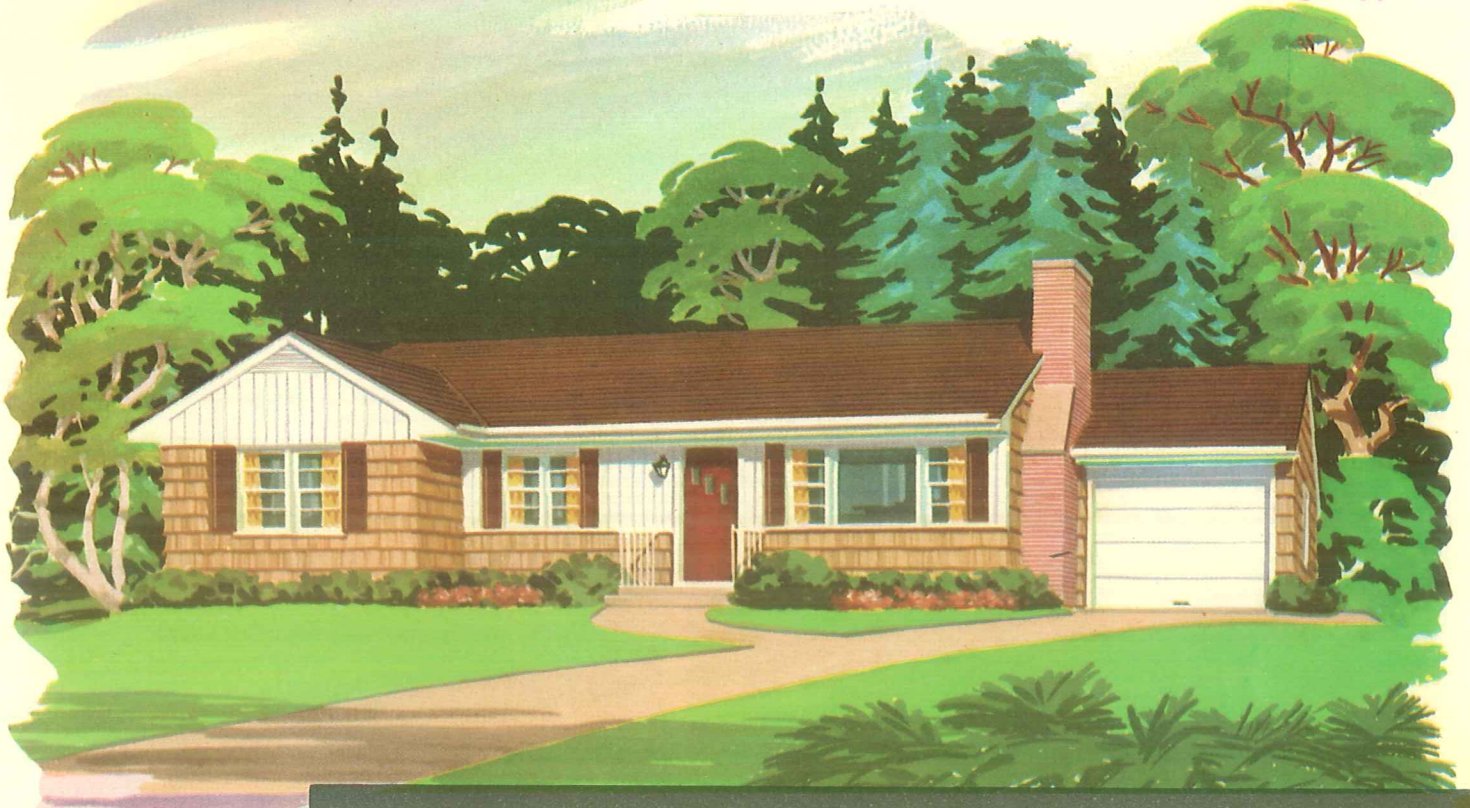


DATA
 Living Area,
 Plan 1—1,000 sq. ft.,
 Plan 2—1,097 sq. ft.



View of Patio

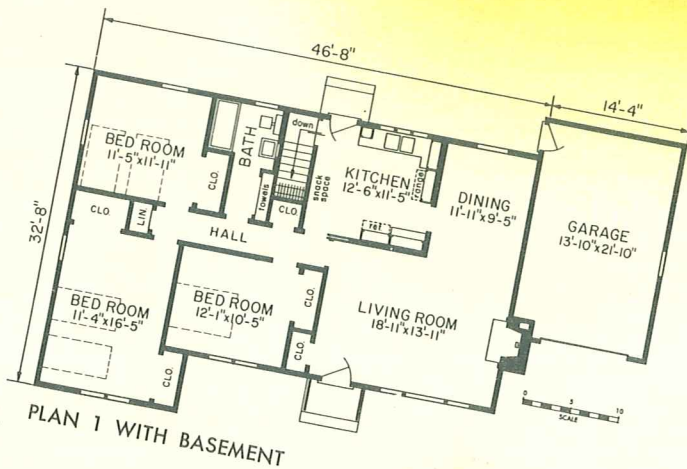
modern
R - 135
 ranch



a leisure living home for the larger family

Here is a ranch home with attached garage that provides every practical living comfort!

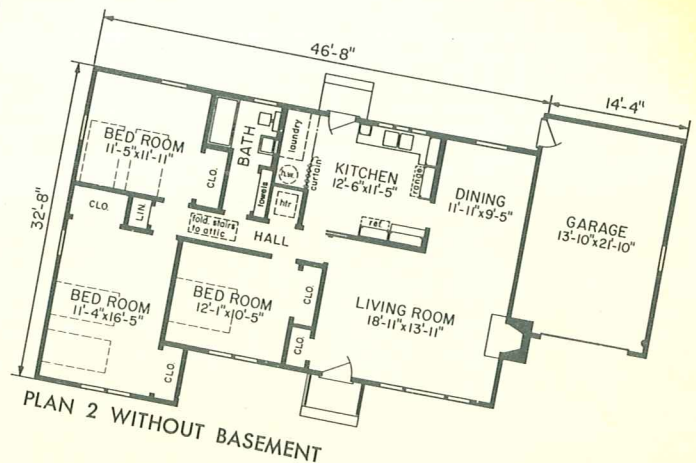
- Three bedrooms with plenty of closet space
- Large living, dining and kitchen facilities
- Well planned traffic pattern that makes every room in the home easy to reach



PLAN 1 WITH BASEMENT

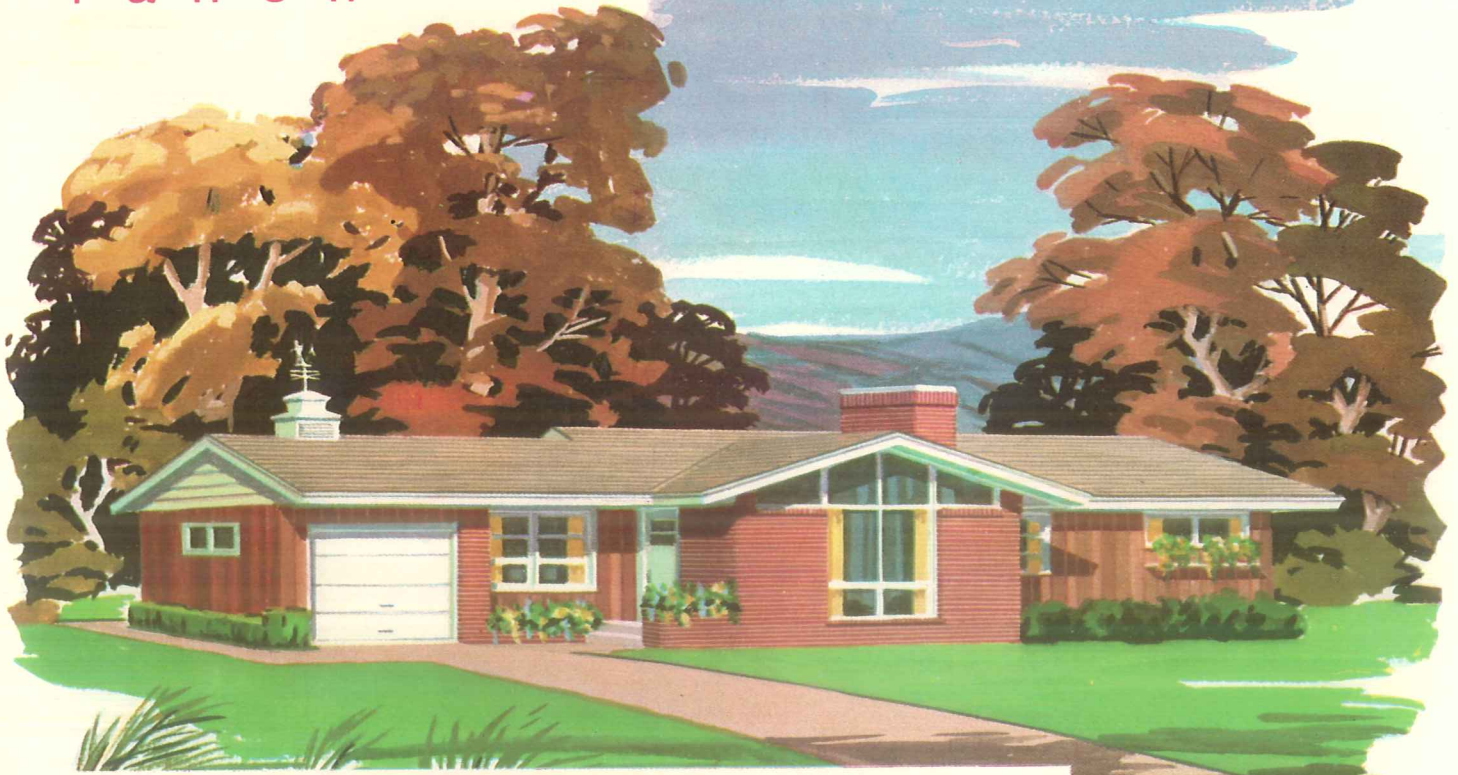
DATA

Living Area, Plan 1 or 2—1,327 sq. ft.



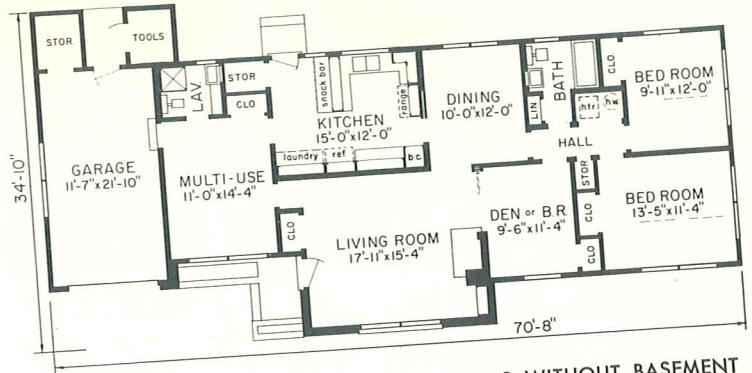
PLAN 2 WITHOUT BASEMENT

modern
R-136
 ranch

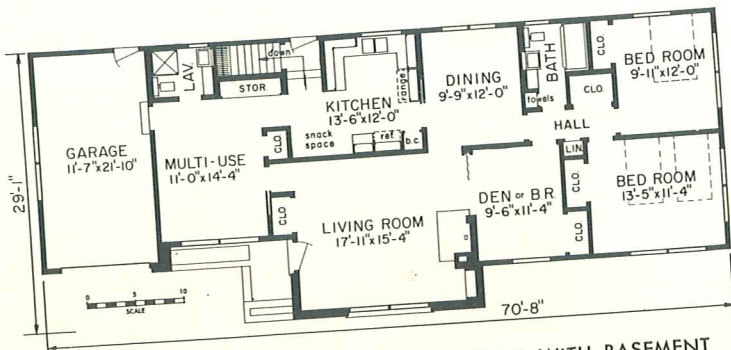


long sweeping lines accent this home

Bath and a half, multi-use room and the den or third bedroom are outstanding features of this modern living plan with attached garage. The den or third bedroom can be used as a part of the living room or divided by use of the folding curtain when desired. Exterior is an example of up-to-the-minute styling in brick and vertical siding.



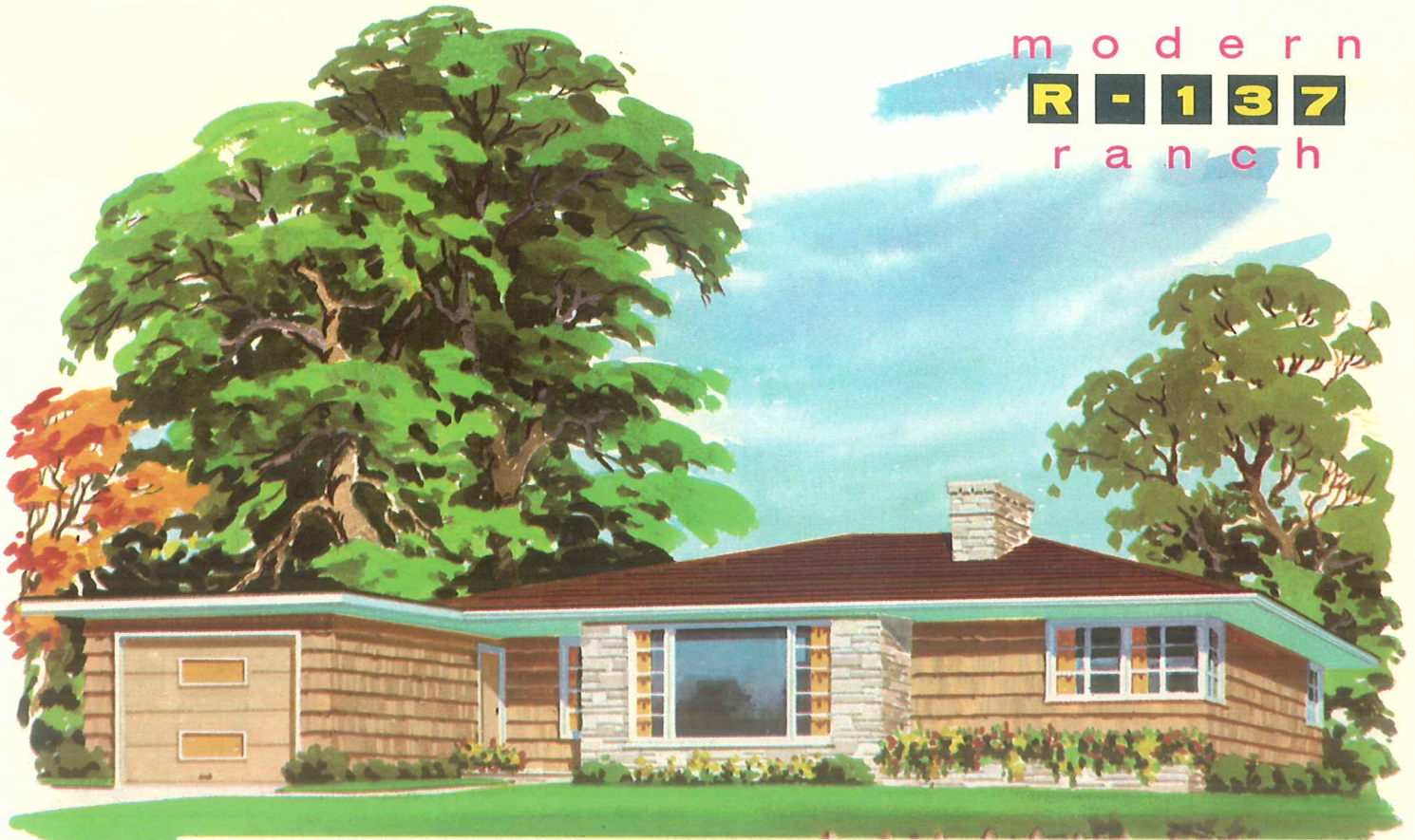
PLAN 2 WITHOUT BASEMENT



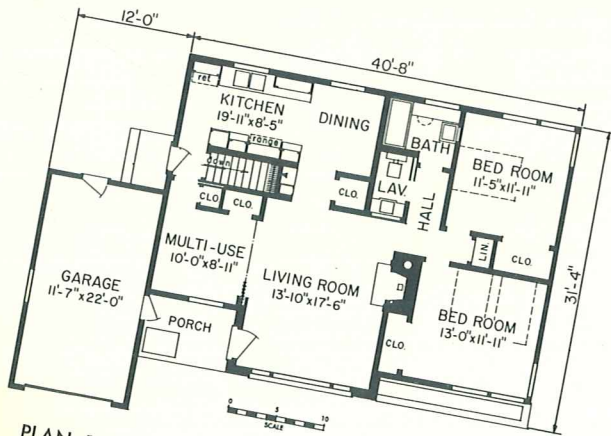
PLAN 1 WITH BASEMENT

DATA
 Living Area,
 Plan 1 or 2—1,497 sq. ft.

modern
R - 137
 ranch



features a multi-use room and bath and a half



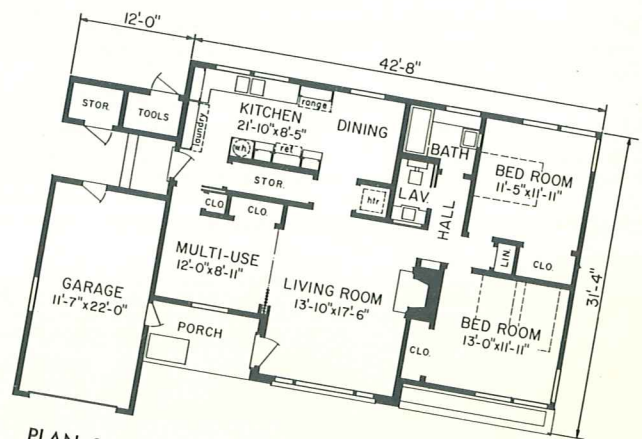
PLAN 1 WITH BASEMENT

DATA

Living Area, Plan 1—1,162 sq. ft.,

Plan 2—1,211 sq. ft.

This compact plan also provides two bedrooms, a living room with natural fireplace and corridor type kitchen adjacent to the dining area. A folding curtain permits the multi-use room to be used as a third bedroom, if desired.



PLAN 2 WITHOUT BASEMENT

Blueprint plans are available for all homes illustrated in this book either as shown or in reverse position, if desired. Let us serve you now.

m o d e r n
R - 138
r a n c h

Blueprint plans are available for all homes illustrated in this book either as shown or in reverse position, if desired. Let us serve you now.



a spacious plan with an upstairs bedroom

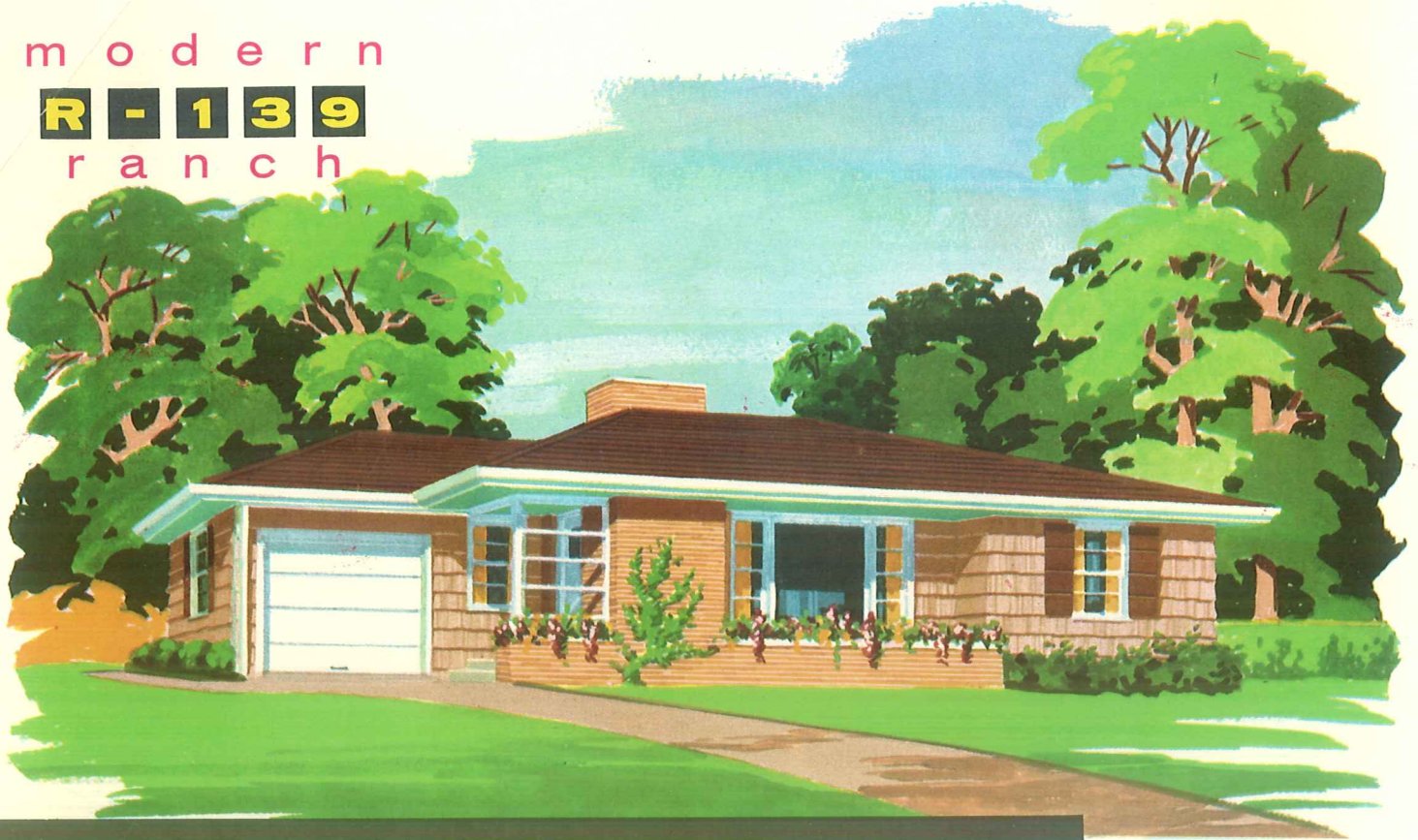
Featuring an exterior of ranch design, the floor plan of this home provides a living area well suited to the larger family. An often desired extra room with lavatory is included over the garage serving as a fourth bedroom or guest room. Three bedrooms, of which two will accommodate twin beds, a large living room with natural fireplace, dining room and kitchen have been skilfully planned to assure you the utmost in comfortable living. The masonry planter box adds an inviting touch to the exterior.

DATA

Living Area, Plan 1—1,433 sq. ft.,

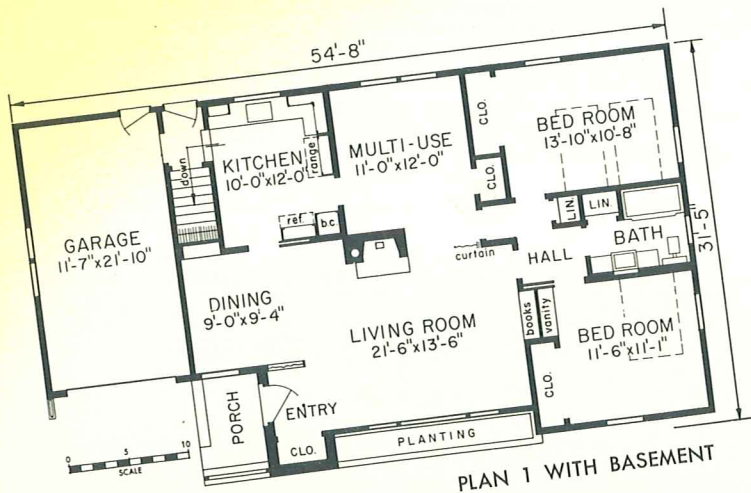
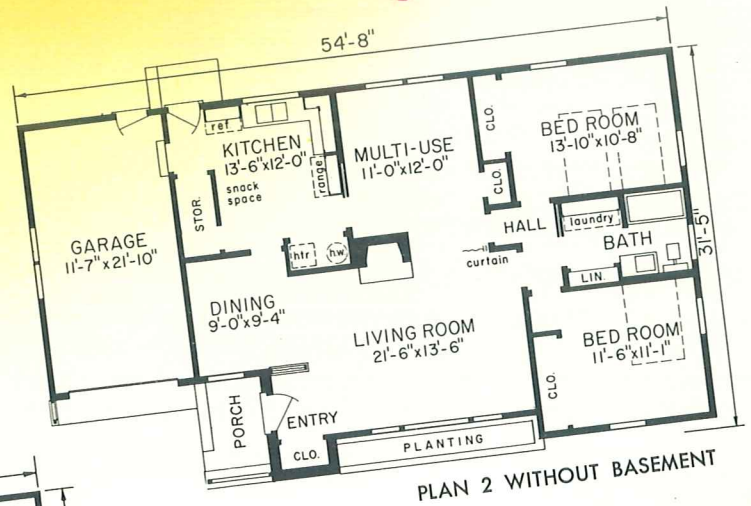
Plan 2—1,577 sq. ft..

modern
R-139
 ranch



a comfortable home for the small family

For your living pleasure, this modern ranch home includes two bedrooms, living-dining area, kitchen and multi-use room. A real convenience, the multi-use room can function as an informal entertainment area and as a third bedroom when needed.



DATA

Living Area, Plan 1 or 2—1,235 sq. ft.

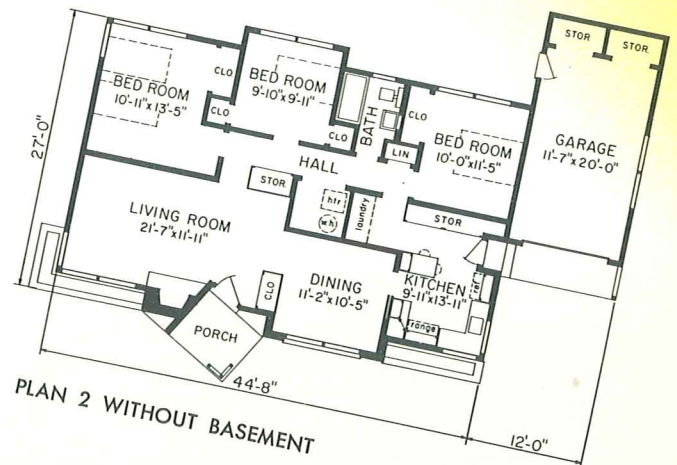
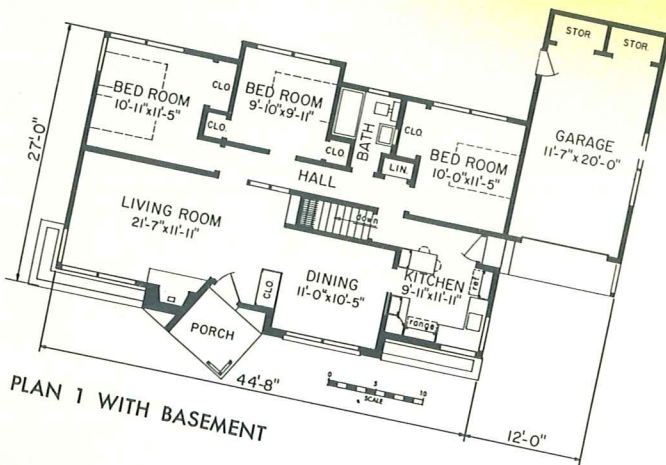
See us for blueprint plans of all homes illustrated in this book. Plans are available either as shown or in reverse position.

modern
R-140
 ranch



designed for a lifetime of living comfort

Careful planning has included every practical living convenience in this big family plan which includes three bedrooms. Unusual contrast and pleasing effects are obtained through a combination of vertical wood siding and brick on the exterior of this modern ranch home.

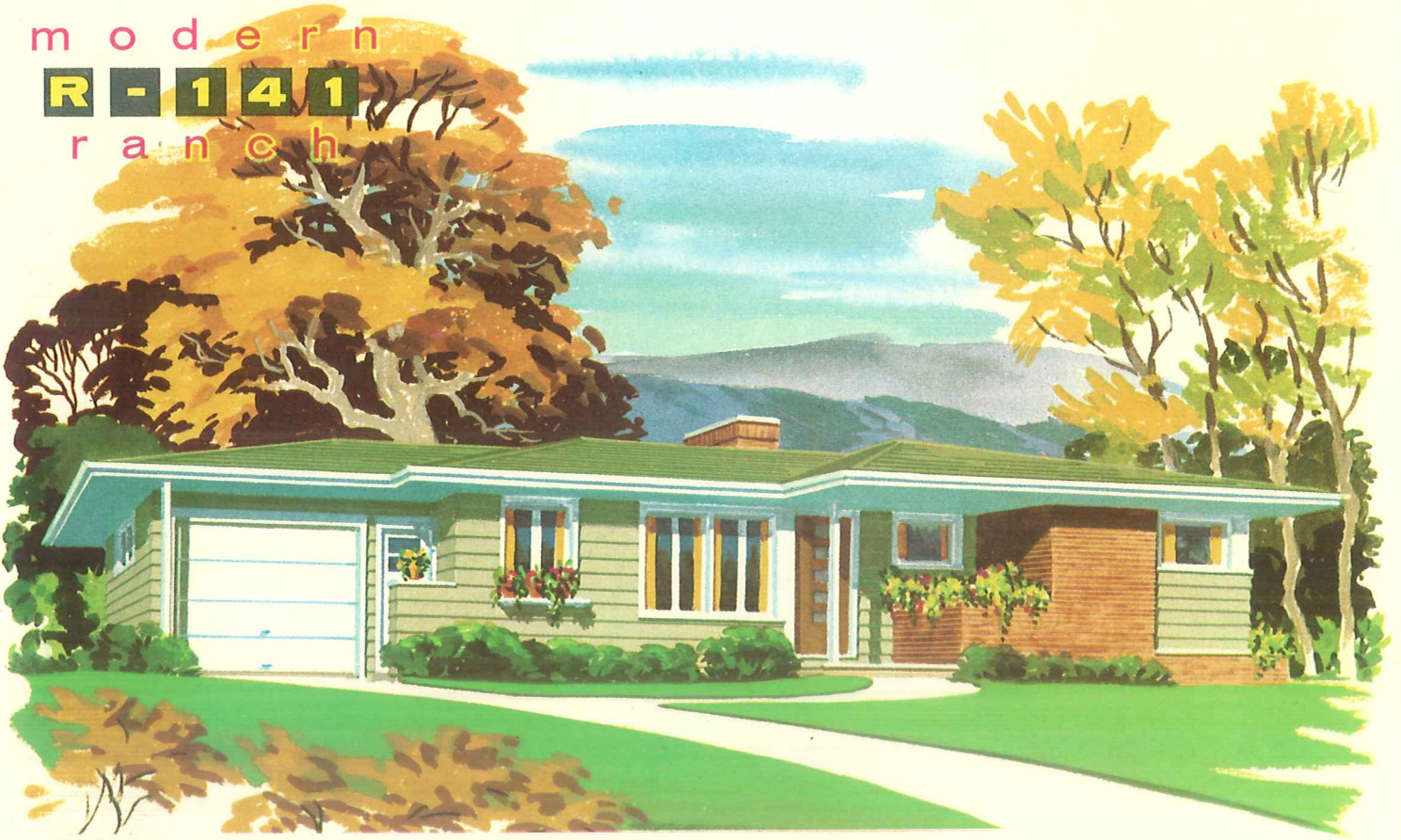


DATA

Living Area, Plan 1—1,150 sq. ft., Plan 2—1,240 sq. ft.

Blueprint plans are available for all homes illustrated in this book either as shown or in reverse position, if desired. Let us serve you.

modern
R-141
 ranch

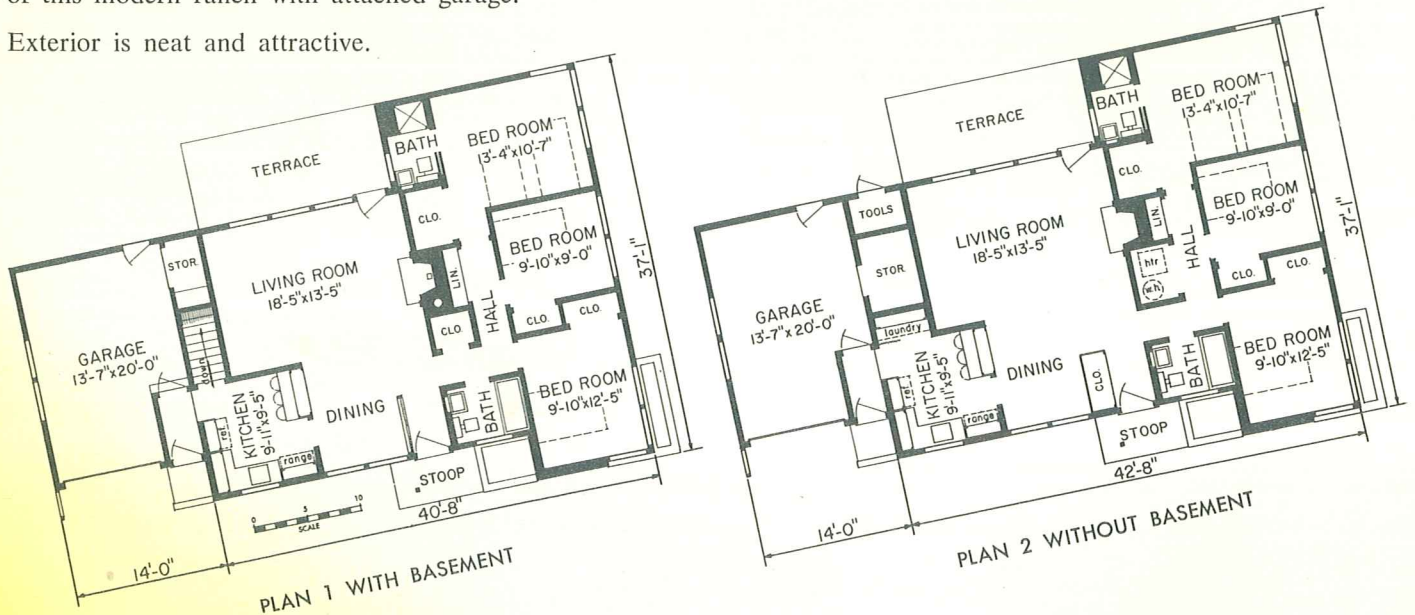


sweeping lines accent the length of this ranch

Garden view living room, terrace, toward-the-street kitchen and dining room, two baths and three bedrooms are desirable living features of this modern ranch with attached garage. Exterior is neat and attractive.

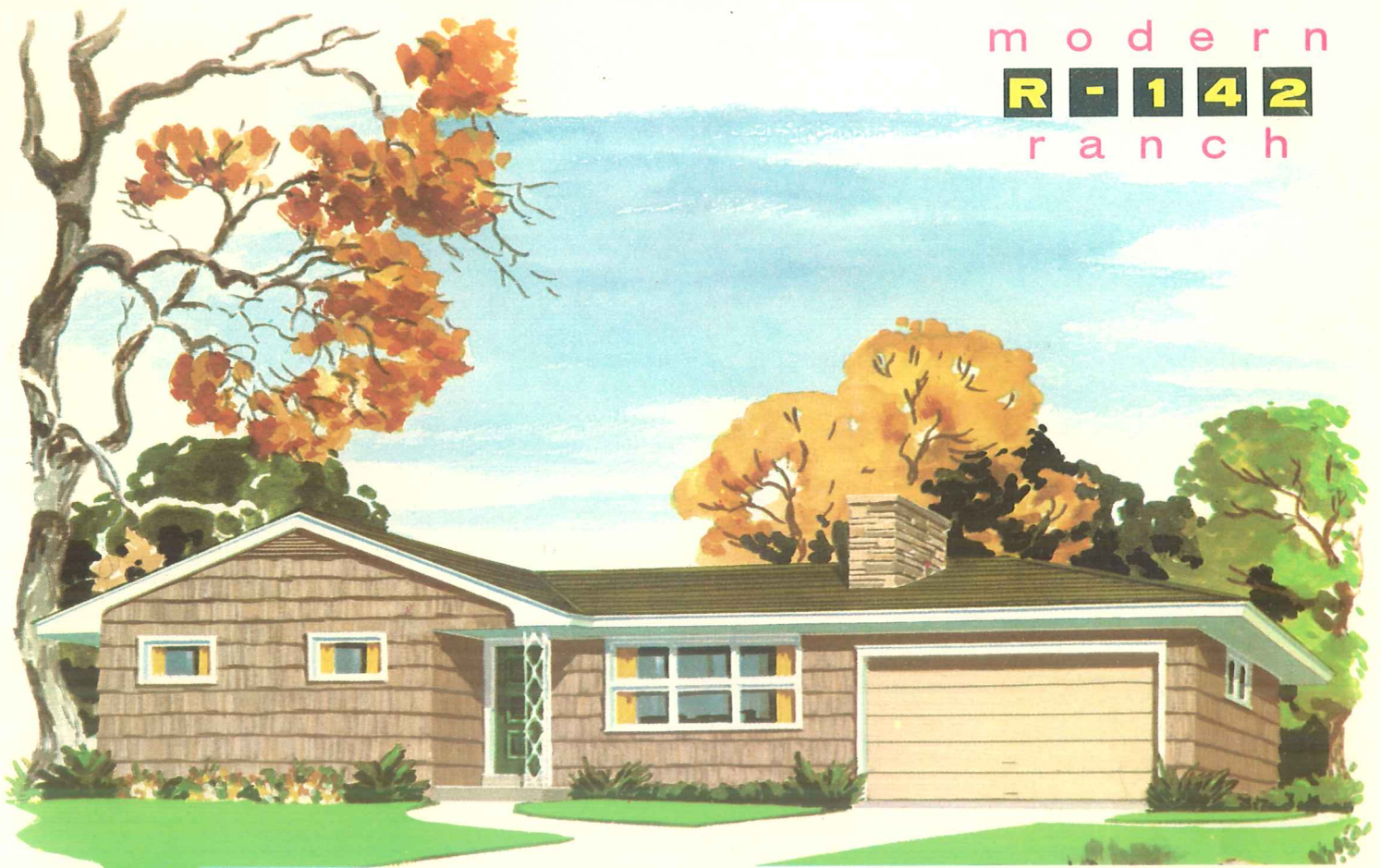
DATA

Living Area, Plan 1—1,205 sq. ft.,
 Plan 2—1,264 sq. ft.

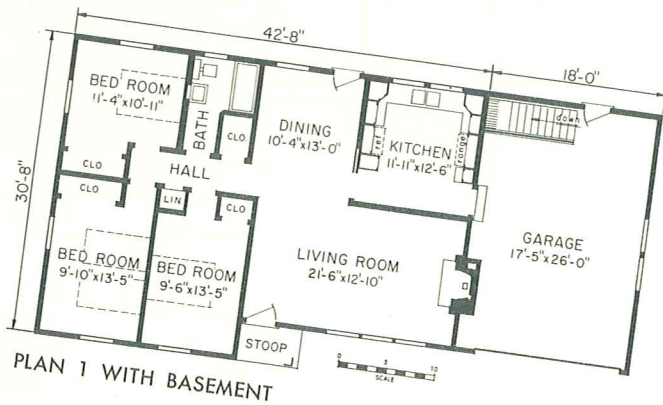


See us for blueprint plans of all homes illustrated in this book. Plans are available either as shown or in reverse position.

modern
R-142
 ranch



a three bedroom home with attached garage



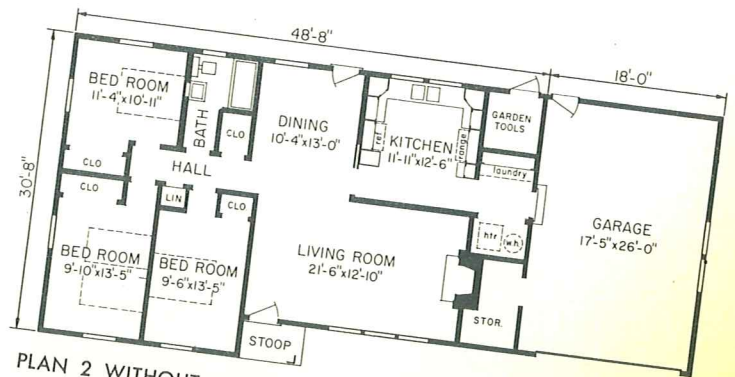
PLAN 1 WITH BASEMENT

DATA

Living Area, Plan 1—1,216 sq. ft.

Plan 2—1,375 sq. ft.

Hip roof with gable, wood shingles and protected entrance are design features that provide the simple and attractive exterior for this home. The floor plan also includes living room with fireplace, dining room and “U” shape kitchen.



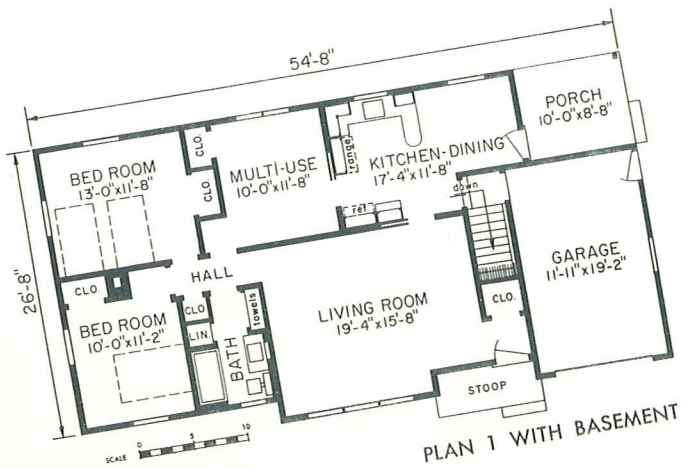
PLAN 2 WITHOUT BASEMENT

modern
R-143
 ranch

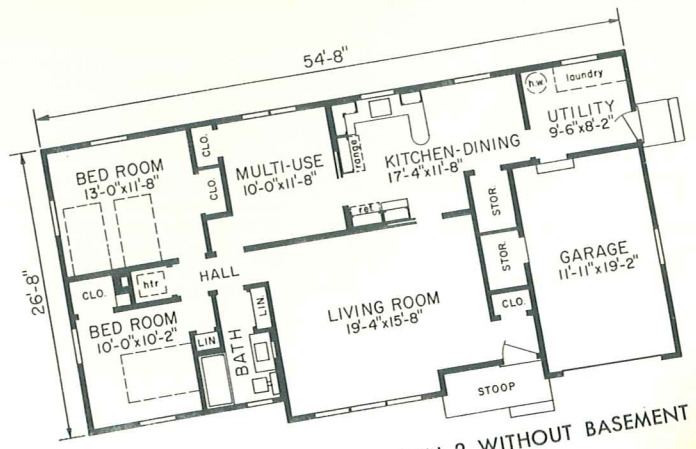


a smartly styled home with attached garage

Featuring an exterior that is neat and attractive, this ranch home also provides a carefully planned interior. A living room, two bedrooms, a multi-use room that can serve as a recreation area or third bedroom and an efficient kitchen-dining area is included in the plan.



PLAN 1 WITH BASEMENT



PLAN 2 WITHOUT BASEMENT

DATA

Living Area, Plan 1—1,174 sq. ft., Plan 2—1,260 sq. ft.

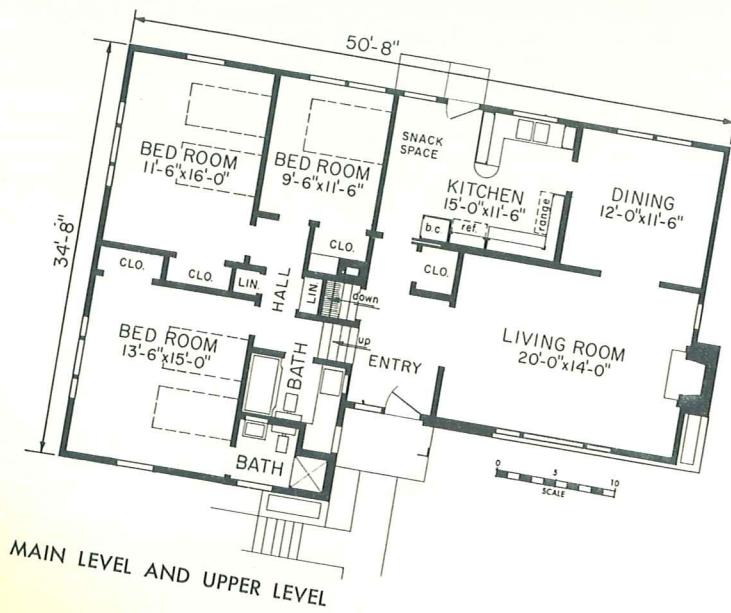
See us for blueprint plans of all homes illustrated in this book. Plans are available either as shown or in reverse position.

modern
R - 144
 ranch

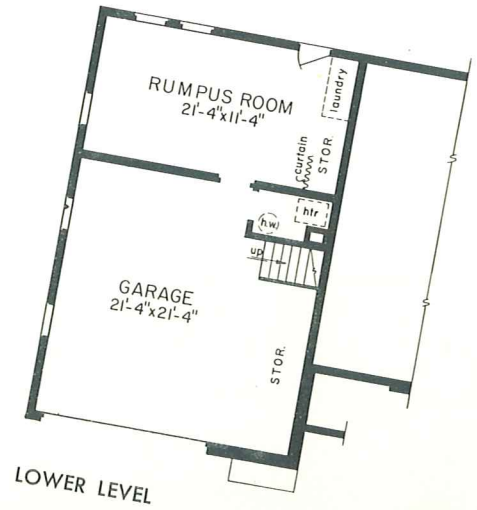


offers a new level in living comfort

On the lower level of this design are the garage, storage and rumpus room areas with kitchen, dining room and living room with natural fireplace located on the main level. Two baths and three bedrooms are located on the upper level.



MAIN LEVEL AND UPPER LEVEL



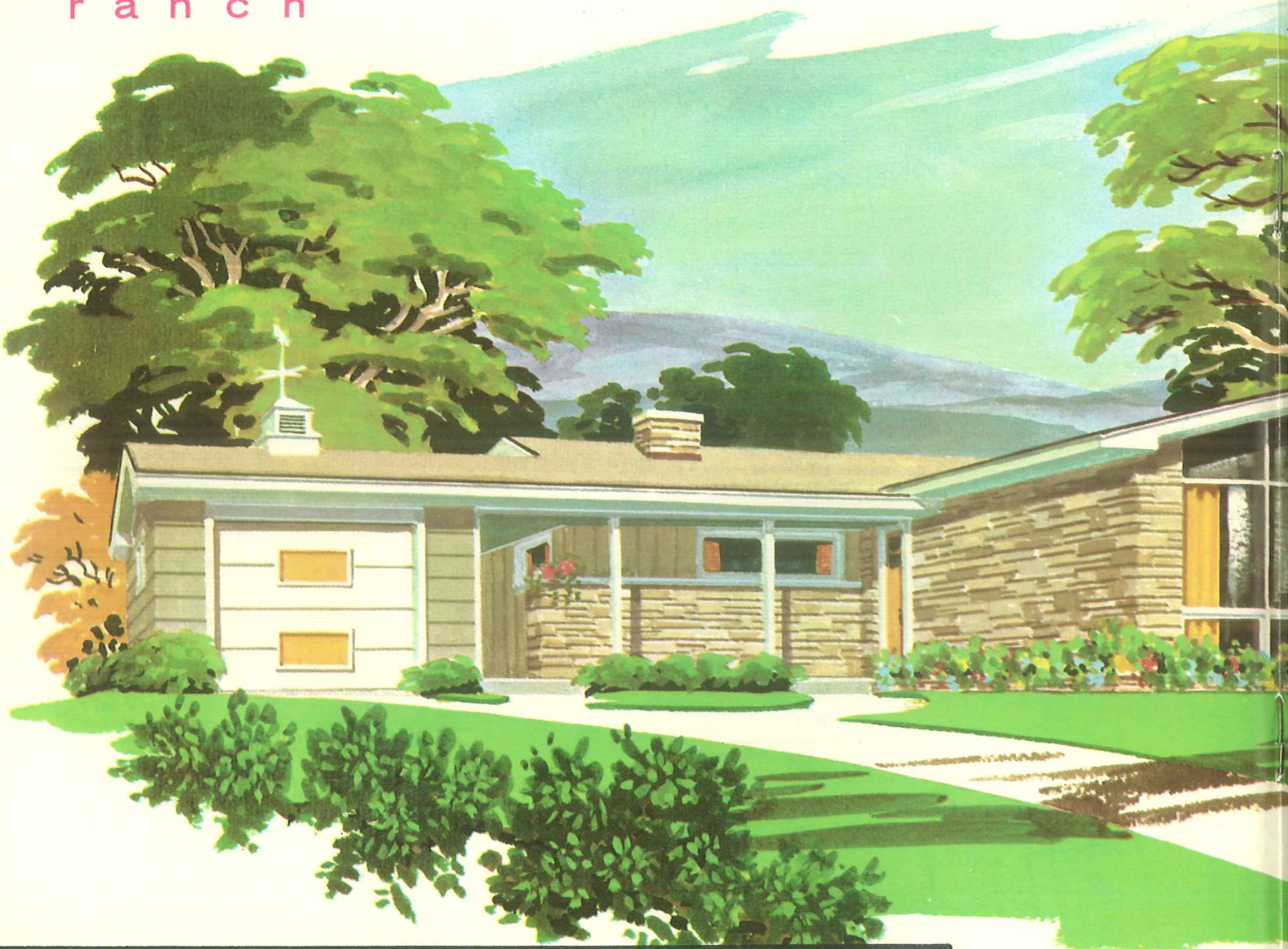
LOWER LEVEL

DATA

Living Area, Main Level—745 sq. ft., Upper level—782 sq. ft.

m o d e r n
R - 1 4 5
r a n c h

Blueprint plans are available for all homes illustrated in this book either as shown or in reverse position, if desired. Let us serve you.

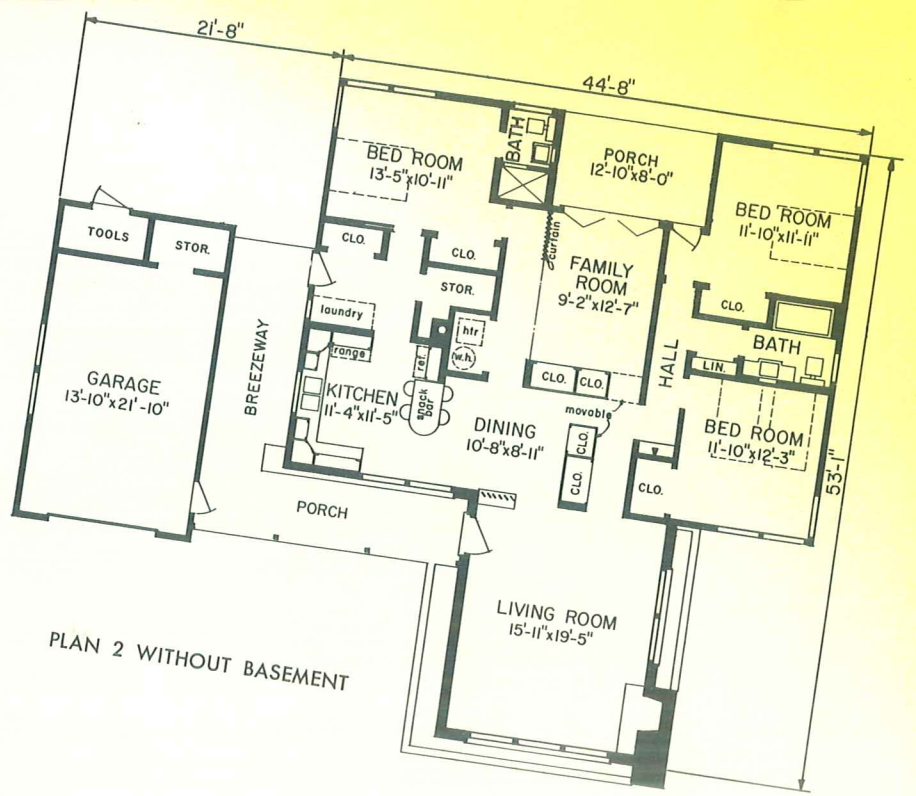
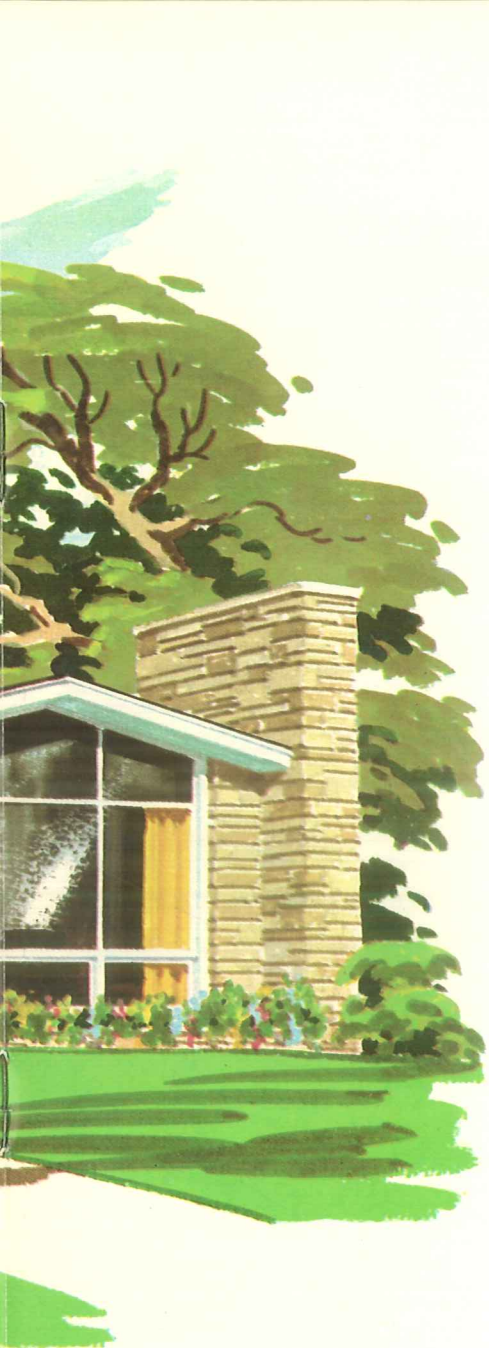


a modern living plan for the larger family

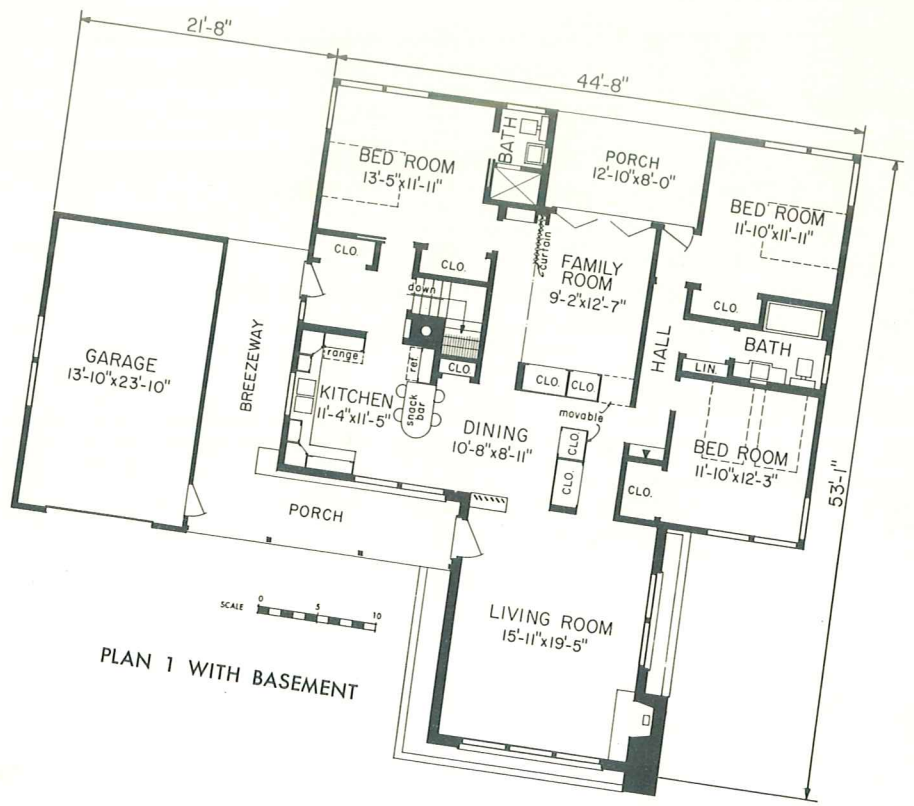
Here is a ranch home that provides every possible living comfort. In addition to three bedrooms, living room, two baths, an open plan kitchen and dining area, this plan also includes many other outstanding features. For example, note the floor-to-gable picture window in the living room, snack bar in the kitchen-dining area and the movable closet. Opening onto a porch, the family room with its folding curtain serves as a recreation or informal entertainment area. The exterior reflects individuality and good taste.



View of snack bar in the kitchen-dining area



PLAN 2 WITHOUT BASEMENT



PLAN 1 WITH BASEMENT



DATA

Living Area, Plan 1 or 2—1,711 sq. ft.

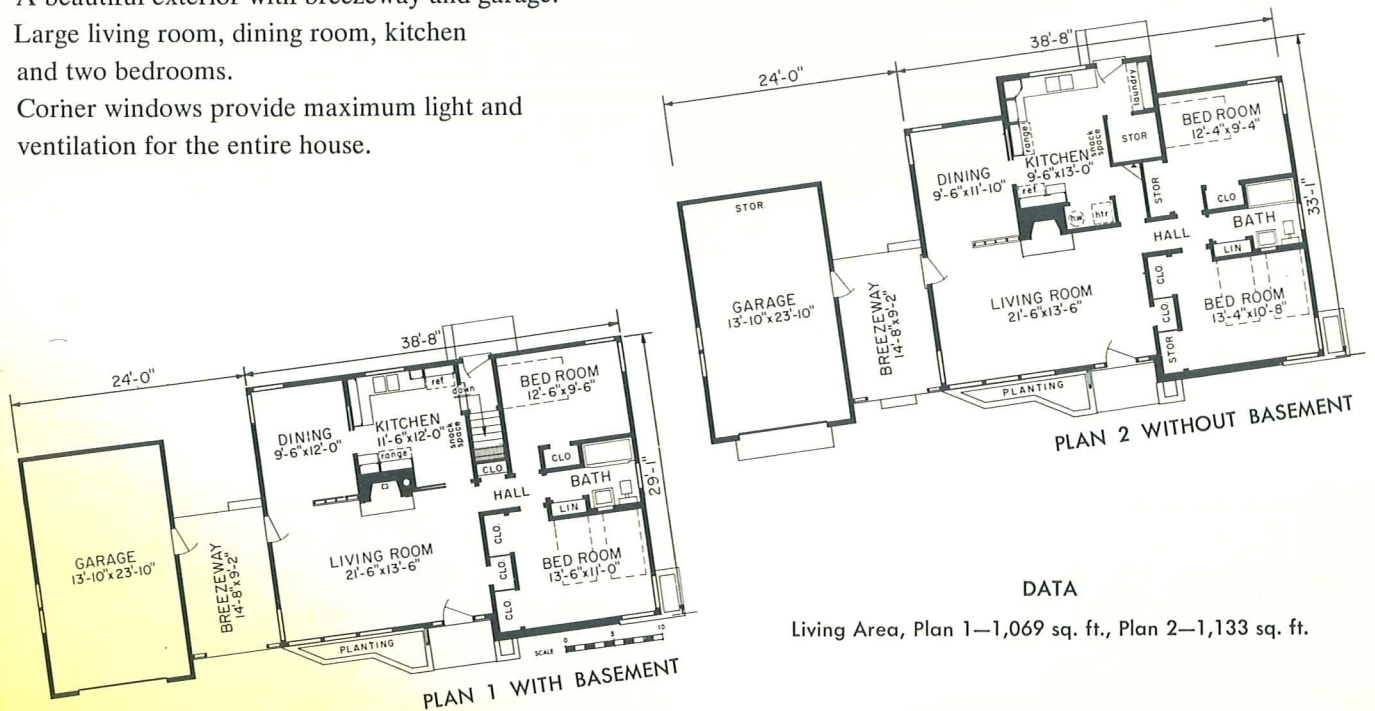
modern
R-146
 ranch



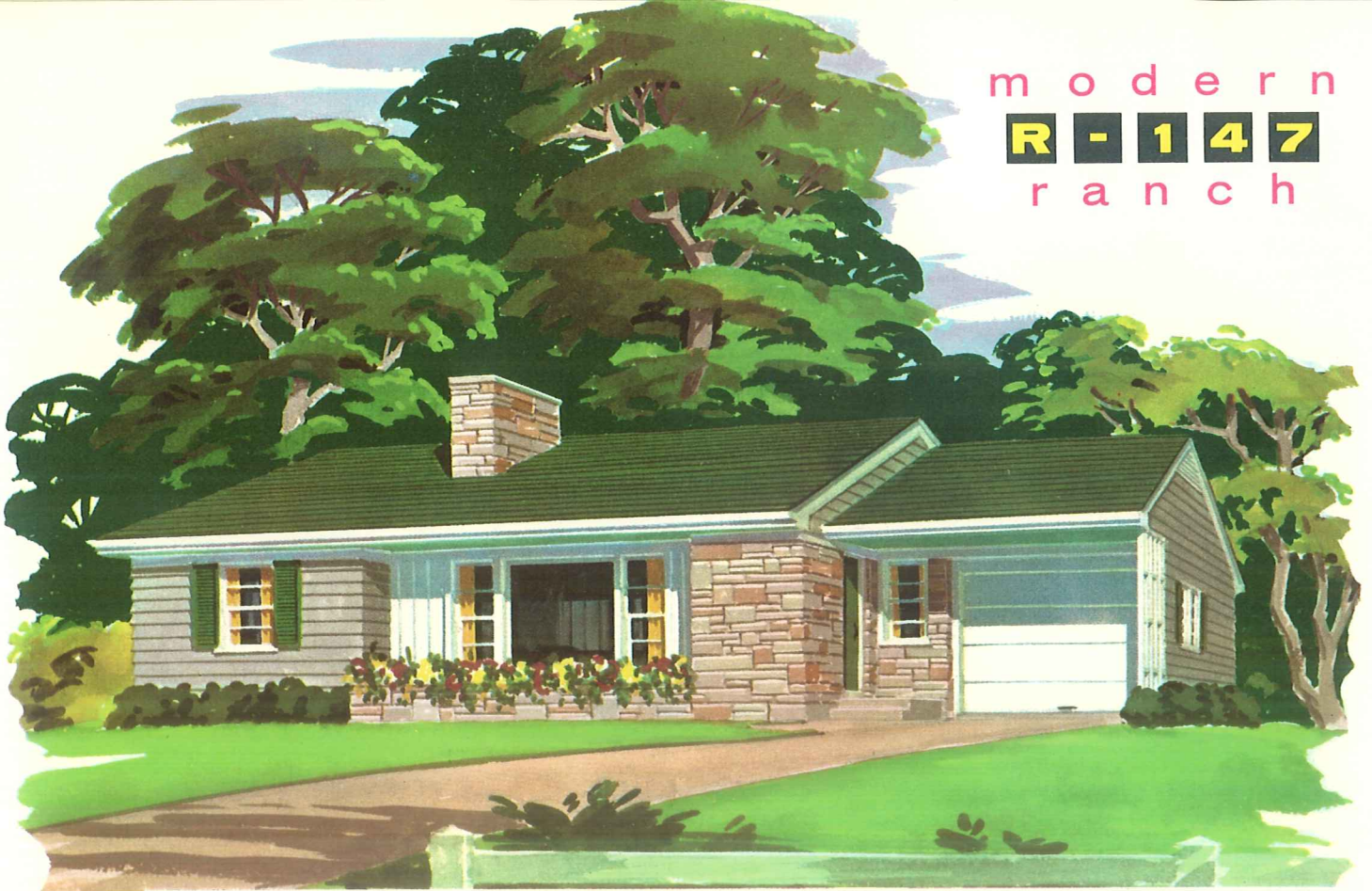
good to look at . . . wonderful to live in

Compact and well planned, the actual home offers many appealing comfort features:

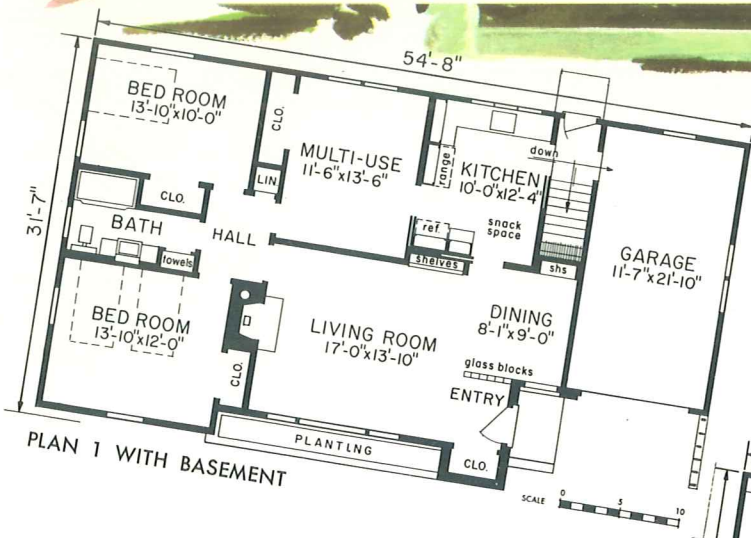
- A beautiful exterior with breezeway and garage.
- Large living room, dining room, kitchen and two bedrooms.
- Corner windows provide maximum light and ventilation for the entire house.



modern
R-147
 ranch

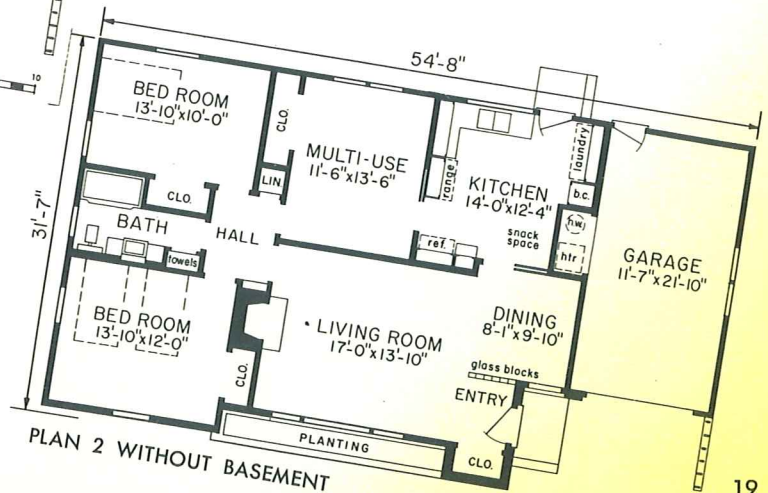


a five room home providing six room efficiency

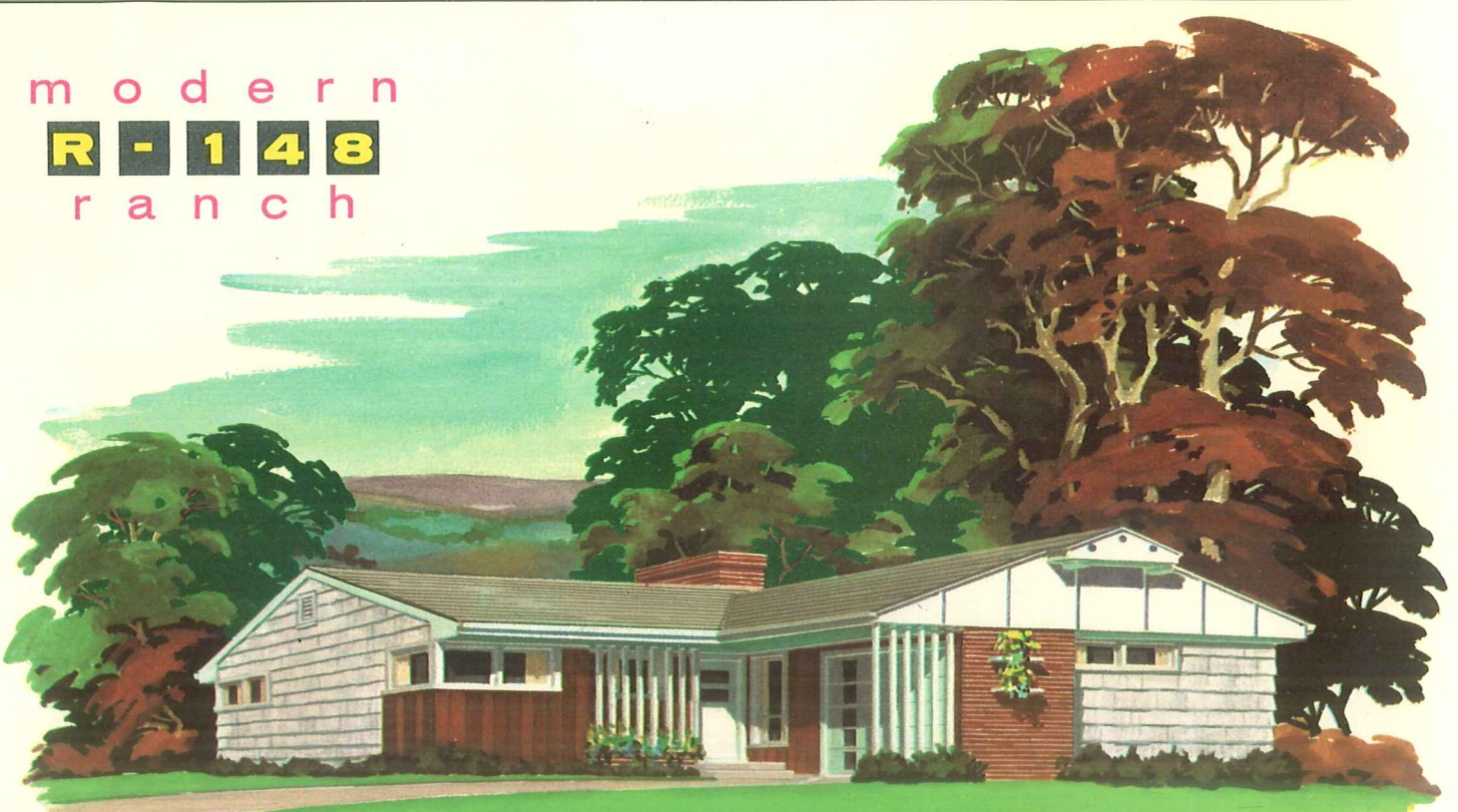


A glance at the exterior of this home reveals that here is a house you can be proud to own. In addition to large living-dining area, kitchen with snack space and two well ventilated bedrooms, the plan also includes a multi-use room. This functional area can double as a recreation room and a third bedroom.

DATA
 Living Area, Plan 1 or 2—1,238 sq. ft.

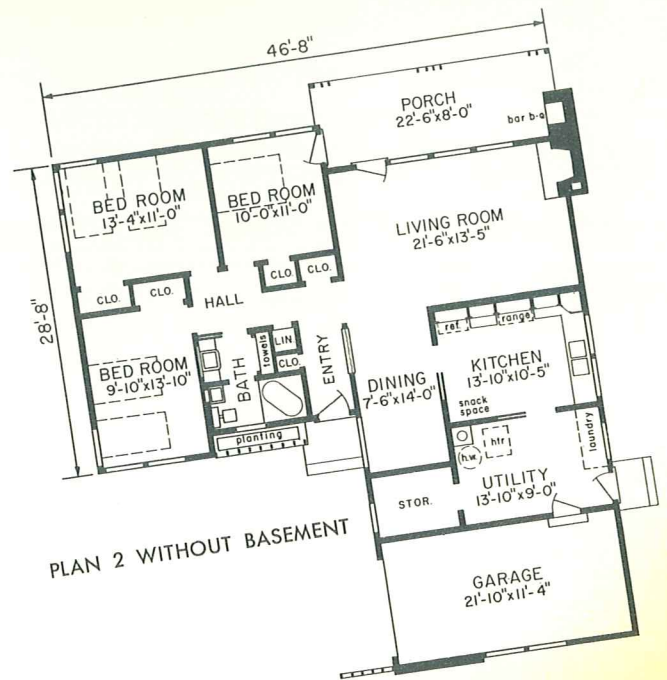
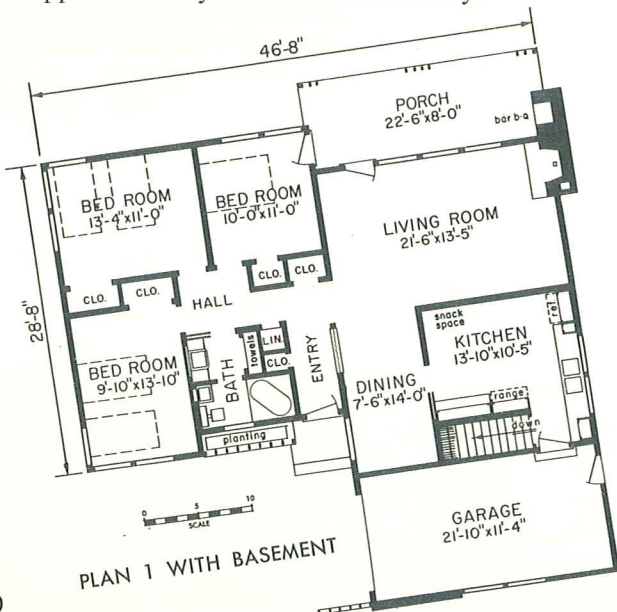


modern
R-148
 ranch



a home for your outdoor living enjoyment

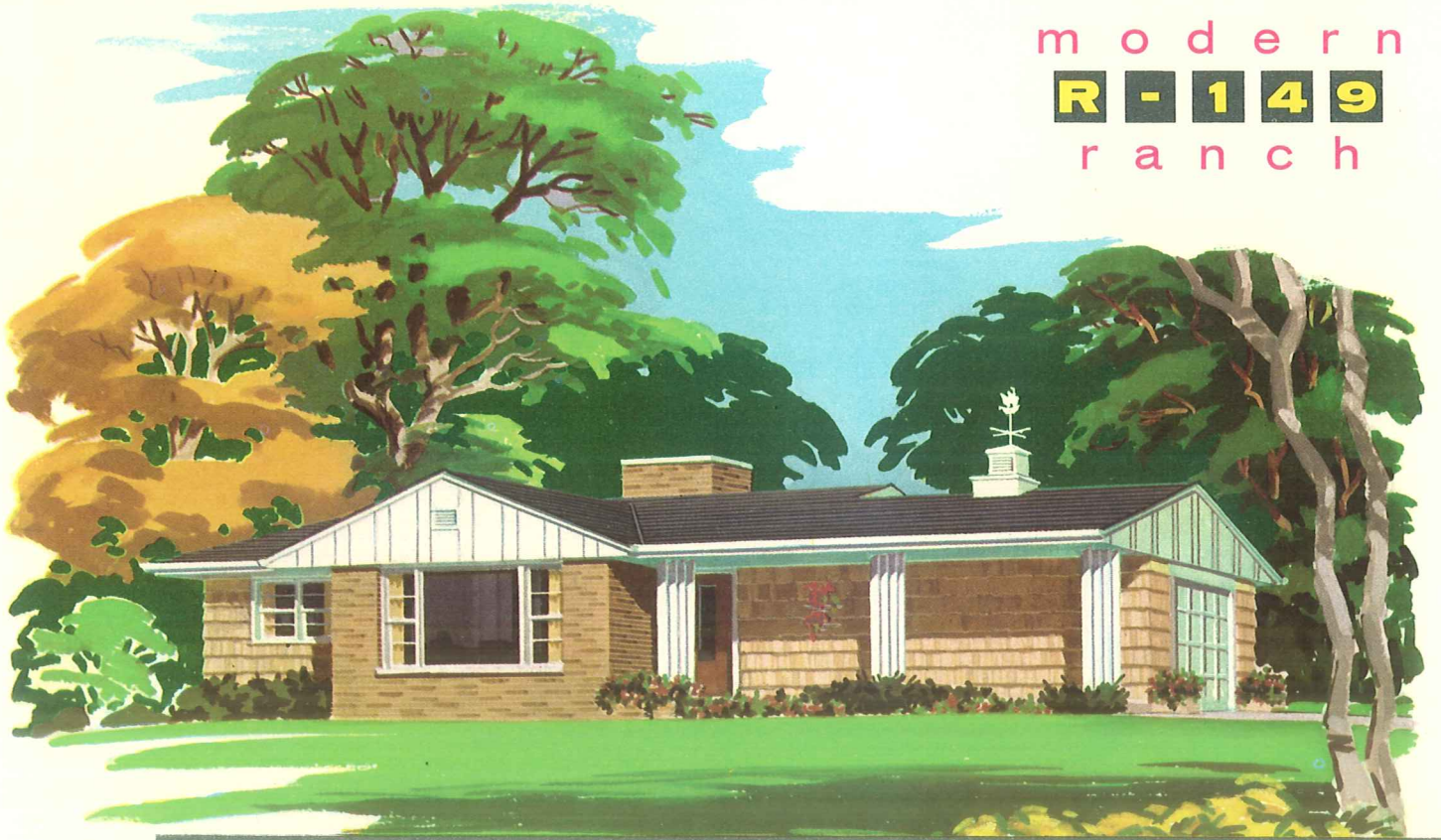
This three bedroom ranch features an attractive bath, dining room, well-planned kitchen and living room with fireplace. An outdoor living porch adjacent to the garden view living room includes a barbecue pit that will appeal to every member of the family.



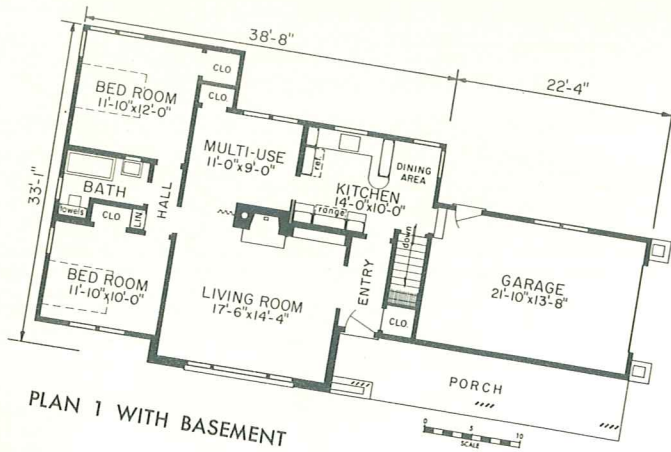
DATA

Living Area, Plan 1—1,305 sq. ft., Plan 2—1,441 sq. ft.

modern
R-149
 ranch



an ideal ranch for a wide or corner lot location

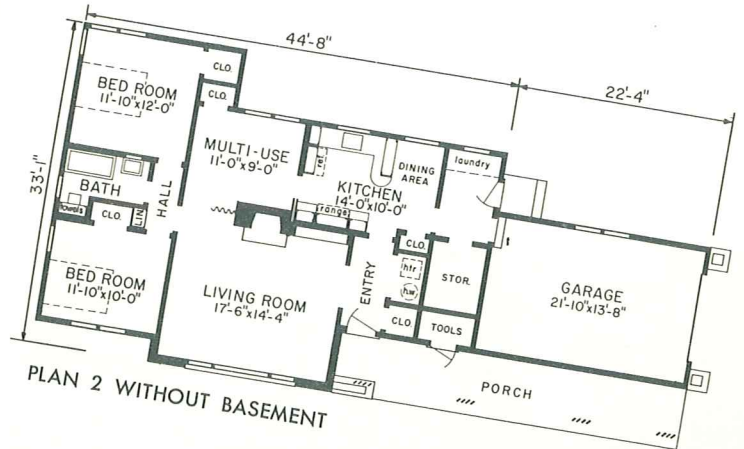


PLAN 1 WITH BASEMENT

DATA

Living Area, Plan 1—1,049 sq. ft.,

Plan 2—1,208 sq. ft.



PLAN 2 WITHOUT BASEMENT

The modern living trend desired by today's homemakers is reflected in both the exterior and interior planning of this two bedroom home. Also included in the floor plan are living, dining, kitchen and multi-use areas. If desired, the multi-use room can serve as a third bedroom. Exterior beauty is achieved through use of shingles and brick.

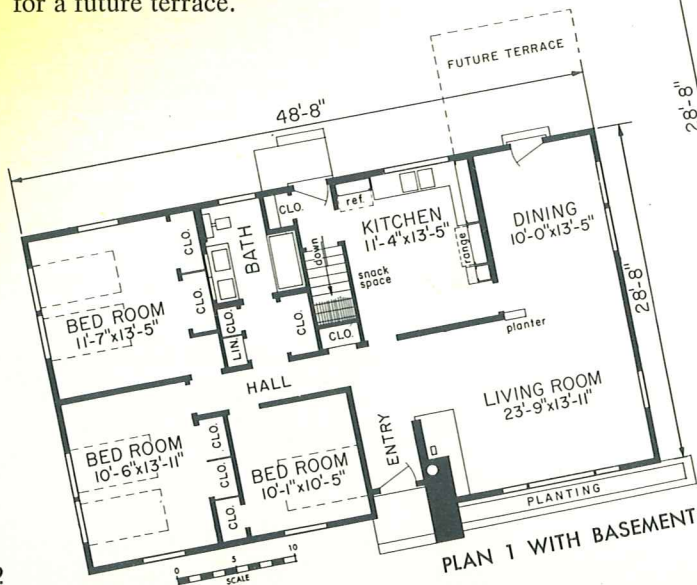
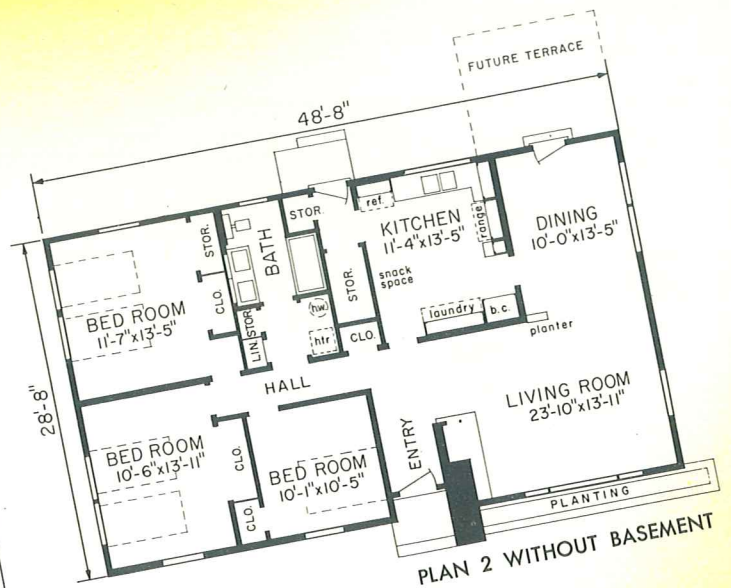
modern
R - 150
 ranch



planned for a lifetime of living enjoyment

Many features that appeal to today's homemaker are found in this ranch style home:

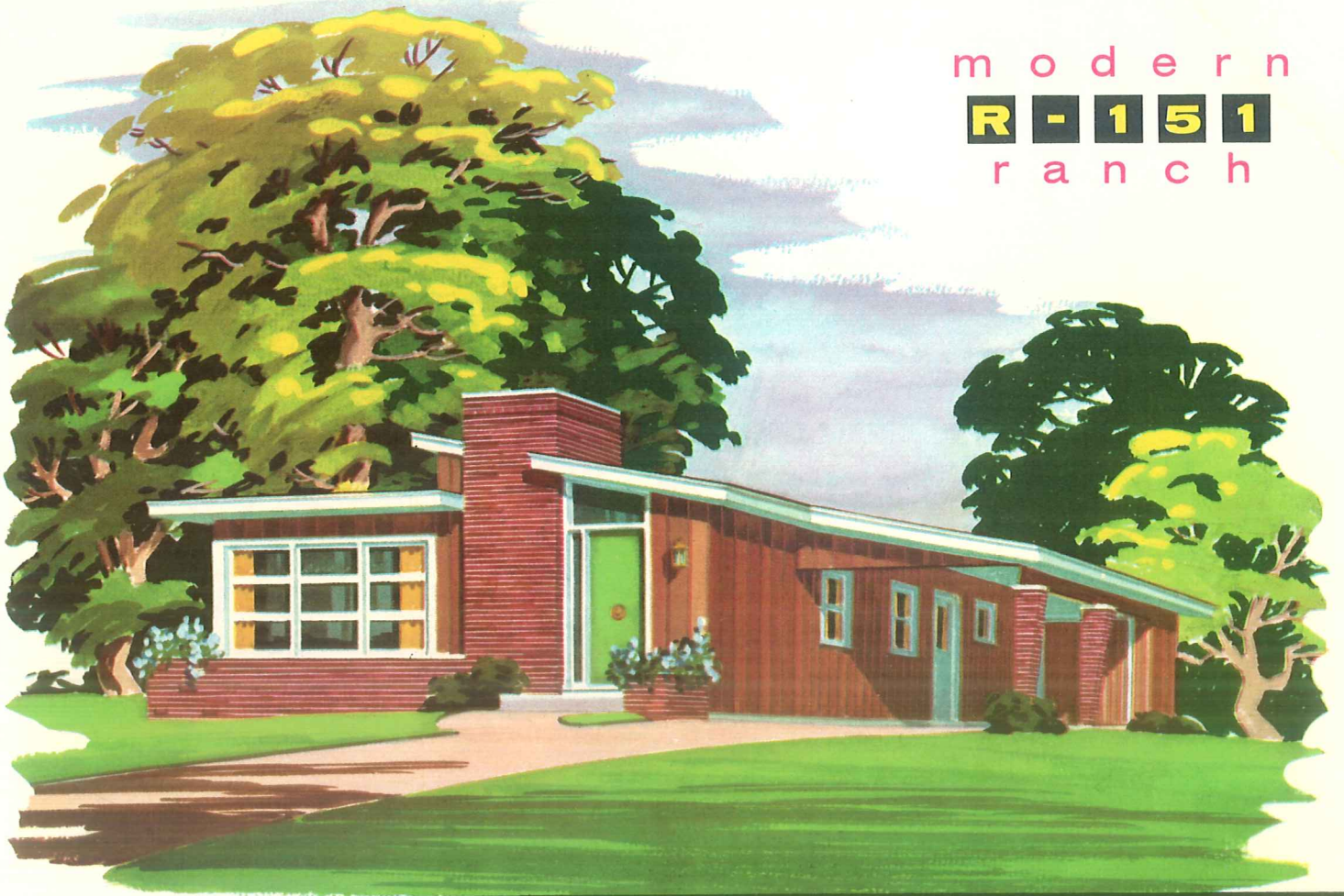
- Carefully planned rooms and beautiful exterior.
- Modern corner fireplace and a planter box in the living room and a double wash basin lavatory in the bathroom.
- Dining room opens out on an area for a future terrace.



DATA

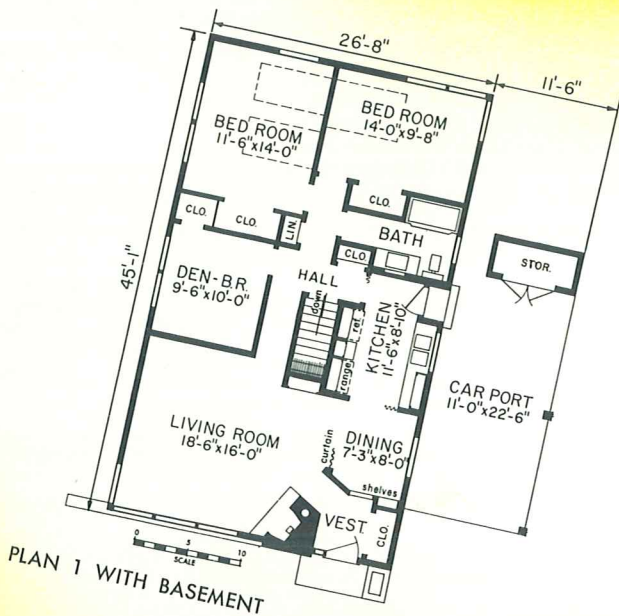
Living Area, Plan 1 or 2—1,381 sq. ft.

modern
R-151
 ranch



a contemporary plan for a narrow lot

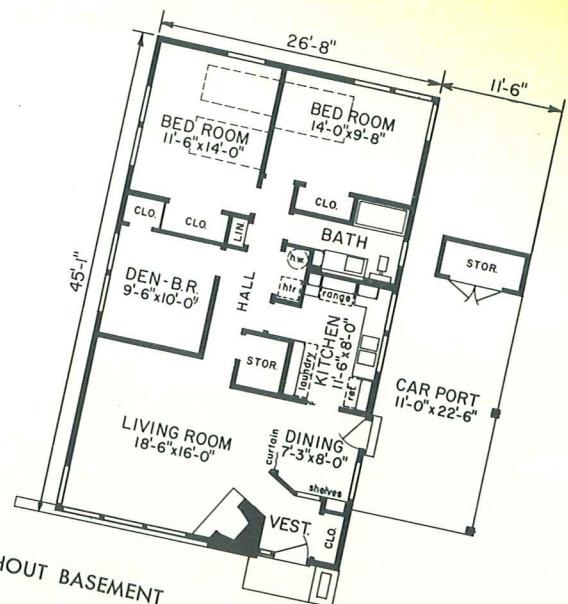
Highlights of this modern living home are the unusual dining room arrangement with folding curtains and the corner fireplace in the living room. Also note the den or third bedroom included in this plan.



PLAN 1 WITH BASEMENT

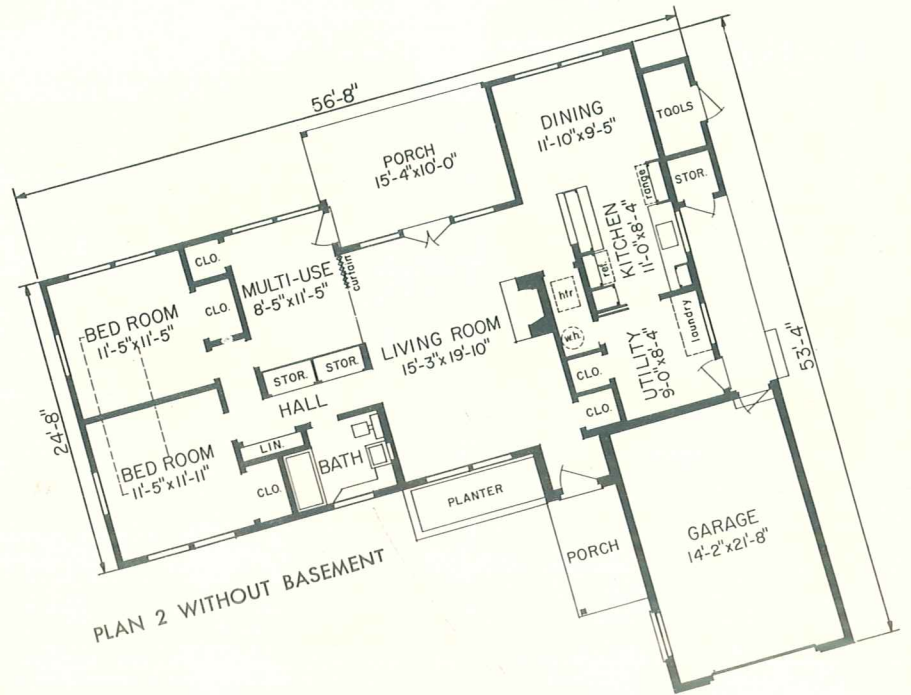
DATA

Living Area, Plan 1—1,180 sq. ft., Plan 2—1,186 sq. ft.



PLAN 2 WITHOUT BASEMENT

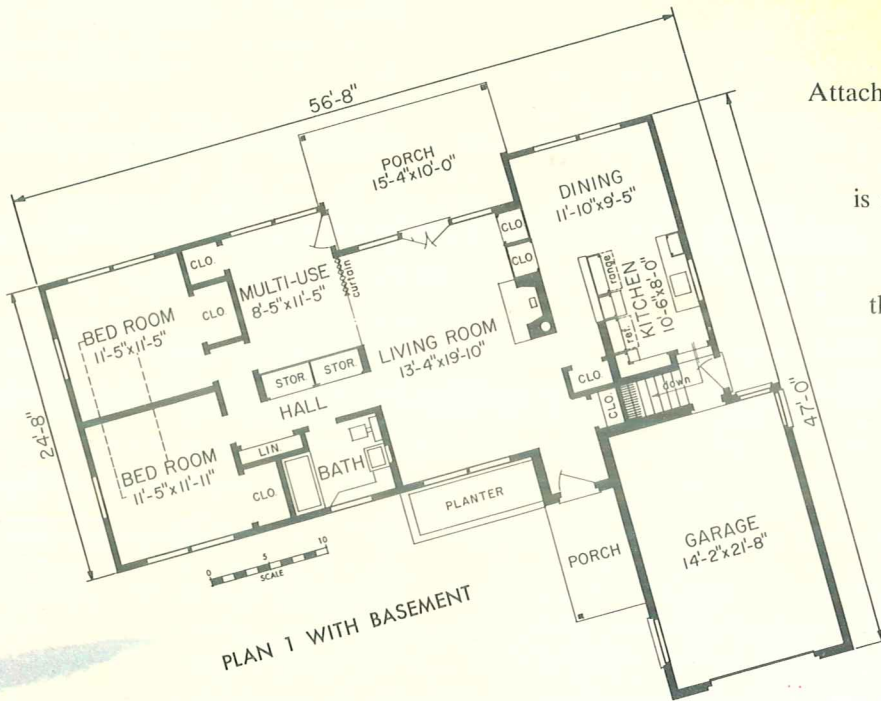
DATA
 Living Area, Plan 1—1,362 sq. ft.,
 Plan 2—1,434 sq. ft.



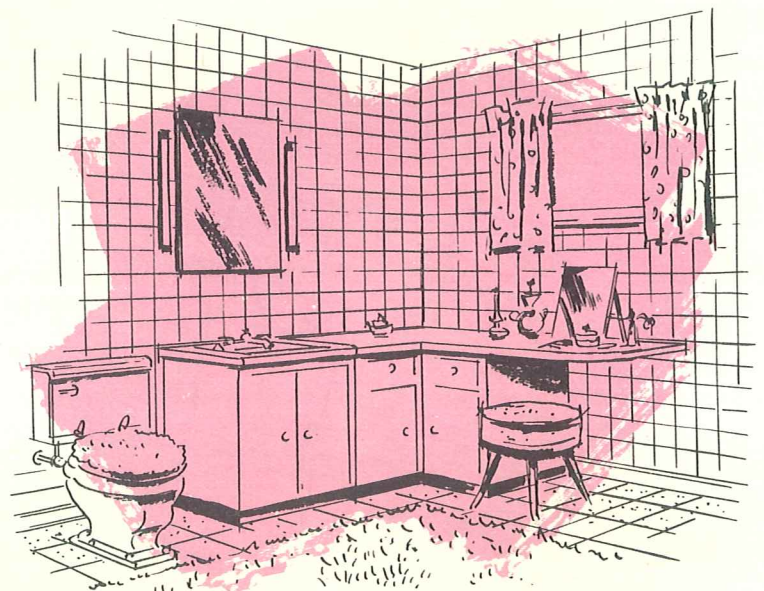
Blueprint plans are available for all homes illustrated in this book either as shown or in reverse position, if desired. Let us serve you.

modern
R-152
ranch

a modern ranch plan for today's homemakers



Attached garage, the combination of horizontal siding with brick creates an exterior that is in step with today's styling. Included in the plan are two bedrooms, a multi-use room that can serve as a third bedroom or den and a step-saving kitchen and dining area. The living room extending from front to rear of the house features a fireplace and outdoor living porch.



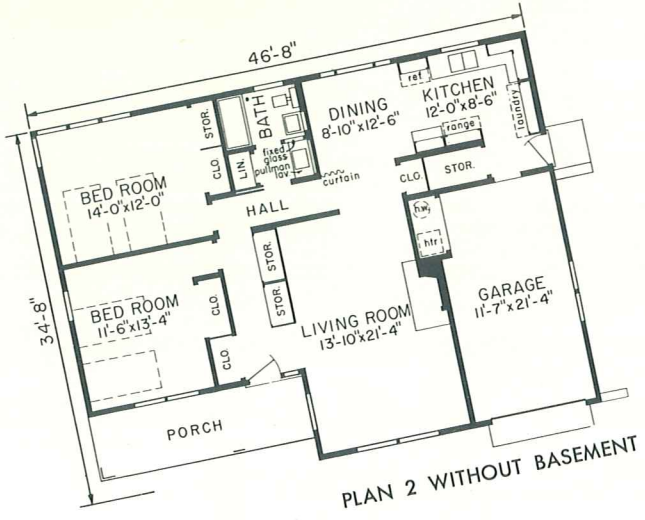
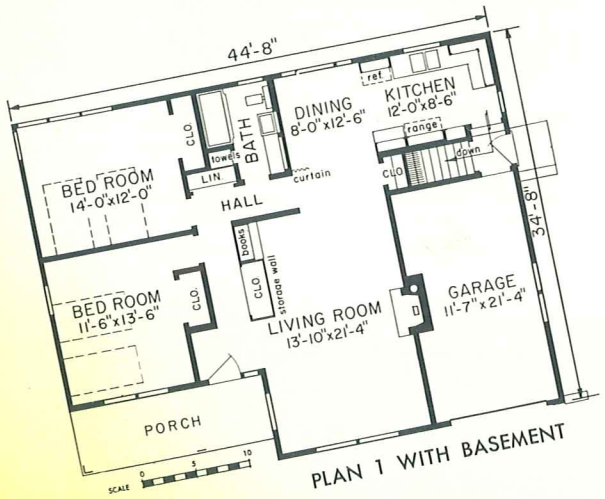
The vanity bath illustrated above is an example of the many comfort features included in this ranch home.

modern
R - 153
 ranch



a compact design with two twin size bedrooms

In addition to an exterior that is neat and in good taste, the floor plan provides a traffic pattern that will save many extra steps for the busy housewife. Kitchen and dining area flow together to create an efficient meal preparation and serving unit.



DATA

Living Area, Plan 1—1,147 sq. ft., Plan 2—1,172 sq. ft.

modern
R - 154
 ranch

THIS PLAN IS AVAILABLE ONLY AS SHOWN

a three bedroom plan for sloping terrain



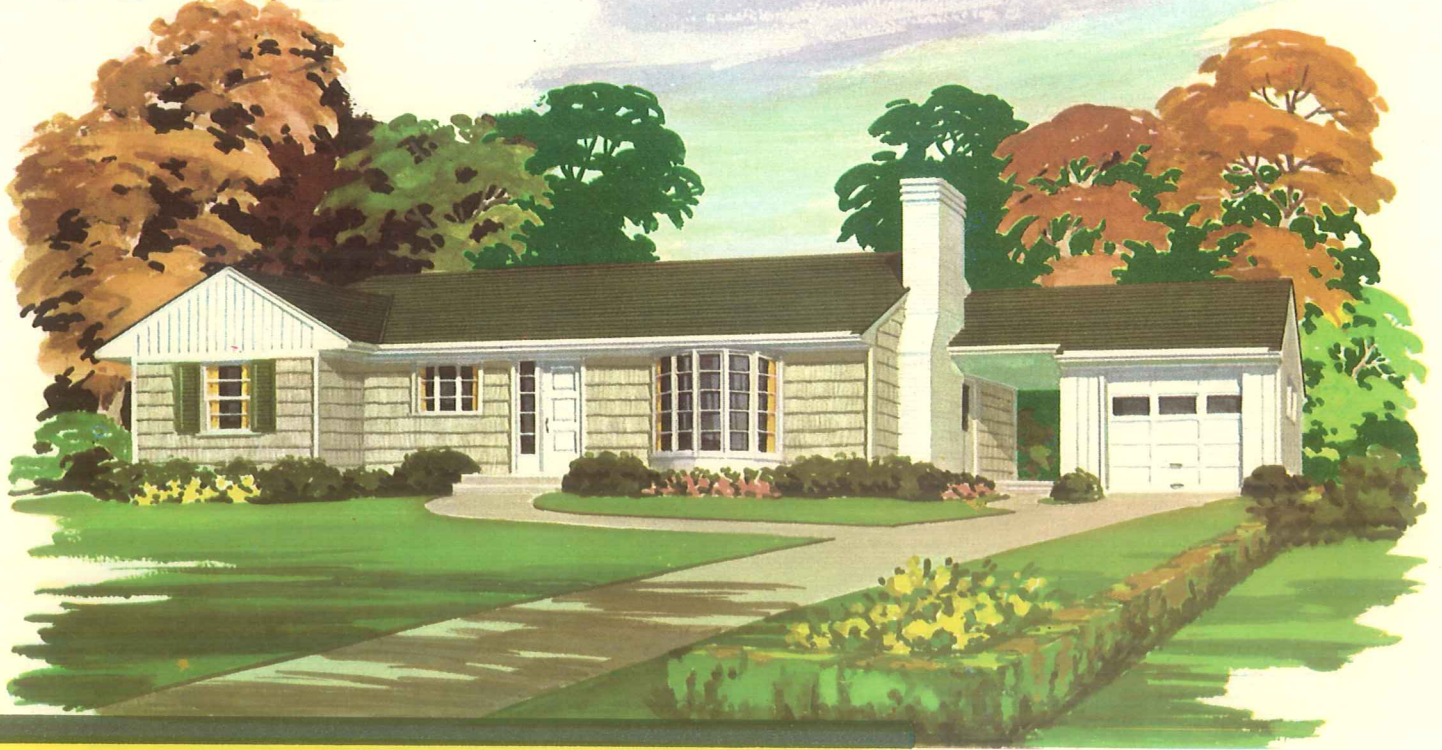
Different and practical, you'll find this three bedroom design offers many features for your living comfort. Among these are—the pleasing arrangement of living-dining area and kitchen in the plan—a more than sufficient number of closets and a central hall that serves every room in the home. The garage is located directly under the bedrooms.

DATA

Living Area, 1,097 sq. ft.

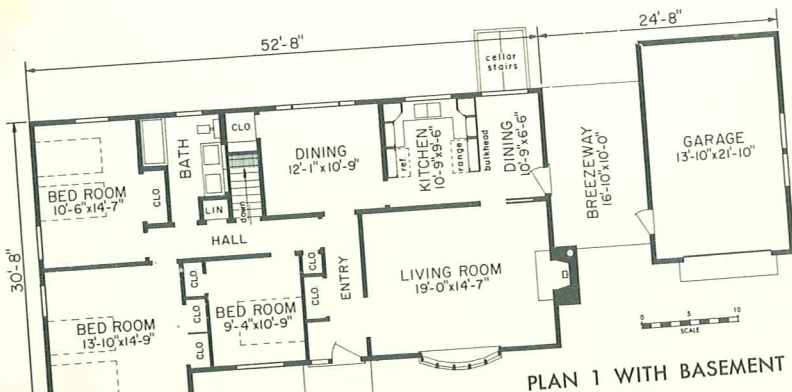


modern
R-155
 ranch



a practical three bedroom home

Breezeway and garage add an appealing touch to the overall beauty of this home. The interior, in addition to three bedrooms, includes a dining room, a kitchen and small dining area separated by a bulkhead. A fireplace, desired by most homeowners, is a feature of the living room.

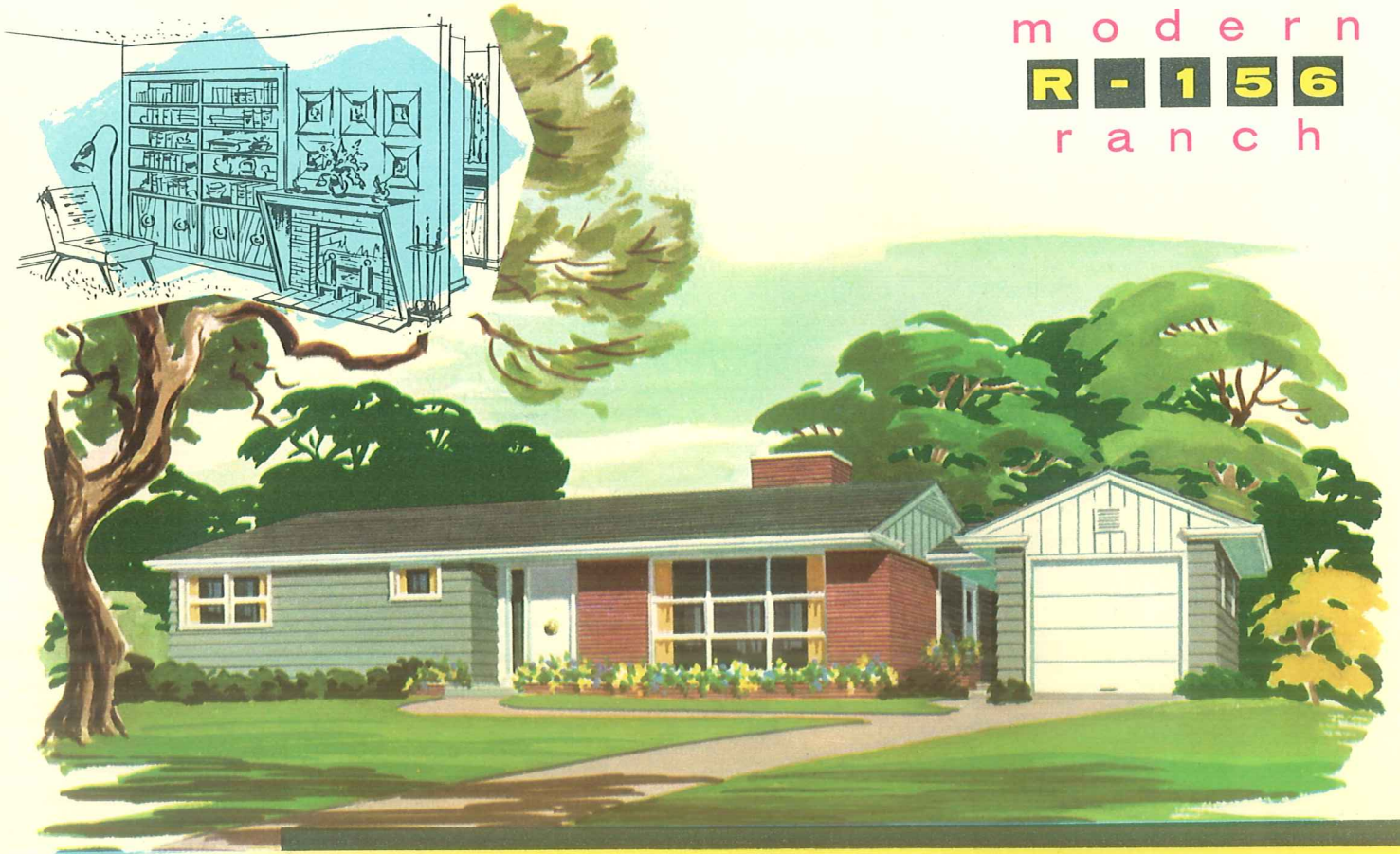


DATA

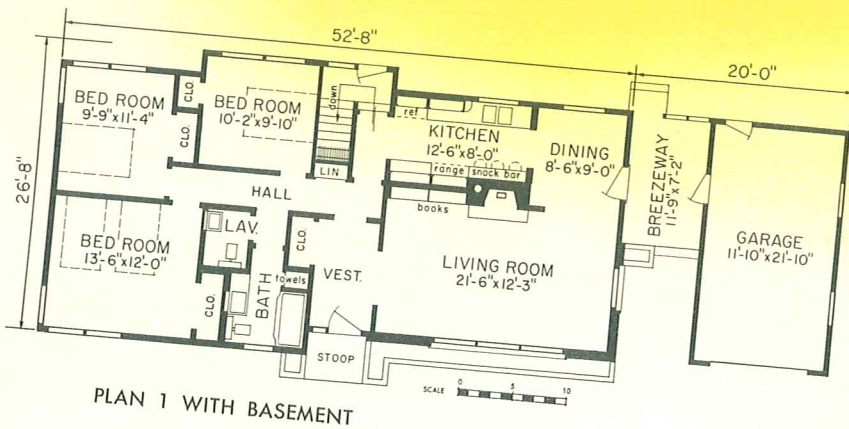
Living Area, Plan 1—1,458 sq. ft.,

Plan 2—1,524 sq. ft.

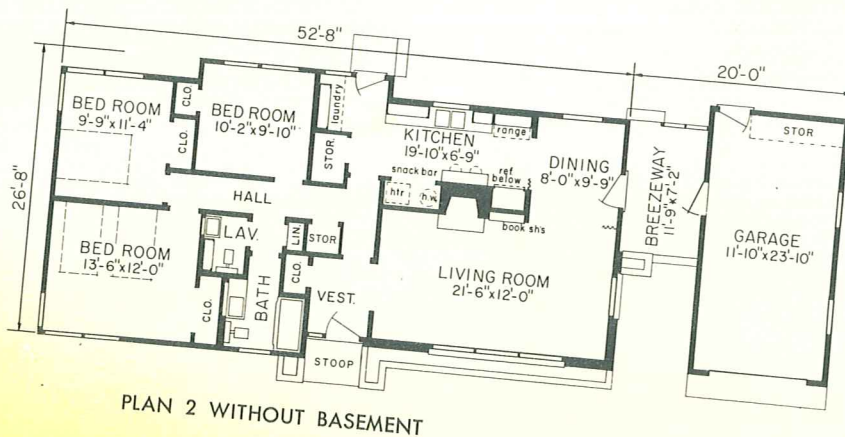
modern
R-156
 ranch



six room plan with breezeway and garage



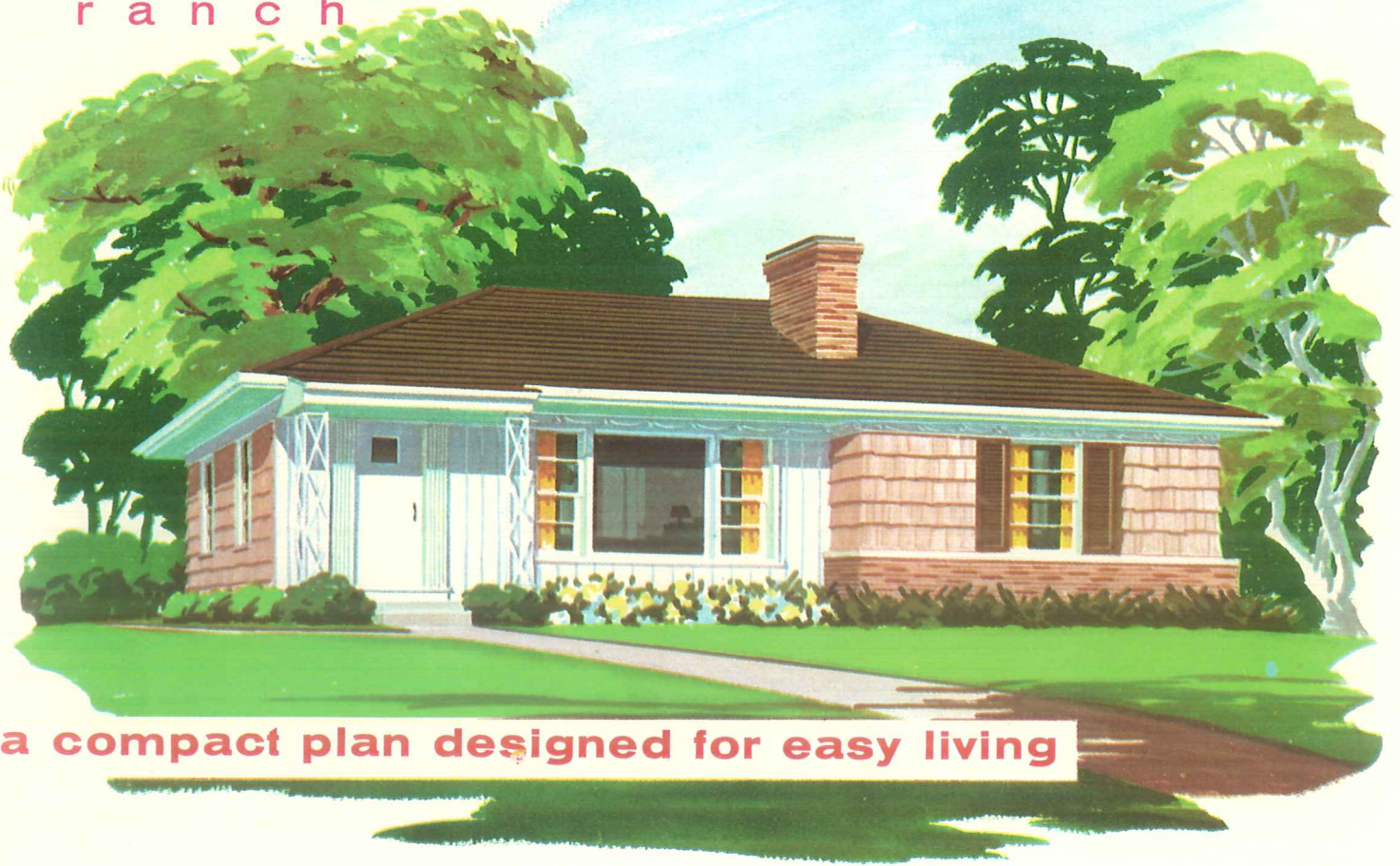
Designed for your living comfort, this three bedroom ranch home features a bath and a half, corridor type kitchen with snack bar, dining room and a large living room. As illustrated above, note the bookshelf and fireplace arrangement that provides a homey touch in the living room. The large amount of window area assures the maximum of light and ventilation.



DATA

Living Area, Plan 1 or 2—1,273 sq. ft.

modern
R-157
 ranch



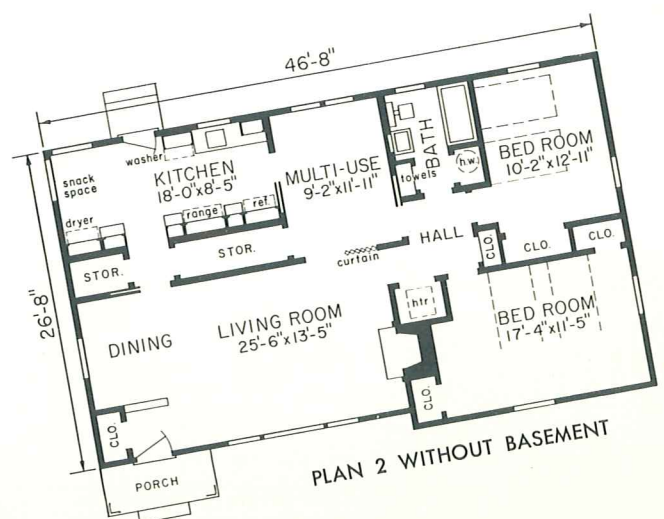
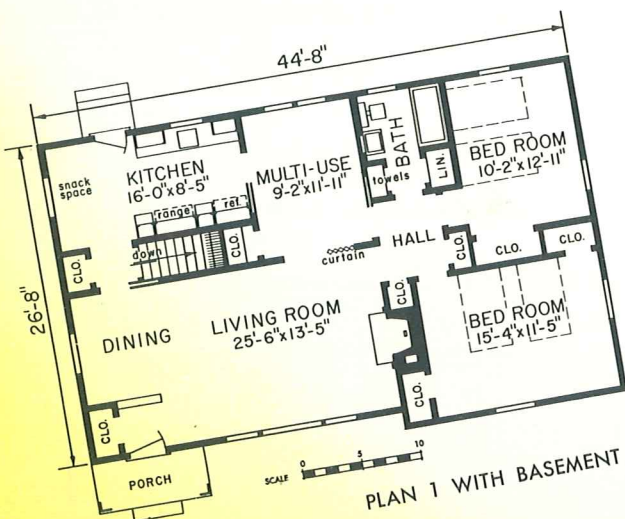
a compact plan designed for easy living

Hip roof with wide overhang, shingles, vertical siding and large picture window blend to create the charming exterior of this attractive home. The compact plan includes two bedrooms, large living-dining area, kitchen with snack space and multi-use room with folding curtain. A more than adequate number of closets are also provided throughout the house.

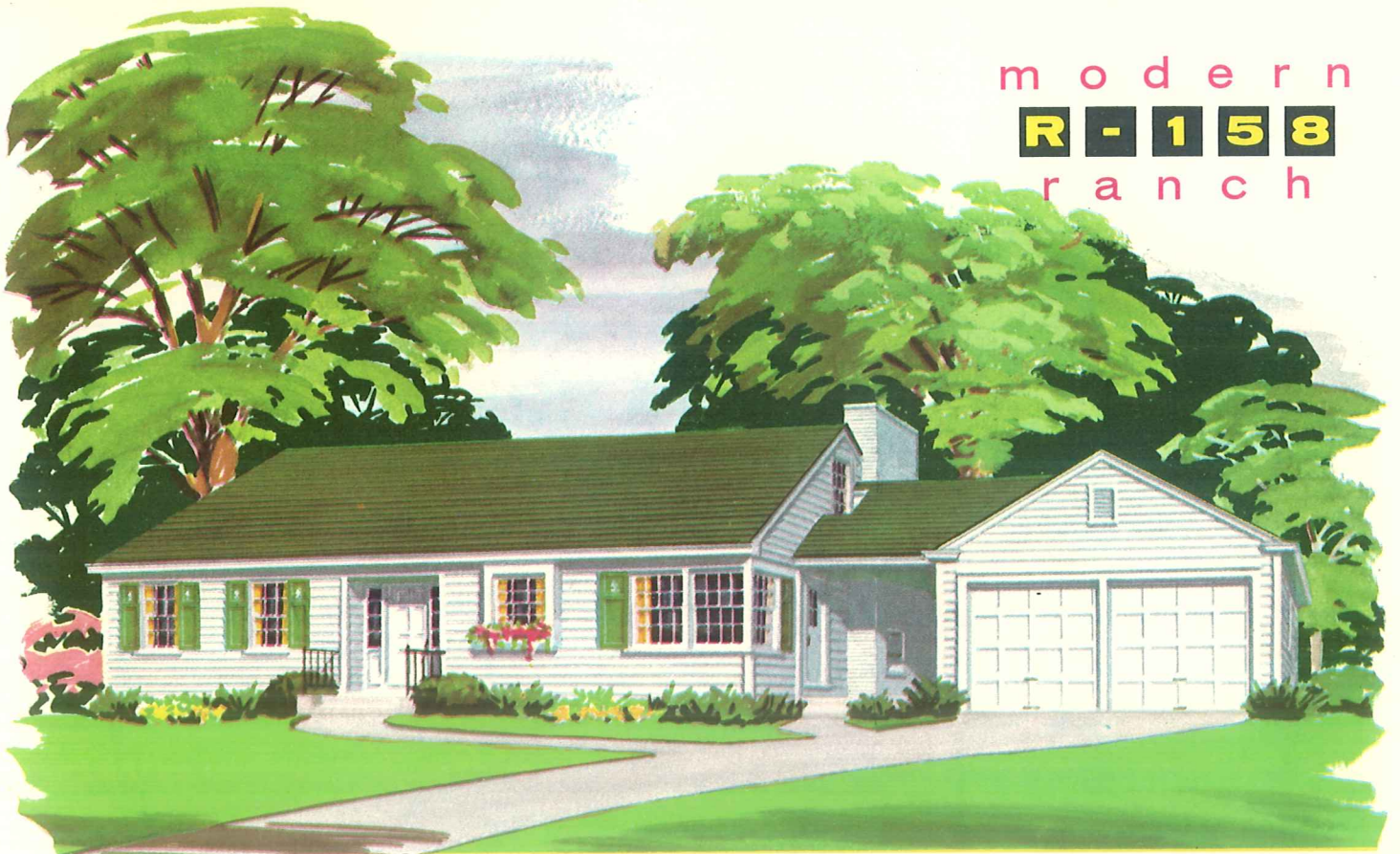
DATA

Living Area,

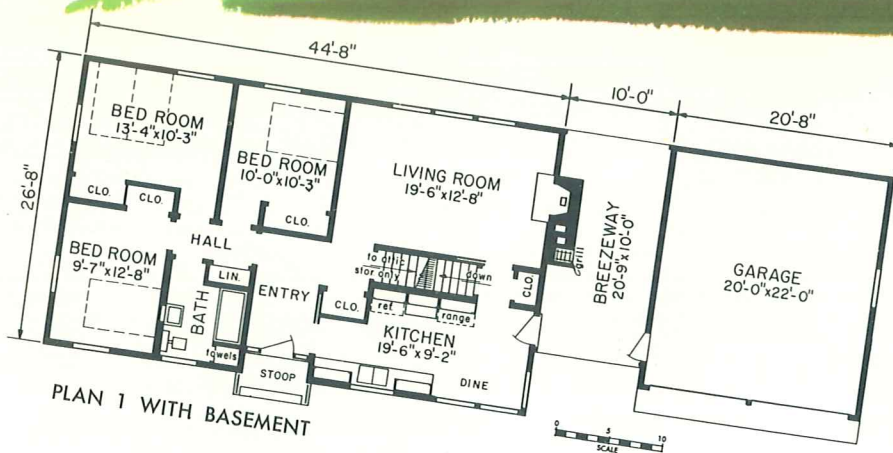
Plan 1—1,214 sq. ft., Plan 2—1,270 sq. ft.



modern
R-158
 ranch



a garden view plan for your living pleasure



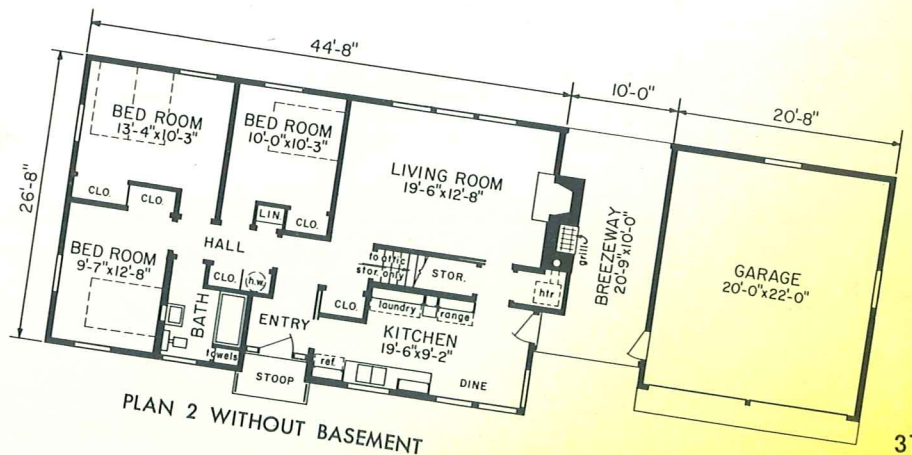
PLAN 1 WITH BASEMENT

Designed to give you privacy and outdoor living enjoyment, the highlights of this home are the garden view living room with natural fireplace and the outdoor grill provided in the breezeway. The breezeway can be screened, if desired. Three bedrooms plus a kitchen-dining area complete the plan.

DATA

Living Area, Plan 1—1,174 sq. ft.,

Plan 2—1,184 sq. ft.



PLAN 2 WITHOUT BASEMENT

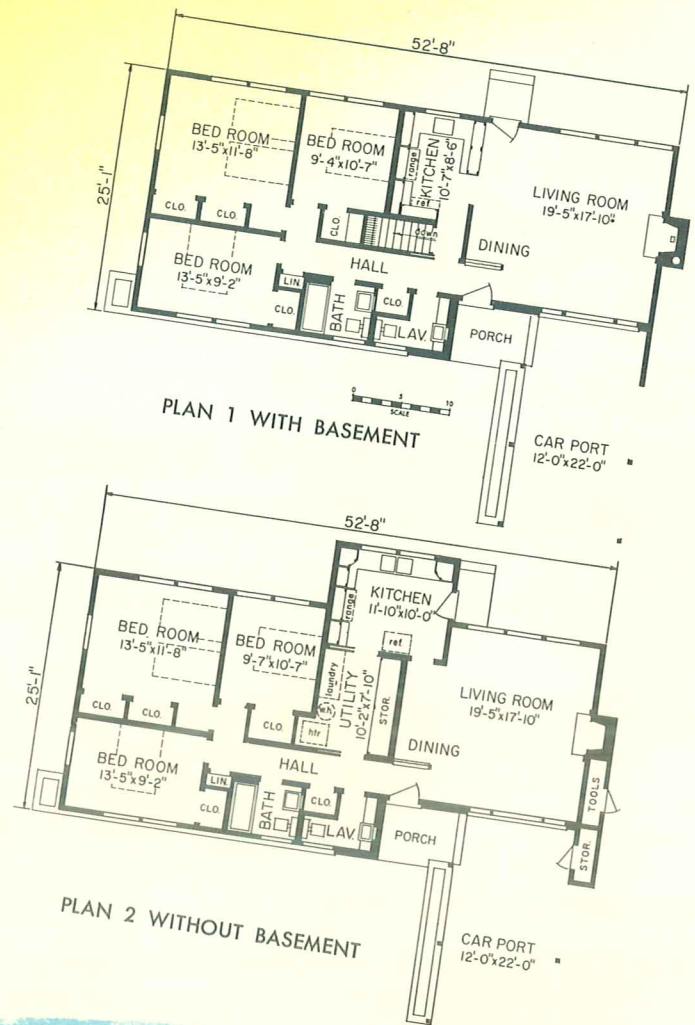
modern
R-159
 ranch

a three bedroom plan with
 bath and a half

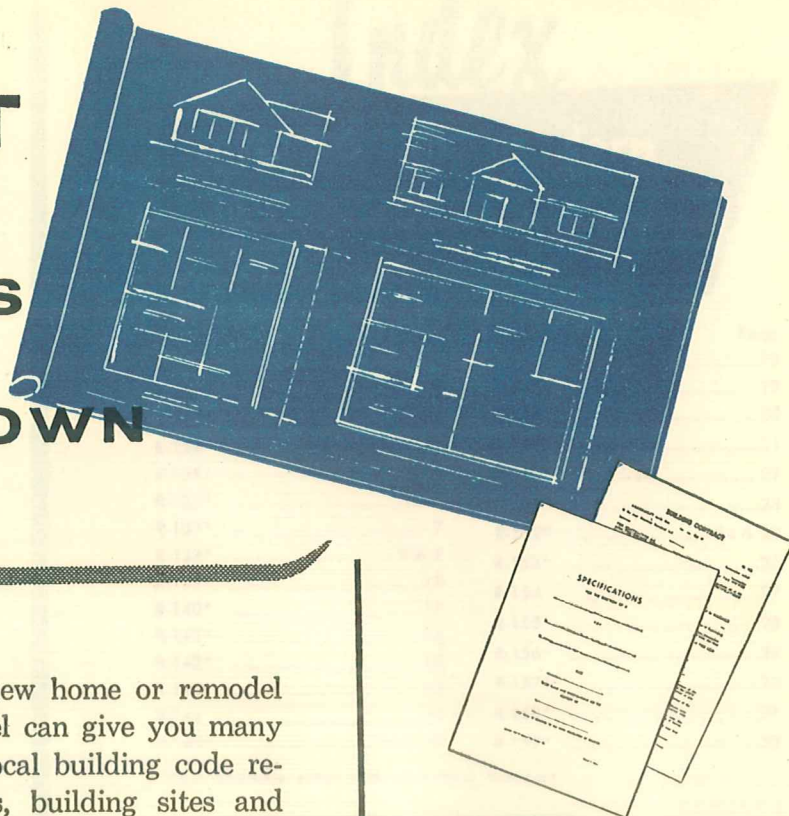
A well-planned traffic pattern is one of the many features that combine to make this an easy-to-live-in home. In addition to three bedrooms, the plan also includes a compact, efficient kitchen and a large living-dining area that provides a view of both front and back of your property. Also note the large window areas and the more than adequate number of closets included throughout the house.

DATA

Living Area, Plan 1—1,202 sq. ft., Plan 2—1,282 sq. ft.



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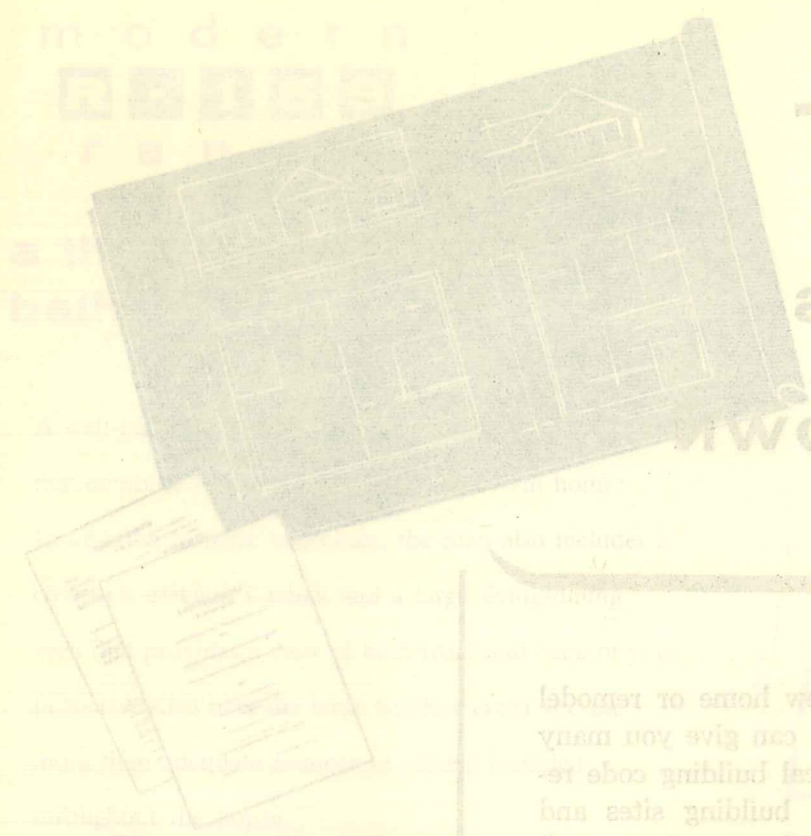
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FOLLOW OUR PLAN TO HOME OWNERSHIP SATISFACTION

ACCURATE BLUEPRINT PLANS

A home must first be "constructed" on paper with every detail clearly defined, if the home builder would be assured of complete understanding and agreement among all concerned with the building of his home. In the interests of sound and better small home construction, each design in this book was engineered by architects and technicians experienced in specialized fields of home planning. All blueprint working drawings include the following: basement or foundation plan; floor plans; front, rear and side elevations; wall sections and all necessary details.

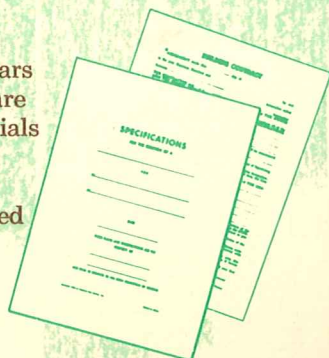
REVERSED PLANS

Perhaps your home should face the opposite direction. Obviously, a plan designed for a lot facing east will not result in the best exposure when your lot fronts the west. Therefore, plans of homes as illustrated in this book are available either as shown or reversed, as may be required.

SEE US FOR BLUEPRINT PLANS AND OTHER INFORMATION

SPECIFICATIONS

are statements of particulars which tell you what you are going to receive in materials and workmanship. Blank specification forms and contract forms are included with blueprint plans.



Index

to 56 new modern home plans

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R-145*	16 & 17		

*Plans available either with or without Basement.

● Use this detailed check list and index to find the type of home which most interests you.

- 1 Story 2 Bedrooms,
See Pages 18, 26.
- 1 Story* 3 Bedrooms,
See Pages 1, 2, 3, 4, 5, 7, 8 & 9, 10, 11, 12, 13, 14, 19, 20, 21, 22, 23, 24 & 25, 27, 28, 29, 30, 31, 32.
- 1 Story* 4 or more Bedrooms,
See Pages 6, 8 & 9, 16 & 17.
- Split-Level,
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- Homes with attached one-car garage,
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- Homes with attached two-car garage,
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- Homes with attached carport,
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- Homes with 1½ Baths,
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- Homes with 2 Baths,
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- Homes with Dining Room,
See Pages 3, 5, 6, 8 & 9, 11, 13, 15, 18, 20, 22, 24 & 25, 27, 28.

*Including Multi-use, Family Room or Den which can be used as a Bedroom.

● **INDEX, by SQUARE FEET of Living Area.**

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1600 and over	See Pages 16 & 17.	16 & 17.

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