

# Morgan HOUSEL REALTOR

2180 Monroe Avenue  
Rochester 18, New York

PHONES  
GR 1327 and GR 5370

HAPPY EASTER FROM  
MORGAN HOUSEL AND ASSOCIATES!

We offer the following residential property:

**BRIGHTON, ELMORE ROAD 31:** New listing of exquisite brick Cape Cod in perfect condition. 3 good sized bedrooms, tile bath, strictly modern kitchen with ceramic tile counters, shelves, disposal, dishwasher, compact dining room, cheerful living room, powder room, 1st floor library, finished basement, 1st floor patio, barbecue grill.

**BEACH AVE. 278:** Year round 4 bedroom home (1 on lot) 3 baths, with 10' Lake frontage with sand beach. Modern kitchen, dining room with bay window overlooking the lake, 15'x13' living room with fireplace, large porch, full insulation, separate room, income apartment with private porch. Beautiful yard with large trees.

**Lake Property:**

**544 EDGEWATER DR.** Modern year round home with 3 bedrooms, (1 on lot) 2 baths, large living room with picture window, strictly modern kitchen, cheerful dining room, entire home finished in Knotty Pine, full basement, modern heating plant, 15' of sand beach with circulating washwater and beachwalk. Summer home with 3 bedrooms, 2 bathrooms, extra lot, taxes \$218.00. School bus.

**FOREST LAWN 161:** 4 bedroom, modern in this delightful section. Modern hot water heating plant, light of way and view of lake. Modern kitchen, large living room, enclosed porch, combination sunroom and screen room windows.

**Single Residences:**

**BRIGHTON 108 WILSHIRE:** New listing, 4 bedrooms, 2 bath home with maid's quarters. Walnut paneled living room, dining room, large den, modern kitchen with breakfast area, dishwasher and disposal, 3 car garage, \$21,000.00. For appointment only call E. Stuber 2161.

**BRIGHTON COUNCIL ROCK SECTION:** Exclusive listing of 3 room English type home and garage on 1/2 acre lot. 4 bedrooms, 2 baths, large living room, Knotty pine kitchen, powder room, den, car garage, with possession. For appointment only call E. Ark 11 2111.

**RAMSEY PARK 48:** Large 4 bedroom home on 100' lot. Quality construction, large rooms, this home is in beautiful Brownrock and may be the one you are looking for.

**851 HERSFORD RD.** Center entrance - 7 room colonial, 2 baths, and Powder room, large enclosed sun porch would make a beautiful TV room, modern kitchen with breakfast nook, 3 car garage.

**Multi Family Homes:**

**65 GRAPE ST.:** 4 apartments, good income, owner wants to sell. Price \$25,000.00.

**UNIVERSITY AVE. 424:** 8 family, good condition, gas heat, good investment, listed at \$12,500.00.

**81 N. MAIN ST. HONOLY FIELDS:** 6-room family house, acre plot, automatic gas heat, 3 car garage, \$16,500.00.

**200 MONROE AVE.:** Colonial architecture 6 family, everything separate. This property close to Genesee Hospital, has tremendous commercial potential, listed at \$25,000.00.

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## New Look--New Usefulness



Though basically sound, this barn suffered from long neglect. Remodeling vastly improved its usefulness and appearance.

Remodeling an old barn will give you a better view of the spacious countryside, a benefit available to almost any farmhouse. A farmhouse, more than any other sort of dwelling, has a right to open itself up to nature.

With an eye to cleaning up the inconvenient arrangement of the first floor rooms, Campen drew plans that transferred the main entrance from the west of the house to the southeast corner. Visitors now drive up to the door and, from a new main entrance hall, enter the living-entertaining area or the kitchen-work area without tramping through other rooms.

The overly large kitchen was made more compact. Ponderosa pine cabinets were installed, saving time and steps for the homemaker.

The new walls in the living room were insulated with a 3-inch-thick mineral wool blanket. The rest of the house previously had been insulated with mineral wool for comfort and economy in heating.

The roof, as it usually is, was of the exterior face-lifting of the house. The eaves were cut back, a modern note. A new front porch was built, and the roof-line of the porch was extended along the front of the house.

The horizontal emphasis, resulting from the extended porch roof line, helped to minimize the awkward height of the house. The porch, the new attached garage, and the main structure were roofed with the same colorful asphalt shingles, signifying the old and new construction.

Agricultural experts suggest insulating the barn. Mineral wool insulation should be applied along the walls and ceiling. A study made at the University of Missouri found that cows produced much more milk when housed in an insulated barn where the temperatures were kept relatively constant, winter and summer.

The owners of this 7-room dwelling, Mr. and Mrs. Henry O. Stegeman, Boyden, Iowa, demanded two specific results from remodeling. They wanted a larger, more gracious living room, and a more attractive exterior.

As can be seen from the before and after illustrations, the owners got what they wanted.

**HOSE SEALS LEAK**  
A temporary repair for a leaky pipe can be made by covering the leak with a piece of slit garden hose. Tighten the hose with a hose clamp.



## THE CATHOLIC FAMILY CHOOSES A HOME

67 PAROCHIAL SCHOOLS  
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A GUIDE TO CATHOLIC HOME BUYERS



## Remodeling of Typical Country House Gives Family More Convenient Space

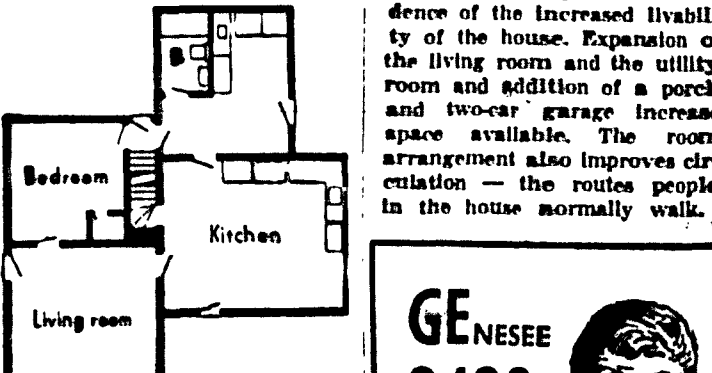
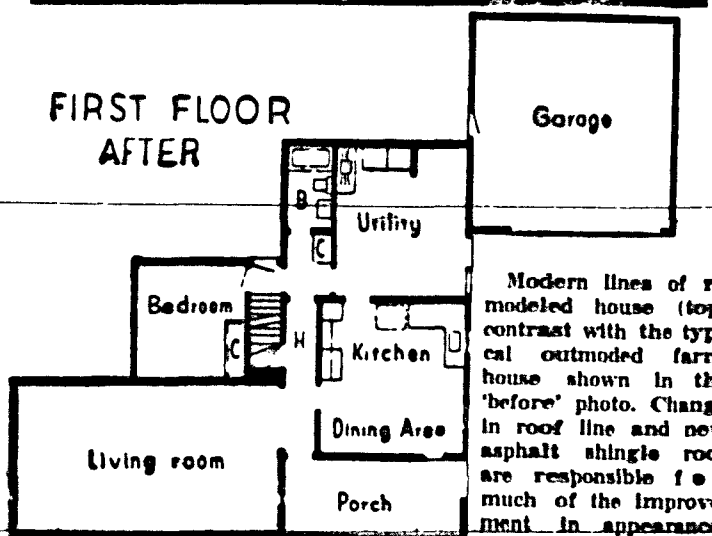
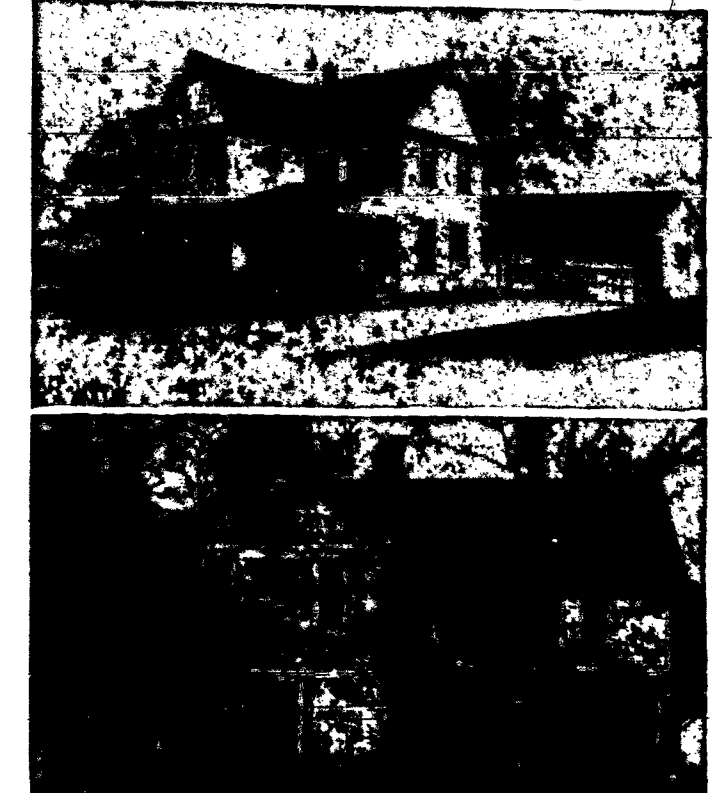
### Designer Adds To Living Room

Throughout the country today there are thousands of farmhouses like this — a bit shabby, with their rooms poorly laid out by modern standards.

But most are still sound as a nut, and remodeling can do wonders for them.

The owners of this 7-room dwelling, Mr. and Mrs. Henry O. Stegeman, Boyden, Iowa, demanded two specific results from remodeling. They wanted a larger, more gracious living room, and a more attractive exterior.

As can be seen from the before and after illustrations, the owners got what they wanted.



They also got a dividend — a far more livable room arrangement. Plus an attached two-car garage.

Key to the interior remodeling was the enlarged living room. The small porch to the west of the house was removed and the living room extended 13 feet at this point. More window area, including a picture window, was added to the room. This gave the occu-

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**COURIER-JOURNAL** 15  
Friday, March 30, 1956

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**NEWS ITEM**  
WASHINGTON, D.C.—Mar. 21—Housing Administrator Albert M. Tolson proposes to conduct a "Woman's Congress on Housing" here. Mrs. Tolson's plan is an "education" for housewives who have their say by dealing with builders, not the government.

**West Side of Dewey Ave. South of Latta Road**  
Look At These "Homar" Features TOWN OF GREECE

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