

Expert advises...

Good kitchen substantially increases value of home

As new home prices continue to climb, buyers are becoming more discriminating.

One of the most important factors in determining a sale is the condition of the kitchen, reports Francis Jones, CKD, Executive Director of the National Kitchen & Bath Association.

"It's a proven fact that homes with good kitchens sell faster, and get their asking price," said Jones.

What constitutes a "good kitchen?" Jones said that contemporary kitchens should include not only an area for cooking, but space for conversation, as well. It might also include an alcove for a television and desk for a home computer.

In short, the social, entertainment and organizational needs—as well as the sustenance needs—of today's family can be met in the kitchen.

Things to consider

In light of these trends, Jones recommends that new home buyers consider the following features when looking for a new home:

• **Adequate Counter Space**—The basic requirement is at least 24 inches of space on either side of the sink and 12 to 18 inches on each side of the range.

One common omission is an isolated refrigerator with no adjacent counter space. The need for landing space next to the handle side refrigerator is especially important, because we usually remove more than one item at a time, Jones said.

• **Ample Storage**—NKBA members report that their customers are acutely aware of the options available in slide-out pantries, roll-out drawers, cutlery dividers, tilt-out sink fronts and trash bins and a myriad of other built-in storage aids. They are asking about these features when it comes time to buy or remodel.

The buyer should certainly look for these features, or consider installing them at a later date.

Arrange for use

Even more basic, cabinets should be positioned at point of first or last use.

The reality is that, in many kitchens, cross-traffic is inevitable. In these cases, at least the range-to-sink path should be uninterrupted by other household traffic, since that is the area where grease spills, steaming pots and other hazards are most likely to occur.

Safety precautions

Other safety considerations in the kitchen should include avoidance of sharp corners on islands, which are usually eye-level with children and hip-level with adults.

Microwave ovens should be placed no higher than eye level. If they're any higher, the removal of cooked foods takes place with arms raised above the head, at their weakest point.

• **Adequate Clearance Spaces**—For safety, comfort and efficiency, it's imperative that clearance spaces be allowed for opening the oven, refrigerator, dishwasher and cabinet doors, using the appliances, passing behind seated diners and passing other family members in the kitchen.

For example, for easy access, a dishwasher requires 42 inches from the front of the unit to the surface opposite it.

An additional 20 inches of space next to the dishwasher is required for loading and unloading. A common mistake is to install the unit adjacent to a corner-angled sink or at a right angle to the sink, ignoring the 20 inch requirement. The user cannot stand at the sink or near dish storage to load and unload.

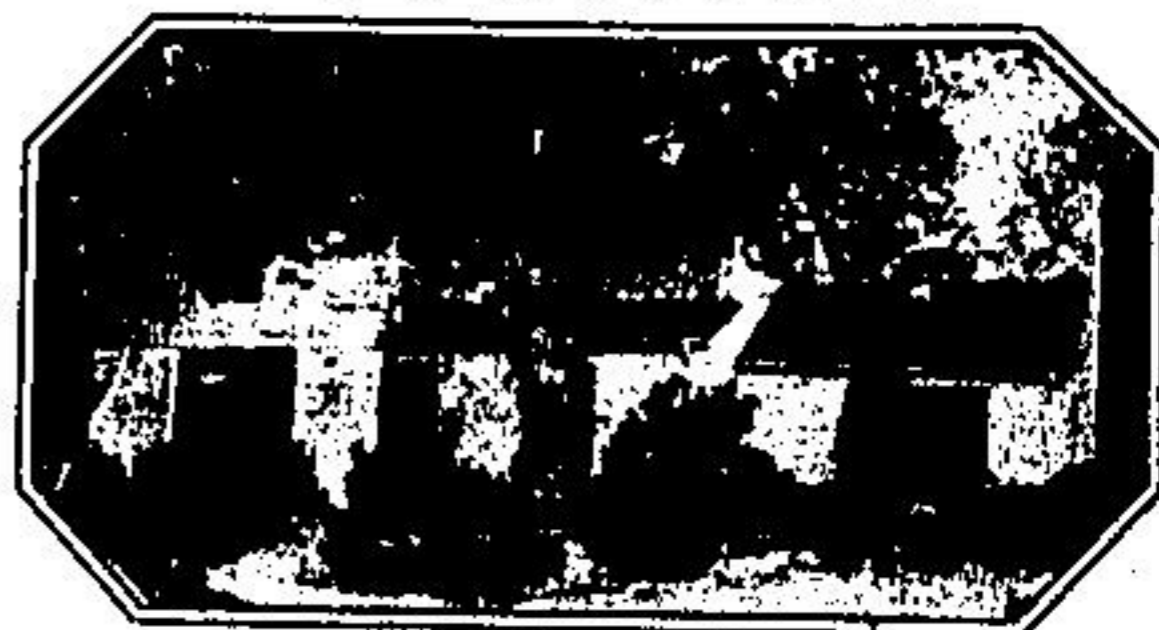
• **Appliance Placement**—In most families, the refrigerator is the most-often-used appliance. Manufacturers have responded by creating refrigerators that place sought-after items—beverages and ice, for example—within easy reach.

Special compartments make beverages accessible without opening the refrigerator door. In-door ice makers eliminate the need to open the freezer.

Regardless of the model chosen, good kitchen design places the refrigerator in a spot within the work triangle, but still accessible to the rest of the family without entering the work area.

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GRAND TRUNK — 1856

A depression had occurred in the late 1840's but in the 1850's gold discoveries in California and industrial growth in Britain and the Eastern U.S.A. led to a strong demand for Canadian Products like lumber and grain. This coupled with the "Reciprocity Treaty" of 1854 (a free trade agreement between Canada and the U.S.A.) led to rising prices and a period of inflationary growth. British money flowed into Canada for Railways.

The largest line was the Grand Trunk chartered in 1852 to 1853. When complete in 1860, it went from Quebec to Montreal to Toronto, then through Georgetown to Guelph and on to Sarnia. It linked these towns to the Saint Lawrence Ports and especially Toronto which shipped much lumber and grain from its port to the U.S.A.

James Young was instrumental in bringing the "Grand Trunk" to Georgetown. The roads were closed in winter and therefore Georgetown residents needed the railroad to move goods and give them a year round market. Many local farmers had their grain processed at John Kennedy's Georgetown Mill. A grist mill was also in operation in Norval (near the entrance of the "Riviera") since 1828, and these mills used the Grand Trunk line to transport the flour. Lumber was also transported as were goods from the Barber Mills.

Many thanks to Elaine Bertrand, Walter Lewis and John McDonald "Hulton Sketches"

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