

# TURNING HOUSE AROUND

Planning a modern home to exploit the seclusion of a rear garden involves much more than turning the house around.

Obviously if you place the kitchen, laundry, utility room, bath and garage on the street side, you should be able to have a living room and dining area with views of the garden.

But there won't be much garden to view if your house is not planned carefully for its lot.

In most residential communities, houses must be built back from the front of the property. This set back creates the pleasant tree-lined streets that beautify American towns. The building line may range from 20 to 50 feet or more from the curb line.

At this point it is natural to start planning the garage, because a garage at the front of a house has many advantages: 1. It shortens the driveway, saving several hundred dollars. 2. It minimizes snow shoveling. 3. It can permit a larger rear garden. 4. It is safer for children by keeping cars away from play yards. 5. It makes it possible to place more rooms on the garden side of the house. 6. It is easy to have a direct garage-to-house entrance.

But a front garage can have its disadvantages, too. It presents an architectural problem in design of the facade. Too often it takes the form of a wing extending out from the front of the house, blocking the view and obstructing breezes or sunlight.

Architect Jule Robert von Sternberg, specialist in small home design at Hempstead, Long Island, points out that the most serious disadvantage of this type of garage wing is that in spite of it being in front of the house it still may rob your rear yard of several times the amount of space it occupies.

This happens because a front garage wing can push an entire house back on its lot.

Supposing you have a lot that is 100 feet deep and local ordinances require a set-back of 20 feet. From that point your garage wing will extend back another 20 feet. Your house itself may be 30 feet deep, so that you have used up 70 feet of the depth of the lot and have only 30 feet of back yard remaining.

"With more and more of our family living taking place in the garden, this seems a high price to pay for the advantage of a shorter driveway," von Sternberg observes.

"On the other hand," he adds, "if you can tuck the garage into the mass of the house, so that the garage doors are virtually on a line with the front wall of the house, you can add 20 feet to the depth of your rear garden."

This type of built-in rather than attached garage can yield various other advantages. It allows direct entry to front hall or kitchen. It also can serve as a barrier in separating sleeping quarters from the living area of the house.

To demonstrate the features available in planning house and garden together, the architect designed the house shown here. Wide roof overhangs form hoods to shelter visitors from the rain, protect the garage doors and to help to obscure them from the street with deep shadow.

The service entry is placed at the opposite end of the house from the garage to discourage the use of the driveway by service trucks. "Trucks should park in the road," this architect says. "They can be a hazard to children playing on the sidewalk when they back out of driveways." So he planned the service path at the drying-yard end of the property. The family, however, can make its own cash-and-carry deliveries directly to the kitchen from the garage or driveway in this plan.



**Turnaround House planned** to save a maximum of rear garden space. Rear view of house is shown. Upstairs provides for two more bedrooms. This plan, by J. R. Von Sternberg, 144 Washington St., Hempstead, N.Y., covers 1,650 square feet.

The kitchen is near the front door convenient to a small powder room lavatory adjoining the front hall. A pass-bar is provided between kitchen and living room for entertaining. The laundry is planned at the far end of the kitchen, where it has direct access to drying-yard via a ramp, instead of stairs, through the service entry.

A solid wall conceals the drying yard from dining room view and another solid wall provides privacy for the bedrooms by obstructing view from the terrace. Dining room, living room and bedrooms have garden outlooks and access to the terrace—the bedrooms via a hall.

A huge sliding glass wall permits the dining room to be opened to the outdoors in summer. Another sliding wall makes it possible to close the dining room from living room view, or when opened to merge the two rooms in one spacious sweep on the garden side. The living room fireplace is located off center to create intimate conversational grouping in this 23-foot room.

Television, radio, record player, desk, games locker and book shelves are built into a storage wall at one end of the living room. Chests of drawers, wardrobes and vanities also are built into bedrooms.

"This house is designed for a typical family of four to six persons," von Sternberg explains. "Two bedrooms in the attic space occupy very cheap cubage. When the children go away to school, or marry, the parents can confine themselves to the two downstairs bedrooms—a master chamber and a guest room. Thus the house can grow or shrink with the family."

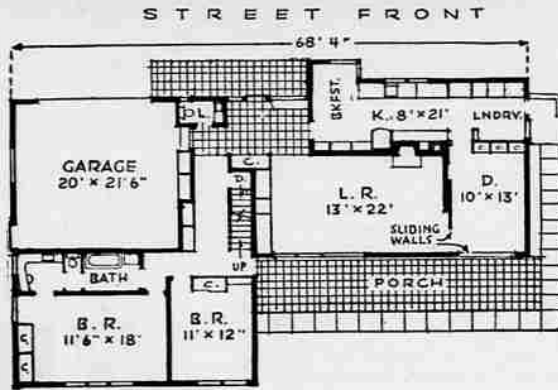
## Check Framing, Foundation, Roof When Remodeling

The foundation, the framing and the roof are the three principal parts of a house which deserve close attention when structural remodeling is being planned.

Check drainage of water from the ground close to the foundation. If water accumulates, it can gradually undermine foundation walls.

Framing should be inspected to learn whether it needs to be realigned and braced. When a wall of a house is torn open, hidden weaknesses often can be noted before they become serious enough to cause damage.

Look for small leaks in the roof. If the roof is old, reroofing is recommended. Asphalt roofing is the material most widely used for this purpose. In choosing the roofing material, take advantage of the numerous colors in which it is available.



## Wrought Hardware Marks The Quality of a House

Hardware is much more important to your house than buttons and fasteners are to your clothes, for the hinges, latches, knobs, locks and all the details that make up the hardware for a house must be expected to work unflinchingly and to last for the lifetime of the house.

For this reason, solid brass and bronze always have been the favorite metals in quality construction.

Since the war the production of solid brass and bronze has increased greatly and the National Contract Hardware Association reports that home buyers are noticeably more wary of plated substitutes. The price differential between plated steel and solid non-ferrous materials is being steadily shaved down.

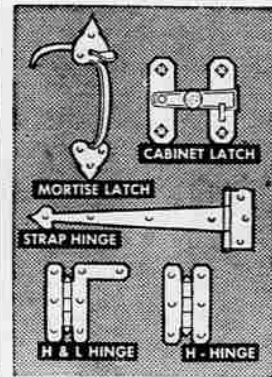
Builders' hardware of non-ferrous metals is made both in cast and wrought methods. Wrought escutcheons and knobs are now stamped out of heavy gauge material and have all the appearance of the more expensive items. In fact, some lock manufacturers are featuring wrought solid brass knobs and roses over cast products.

Plated steel hardware often is purchased without the realization that the material will rust within a very short time. Hardware is difficult to replace because of the various mortising and cuttings in doors and frames. A good way for the amateur to identify solid brass from plated steel is to carry a small magnet, which will adhere to steel, but not to solid brass.

John R. Schroemer, managing director of the National Contract Hardware Association, points out that the new types of tubular and unit locks now on the market allow for a wide use of wrought solid brass and bronze.

"I believe that it is only a question of time," Schroemer says, "before all of these tubular locks will be sold mainly of the wrought material."

Electric heating cables and thermostats may be obtained to turn cold-frames into electric hot-beds. The current consumed costs little, and the even heat gives better results than the old-fashioned hot bed could equal.



HAND FORGED hardware.

Hinges, which can be primed and painted, and are obscured from view, can be of steel, but if the budget allows for brass or bronze, so much the better.

Modern hardware is available in virtually any style desired from smartly sophisticated designs to faithful reproductions of period types. Quaint strap hinges of wrought black iron look as if they were taken from doors of the time of Shakespeare. H and L hinges that graced early American homes are reproduced in exact detail. There are firms that specialize in hand forged period hardware.

## Greaseproof Tile For Kitchen Floors

One of the most serviceable and colorful floor coverings for kitchens is asphalt tile, since it is a greaseproof material.

It can be used in virtually any design such as contrasting stripes, squares or rectangles, in grays, tans, greens or mahogany marbled tiles with a cream strip border contrasting with bright walls.

It is a long-wearing material since the colors extend all the way through.

For proper draft, the top of a chimney should extend at least two feet higher than the highest ridge of the roof.

## Hobbyists Want Space In the Home

By SYD KRONISH

If one could peek inside all the homes in America today he would find approximately 19,000,000 people engaged in some form of indoor hobby.

Most of these people are collectors of stamps, hand made American glassware, autographs, dolls, coins, miniatures and other objects. Others are creative hobbyists working at handicrafts such as wood working, metal-working model-making, painting, needlework and photography.

In even the smallest home it is always possible to set aside hobby space. The creative hobbyist often needs special facilities. The woodworker and model builder need work bench and tools. The artist requires elbow room and north light. The needleworker finds even greater pleasure when there is a well defined and organized place for fabrics, patterns and other sewing equipment.

Collectors need cabinets for storage. The collector of American glassware, whose hobby ranks second in popularity to stamp collecting, loves to show off the varied patterns, colors and shapes of his prizes. Shelves are the answer. Concealed fluorescent lighting will heighten the decorative effect.

Indoor gardening is often combined with glass collecting by interspersing growing potted plants with the glassware on window shelves.

Shadow boxes, mirror-door cabinets and wall shelves can be used to advantage by the collector of miniatures. These fragile possessions must be guarded against loss and breakage.

Collectors of stamps, coins or autographs need a desk or worktable brilliantly lighted by glare-free illumination. Cabinets with shallow shelves where albums can be locked also are needed. Whatever room is used by this collector—whether it be a special room or a bedroom—it should be furnished with living room atmosphere as a place to entertain fellow hobbyists.

The amateur artist needs adequate lighting. If the home has an attic, this space can be finished into an ideal studio. North light can be provided by a skylight or huge window in the north gable.

Since woodworkers, metalworkers and model-makers are basically mechanics, they prefer space outside the family living quarters. All possible efforts should be made to sound-deaden the home workshop. All power tools should be mounted on rubber. The ceiling and walls should be covered with acoustic material to absorb noise. If a basement is unavailable, the garage may be a good location for a home workshop.

For the amateur photographer a darkroom is a must. But the darkroom is useless without a spring lock to prevent someone entering when plates or films are being developed. Equally as important to the photographer is a sink with running water. Therefore the basement is an ideal location.

If the home has a recreation room, the family hobbyist can be well satisfied. In planning the home, the family can hand-tailor it to their specific needs. Architects design today's homes to fit the requirements of the family and every home should include a well-planned hobby center.

Because leaf lettuce is demanded by hotels and restaurants for fine salads, it is grown extensively all winter. Home gardeners may enjoy it all summer at small expense.