

THE HOUSE OF THE WEEK

New Design Split-Level Saves Money

You Can Get Extra Space By Raising House In Rear

By DAVID G. BAREUTHER

A SMART way to get more house for your money has been worked out in this new variation of tri-level design. It's a house with a one-story front and a two-story rear. The living room, dining room and kitchen floor is just midway between the two rear stories.

The innovation, shown here in Design T-305 for The House of The Week, gives you extra rooms economically. A simplified, sweeping roof, similar to the historic saltbox roof, has no jogs or complicated valleys.

This is a house to answer basement-versus-no-basement controversies. It elevates space that might have been used for a basement up to ground level. It makes the garage part of the house instead of a separate building or wing. It gives you a large ground floor playroom opening out on a garden terrace. It provides a laundry that calls for no stair climbing to reach a drying yard.

The house has the advantages of a three-story house without having a full flight of stairs. Its floor levels are separated by only six steps. Yet it has no resemblance to the conventional split-level appearance of a cottage hitched to a two-story neighbor.

YOU ENTER the house at the living room-dining room-kitchen level. Just half a flight up is a dramatic balcony at the bedroom level. Half a flight down from the living room is the garage entrance and playroom level.

There is no basement as such.

A ventilated crawl space separates the living room floor and its joists and insulation from the earth. A seal over the ground in this space keeps out moisture.

Playroom and laundry are built on concrete slabs which can be paved with colorful asphalt tiles. The concrete floor of the garage needs no covering, unless you like deck enamel for appearances and ease of cleaning.

But — and this is something lots of people prefer — your bedrooms are upstairs, even though you have a ranch house front.

THE GENERAL design of this house is especially attractive. Windows are large and numerous. Caleb Hornbostel and Associates, the architects, suggest a roof of colored asphalt shingles and siding of wood shakes. The heavy hand split type of shakes, painted white, could be striking.

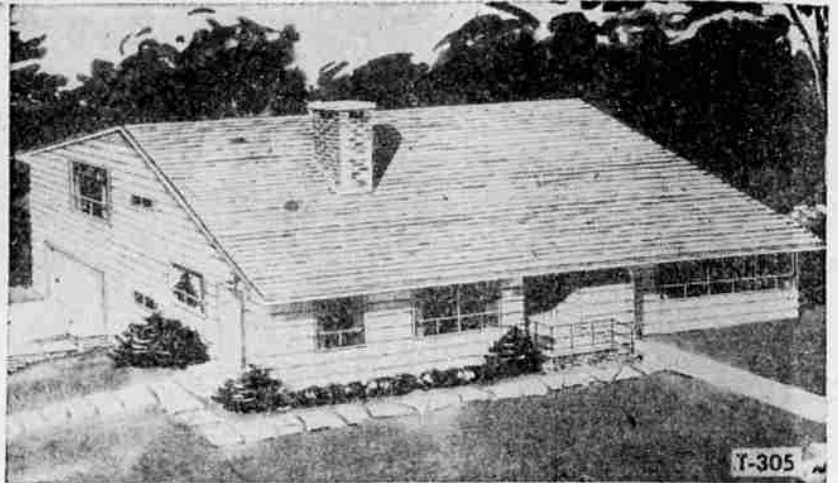
Center hall convenience is achieved in the plan without actual construction of a hallway. This results in an open merging of living room, dining room and balcony.

Rooms are large throughout the house. The living room measures more than 15 by 26 and has a ceiling rising to a story and a half. The kitchen is large enough for efficient "U" arrangement of cabinets and equipment. The dining room is screened from the front door by vertical baffles.

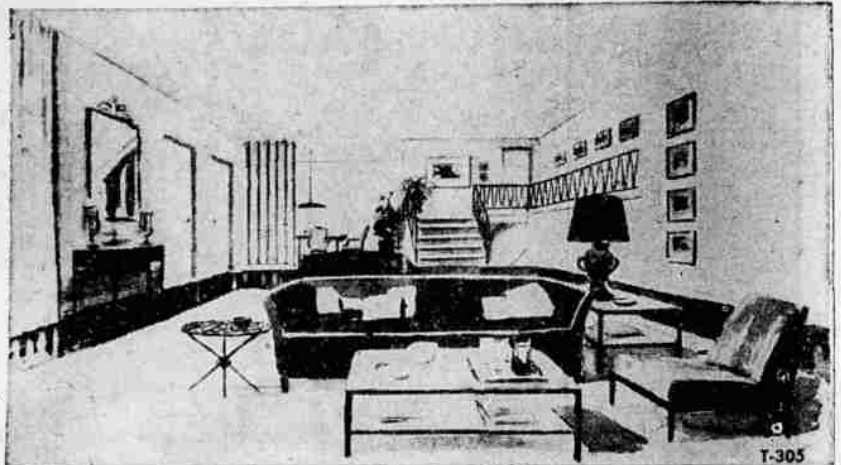
Three good sized bedrooms have walk-in closets. There are two bathrooms, one with a stall shower and both planned for modern vanity type lavatories.

The playroom downstairs is almost as large as the living room and is unbroken by columns. In fact, there are no lally columns in this house. Spans are planned to eliminate the need for such posts.

For economy a fireplace has been omitted, but it would be easy to accommodate one in or near the far corner of the living room with an outside chimney at that end of the house.



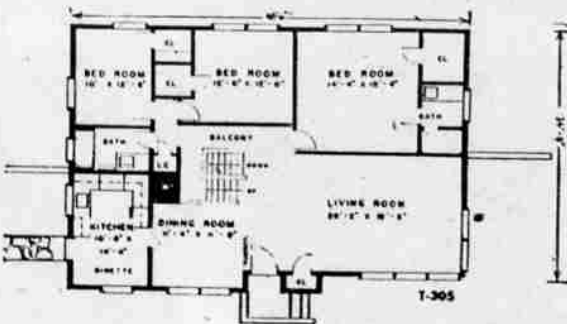
RANCH VERSION of the popular split-level house presents a smart appearance.



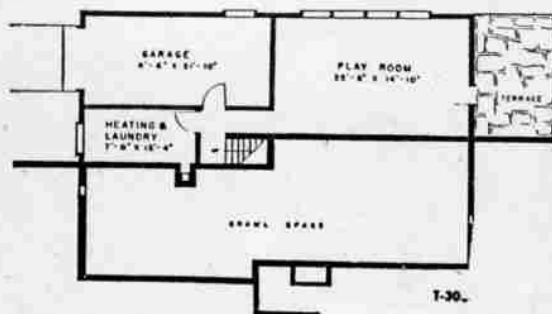
OPEN PLANNING features this high ceiling living room with dining room in left background and balcony shown at right. This is an artist's conception looking through the house from the far end of the living room. Closet and front door are shown at the left.

COVER PAGE

Pictured on the cover of this week's magazine section is Mrs. Lynne Christiansen of Orest, whose husband is taking a course in diesel engineering. Picture was taken with a 3x5 Speed Graphic with Royal Pan Film. Shutter speed was 1/100 of a second and lens opening was f32.



MAIN FLOOR in the front of the house and bedrooms with balcony at the rear — this is how the plan works out.



PLAYROOM and garage are on the ground level under the bedrooms. Retaining walls are shown at each end of house.

HOW MUCH LAND MAY BE NEEDED

OVERALL dimensions of this house, Design T-305, are 48½ by 34 ft. Allowing driveway and turning space on the garage side and terrace space on the opposite side, this house should fit on a 75-foot lot, depending on local zoning restrictions.

The house covers about 1,600 square feet.

THE HOUSE of the WEEK

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Herald and News

Building Editor:

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