THE HOUSE OF THE WEEK

New FHA Home Packs Extra Value

Economy Plan Features Comfort And Convenience

By DAVID G. BAREUTHER

A plan showing Mr. and Mrs. Average Home Buyer how much comfort and convenience can be packed into a typical FHA house—1,022 square feet—is featured as Design HW-17 for The House of The Week.

Federal Housing Commissioner Norman P. Mason recently announced that the average of all new homes financed with FHA insured mortgages in the past year comprised five and a half rooms, including three bedrooms, and covered 1,022 square feet.

Architect Rudolph A. Matern planned HW-17 to show the "maxumum livability, step-saving efficiency and construction economy" that you can get in a house of this size.

"In so doing," he says, "it was hoped to improve upon current designs, foster better designs for the future and give Mr. and Mrs. Average Home Buyer more home for their money."

The FHA estimated value of the typical house, nationwide, was $11,742. The average market price of its lot was $1,626. Its mortgage amounted to $10,034, running for 25½ years, with monthly payments of $74.32.

The family that bought that typical house had an annual income of $5,484 and its total monthly housing expense, including mortgage payment, taxes, insurance, water, gas, electricity, fuel and maintenance figured at $96.03.

Whether HW-17 could be built in any specific location for that $11,742 average depends on local building costs and other factors. Obviously many FHA houses were built for less, as well as more than that amount to result in the average.

However, this plan offers an interesting example of the possibilities for gracious living available through expert design.

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Economy starts with the simple shape of this plan—virtually a perfect rectangle, with a plain and inexpensive roof of low pitch and continuous ridge to create an appearance of length. Breaks in the perimeter of a house are expensive. Yet the architect contends that pride of ownership requires more than a box to live in.

FHA SEES HOMES GETTING LARGER

PEOPLE WANT and are getting larger homes according to the FHA averages. Five years ago the typical house covered 838 square feet. Each year the size of the average house has increased. A year ago it was 961 square feet. The last survey puts it at 1,022 square feet.

So he recessed the front entrance, creating a weather-protected doorstep, and opened the eaves, egg-crate-style, over the kitchen window to admit sunlight for the breakfast table.

Truss-type roof construction is specified for further economy. This permits the use of prefabricated closet units and calls for no bearing partitions. This saves 8 square feet of floor space in this plan.

PLAN HW-17 NEEDS NO BASEMENT

YOU DON'T need a basement with Design HW-17. A crawl space under the small bedroom and adjacent to the fireplace chimney will accommodate a modern horizontal heating plant, or heater and hot water tank can be placed in the garage with laundry shifted to the space marked for cellar stairs.

All blueprints for this house include a separate conversion sheet for basementless construction.

By pitching the roof, the use of economical asphalt shingles is made possible.

* * *

The living room is a smart feature of this plan. Merging the dining and living areas "in-line" eliminates costly interior corners, gives a small house the openness of a 23-foot room, and allows almost unrestricted space for dining by overlapping into the living area. After dinner, when the table is pushed back, a large sized living room is available. Closed-in, four-wall oppression is avoided.

Sliding glass doors merge the living room with a living-dining porch. A log burning fireplace in the living room and a barbecue grill on the porch are touches of luxury which can be eliminated for economy without affecting the design of the home.

The front foyer is a feature usually lacking in small homes. Here it is a saver of rugs and mother's nerves. It provides perfect circulation—direct access to living room, kitchen, bedrooms and bathroom.

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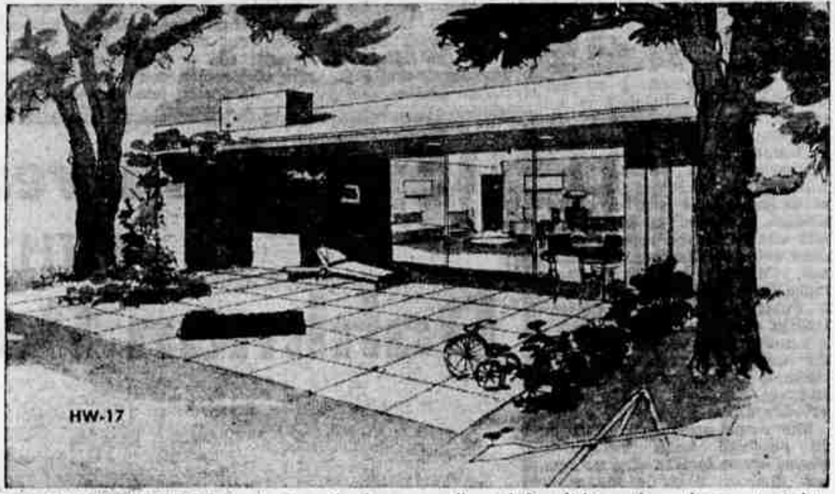
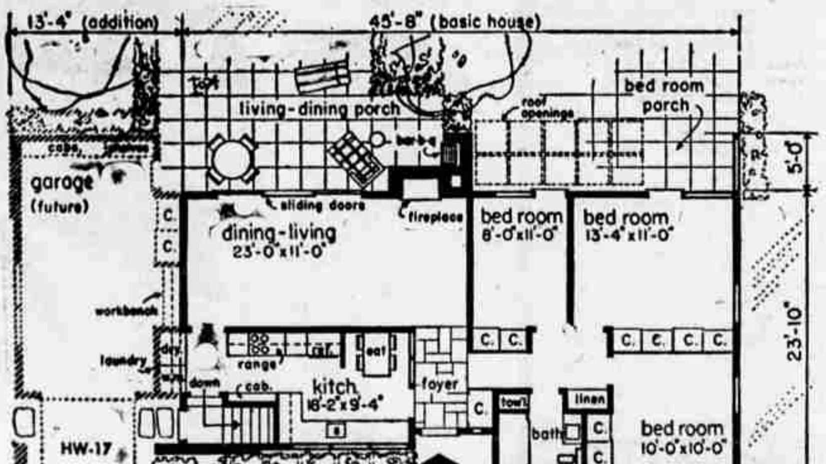
The FHA survey showed almost 70 per cent of the new homes equipped with garages. In this plan the garage can be built with the house or as a future addition. It contains 16 lineal feet of added storage space and five feet of workbench area. A 75-foot lot, or a 50-foot corner lot would accommodate this complete structure under most zoning limits.

LONG, LOW AND HANDSOME, this house fits the size of FHA national average house.



THE GARDEN TERRACE, showing barbecue grill at left, sliding glass doors at right.



PERFECT CIRCULATION is provided in this plan by center entrance foyer, giving direct access to living room, kitchen, bedrooms and bathroom.

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Building Editor:

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