

THE HOUSE OF THE WEEK

New Way To Get Big Home For Less

Modern Plan
Keeps Luxury
Within Budget

By DAVID G. BAREUTHER

A smartly modern plan for a two-story home providing a maximum of living space in economical construction is featured in Design HW-21 for The House of The Week.

Distinctive in many ways, this house can be built with or without a basement, making it suitable for any location. It's a handsome design with brick veneer suggested for the first story, wood siding above and modern casement windows throughout.

This is a house for a good sized family. It has four bedrooms and two bathrooms upstairs. A main floor den with adjoining bathroom offers a fifth bedroom alternative.

In spite of its size, the house covers only 1,220 square feet without its two-car garage, which is figured separately at lower rates in building estimates. This is a modest area — many smaller three bedroom homes cover more than 1,220 square feet. Yet, this house contains more than 2,150 square feet of floor space, which if built on one level, ranch style, would greatly increase the cost of construction.

Here you have a striking example of the economy of two-story planning. If the upstairs bedrooms and bathrooms were built on the ground, 76 per cent more roof construction would be needed. About 120 more lineal feet of foundation work would be required. And if you wanted a full basement under the entire house, some 7,500 additional cubic feet of excavation would be necessary.

Such items are costly.

"Everywhere," say the architects of this house, Petersen and Ebbert of Detroit, "prospective homeowners want a great deal more living space at a price within their means. In order to keep up with the customer demand,

builders are returning to the two-story home to avoid pricing themselves out of business. Another reason for the new popularity of two stories is the limited building site required.

Depending on local zoning regulations, this house with an overall width of less than 64 feet including garage, could be built on an urban lot of 75 front feet. This means less landscaping and maintenance of grounds, advantages best appreciated by experienced householders.

The plan of this house is refreshingly modern. The large living room, isolated from the rest of the main floor, has two unbroken 15-foot walls for furniture placement. A 12½-foot bay window, containing five casements, each 2 by 5 foot in size dominates the front of this room directly opposite a massive fireplace of stacked Roman brick. A sliding window wall opens from the living room to the terrace, which is neatly secluded.

An ample dining room also looks out on the terrace. The kitchen is planned for appliances and cabinets in an efficient U-shape arrangement. A comfortable, window-lighted breakfast nook is provided in one corner.

By placing the laundry adjacent to the kitchen and back door, it becomes entirely practicable to build this house without a basement.

Space occupied by the basement stairs is ideally located for a heater room adjacent to the big chimney. Extra storage space could be readily accommodated in the oversize garage.

Plumbing economy is planned for by placing the three bathrooms in a vertical group. Two of the bathrooms have shower stalls. The main floor bathroom, between laundry and den, is strategically located for cleaning up after outdoor play or gardening, in which cases the laundry can double as a mud room.

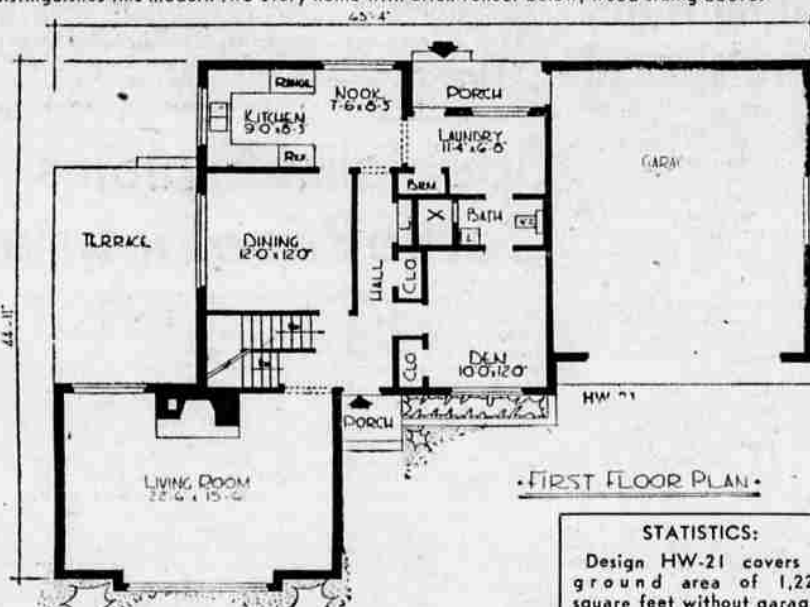
The den is a multi-purpose room. It fills the need for an informal family room, a place for television, sewing, toys and games. Having a large wardrobe closet, this room could be furnished with a studio day bed to serve as an emergency guest room.

This is a house for modern living — dignity with relaxation.



HW-21

UP-TO-DATE STYLING distinguishes this modern two-story home with brick veneer below, wood siding above.



•FIRST FLOOR PLAN•

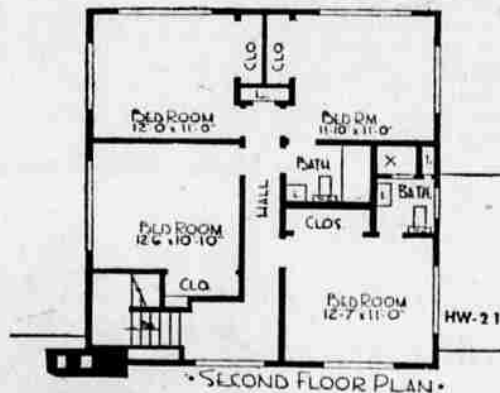
PLANNED for easy living. Den provides relaxation.

STATISTICS:

Design HW-21 covers a ground area of 1,220 square feet without garage. If built with a basement, this house contains 27,890 cubic feet. The two-car garage has an area of 570 square feet.



MASSIVE FIREPLACE of Roman brick in living room.



•SECOND FLOOR PLAN•

FOUR BEDROOMS, two baths, and large closets upstairs.

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You can take this study plan to your bank or other mortgage lender and to your builder and get rough estimates on the cost of construction in this area, as well as an idea of the relation of the cost to your budget.

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Herald and News

Building Editor:

Enclosed is 35 cents. Please send me a copy of the study plan for The House of The Week, Design HW-21

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