

THE HOUSE OF THE WEEK

How Modern Design Cuts Costs

Flat Roof and No Frills Result in a Smart Home

By DAVID G. BAREUTHER

MODERN DESIGN, because of its simplicity, can achieve real economy in construction.

This is shown in Plan HW-22 for The House of the Week—a home with four-bedroom capacity and a built-in two-car garage. The architect reports that a house like this has been built in New England for \$15,500. The owner, however, acted as his own contractor, co-ordinating the sub-contractors for all phases of the construction.

That project figured out at about \$8 per square foot, since this house covers 1,946 square feet. Whether you could match this price in another location and include the full basement, two bathrooms, extra lavatory and living room fireplace, depends on how much work could be done by the owner, as well as on how local building costs range.

Contemporary styling at its best is offered in this design by Caleb Hornbostel and Associates, architects. The sleek flat roof, planned for economical built-up roofing, is pitched just enough to shed rain. Vertical wood siding gives the house an appropriate rustic air which should blend well with any setting.

This is the style of house that encourages the use of new building materials as well as new uses of old standbys. For instance, its built-up roof could be coated with one of the new anodized aluminum paints to add reflective insulation as well as light color. Or the roof could be covered with white marble chips, which also have a reflective value.

Large sheets of 111 plywood, which is smartly pregrooved for shadow effects, could be used advantageously for siding and stained or painted any color desired. Or redwood, cedar or cypress boards, V-grooved or flattened would go far toward blending the modern lines of this house with a woodland location. Pretreated lumber could be used without any paint and allowed to mellow in the weather. A little white or yellow trim and you'd have a striking exterior.

Since the architects suggest the use of dry wall construction for economy and other inherent advantages, this would be a good house in which to consider the use of predecorated gypsum wall-board with aluminum foil backing. This would give you a combination of interior walls, reflective insulation, vapor barrier and decoration all in one.

Privacy distinguishes this plan throughout. All large window areas face away from the street front to exploit whatever view you can command toward the rear. Only utility windows face the front—a kitchen window near the front door to give the housewife a view of callers, bathroom and lavatory windows, and that for the laundry-utility room.

NO BASEMENT is needed with Design HW 22. An abundance of closet space and the possibility of lengthening the garage for larger cabinets, plus the use of the stair space for closets, provide ample storage.

A small crawl space adjacent to the chimney would accommodate a modern horizontal type heating plant, or a heater could be placed in the stair space and given a separate vent.

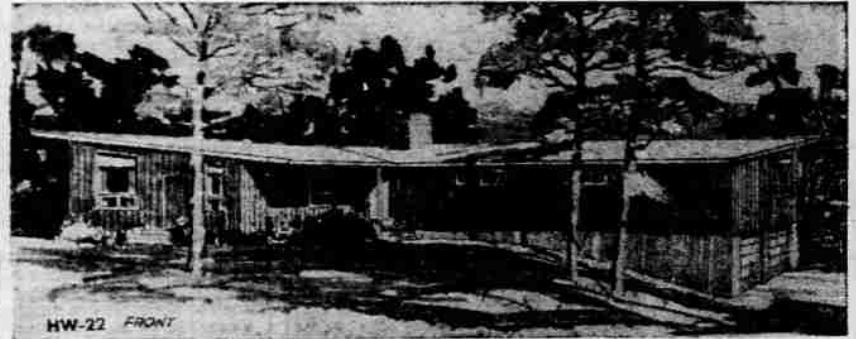
All blueprints for this design include a separate conversion sheet for basement-less construction.

Every room is a dead-end room. The entrance foyer provides access to any part of the house.

The kitchen-utility wing of this house is expertly planned. The utility room, accommodating laundry facilities, also serves as a mud room where children and amateur gardeners can clean up before entering the kitchen. A lavatory adjoining the utility door also is handy to the kitchen.

Kitchen cabinets and appliances are arranged in the much preferred U-shape for step saving and the room is large enough for a breakfast table at the front window.

If you build this house with a full basement, you get space for a big workshop behind the garage, three large storage closets, a spacious recreation or game room



DESIGNED FOR USE of new building materials and economy of construction, this house is an example of contemporary styling at its best.

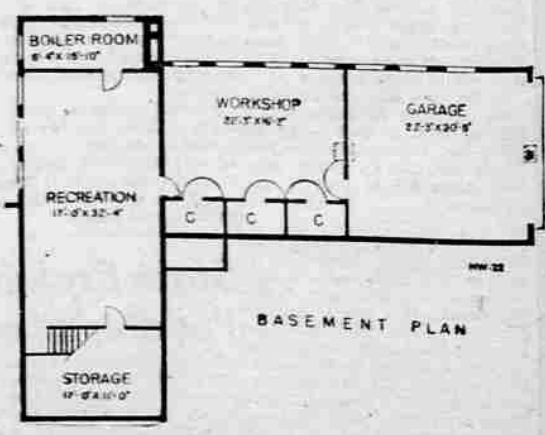
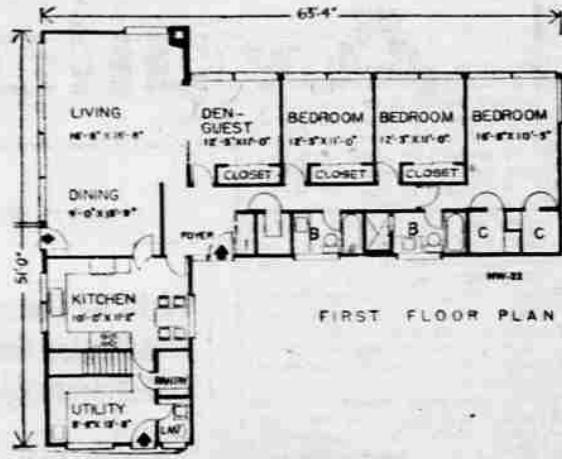


ALL LARGE WINDOW areas face the rear view away from the street.

more than 32 feet long, a storage cellar and a separate boiler room. This is an interesting example of the bonus available in the slight cost difference of modern basement construction.

However, in areas where basements are not expedient, no basement is needed with this plan. A small crawl space in place of the boiler room would accommodate a modern horizontal heating plant.

Economy is designed into this house in many ways. The general plan is just two simple rectangles joined L shape. The roof involves no wasted construction of unused attic space. There is no ornamental gingerbread to eat up your building dollars.



EVERY ROOM is a dead-end room in this efficient plan. OPTIONAL BASEMENT provides a wealth of bargain space

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