

THE HOUSE OF THE WEEK

Three-Suite Living In Split Level

Separate Areas For You, Your Children And Guests

By JOHN O. B. WALLACE

Behind a charming exterior, this modest split level affords the luxury of three separate bedroom suites, as well as other features which would be expected ordinarily only in a larger, more expensive house.

One of the bedrooms, on the lower level, constitutes a complete apartment if desired, set apart from the family quarters and with its own living room, which otherwise may be used as a recreation room.

An optional bedroom area can be used as a hobby room or study. In addition there is a workshop, an outdoor terrace and a two-car garage.

All of this fits comfortably on a 60-foot lot!

A top designer of small homes, Herman H. York, created this plan, designated as HW-74 in The House of The Week series. He has achieved unusual results in a limited area.

A Covered Portico

The entrance, itself, reflects the technical and creative skill behind York's planning. The house is entered under a covered portico at a lower level. This eliminates some

of the exterior grading problems.

Up five steps from the lower foyer and you are in the living room. From this point there are stairs leading up to the bedroom area, and stairs leading down into the recreation room.

Yet there is no traffic jam. On the contrary, the effect is one of spaciousness — and this has been achieved at a point where three stairways come together.

Altogether, there are three baths in the house — two in the bedroom wing on the upper level and one off the recreation room on the lower level.

Precise planning in the living-dining room area has resulted in a host of features:

Two-Way Fireplace

A brick planter embellishes the edge of the living room nearest the lower foyer.

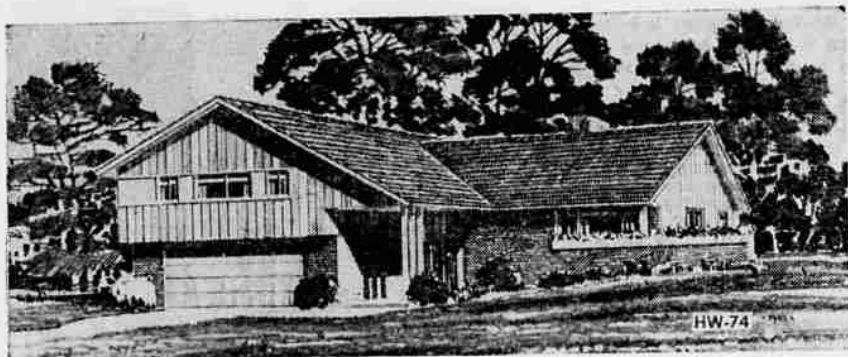
A two-way fireplace occupies a point of interest and is visible from both the living and dining rooms.

The fireplace has been extended toward the rear of the house and into the kitchen. There it gives space for an indoor grille on which to prepare charcoal steaks inside the house. The kitchen oven likewise is a part of the brick fireplace construction.

The kitchen, itself, is styled for family living. The counter top is more than 19 feet long. It has surface burners, a double sink, a dishwasher and refrigerator. Near the indoor grille is an adequate area for family dining.

The laundry has been placed off one side of the kitchen, which also has a roomy pantry and a broom closet.

The largest of the three bedrooms in the wing at the top of an eight-step rise from the living



THERE'S ROOM for three-suite living in this six-room split level house which can grow with the family.

room is 13 and a half feet by 15 feet. A bath, a vanity and a large walk-in closet are a part of this bedroom.

Friendly Atmosphere

Plants on the balcony at the head of the stairs leading into the bedroom wing bring a friendly atmosphere upstairs.

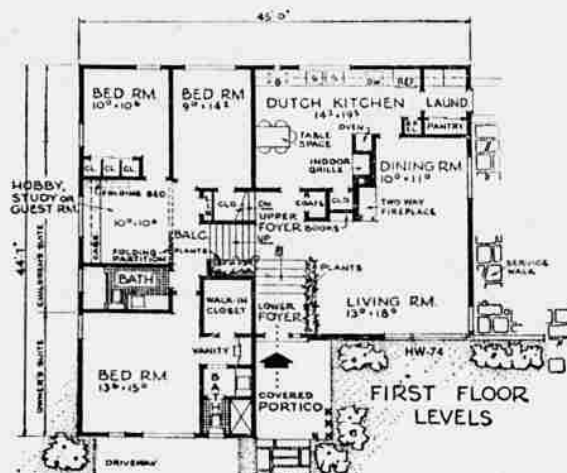
On the terrace level six steps down from the living room, there is a family recreation room. An angled bar occupies one corner; off to one side is the area equipped with bath and closet which could be used as a complete apartment.

The outdoor terrace, complete with outdoor grille and picnic table, is entered from the recreation room through sliding glass doors. In the open cellar below the living room there is space for a large work shop and space for heating units and storage.

Outside, horizontal brick facing predominates the front and right side. Elsewhere around the house, for contrast, vertical boards have been used.

Grows With Family

The roof is of asphalt shingles. Brick has been repeated in the chimney. A flower box lines the front of the living room.



EXACT PLANNING makes full use of all areas in this plan.

Louvers have been used under the ridge of the roof at the front and rear and on the right side.

The garage doors repeat the horizontal lines of the brick facing. The walls of the house are of concrete; all walls and ceilings are insulated, and oak flooring has been selected for the interior. Asphalt tile is the kitchen flooring material.

York has looked into the future, too, in planning this house.

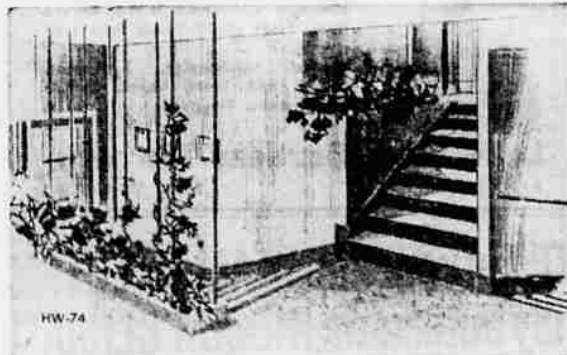
"Through flexible bedroom planning," he explains, "the house will grow with the family. And with the extra room on the lower level, many combinations of family use can be made of this house."

NAMED FOR HIM

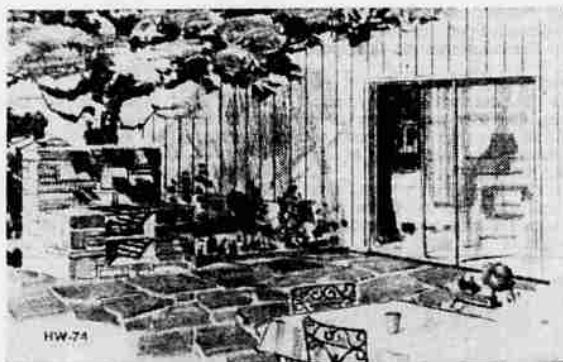
Rabbit Ear Mountain, north-eastern New Mexico, was named after a Cheyenne Indian chief, called Rabbit Ears, because his ears had been frozen during a particularly severe winter in the 19th century. The chief was killed in battle and is buried on the mountain.

Statistics

The House of The Week HW-74 has a habitable area with a total of 2,114 square feet divided this way: the first floor level, 1,693 square feet; the lower level, 421 square feet. This total does not include the garage or the cellar.



A MEETING POINT for three stairs, yet there's no crowding.



GLASS DOORS separate the terrace and the recreation room.

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