

THE HOUSE OF THE WEEK

Split Level Ranch Has Economy Family Room

**Built on Slab,
Cost of House
Would Be Cut**

By JOHN O. B. WALLACE

A distinctive economy feature of this split level ranch style home, aside from the appeal of seven well-planned rooms on a 75-foot plot, is a sunken family room and sunken vestibule.

Being two steps below the main section of the house, which is a simple rectangle over a basement area of the same shape, the family room wing including the garage can be built on slab concrete, considerably cutting the overall construction costs.

The keynote of the plan is its simplicity and sound arrangement. It has dramatic interior features and its exterior is a model of restrained but handsome styling; yet a major attraction is compactness and wise use of all available space.

Seldom have we seen such economical use made of the space which is so valuable to the homeowner. The design is by Architect Herman H. York, one of America's foremost architects in the small homes field, and has been selected as HW-78 in The House of The Week Series.

The overall dimensions of this seven-room house are 54 feet by 50 feet 10 inches. Thus it would fit comfortably on a 75-foot-wide



THIS SEVEN-ROOM SPLIT LEVEL RANCH home will fit a 75-foot lot. It has a basement under the main section at the left. The wing on the right can be constructed on slab concrete.

plot. Approximately half of this breadth is used by the main wing, which includes three bedrooms, living room, dining room, kitchen and bath.

Under the main wing, the basement area offers space for an optional recreation room 17 feet 10 inches by 23 feet 8 inches plus an optional lavatory, closet space, a bar, a shop and work bench and a large open cellar.

The cost of the plumbing for the basement lavatory and the bar is minimized because they have been placed directly under the bathroom upstairs.

What normally would be a breezeway has been designed as the foyer and the family room, the latter an ample 13 feet by 21 feet. The family room also has been centrally located for maximum convenience and utility.

The foyer leads directly into the family room and also up two steps to the living room.

Stairs lead from the family room to the basement. Two steps at the far end of the family room lead to the kitchen. There also is direct access to a rear terrace from the family room, through sliding glass doors.

There is an additional convenience to the central location of the family room—it is possible to go through it from the front door to the rear terrace without disturbing the living room.

Both the dining room and the kitchen, overlooking the family room, have a modified balconied effect and are separated from the family room by wrought iron open railings.

For economical use of space, notice the location of the laundry and its lavatory off to one side of the family room and between the garage and the rear terrace.

Should a two-car garage be required, it can be built easily as shown on the floor plan.

The living room, with a fireplace at the front, has large untraveled areas making possible a variety of furniture grouping arrangements.

Half of the main wing's rectangle is occupied by the living room, dining room and kitchen and separating these rooms from the bedrooms is a hall opening into all bedrooms and the bath.

Notice, too, the economical way in which closet space for the bedrooms has been arranged. The rec-

tangular space between the two front bedrooms is divided equally for closet space; all closets have sliding doors.

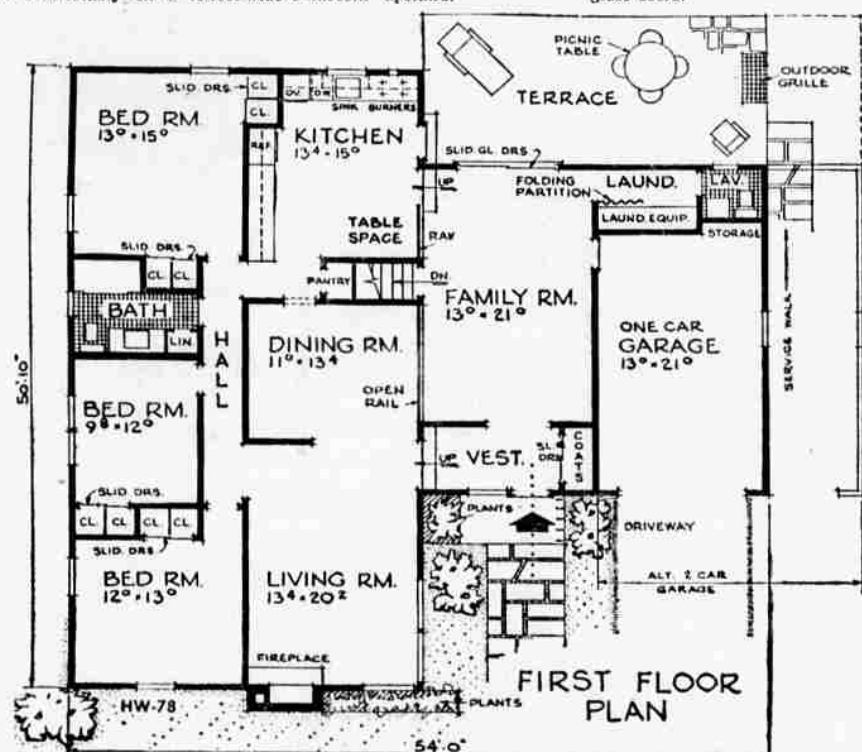
The same economy-of-space idea has been used in the area separating the bathroom and the rear bedroom, roughly half of this space being used for bedroom closets and the remaining part for the bath.

The sunken vestibule, approximately 10 feet by 5 feet, has a four-paneled glass window which allows natural light to flood the entrance. A trellis of two-by-six vertical poles is a decorative touch to the entrance.

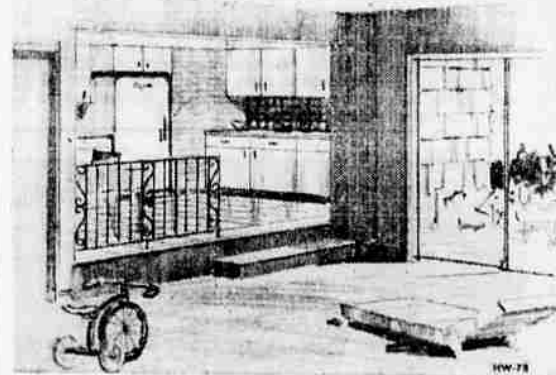
Wood shingles have been selected as exterior siding and the roof is of asphalt shingles.

Statistics

Excluding the garage, the square footage of The House of The Week HW-78 is 1,840; add 273 square feet for the garage. The overall dimensions of the house, 54 feet by 50 feet 10 inches, make it possible for this seven-room dwelling to fit on a 75-foot plot.



THE FAMILY ROOM, 13 feet by 21 feet, is centrally located and has direct access to all areas surrounding it. Throughout this plan, simplicity and sound arrangement are the keynotes.



THIS VIEW OF THE FAMILY ROOM looks up into the slightly elevated kitchen and out through sliding glass doors into the rear entrance.

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