

THE HOUSE OF THE WEEK

Grandparents Are Welcome Here

Problems Are Solved By An Unusual Plan

By JOHN O. B. WALLACE

What constitutes an ideal family house? For one answer, study the design of this unusual, front-to-back split level ranch home with readily adaptable facilities for grandparents.

It has eight rooms, including three bedrooms, arranged on three different levels in such a way that the activities of a busy family present no home traffic problems.

The center hall provides excellent "circulation," yet does not create a corridor effect which often spoils the first impression of a house.

It has a formal living room, set against a backdrop of an overhead balcony and an off-center fireplace faced with roman brick, plus an informal living room or playroom which opens through sliding glass panel doors onto a rear terrace.

The balcony, on the same upper level as the bedrooms, is no thoroughfare for getting from a bedroom to a bathroom because the master bedroom has the effect of a suite with a private bathroom—and on the other side the other two bedrooms have a separate bath and closets as a part of their area.

Thus, a problem which exists in many split level ranch houses has been overcome in this plan by Architect Alfred H. Ryder and the separation of bedrooms on opposite sides of the house gives the parents the utmost in privacy.

Ryder, who studied at New York's Pratt Institute, has this to say about his plan:

"The living room can have a spread of over 29 feet from one end to the other, and yet the guest or family member coming in the front door does not need to cross the living room to go to any other room on the first, second or even third level.

"The vista from the front of the living room takes in the balcony



WOOD SHINGLES, board and batten and brick veneer contrast pleasingly on the exterior of this eight-room split level ranch house.

at the back, for a distance that is almost 19 feet. In addition, it is unnecessary to cross any other room because the dining room, the kitchen, the down stairway and the up stairway can all be reached from the front passage directly.

"The house as a whole has a ranch look and will fit into almost any neighborhood. But the separation into levels is a popular feature all over the country that makes it have even a wider appeal. Also, this home can be built on a level lot and it is equally excellent for a hillside property with a drop at the back."

On the lower level at the rear,

Statistics

The House of the Week HW-90 has six rooms, including three bedrooms, plus two baths on the main living level; it has two rooms plus a lavatory and laundry on the terrace level. There are 1,595 square feet on the main level and 800 square feet on the terrace level. The garage has 440 square feet. The overall dimensions of the house are 65 feet 8 inches by 39 feet 9 inches, including the garage but excluding the two terraces. Estimated plot required, 80 feet by 100 feet.

the house has the playroom or informal living room, 23 feet by 17 feet 5 inches, a hobby room and a laundry room.

Should a fourth bedroom be needed, the laundry room with its two exposures could easily be adapted to a comfortable bedroom and the lower level lavatory could be converted into a full bathroom.

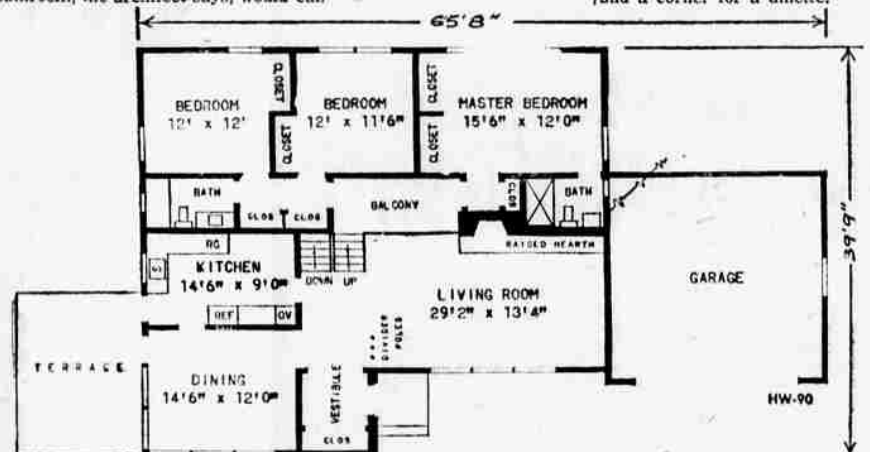
Adding this third, lower-level bathroom, the architect says, would

be particularly practical for an older member of the family giving complete privacy, especially since the play room is adjacent and might double as a senior living room.

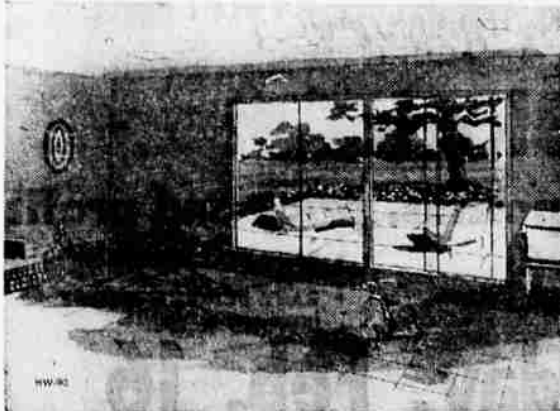
In this instance, the hobby room could accommodate the laundry with ease, linking it with the plumbing above for the master bathroom. This would be economical.

Even without the fourth bedroom, the three bedrooms above are large and could accommodate a family of five or six.

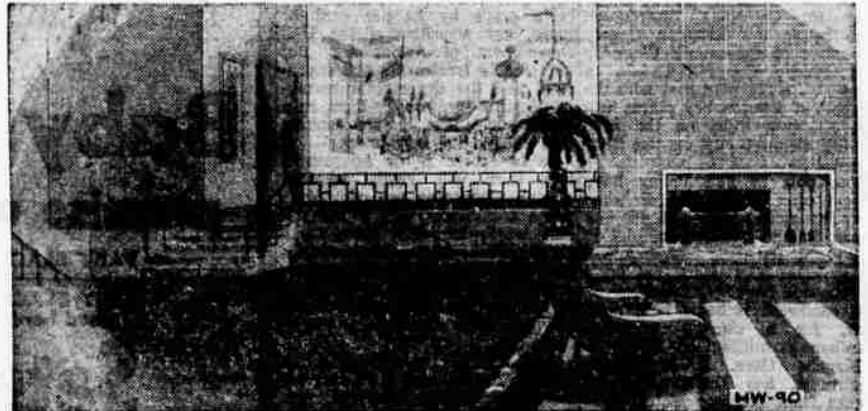
Interior details include a full vestibule with coat closet-divider poles which give a center hall effect; fireplaces in both the living room and the playroom; the dining room has access to the terrace; the kitchen has abundant work space and a corner for a dinette.



THE MAIN LIVING levels of the house are shown in this floor plan. The terrace level, not shown, includes an informal living room or playroom, a hobby room and a laundry room.



THIS VIEW of the informal living room, or playroom, looks out to the leisure terrace on the garden level.



THE FORMAL LIVING ROOM has an open balcony and an off-center fireplace with a full-width, raised, flagstone hearth.

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