

THE HOUSE OF THE WEEK

American House With A Future! Build It Now Economically. Expand And Improve It Later

By JOHN O. B. WALLACE

Mr. and Mrs. home buyer: Here's an American home that meets your needs of today—and will meet them tomorrow.

Build it now, at minimum cost. Enlarge and improve it in the future when you can afford it—also at minimum cost because it is designed just for that purpose.

The basic house—a one and a half story Cape Cod with five rooms including two bedrooms—has been designed without frills.

Based on a homeowner's own idea for a truly practical way to build now and for the future simultaneously, it was worked out by an eminent American architect whose small home plans have won him many awards.

The essence of this plan lies in its flexibility. It calls for two bedrooms, living room, dining room and kitchen plus a lavatory, split bath, laundry, breezeway and a one-car garage.

The future plan calls for the addition of two bedrooms and a bath, the addition of brick exterior facing, the conversion of the breezeway into a family room and the expansion of the garage area for two cars. There are other alternative features as well.

Architect Herman H. York, whose work this plan is, emphasizes these points:

There is economy of construction in the original home because nearly all materials are used without waste. Standard lengths of floor joists, rafters and studs are used without wasted cutting.

The exterior has no brick; wood shingles are used instead. But a concrete ledge is provided at grade level so brick can be added later.

The breezeway and the garage, if the builder so desired, could be eliminated and built at a future date along with other expansion and improvement features.

The house has drywall throughout; other finishes may be added later. All closets may be left unfinished in the original house and finished later.

The stair from the attic—designed for two additional bedrooms, a bath and storage space for the future—leads to the first floor hall. This permits access to the bath below should the owner wish to not add the upstairs bath until later.

The attic bedrooms could be left unfinished at the time of construction, and finished later. Cantilevered construction has been used for the rear wall of the dining room so the foundation becomes a straight wall with no breaks. This saves masonry costs.

From the large foyer, all rooms can be reached without walking through the house. Stairs to the attic are located in this area.

There is a split arrangement in the first floor bath—a door separates the lavatory and linen closet area from the tub and show-

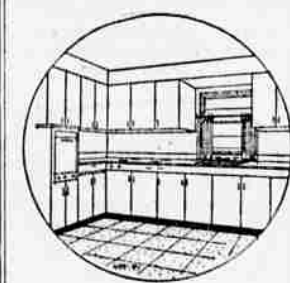
Comparative Data

Building costs vary throughout the country, but one builder gives these rough cost estimates for the House of The Week HW-91 if built in the east:

The basic house, first floor and unfinished attic without breezeway or garage, \$15,000. Estimated cost to finish attic, \$2,300. Estimated cost of breezeway and one-car garage, \$1,500. Estimated cost to convert breezeway into family room, about \$500.

Square footages are as follows: first floor without breezeway and garage, 1,421; attic area, 657; breezeway, 245; one-car garage, 245; two-car garage, 462.

Overall dimensions of house 75 feet by 31 feet 5 inches plus two feet in depth or cantilevered dining room. Estimated minimum plot for house with two-car garage, 100 feet by 100 feet. Narrower plot will suffice for house with one-car garage. The house has a full basement.

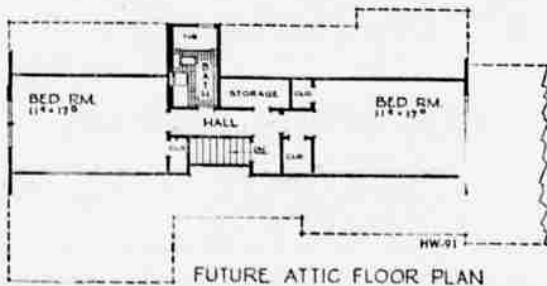


KITCHEN

er area, and the bath has two entrance doors, one from the master bedroom, the other from the hall.

The kitchen is off the entrance foyer so it can easily serve guests in the breezeway (the future family room) and the future dining terrace off the dining room.

The first floor lavatory could be used as a pantry until later changes are made, and it is convenient-



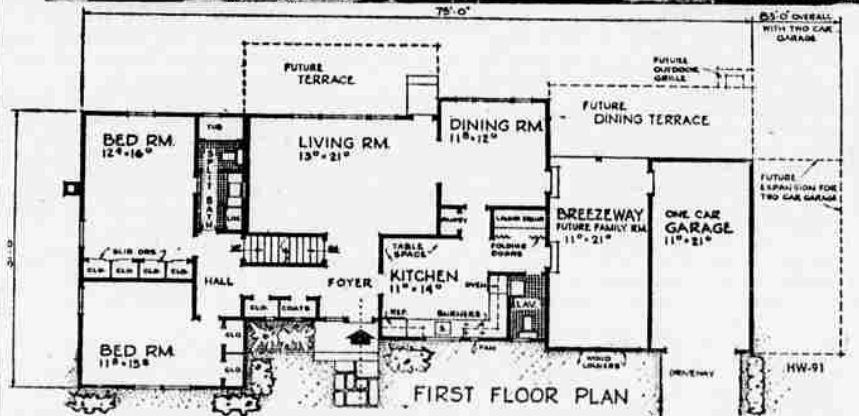
THE FUTURE ATTIC floor plan (above) shows the arrangement of bedrooms, bath and storage space to be added later.

COMPLETED HOUSE



THE COMPLETE HOME (above) shows the garage extended, brick added, the breezeway converted into a family room, and additional brick planters. The original, economy-built home (below) has the breezeway and one-car garage, no brick facing and a minimum of exterior planters. The original house also can be built without breezeway or garage.

BASIC ECONOMY-BUILT HOUSE

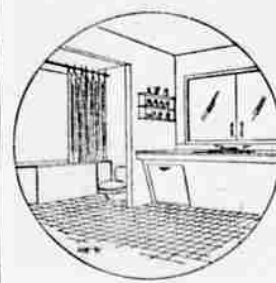


FIRST FLOOR (above) shows the original house plan as well as plans for later additions.

ly located near the breezeway-future family room.

The living room has an outside rear door to give access to the future terrace.

Exterior details include wood shingles and vertical boards, a gabled front for the bedroom wing, white asphalt shingle roof, a slate or flagstone walk set over a finished grade and a wood louver at the front of the breezeway. The latter item permits full-circulation of air but still provides privacy. Flagstone or slate, set in concrete, is suggested for the breezeway floor at the time of construction.



SPLIT BATH

Send this coupon for your STUDY PLAN

YOU CAN GET a study plan for The House of The Week by filling in your name and address on the coupon on this page and sending it with 35 cents to this newspaper.

This study plan shows each floor of the house together with each of the four elevations, front, rear and sides of the house. It is scaled at 1/8-inch per foot. It includes a guide on "How to Get Your House Built."

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 cost in relation to your budget.

With this information you will know whether you will want to proceed with construction by ordering working blueprints direct from the architect and asking for bids for the work.

STUDY PLAN ORDER COUPON

Building Editor:
Enclosed is 35 cents. Please send me a copy of the study plan of The House of The Week, Design HW-91

Name
(please print)
Street
City State