

THE HOUSE OF THE WEEK

Although Modest in Size -

Extra Dividend House Gives Two Room Bonus

By JOHN O. B. WALLACE

Here's a house with a bonus of two rooms. The extra living space comes at no extra cost because the eight rooms, including three bedrooms, have been designed into the same area usually required for a six-room house.

This "dividend" house was based on a study of many homes of approximately 1,300 square feet — a size that falls into the category of a small, economy priced dwelling.

All homes of 1,300 square feet reviewed by the architect responsible for this House of The Week plan, designated HW-93, invariably contained no more than six rooms.

How to get two extra rooms into the same area the architect asked himself. Good design and imaginative use of space provided the answer. The successful plan thus incorporates as many useful rooms as possible into a one-story, inline ranch house of the modest, 1,300-square-foot size.

In addition to the eight rooms being cleverly shoehorned into 1,300 square feet, the house also boasts a 40 square foot front foyer — a luxury not usually afforded in a house of this size.

Larger Bath Created

Architect Rudolph A. Matern, who created this bonus home after long study, points out:

"The room that usually suffers in size, in a minimum house, is the bath. It is brought on the drafting board to the minimum size of 5 by 7 feet, or 35 square feet and the tub is placed under the window.

"There is a marked trend today, however, for larger, more luxurious baths—and this design follows this trend. The bath is 9 by 7 feet, or 63 square feet."

"The bath in HW-93 thus falls only 7 square feet short of being twice the size of a minimum size bath.

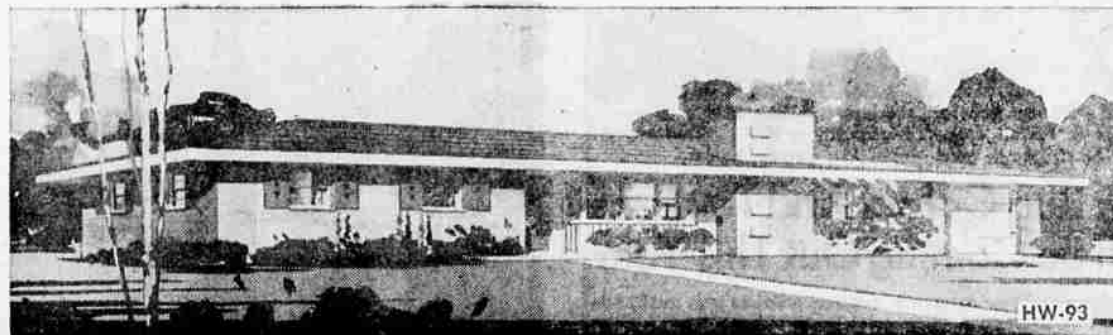
The bath has a vanity, a double lavatory, a towel cabinet and a screen in front of the water closet. And the tub is on the side wall, where it belongs.

"Circulation in this home is excellent," Matern adds. "Nothing suffers from its compactness. No room must be used as a passageway."

There is a full basement except under the area occupied by the garage. With the exterior basement door, the architect explains, the cellar space becomes a wonderful area to finish later as a rumpus or recreation room.

Platform For Plants

The 40 square foot front foyer has a guest closet below the height of the ceiling. This arrangement creates a platform above for plants. The family room has a folding screen partition which permits the foyer to be closed off or opened to provide a 20 foot view to the rear terrace.



THERE ARE EIGHT ROOMS, including three bedrooms and 1½ baths, in this one-story ranch house. It has two more rooms than houses of comparable size.

There are built-in cabinets on the left wall of the family room and a low planter extends through the rear wall of this room and out onto the terrace.

Additional features of the bathroom include picture frame type windows, large mirrors back of the double lavatory and vanity — and fluorescent-lighted ceiling panels.

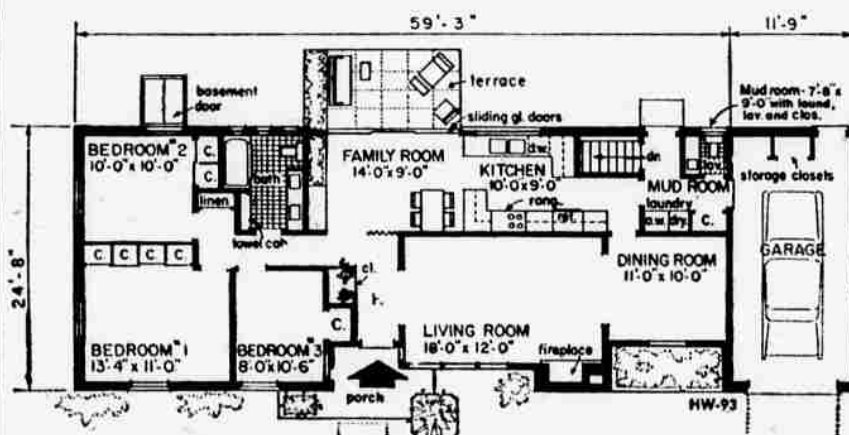
Brick veneer has been used as exterior material around the entire house except at the front entrance and flush boards have been used at the left with flower pots and brackets hanging from them.

Deep, vertically-grooved plywood is used on the right of the front entrance under the living room windows. The chimney, 7 feet wide, rises to its full height to become an exterior feature. Planters flank the porch and there is another planter under the dining room window.

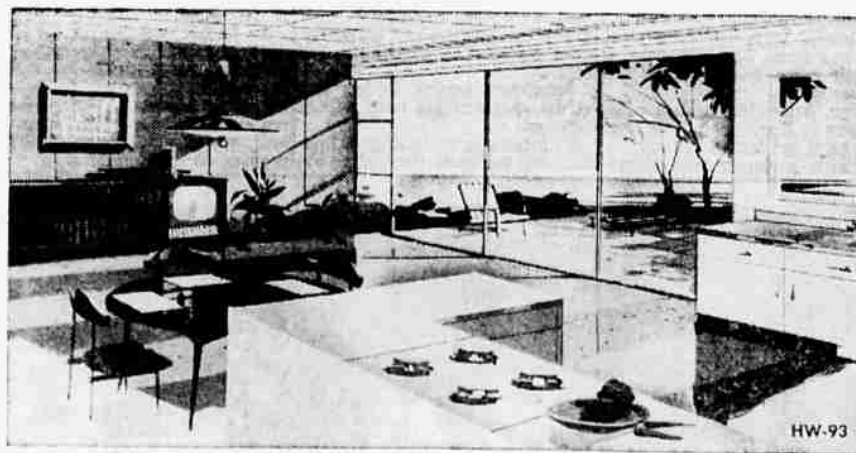
The rear terrace is of scored concrete. Asphalt shingles are used for the roof and all windows in the house are double-hung aluminum windows. There is a setback over the dining room and the roof at this point has open rafters to allow natural light to come in.

Statistics

The overall dimensions of House of The Week HW-93 are 71 feet by 24 feet 8 inches, including the garage area. A lot 90 feet by 100 feet is recommended. Excluding the brick veneer and the garage, the house has 1,299 square feet. Add 39 square feet for the brick veneer and 282 square feet for the garage.



STUDY THIS FLOOR PLAN and you will see that excellent circulation is provided. No single room must be used as a passageway.



THIS IS A VIEW of the family room and part of the kitchen looking toward the rear terrace through large, sliding glass doors.

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