

THE HOUSE OF THE WEEK

'National Average' Home Is Bigger Again

By JOHN O. B. WALLACE

This split level dandy is as typically American as apple pie because its design ingredients came from the national average house of last year as determined recently by the Federal Housing Administration.

Designated X-29 in the House of The Week series of notable American homes, it offers a bonus in space over and beyond the FHA average dwelling because of the multi-level arrangement of the plan.

Rudolph A. Matern, one of America's foremost architects, developed the design from figures and statistics reported recently by the FHA for new residential construction in the United States during 1957.

The figures covered all new 1957 homes with FHA-insured mortgages. From the statistics, the FHA determined what it called the national average house. It is a larger house than the FHA national average house for the previous year.

In fact, there has been a steady trend over the past four years for houses with larger square footage in living space.

The number of bedrooms, however, has remained constant at three. And the total number of rooms has increased by only a half room—from 5½ in the 1954 national average home to the 5.8, or 6, of the 1957 national average home.

By contrast, the square footage in living space has grown sharply.

Here are the figures for the past four years: 1954, 961 square feet; 1955, 1,020 square feet; 1956, 1,064 square feet; and 1957, 1,146 square feet.

Design X-29 developed by Matern has exactly 1,146 square feet in the living and bedroom levels. On the entrance level, another 316 square feet are added by a family room, a mud room and bath and space for a den or office.

There were garages in 82.7 per cent of the 1957 national average houses.

There are, of course, three bedrooms? This house has them—rooms and a garage in Matern's one on the dining room-kitchen level. Actually, though, the architect, the other on the family room

level's use of split level planning greatly increased the living space within the perimeter of the national average house.

Had the design been executed on one level, such as a ranch, it would have eliminated the possibility of Matern's bonus area embracing the family room, mud room and bath, garage and space for den or office.

Here are the full details of design X-29 in an easy-to-read, area by area description:

The Living Area

The bow-windowed front living room has a side to side span of 23 feet and a depth of 11 feet. At one end there is a log-burning fireplace; at the other is a balcony stair leading to the grade-level foyer. The living room is accessible from all rooms but a screen separates it from the entrance foyer. Back of the living room, adjacent to the kitchen, is a 10 by 10 foot dining room with sliding glass doors opening onto an upper level rear terrace. The space for a den or office is on the grade level under the bedroom wing.

The Sleeping Area

Three large bedrooms are serviced by a double-lavatory bath and they have privacy because they are elevated from the street. There is a small balcony at the head of the bedroom stairs. Access to other parts of the house from the bedrooms is by way of the stairs and the two foyers but not through other rooms.

Housekeeping Areas

The kitchen is an ample 16 feet 3 inches by 9 feet 8 inches, and includes a breakfast balcony overlooking the family room and a rear terrace. Kitchen cabinets are positioned in a double "L" for maximum efficiency. The rear terraces are reached from the kitchen through sliding glass doors. The mud-utility room has a compact laundry, a closet and a full bath.

The Casual Areas

Ever hear of split-level rear terrace? This house has them—rooms and a garage in Matern's one on the dining room-kitchen level. Actually, though, the architect, the other on the family room



PIERCED MASONRY WALLS are an interesting feature of the covered front entry porch of this dwelling, based on the FHA national average home for last year. Its split level arrangement adds a sizeable bonus area on the grade level.

level. There is direct access to the family room from the outside and only a step or two to the right are full bath facilities and a storage closet. The den or office space is in line with the family room and at the front.

Storage Statistics

A full height basement of approximately 540 square feet lies under the living-dining-kitchen area. The house has a total of 13 cabinets and closets, not including the abundant kitchen storage space. The garage is big enough for storing outdoor equipment.

Special Features

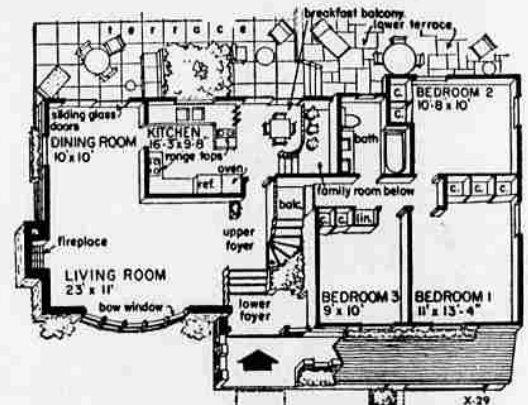
A covered walk from the garage to the entrance foyer is shielded by a pierced masonry wall. There is a door into the house from the back of the garage. The left rear wall of the bedroom wing is set back, creating a story and a half effect in about half of the family room.

The Exterior

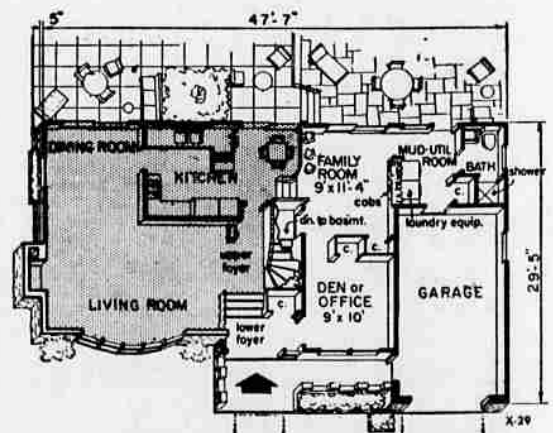
Horizontal wood siding, brick veneer and stone are used for outside walls. The gabled, chimney end has vertical boards. The front walk is of flagstone; the upper rear terrace is of scored, colored concrete and the lower rear terrace is of flagstone. Asphalt shingles are used for the roof.

Dimensional Data

Overall dimensions, excluding the rear bedroom overhang, are 48 by 29 feet 5 inches. The living and bedrooms levels have 1,146 square feet. The family room, den, mud-utility room and bath have 316 square feet. The garage has 234 square feet. A 75 by 100 foot lot is recommended.



THE LIVING AND BEDROOM levels of House of The Week design X-29 are shown in the floor plan above. The entrance level, with a repetition of the living level, is shown in the floor plan below.



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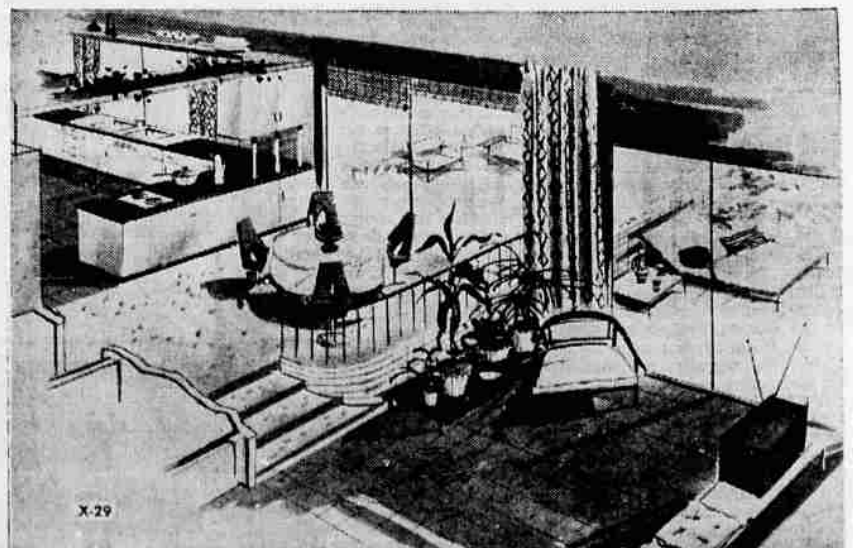
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THIS INTERIOR VIEW looks down on the family room, the breakfast balcony and the kitchen (left rear). To the right of the family room is the lower rear terrace. The upper terrace is off the breakfast balcony.