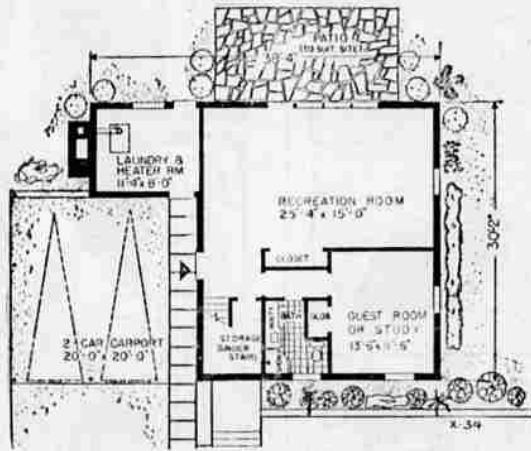
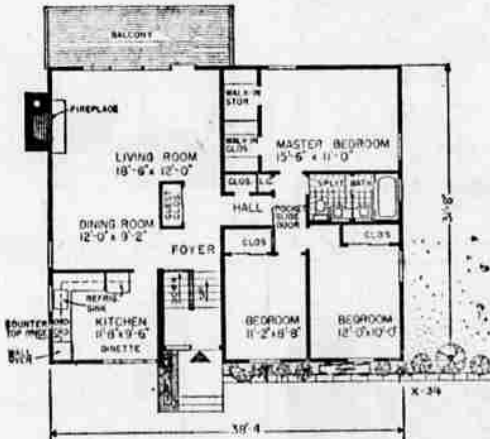


THE HOUSE OF THE WEEK

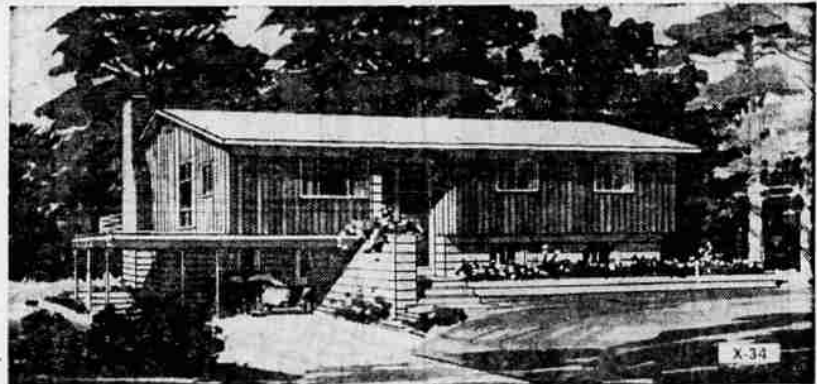
An Economy Home for Problem Lots



THIS GROUND FLOOR plan is just one of the several variations possible. Instead of the one shown, this level could be left as an open basement, made into a rental apartment (with kitchen-dinette, living and bedroom), or converted into office space for a professional man. The "Baby Blueprint" available for 35 cents shows these variations in detail.



KEY CONCEPT of this design is the way the entrance is set half-way between the two levels. The first floor above shows the generous living and dining area and the luxurious size of the master bedroom. All the essential elements of home life are on this level.



ECONOMY HOUSE: The cost-saving economy of two-story construction is combined with the advantages of one-level living in this contemporary home. All the essentials of home-making are on the main upper level—reached through an entrance located midway between levels. Since it requires only minimum excavation, the design is well suited for problem lots.

By DAVID L. BOWEN

IF YOU'RE LOOKING for an economy house to build on a problem lot, here's a plan worth a close look.

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It's especially adaptable to regions where excavation must be held to a minimum—either because of solid rock or because the lot lies in an area with a high water table. This type of plot, incidentally, usually sells for considerably less than land better suited for construction.

The plan, X-34 in the House of the Week series, was designed by Architect Samuel Paul. It includes a surprising number of luxury features in an exterior shell both dollar-saving and attractive. And it can even be arranged to produce income.

Much of the building economy is the result of the two-story arrangement. However, unlike the conventional two-story—which puts living areas downstairs and bedrooms upstairs—this one has all the facilities for home life on the upper level.

The lower level provides economical space for anything from extra bedrooms and recreational area, if your family is large; to a rental apartment, if you have a small family and want to put the house to work for you.

The house entrance is halfway between these two levels; the main floor is one-half flight up, the lower one-half flight down.

The Upper Level

One of the striking features of the main level is the inventive manner in which the living, dining and foyer areas are set apart without impairing the spacious effect. The division is achieved with a guest closet suspended in the air on a supporting post, augmenting the modern atmosphere while marking off the limits of the living room on one side, the dining room on another, and the foyer on the other two.

From the foyer the guest sees an expanse of glass at the rear of the living room, and through this huge window a balcony. The fireplace can cast its cheery glow over both the living and dining rooms. The dining room window extends room wall to ceiling.

The bedrooms are reached through a hall from the foyer. The large master bedroom has two walk-in closets and the two secondary bedrooms also are provided with ample closet space.

Sleeping Area

The bathroom at the end of the bedroom hall is compartmentalized, one section containing a water closet and basin and the other a tub plus a basin. The bedroom hall can be closed off from the rest of the house by a sliding door.

Efficient Kitchen

The kitchen, which includes dinette space, has a counter-top

range, wall oven, refrigerator and space for a dishwasher. Large windows and cross ventilation give an abundance of light and air.

Enter Alternatives

With the essentials of homemaking taken care of on this main level, the second ground floor level can be handled in several widely different ways:

1. If the building budget is tight, the ground floor simply can be kept as a basement area.
2. For a relatively small additional outlay, the area can be partitioned off to create a large recreation room, den or fourth bedroom, and bath.
3. A different treatment could produce a rental apartment composed of living room, kitchen-dinette, bath and a large bedroom.
4. A final possibility is a professional suite for a doctor or dentist, or office space for a man who can conduct his business at home.

Exterior Features

A two-car carport is integrated into the front and sides with a thin roof. The upper level is covered with vertical siding. The lower level is painted concrete block with emphasis on the horizontal joints.

Windows are sliding aluminum set in wood frames. The roof is asphalt shingles, preferably of light color.

Lot Size

The minimum plot recommended is 70 by 100 ft. If a one-car carport is used instead of two, a 60 ft. plot would be adequate in most areas. The main floor covers 1,204 sq. ft.; the ground floor finished area covers 766 sq. ft.

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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.

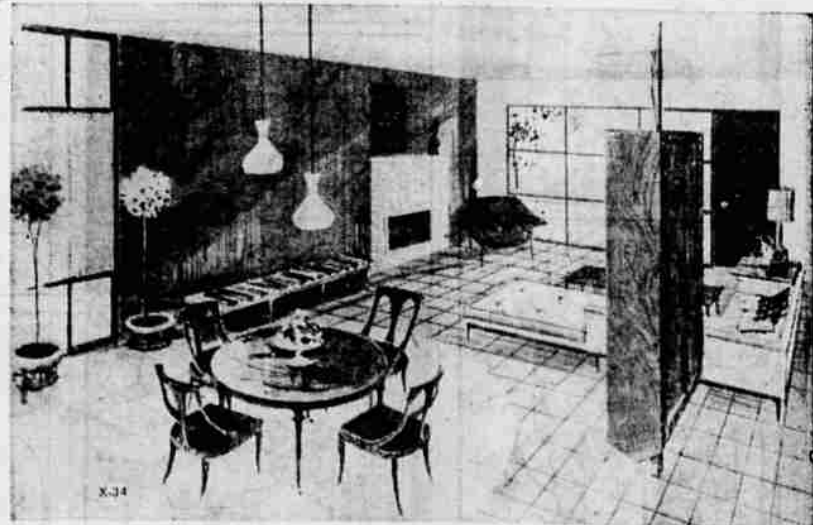
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DECORATOR'S DREAM: The large living-dining room area, with fireplace and large windows, give an imaginative housewife opportunity for dramatic decoration. Note how the closet divider is floated between floor and ceiling.