

THE HOUSE OF THE WEEK

New FHA Standards Inspire This Ranch

By DAVID L. BOWEN

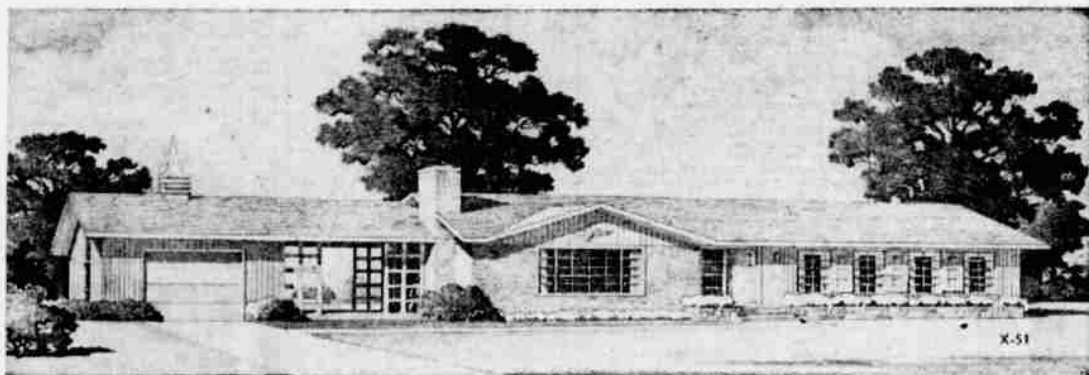
After three years of study, the Federal Housing Administration last fall made public new Minimum Property Standards which go into the first stage of effectiveness April 1.

This graceful three-bedroom ranch, designed X-51 in the House of the Week series, was designed with the new regulations in mind. Architect Herbert C. Struppmann pored over the 300 pages of the new national building "bible" to determine what kind of a house would result from conformance to the bare minimums.

Some of the rule changes give an architect more leeway than he enjoyed before in assigning space for various uses; others increased the area required for functions such as storage. The bulk of the regulations, however, deal with technical details of construction itself. They are aimed at insuring lasting value in a home financed with an FHA-guaranteed mortgage. The new regulations may be followed, if the builder chooses, after April 1 and must be followed after July 1.

Architect Struppmann found that the house conforming exactly to the minimum standards, while providing adequate shelter, would not in his opinion provide for the living comfort modern Americans expect in a home. Thus the house he designed is substantially above the minimum FHA requirements in all major respects.

Aiming for a plan with maximum economy and minimum sacrifice of any aspect of modern American living, Architect Struppmann came up with this arrangement of 1,200 square feet of living space:



MAXIMUM HOUSE FOR THE MINIMUM: This long ranch has three bedrooms, one bath, and dining, living room and kitchen — a comfortable minimum for most American families.

Living and Housekeeping Area

A room divider set inside the front entrance creates an entry hall. An open lattice planter separates living and dining rooms. These divisions were carefully worked out so that there is no loss of wide, sweeping space. The living room measures 24 feet with optional fireplace to the opposite wall.

Kitchen and stairway to basement are at the rear corner of the house, handy to breezeway and garage. Kitchen utilities are in an L-shape, leaving a corner for a dinette out of the way of Mother's work triangle.

Sleeping and Casual Areas

The bedroom section is well zoned, with a short hall feeding all three bedrooms and the bath. The master bedroom is comfortably oversize, a luxury feature rare in an economy house.

The open breezeway becomes an outdoor room during the summertime, shielded at front and back by latticework. This area could be enclosed by louvers, glass partitions or screens. If a fireplace is included in living room, an outdoor barbecue could back up to it from the breezeway at little additional cost, making the area a delightful space for outdoor living. For further room for relaxation, a part of the basement could be finished during or after original construction.

Exterior Details

The trim look of this house is obtained by combining vertical siding and brick veneer, with accents provided with casement windows, raised wood panels between bedroom windows, breezeway lattice and a charming prefabricated cupola. A floor-to-ceiling strip of frosted glass gives an unusual effect—and plenty of light—to the garage.

X-51 is 76' 10" wide by 29' 5" deep, including breezeway and garage.

Yet breezeway and garage, casement windows, variety of exterior materials and architectural decorations give it the appearance of a far more expensive home.

The garage covers 300 square feet. Living area is 1,200 square feet.

How This House Compares With FHA Minimum Standards

	FHA Minimum (3-bedrm. house)	This House	Percentage Over Minimum
ROOM AREAS			
Living room	170 sq. ft.	254 sq. ft.	49%
Dining room	95 sq. ft.	109 sq. ft.	14%
Kitchen	70 sq. ft.	115 sq. ft.	64%
Total bedroom space	280 sq. ft.	378 sq. ft.	42%
Size of smallest bedroom	80 sq. ft.	86 sq. ft.	7%
STORAGE AREAS			
Storage minimum	425 sq. ft.	960 (plus full basement)	126% (plus full basement)
Kitchen shelving	50 sq. ft.	59 sq. ft.	18%
Counter area	11 sq. ft.	21 sq. ft.	90%
Drawer area	11 sq. ft.	17½ sq. ft.	59%



DELIGHTFUL DINING: Here's an artist's view looking from rear wall across dining room toward living room. The double doors at right lead to kitchen.

What Would X-51 Cost?

Building costs vary widely by location. By sending in the House of the Week coupon and 35 cents, you can get a Study Plan for X-51. Working with the construction details provided on it, any local contractor can quote you a price.

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.

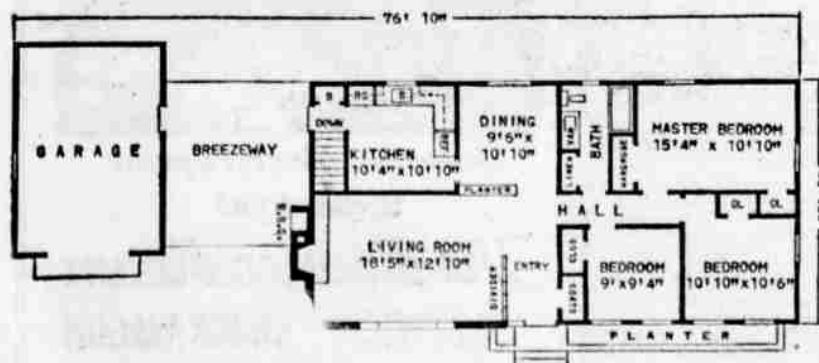
STUDY PLAN ORDER COUPON

Building Editor:
Enclosed is 35 cents. Please send me a copy of the study plan of The House of the Week X-51.

Name _____
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FLOOR PLAN: Use of non-structural dividers set apart entry and dining space. Kitchen is convenient to basement stairs and breezeway. Note the large size of master bedroom.