

THE HOUSE OF THE WEEK

High Quality Matched with Low Budget

By DAVID L. BOWEN

Have you given up hope of finding a house that meets your high standards and also fits your low building budget?

Before you sign a new lease for the apartment, here's a home plan worth study.

It was designed for families not satisfied with the layout of minimum houses they can afford. To meet their needs yet stay within their means, Architect Rudolph Matern designed this unusual three-bedroom 1½ bath split level, designated X-80 in the House of the Week series.

Its appearance makes it look far more expensive than it actually is. Inside, the room arrangement is the essence of efficiency.

Heart of the Matter

No matter how many architectural tricks are used to save labor or materials, the most direct method of keeping building cost down is to restrict size. Architect Matern has done this by holding area of bedroom and living levels to 998 square feet. Thanks to the economy of split level construction, an additional 210 square feet of livable space is available below the bedrooms at less than standard square foot cost. In X-80, this level contains recreation room, lavatory and garage.

Foyer is Special

The front foyer makes a considerable contribution to the efficiency and glamor of X-80. It is the key to circulation and makes it possible to move from any room in the house to another without crossing a third room. As for glamor, it has a high sloping ceiling, flagstone floor, a "wrap-around" planter dramatizing the



MINIMUM MANSION: This six-room split level looks a lot bigger — and more expensive — than it actually is. The wide entrance and extension of roof over side porch give the house an imposing appearance. Habitable area on living

and bedroom levels, is 998 square feet. There are three bedrooms, 1½ baths, combined living and dining rooms, and downstairs recreation room.

stairs, and large glass areas on three sides of the double front doors.

The bedroom level contains three sleeping rooms, one of which could be converted to a den if desired. There are nine closets on this level and the bath is luxury sized with twin lavatories. Note the lack of waste hall space.

Downstairs six steps from the foyer is the recreation room, hallway to garage, lavatory and stairway to basement. Sliding glass doors lead from recreation room to the rear terrace. The recreation room also can be equipped with a fireplace.

Dimensions of X-80 are 45' (excluding 8' porch) by 23' 10". Comfortable lot size under most zoning laws would be 75x100 feet. Maintenance free brick veneer and vertical boards are used on the exterior.

The basic plan is close to rectangular for cost-saving, except for a wide cut-out at the front entrance. Matern lists three reasons

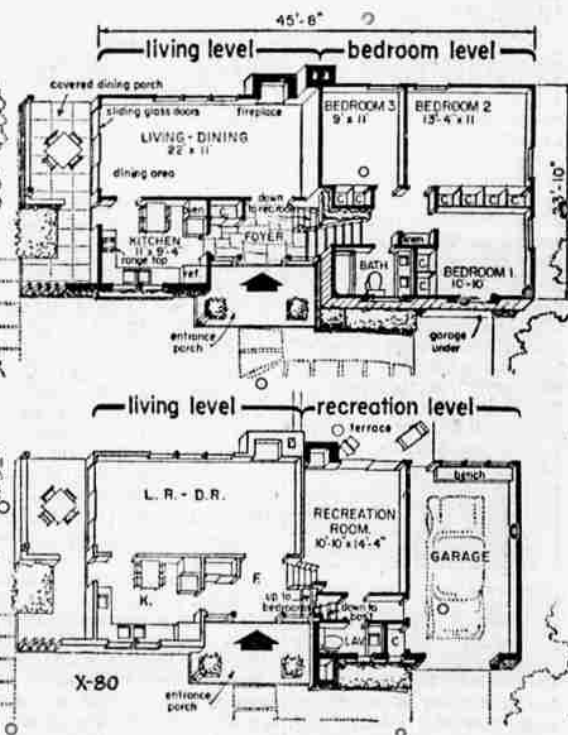
for this exception: (1) It provides design interest to the front, (2) it gives importance, by its width, to the front entrance, and (3) it results in a weather-protected entry. He insists these advantages are well worth the slight additional cost of a few extra corners.

Combined Living-Dining Room

Because of the premium put on space, the architect combined living and dining areas into one large room 11 by 22 feet. Wide sliding glass doors at one end extend the visual length of the room to the side terrace. A raised planter insures privacy. There is provision in the plans for a living room fireplace, recessed to avoid subtracting useful space, but this can be dropped for economy's sake.

Headquarters for housekeeping is in the front of the home in an efficient kitchen which includes a breakfast space, no-stoop oven and counter-top range. The sink is located directly below front windows for a cheerful view.

Service entrance is handy and opens onto the forward part of the side terrace. The front door is only a few steps away in the other direction.



FLOOR PLAN: Upper diagram shows efficient room arrangement on living and bedroom levels, lower diagram emphasizes the recreation level. Large foyer ties all levels together.

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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.

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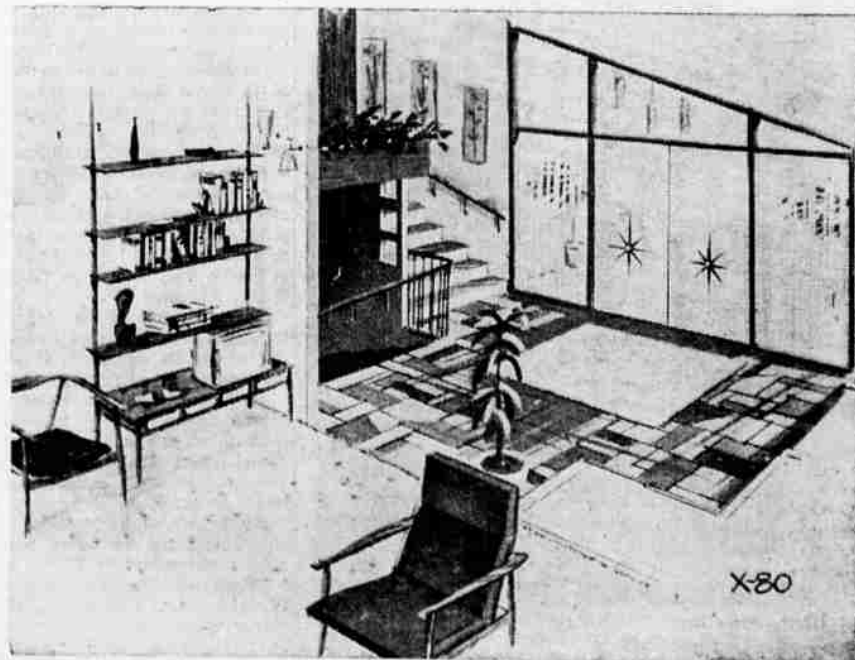
Building Editor:

Enclosed is 50 cents. Please send me a copy of the study plan of **The House of The Week, X-80**

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FANCY FOYER: Here's an artist's view of the dramatic front foyer, showing sloping ceiling line and unusual planter arrangement at the stairway.