

THE HOUSE OF THE WEEK

806 Sq. Ft. Home Fits Pocketbook Too

By DAVID L. BOWEN

There's one overriding virtue in this cleverly designed three-bedroom ranch plan: it should be cheap to build.

It has other advantages. The exterior lines are clean and uncluttered, with glass areas and porch panels creating pleasing geometrical patterns. The kitchen is up in the front handy to the front door. Everything is on one level. Bedrooms are in the back for privacy. And a covered porch links up the main entrance with the carport.

But Architect Rudolph Matern's main consideration in designing X-88 in the House of the Week series was to get as close as he possibly could — without forgetting the home-owner's essential comforts—to the FHA minimum property standards which went into effect last July. These federal regulations set the minimum standards a home must meet to qualify for an FHA guaranteed mortgage.

In shooting for the minimums, Architect Matern aimed to offer a home as inexpensive to build as any that could qualify for an FHA loan.

There is no minimum total square footage specified in the minimum property regulations. The rules do specify minimums for certain important areas. For instance, in a three-bedroom house the total square footage of sleeping rooms must be 280 sq. ft. (X-88 has 299 sq. ft. in bedrooms.) The regulations say living and dining rooms combined must total at least 200 sq. ft. (X-88 has a 208 sq. ft. living-dining room combination.) Minimum kitchen size in the regulations is 70 sq. ft. Architect Matern considers this too low for comfort, so departed substantially from the minimum for kitchens by laying out one of 105 sq. ft.

The house is built on a slab foundation as a further economy measure and is a perfect rectangle, with no extra corners. Sloping ceilings in living room and kitchen save the expense of ceiling joists and eliminate waste attic space. They also have a pleasing architectural effect.

Additional Details

A coal closet to the left of the main entrance creates a foyer-like



EASY ON THE POCKET-BOOK: This three-bedroom ranch home covers only 806 square feet and was tailored to the FHA minimum property standards. As a further economy measure, the basement was eliminated.

effect and helps define the two areas in the living-dining combination. Four large windows in this room give plenty of light and ventilation.

The slanted ceilings lend a feeling of spaciousness to the kitchen and living rooms. Ceiling height at the inside wall is 10 feet. The wall at the dining end is finished in wood panel.

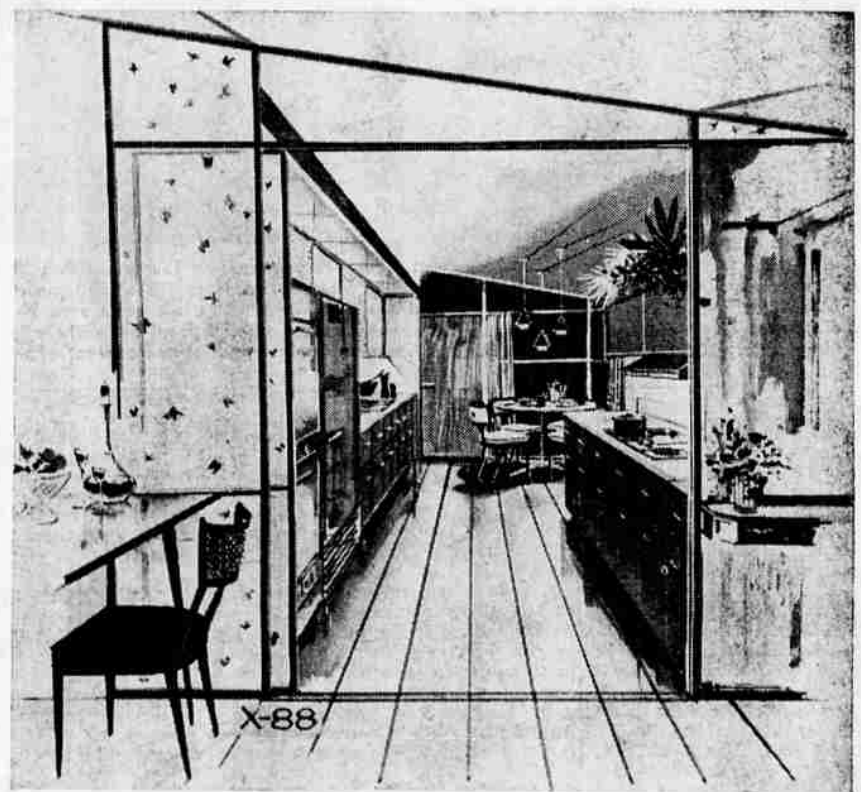
Flexible Use

Two of the three bedrooms at the rear have cross ventilation. Bedroom No. 3 can be used as a den, if desired, and the closet there is optional.

The kitchen is 12x8'9" with two floor-to-ceiling windows at the breakfast corner, with glass continuing over the service door. A light trough along inside wall provides both direct and indirect illumination.

Reversing the modern trend away from front porches, Architect Matern put one on this house. Linking front door with carport, the front roof extension sets off a 6x20 porch with chair room for five to six people. For more private outdoor living, a terrace may be built behind the carport or house.

Twenty-nine lineal feet of closets inside and out (one is under carport) offer over 7' each to a family of four. Dimensions of the house are 45' width (including carport) by 30' 4" depth. Minimum recommended lot frontage is 60'.



DRAMATIC KITCHEN: Narrow width enhances efficiency of the kitchen. Sloping ceiling and glass wall at far end provide glamor. Sliding panel cuts off view from living room.

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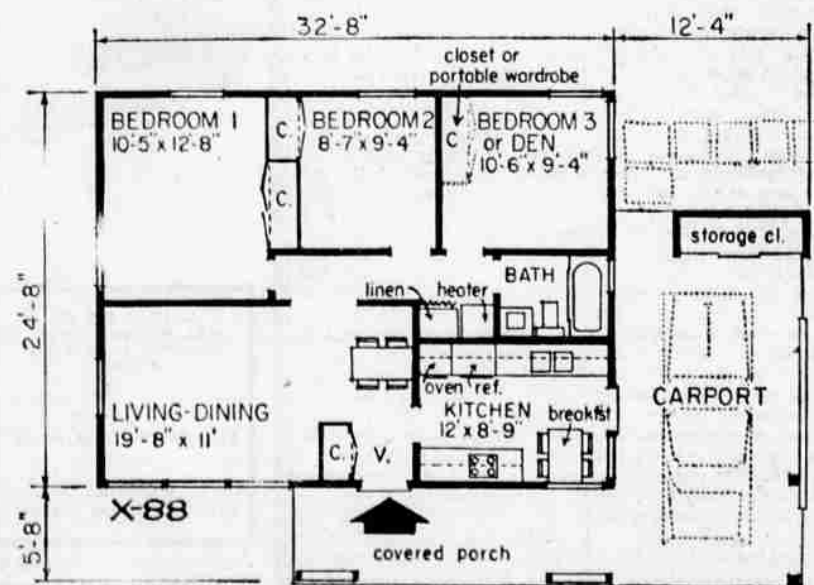
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Building Editor:
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FLOOR PLAN: The enclosed structure is a perfect rectangle, with no extra corners causing extra expense. Bedroom No. 3 could be made into a handy den by elimination of closet.