

THE HOUSE OF THE WEEK

Tight Budget Well Hidden By Attractive Exterior

By DAVID L. BOWEN

The test of an economy house is whether it looks like it was built to save money.

This one has only 1,095 square feet of living area—which is getting close to the reasonable minimum for the average family—yet this most basic attack on the over-all cost has been made without sacrificing any essential comfort and while preserving architectural interest.

On the outside, the ordinarily bald face of an economy home is avoided by bringing the garage wall forward a few feet and running a porch across the front of the living room. Besides attracting the eye, the porch provides ideal weather protection for the front door and makes possible easy access to and from the car through a side door on the garage.

In the rear, the dining room has been given a boxed bay—adding interest on the outside and space on the inside without substantially affecting cost because the roof continues unbroken over this projection.

Architect Alfred Ryder, who designed B-37 in the House of the Week series, says that "leaving the roof line unbroken while providing breaks in the wall is the more economical and more attractive way of handling a small home. The other way to increase eye-appeal is a roof break and front gable. But besides being more expensive, this often makes the house look 'chopped up.'"

A great deal of care also went into the interior layout. The 11 by 15-foot living room flows into the dining room, which in turn is handy to the kitchen. The area shown on the floor plan as porch can be left open or framed in to make a mudroom and lavatory, or laundry and lavatory, or simply a big pantry. Access to basement and garage from the service area is excellent. There are three bedrooms and bath in the sleeping area.

Over-all dimensions are 53'4" in width by 26'10" in depth.

A large, squared living room such as B-37's is the easiest kind to make the most use of because of the long unbroken walls. The living room enjoys two benefits from the front porch: not only does it protect the entrance but the porch roof keeps glaring sun out of the room while enhancing the view out of doors.



BEAUTY ON A BUDGET: Pleasing contrast of materials plus a few economical architectural devices give eye-appeal to this small, economy-minded three-bedroom ranch. Habitable area is 1,095 sq. ft.

A planter serves as a divider between hall and living room but does not hinder the visual connection of living and dining areas. A folding wall or curtain could be used on the kitchen side during formal dining occasions.

Service is concentrated at the back of the house. The compact kitchen has all appliances laid out along facing counters with adequate cupboard and cabinet space. The big window over the sink, in combination with the sheltered back door, makes the room bright and airy. Access to the full basement is via stairs reached just inside the service entry, a great asset in a small home since gear and supplies can be brought in and stored without tracking through house proper.

Additional Details

The study plan shows optional use of the porch as laundry or utility space, with a half-bath.

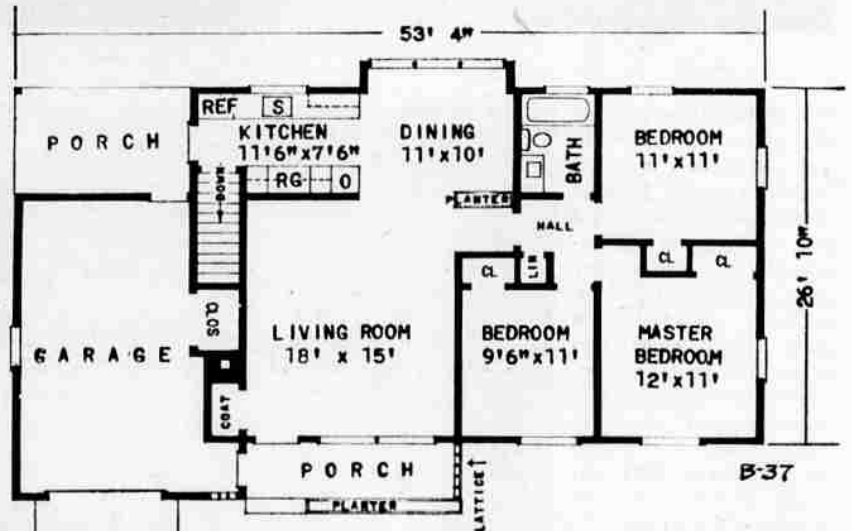
Three bedrooms are grouped at the opposite side of the house, easily reached without crossing the living room if the youngsters come in at the back door. There is cross ventilation for the two bedrooms at the side and each chamber has a good closet planned without interfering with wall space.

Boards and battens at the front, shingles, stone, a long planter and latticed partitions all make the house more expensive looking than the ordinary economy house. These are extra touches that cost very little more than the minimum look usually found wherever economy is stressed.

"Imagination costs very little more," says Architect Ryder, "but it makes a house more livable and more saleable."



STYLISH SETTING: Artist's conception looks into dining room from living room. Dining room bay is at rear, bedroom hall to right.



FLOOR PLAN: Efficient and original use of space make this small ranch an interesting home. Note especially the well-placed basement stairs, right next to the service entrance.

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READ AND VOTE—Valerie Verchio, 6, of Brooklyn, Ohio, might be missing a couple front teeth, but there's nothing wrong with her head. Any girl smart enough to doll up with hair ribbon has sense enough to know that it's wise to Read and Vote before she goes to the polls. Seventeen years to wait? Just time to get dressed, says Valerie.