

THE HOUSE OF THE WEEK

'Hillside House' Designed For Problem Lots

By DAVID L. BOWEN

The toughest problem facing a family planning to build is often the very basic problem of land.

Desirable building lots are scarce almost everywhere. The search usually leads away from settled, well established neighborhoods to new areas where schools may not be up, shopping centers only projected rather than providing service.

Pioneering out on the perimeter of a city sometimes carries risks: future taxes are hard to predict, the character of the new section may not yet be fixed. One way to avoid these disadvantages is to change your specifications for land.

A lot considered undesirable by most prospective buyers may in fact be undesirable only for the standard, sprawling ranch house. Even where "problem" lots are not the only property available, they usually are cheaper.

Frequently House of the Week carries "narrow lot" plans designed to fit small plots. This week's house is aimed for "hillside" lots where the slope is down from the street to the rear line.

The rate of incline is not important, according to Architect Lester Cohen, who designed B-42.

"Like a split level," he says, "this house can be put up on almost any terrain if fill is properly distributed, still maintaining the ranch look at the front although it has two full stories."

The living and dining rooms and huge family kitchen are on the lower floor, six steps down from the mid-level foyer. Three bedrooms and a recreation-studio room are on the upper level.

There are two upstairs baths and a powder room off the foyer. Plans also call for a heater room "basement" restricted to the area below the foyer.

There are 1,162 square feet of living space on the first level, not counting the two-car garage, and 936 on the bedroom level, not counting studio-recreation room. This room covers 374 square feet but could be left unfinished at the time of construction and completed later. Over-all dimensions are 66' in width by 35' in depth.

Additional Details

The entrance in B-42 is as important as any room because of its function as a buffer between the outside world and the house itself. From a covered, flagstone outdoor porch, the visitor enters a fully flagstoned foyer. To the right is a coat room (it's twice the size of the ordinary coat closet) and to the left the powder room.

Access to the living rooms is down a half-flight of stairs; the bedrooms are up a half-flight.

To the left of the stair hall on the lower level, the living room runs the full depth of the house. It has a fireplace in a modern angle design in a front corner and there are sliding glass doors the width of the back wall opening on the terrace. Similar doors are used in the completely separate dining room.

If pantry-laundry is included, the kitchen-family room space is bigger than the living room. All housekeeping facilities are concentrated within a few steps. Groceries can be transferred from car to pantry with a minimum of effort. The U-shaped kitchen counters put all appliances within convenient reach. A snack bar effectively divides the family room from the work area. It can accommodate the television set and an informal game table could add supper space. The back stair from the family area to the sleeping zones above will take the burden of traffic away from the front of the house.

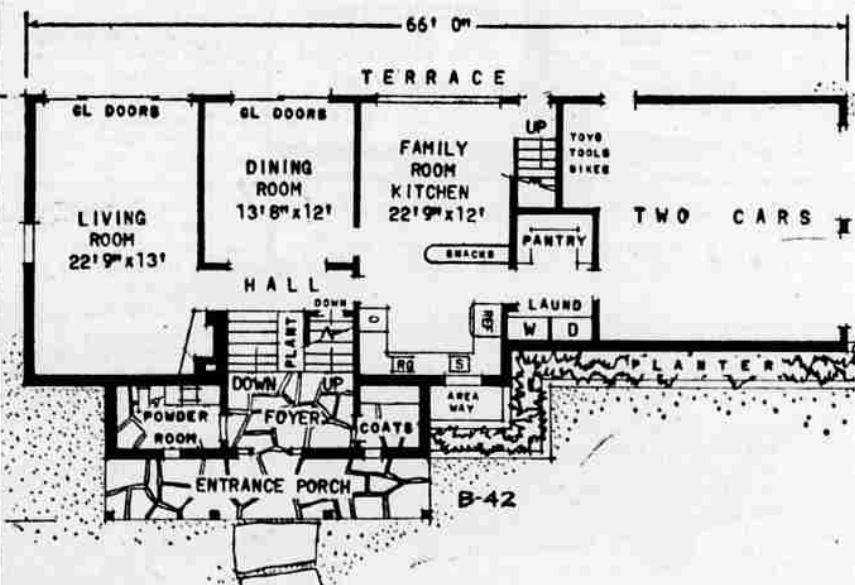
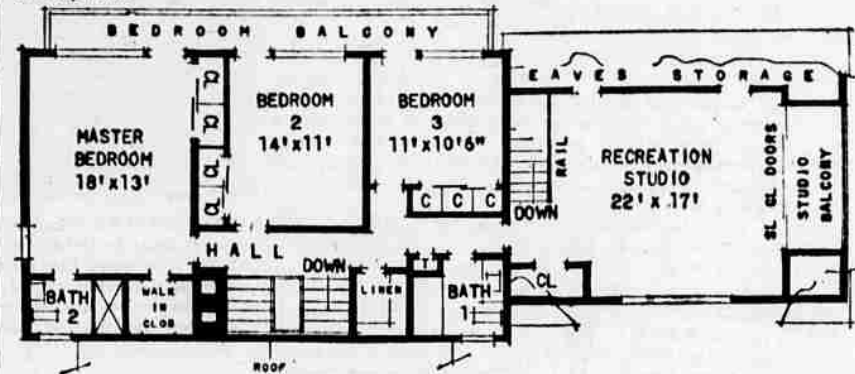
Three big bedrooms run across the back of the house for privacy and picture window views. Each has the added touch of its own door out to a bedroom balcony. The master bedroom has two exposures, its own bathroom, and lots of closets. The family bathroom serves the children's bedrooms and the recreation-studio with equal convenience.



LOW LYING FRONT: It has the ranch look from the front, but this is actually a two-story house designed for a lot which slopes to the rear. It has seven rooms, with a spacious entrance foyer and 2 1/2 baths.



IMPRESSIVE REAR VIEW: A bedroom balcony stretching across the upper level and an inviting terrace off the living and dining rooms on the lower level provide a resort atmosphere.



FLOOR PLANS: Big foyer, with powder room on one side and coat room on the other, set the luxurious tone. For a steeply sloping lot, garage entrance could be switched from side to rear.

B-42 STATISTICS

This is a two-story house primarily designed for construction on a lot sloping from front to back. Instead of being on the ground floor, the entrance is at mid-level between the two floors.

There are three bedrooms, two baths and a recreation-studio upstairs, and living room, dining room and big family kitchen downstairs. Area on the lower floor is 1,162 sq. ft., with 936 sq. ft. upstairs in the bedroom zone and 374 in the recreation-studio.

Over-all dimensions are 66' in width by 35' in depth.

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Expect Surge In Manpower, Job Chances

A 50 per cent boost in production of goods and services in the United States during the next 10 years appears probable in light of labor manpower trends, reports an Oregon State College economist.

More women and young workers entering the labor force in the 1960's will play a major part in swelling the manpower potential, says Mrs. Elvera Horrell, OSC extension agricultural economist.

The report is based on a recent manpower review by the U.S. Department of Labor. The study showed that employ-

ment in service industries will grow faster than in industries producing goods. Above-average employment growth was predicted for construction, finance, insurance, real estate, trade, and other services.

Manufacturing jobs are expected to hold their present employment ratio while transportation, public utilities, and mining are likely to lag behind average employment growth. Farm jobs will continue to decline.

While population is expected to increase 15 per cent by 1970, the total number of available jobs and workers is forecast to in-

crease 20 per cent. The number of women workers should increase at nearly twice the rate for men. By 1970, two out of every five women between teen-age years and 65 are likely to be in the labor force.

It is also anticipated that three million new young workers will enter the labor force each year by the late 1960's compared to about two million a year ago.

With output of goods and services outstripping population growth, the study predicts that the level of living will improve by about one-fourth by 1970.