

THE HOUSE OF THE WEEK

New Design Concept Yields Bonus Bedrooms

By DAVID L. BOWEN

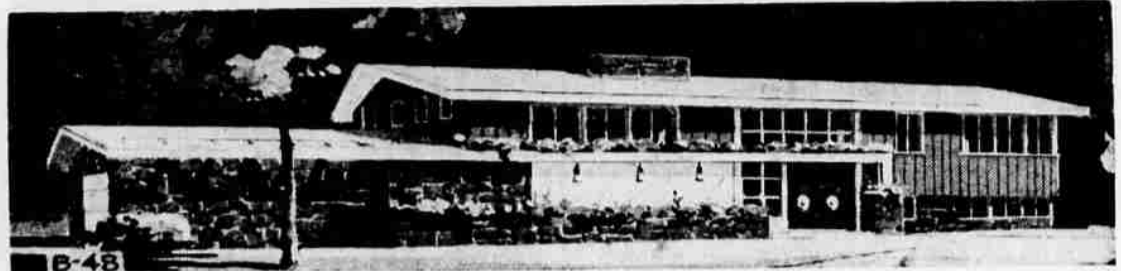
If you've been keeping an eye on new house plans, by now you've seen the rival to the popular ranch and split-level designs—a new concept which takes something from each.

It's alternately called the "raised ranch" or the "sunken two-story." The first name, however, doesn't really do justice to the grace and beauty which can be achieved in the new design and the second is not completely accurate, for the sleeping and living areas are not on separate floors.

But while the style itself has yet to be properly named, architects are constantly finding ever more pleasing ways to arrange the living space in such a home. A prime example of this is today's House of the Week B-48, designed by Architect Rudolph Matern.

The lower story of this economical home nestles into the ground a bit—split-level style. This brings the upper story down to a convenient living level—actually no higher than the first floor of many ranches with high basements.

The upper level in B-48 includes three bedrooms, large kitchen and living-dining room in 1,096 square feet of ranch-style living completely independent of the lower level. The lower level enlarges this living space economically (keep in mind that, were this a ranch, the lower level would consume nearly as many materials in frequently wasteful basement). While flexibility is high, B-48 plans call for development on the lower level of a second bath and two more bedrooms—making this a five-bedroom house—plus a grand recreation room, heater room, storage and



WIDE AND HANDSOME: There are eight rooms, with up to five bedrooms, on the two levels of this cleverly designed home. Although it looks like a mansion, the living area on the upper level is only 1,096 sq. ft. Lower level, which in the ordinary ranch would be basement space, contains 1,072 sq. ft.

laundry. Living area on this level totals 1,072 square feet.

Both the main and the service entries are at ground level, midway between the two floors. The main entrance has a charming foyer and the service entrance a vestibule opening on the one-car garage.

Additional Details

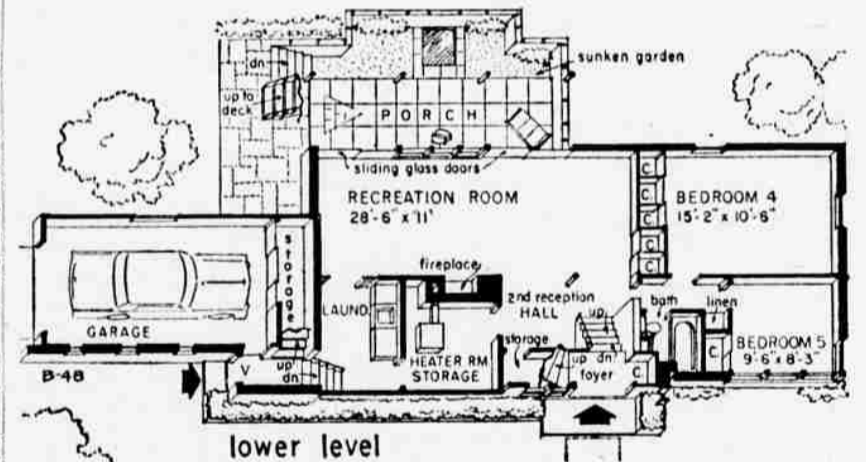
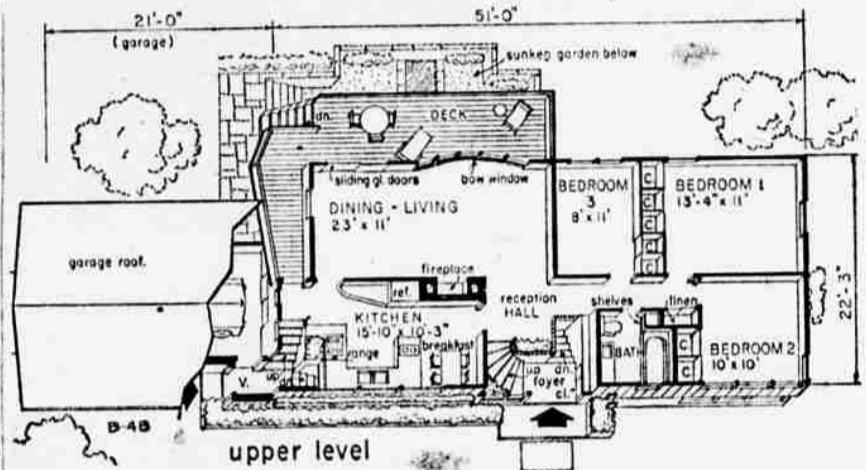
The reception hall on the upper level guides traffic to the three major upstairs zones. Three bedrooms with ample closets and a large bath are in a quiet wing to the right. A large fireplace wall to the left divides the spacious 15' 10" by 10' 3" kitchen-breakfast room and the 23 foot living-dining room.

This formal entertainment room, 11' deep, expands to a sunny outdoor living deck through a wall of glass—part bow window and part sliding doors. A handy deck walk bypasses the room to join deck to kitchen, service entrance and stairs to the lower level. The backyard is but a few steps down from the deck. A few more steps down lead to the secluded sunken garden and porch which serve the lower-level recreation room.

The lower level could be left unfinished until needed except for a bit of recreation room floor seen from the foyer. It harbors no damp, dark stigma familiar to basement construction. A 20-foot glass wall with sliding doors opens the recreation room to the deck-sheltered porch.

Every inch of structure is utilized advantageously. Its box-style construction saves on building costs and maintenance. With half of one living level settled snugly below ground level, the home requires less heat than houses more exposed.

B-48 displays a delightfully



FLOOR PLANS: Two-story plan saves on building costs, but complete ranch-style living facilities are provided on upper level. Note excellent circulation provided by the grade-level entrances.

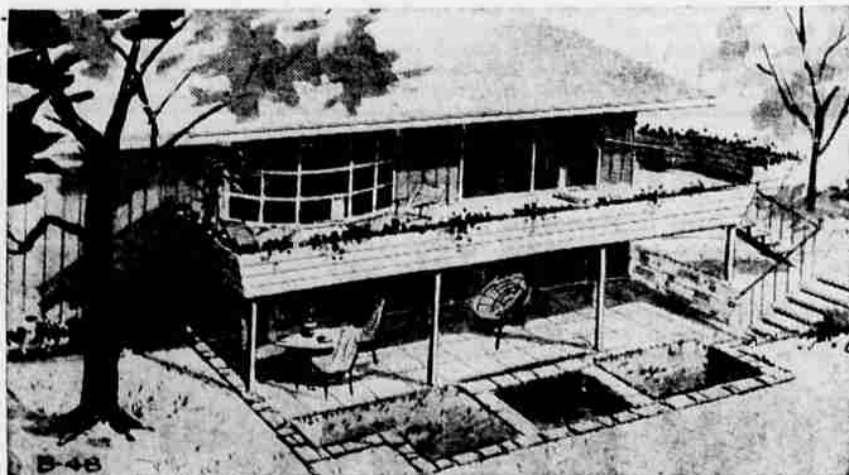
B-48 STATISTICS

This handsome two-level ranch has eight rooms, with five bedrooms and two baths, divided between two floors. The upper level has 1,096 sq. ft. of living space and the lower 1,072. Single car garage is attached at the side.

All essential elements are contained ranch-style on the upper level—three bedrooms plus large kitchen and living-dining room. The lower level adds two more bedrooms and a big recreation room.

Over - all dimensions are 72' in width by 22' 3" in depth.

large, luxurious exterior. A strong white line stretches from garage across the facade to the main entrance, giving the whole a look of great length while integrating the levels. Heavy stonework adds to the richness.



TWO-STORY OUTDOOR LIVING: Inviting balcony over sunken garden and secluded porch provide outdoor facilities for both upper and lower levels.

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