

THE HOUSE OF THE WEEK

A 10 Room-plus House for \$25,500

By DAVID L. BOWEN

This house was designed for a man with a problem common to the vast majority of home-seeking Americans: limited financial resources and a growing family.

It was built at 143-08 Oak Ave. in the Flushing section of New York City by John Bartone, who could do something more than dream about the kind of home he would like to build. He is a member of the staff of House of the Week Architect Samuel Paul, who produces dozens of residential designs each year.

The home has 10 rooms on its first and second floors. Bartone had the home put up and both of these levels finished for \$23,175.

"Because of Mr. Bartone's experience and the fact his work is connected with the building trade, savings were possible in his case which could not be duplicated by the average person," explained Architect Paul. "However, I would estimate this saving at about 10 per cent — which would bring the price for the average man to about \$25,500. If only the main level was finished, the figure would drop considerably."

The problem of design started with land. In the metropolitan New York area, building lots are hard to come by and their cost skyrockets with size. The Bartones purchased a 40 by 100-foot site. The house had to fit it.

The general specifications were three bedrooms, large kitchen, dining room, living room, two baths and garage. Although space was to be provided for a game room and a study, these could be left unfinished originally. An additional requirement was space for expansion should there be an increase in the size of the family.

B-49 in the House of the Week series is the solution of this list of demands. It is a narrow-lot story and one-half, with basement raised high enough to make base-

ment rooms completely comfortable. The attic floor is available for family use at some time in the future, but as an especially welcome bonus can be developed immediately as an income-producing apartment. Thus while the owner's family is small and rental income desirable, the house can be made to help pay for itself. As the owner's requirement for space increases and his need for extra income decreases, he can take over the second floor.

The over-all dimensions are 32' in width by 52' 2" in depth. There are six rooms on the first floor, another four on the roomy attic level, and a large playroom and study or hobby room in the basement.

Living area on the first floor is 1,514 sq. ft., with another 895 on the second floor.

Additional Details

The main entrance is at the side, about halfway back from the front. The entrance has an enclosed vestibule serving both the apartment stairs (for tenant's use) and the foyer of the main living quarters on the first floor.

Bedrooms in this section have been placed towards the front of the house, permitting both kitchen and living room to overlook the rear yard.

The large master bedroom has its own bath complete with stall shower and deep walk-in closet. There are two other bedrooms for children served by the main bath. Just in front of the main bath, a laundry is concealed behind a folding partition to save the housewife steps down to the cellar.

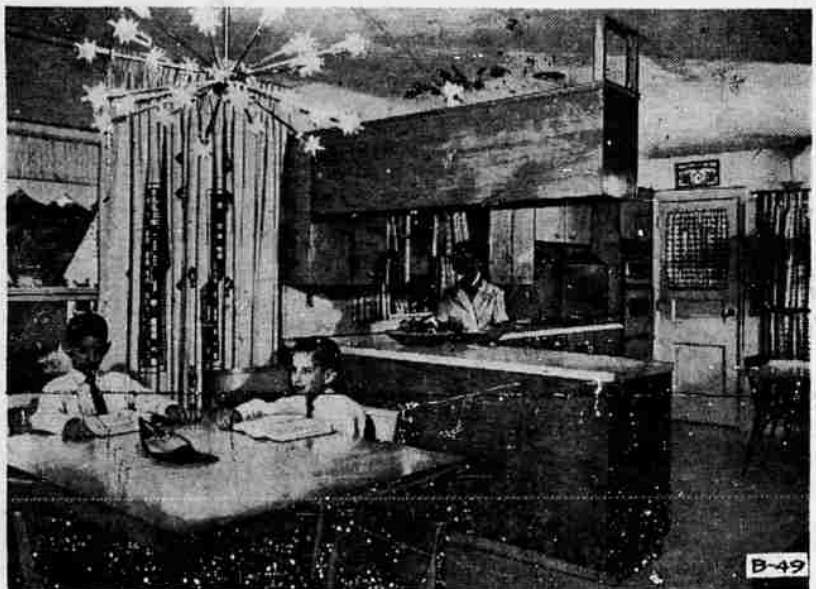
On the second floor, Bartone chose to make a one-bedroom apartment with a kitchen-dinette unit and a large living room. He reserved the small room opening on the stairs for use as a storage closet and expects to finish it at a later date as a guest room or additional bedroom.

The basement is accessible either through the main apartment or an outside entrance at the rear. It contains a large playroom, storage wall, a heater and laundry room, lavatory, study and one-car garage. The heater room is spacious enough to provide laundry space for the tenant, if he should desire it. Since the laundry is accessible via the rear yard, the tenant need not go through the owner's apartment to use it.

The exterior of B-49 is simplicity itself. The first floor is brick

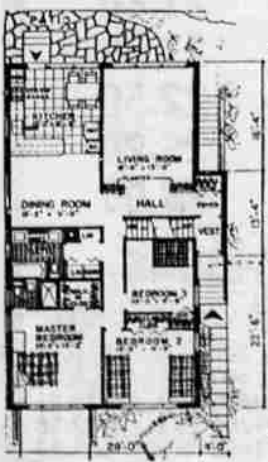


MODEST BEAUTY ON A BUDGET: A rental apartment upstairs is one of the special features of this narrow-lot one and one-half story home. There are six rooms and 1,514 sq. ft. of living space on the first floor, four additional rooms and 895 sq. ft. on the second.

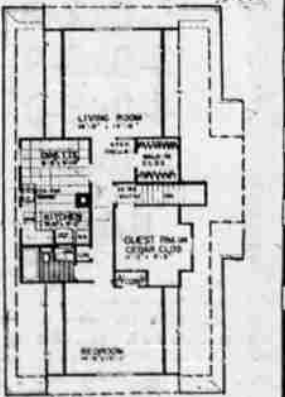


REAL PEOPLE, REAL SOLUTION: Mrs. John Bartone of New York City, in her new kitchen, can oversee the homework of her two sons while preparing meals. Her husband works for House of the Week Architect Samuel Paul, who designed the Bartone's home.

B-49 STATISTICS
 Designed for a narrow lot and containing an upstairs rental apartment, this 1½ story home has six rooms on the first floor and four others on the second floor. Playroom, study or hobby room and one-car garage are located in the basement.
 Width of the house is only 32'. Depth is 52' 2". There are two baths on the first floor, a third upstairs and a lavatory in the basement.



FIRST FLOOR (left): Living room and kitchen overlook the rear yard and bedrooms are placed at front of the house. Note how the living room is a complete dead-end, eliminating through traffic.



SECOND FLOOR (right): Spacious apartment can be developed on second floor to permit owner to gain rental income which helps pay for the house. There are 895 sq. ft. of space on this level.

vener. The second is covered with shiplap wood siding and the roof is finished in white asphalt shingle.



BASEMENT LEVEL: Playroom and study or hobby room are features of the basement, which has direct access to rear yard through outside entrance.

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