

THE HOUSE OF THE WEEK

Narrow Enough For The Lot; Inexpensive Enough For Budget

By DAVID L. BOWEN

For those who have discovered most dream houses suffer sudden deflation when the dreamer tries to buy a lot wide enough for the dream, here's a design guaranteed to survive the test of size.

Even though it's a split level with seven rooms and 2½ baths, the width is only 32' 4". That's narrow enough to fit on a 50-foot lot anywhere, on a 45' under many building codes and perhaps even on a 40-foot plot in some localities.

"We have had more inquiries," says Architect Lester Cohen in explaining the background of House of the Week B-51, "for a narrow lot split with the traditional room arrangement than for any other house plan in our office."

Cohen achieved the remarkably narrow width in this split by stretching the levels deeper than usual, keeping the rooms in line, and devising an unusual and attractive stairway system among the four levels.

B-51 avoids one of the common disadvantages of narrow lot homes: it's entrance is centered right in the middle of the front, not set back along the side of the house. And by emphasizing the horizontal lines of the design, the architect has minimized the appearance of narrowness.

There are three bedrooms in the design, with the master bedroom equipped with both a large walk-in closet and a private bath. Living room has a fireplace and the



PRETTY AND PRACTICAL: A priority was given size in this split level design, narrow enough to fit almost any lot. But despite its 32' 4" width, the home has seven comfortable rooms with 2½ baths.

front entrance has both a vestibule and a foyer.

Living area of the bedroom and living levels is 1,290 sq. ft. Another sq. ft. of bargain space is added on the grade level.

Additional Details

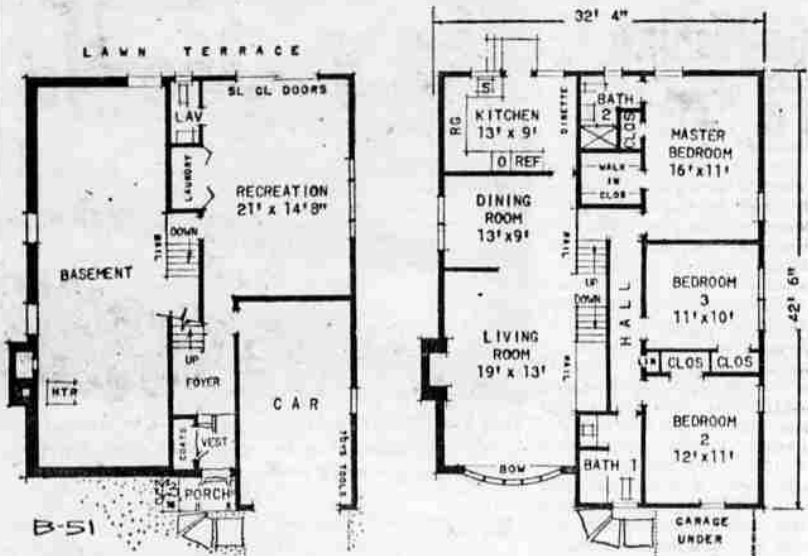
The living room is 19 x 13, with the open rail overlooking the entry foyer making the room appear wider. The big bow window at the front adds additional footage as well as a decorative highlight.

Dining room is large enough for company and pleasantly bright with two windows on the side. It also gains space because of the open railing balcony of the bedroom section above.

The kitchen is at the back on the living level and has an efficient U-shaped work counter and a dinette area.

Access to the bedrooms, a half level above the living areas, is through a continuation of the steps up from the foyer. Note that it is not necessary to go into the living room itself to reach the bedrooms: youngsters can clomp in the front door, climb up to the living room landing, and then proceed directly up to the bedrooms without disrupting the living room.

The big recreation room on the lower level is another of the extra features of B-51. It can be reached either from the front foyer or from the rear yard through sliding glass doors. A tiny but step-saving lavatory is tucked in at one side, along with a laundry alcove. Five large closets and the walk-in master closet give this



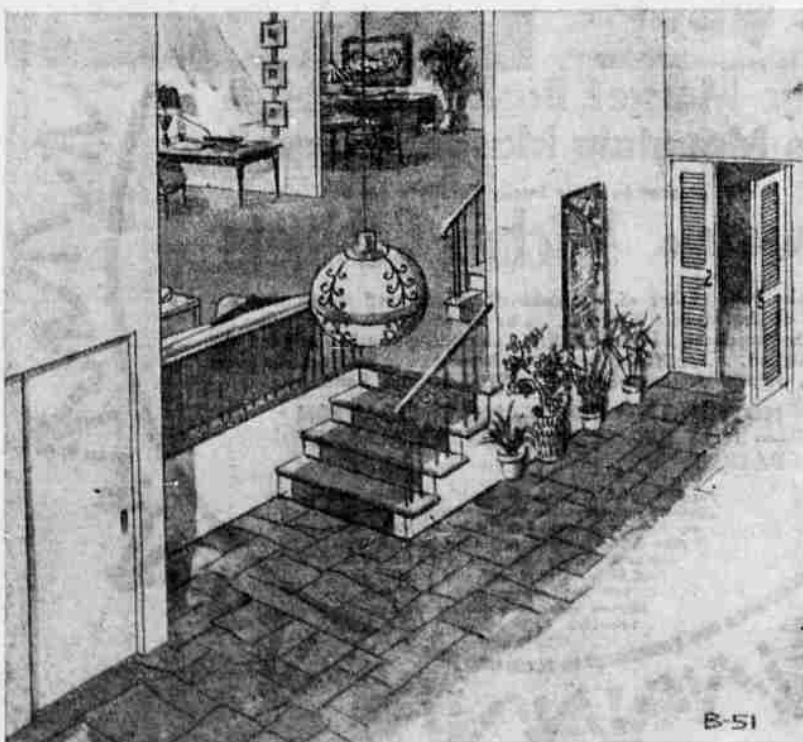
FLOOR PLANS: Compact efficiency is the theme of B-51; note the large walk-in closet and private bath in the master bedroom and handy lavatory in the recreation room.

B-51 STATISTICS

The width of this seven-room split level is a remarkable 32' 4", narrow enough for any 50-foot lot and even smaller under some building codes. There are three bedrooms, 2½ baths, separate living and dining rooms and a recreation room.

Entrance is on the grade level. Living area of the bedroom and living levels is 1,290 sq. ft. with another square ft. on the lower level, not including garage.

Depth of the plan is 42' 6".



GLAMOROUS ENTRANCE: This artist's conception shows the grade level entrance foyer, with steps leading up to the living room landing and then continuing on to the bedroom level. Dining room is in background.

home a lot of put-away space. A corner in the handy garage is available for storage of frequently used toys and tools and there is a full basement with plenty of area for additional storage. Asphalt shingles, brick and selected to de-emphasize the vertical look in favor of the horizontal lines that enhance the horizontal lines that make B-51 seem wider than it is. This feeling is further encouraged by the trellis over the front door and garage. Even the design of the garage door and the shutters on the windows above have been selected to de-emphasize the vertical look in favor of the horizontal lines that enhance the horizontal lines that make B-51 seem wider than it is.

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