

Large Bi-Level Offers Fresh Variations

By JULES LOH

The bi-level home, by now firmly established, still is new enough to offer the freshest variations of all contemporary designs.

Like the early split level designs when first seen several years back, some of today's bi-levels are good; some not so good. This one, B-86 in the House of the Week series, appears excellent.

It was designed by architect Rudolph A. Matern and passes superbly the all important tests of looks, livability and economy. But B-86 provides as well several dramatic features bi-level style makes possible.

By far the most dramatic of these is a balcony in the upper level rear foyer and kitchen, 15' around, overlooking the lower level family room. Thus a 90 square foot area of the family room has a two-story ceiling, accented with hanging lights. The whole arrangement serves to integrate the two levels of the home, an unusual as well as favorable feature.

This house is definitely in the large-size category. It has five bedrooms (or four bedrooms and a den), three bathrooms, a double garage, a 24' by 13' living room with a large fireplace, separate dining room, and — one of the most practical touches of all — a separate lower level kitchenette off the family room.

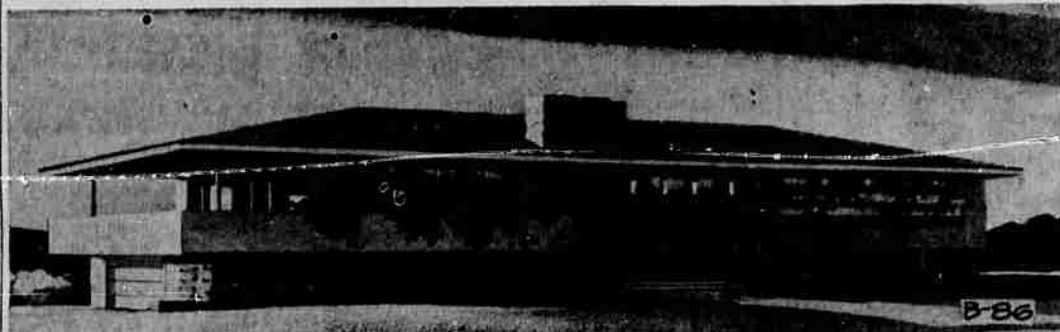
Its dimensions are 66' wide by 29'8" deep with 1,658 square feet of living area on the upper level and 924 square feet on the lower level not counting the garage and basement area. An 8' wide deck on the upper level, entered through sliding glass doors from both the living and dining rooms, runs the full depth of the house.

A mid-level foyer controls the traffic in and out of the house, guaranteeing no intrusion on the privacy of either level. A second staircase, from the family room up to the kitchen balcony, completes the traffic circulation pattern. At no time is it necessary to pass through a room, which may be occupied, to get to another room in the house.

Additional Details

The family room in this house is a spacious 283 square feet, which seems even larger because of the two-story ceiling and the huge, panoramic rear window. There are three entrances to the family room — from the rear and through the garage as well as down from the mid-level entrance foyer.

The lower level kitchenette makes the family room truly a livable area as well as an excellent place for teen-agers to entertain. And the surrounding balcony makes possible supervision



FRESH VARIATION — This bi-level home by architect Rudolph A. Matern offers a dramatic exterior as well as a fresh and exciting approach to interior design. Especially interesting is the upper level porch, or sun deck, which extends around the front of the house in the form of a raised planter.

(of small fry as well) from an unobtrusive vantage point.

As dramatic as the balcony is the upper level porch, or sun deck, which has the effect of adding about 235 additional square feet to the living room - dining room expanse. The large planter extending from the deck across the front of the house, on the upper level, provides an unusual exterior feature.

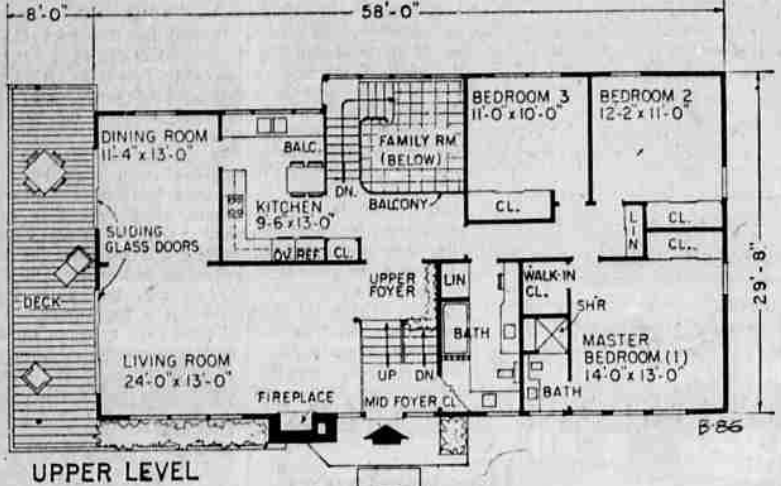
Use of the lower level for living — the primary economical value of bi-level design — does not, in B-86, eliminate all the normal basement space. There is plenty of room for storage, both indoors and out, as well as an oversized heater room.

As a matter of fact, storage space is one thing this house has more than enough of. Note the oversized closets in each of the five bedrooms, and especially the large storage wall in the family room. Note also how the closets are arranged to serve as sound buffers, especially for the master bedroom.

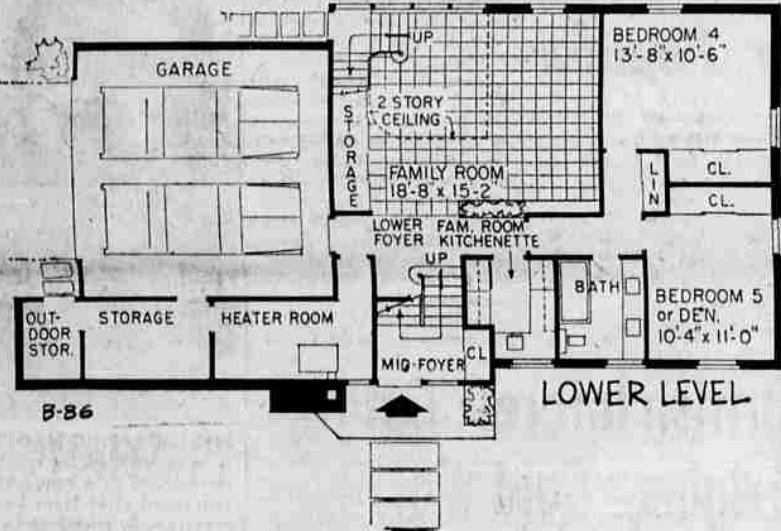
The bathrooms in this house deserve further mention. Both main baths, on the upper and lower levels, have double lavatories; and the upper level bath has extra large vanities. All this plumbing, incidentally, is stacked in one area for economy.

B-86 STATISTICS

A five bedroom (or four bedroom and den) bi-level home with three living rooms, 312 square foot living room, 195 square foot dining room, 283 square foot family room, 9'6" by 13' main kitchen plus separate kitchenette off family room.
Dimensions are 66' wide (including 8' wide upper level sun deck) by 29'8" deep with 1,658 square feet of living area on the upper level and 924 square feet on the lower level not including garage and basement area.



FLOOR PLANS — A mid-level foyer in this bi-level home guarantees privacy for both levels. A second staircase, from the family room up to the kitchen balcony, completes the traffic circulation pattern. Note also the abundance of storage space in this house, especially the storage wall off the family room.



VALUES INCREASE—Typical of the big growth in property values along freeway interchanges is shown in this aerial picture of Salem's Market Street interchange with the Pacific Freeway (Interstate 5). Recent sales amounted to \$5,000 to \$25,000 per acre, or more. Property a quarter-mile east of this area sold for \$1,200 to \$1,500 per acre, a price more consistent to values prior to the building of the freeway. The State Highway Department had this picture and attached information drawn up to show that many lawsuits claiming damages for severance by freeways are not always justified.

New Freeway Routes Can Increase Property Values, State Highway Department Claims

SALEM—Many residents owning land along the new freeway routes in Oregon have sued the state for damages, but case studies now reveal that much of this same land has increased in value by as much as 100 per cent, according to W. C. Williams, state highway engineer.

Williams explained that the State Highway Department is not critical of persons making gains from sale of their land, but added that claims "for damages where in fact no damage has resulted is not fair to members of the motoring public who pay for the right of way."

The Federal Bureau of Public Roads and the State Highway Department have suspected for some time that heavy damage awards by courts due to highway severance were not justified because the remaining property adjoining the interchange gained significantly in value.

The Highway Department's recent land economics survey proves this is true in many cases. Figures were obtained from buyers, sellers, brokers and by checking Internal Revenue stamps.

Williams pointed out that a "peaceful revolution" is underway in Oregon in which factories, warehouses, housing developments and shopping centers are over-running vacant farm land along new highway routes. Values of such key sites are climbing.

Williams noted that the volume of letters reaching the department reveals a keen interest by businessmen in the freeway system. Most business planning today takes account of the interstate highways, he said.

A national news magazine recently pointed this out, he said, in stating: "The superhighways are pulling industries alongside them like a magnet—and people along with industries. Suburbs are leaping away from cities, in the 'nucleated' pattern of development centered around the inter-

changes where traffic enters and leaves the expressways. Fortunes are being made in land as values pyramid almost overnight in locations that can be developed to take advantage of the new traffic arteries."

"In spite of this," Williams said, "our Legal and Right of Way Division faces demands for damage payments by land owners who believe that their remaining property will suffer a tremendous loss in value."

Williams said the Banfield Freeway in Portland and the Baldock Freeway between Portland and Salem brought a new way of living and doing business to the people of Oregon.

Persons accustomed to living near their work and contending with daily traffic congestion suddenly found they could live farther out and in more pleasant surroundings along the freeways and still drive to work faster and with less effort than before. Businesses started locating at or near interchange points to take advantage of the available traffic flow.

Farm lands worth \$200 to \$500 per acre suddenly attained values of \$25,000 to \$50,000 per acre as sites for service stations, motels, restaurants and shopping centers. Numerous examples of booming property values were found in the recent survey.

Case Study No. 35 involves an interchange east of Albany where in August, 1957, 18 acres had a total value of \$26,215. The Highway Department took about two acres and paid \$3,500. The remaining 16 acres had an immediate appraised value of \$22,715.

In January, 1960, the owner sold 1.24 acres for \$15,500 for a motel site. This subsequent sale represents an increase in value of 833 per cent due to highway construction, and the owner still has nearly 15 acres remaining.

Case No. 34, located at the same interchange, involved two acres with an older home that had a value of \$14,000 before the freeway. The state took a little over one-half acre, including the home, and paid \$12,700. The remaining 1 1/2 acres had an immediate appraisal of \$1,300 in September, 1957.

One year later the 1 1/2 acres were sold for \$19,000. The new owner then re-sold it 10 months later on July 17, 1959, for \$23,500. In short, special benefits were involved to the extent of 1,460 per cent above the immediate appraisal after value.

"The problem of paying state highway funds for severance damages when actually property values are tremendously increased is becoming a serious problem," Williams said. "This wasted money comes directly from the pockets of the highway users. The federal participating highway funds come from local users and are in the gasoline taxes which every Oregon citizen pays."

"I think we can go a long way toward overcoming this waste of money if all citizens will become familiar with and observe real estate activities along freeways and the actual benefit which the highway brings to an adjoining owner's property."

Increases in land values at locations along freeways other than at interchanges were also noted in the survey.

of land in this area had ranged from \$200 to \$250 per acre. The right of way took 22.67 acres and divided the farm with the building and 139.4 acres on the west side with access via a county road, and 37.9 acres on the west without access. The owner was awarded \$16,190 by a jury in March, 1959. Part of the award was allowed for severance damage to the land-locked parcel. The land-locked parcel was sold last January for \$8,750, or \$230 per acre. The land has been appraised at \$25 at the time of taking.

"This clearly indicates," Williams emphasized, "that the amount of severance damages paid through the verdict was not completely justified."

Proximity damage accounts for another large portion of damage payments. A residence located north of Canby on old Pacific Highway 99 was about 20 feet from a 60-foot deep, solid rock highway cut. The state acquired an additional 20-foot right of way strip in August, 1960, and widened the cut five feet, resulting in the house being located 15 feet from the top of the cut.

A jury awarded the owner \$15,000 last April, of which a portion was for encroachment and

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A 200-acre farm south of Albany along the new Interstate Route 5 had a typical set of older farm buildings and was used to raise rye grass. Prevailing price

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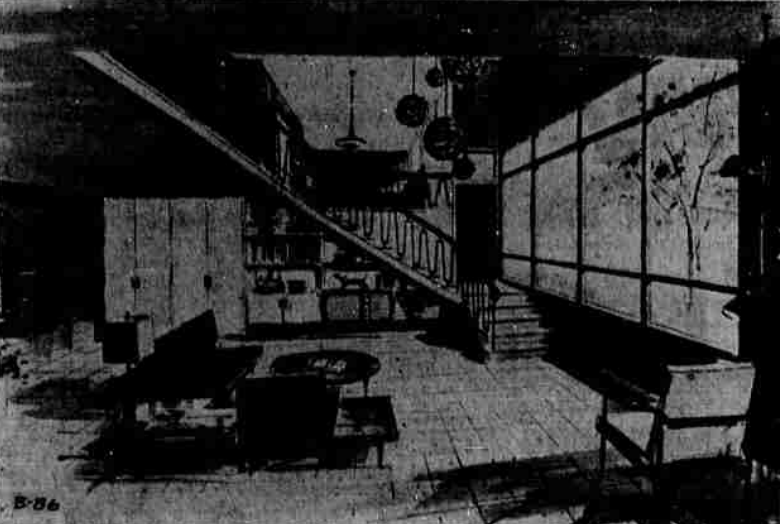
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TWO-STORY CEILING — Family room, a spacious 283 square feet, is integrated into the upper level of this home by a balcony in the rear foyer and kitchen 15 feet around. A 90-square-foot area of the family room thus has a two-story ceiling, accented by hanging lights. The huge, panoramic rear window also serves the upper level.

Rock Fans Sprout Hair

NEW YORK (UPI)—The first rock-shocked teen-agers have musical tastes. The predictions that rock 'n' roll would lead them to rack and ruin now are being disproved. It turns out that rock 'n' roll has led them to an enthusiasm for better music.

This was revealed in a survey by a maker of phonograph needles and accessories (Jensen Industries). Seventy-eight per cent of the young persons questioned have turned to the kind of music they

roll discs with plain melodies, the pollsters found. "This may be the most reassuring news parents could have," said Karl Jensen, president of the Forest Park, Ill., firm. "This is the generation that met Elvis head-on—and the youngsters not only survived but came out ahead of the game, musically speaking."

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