

BETTER HOUSES FOR BUDGETEERS

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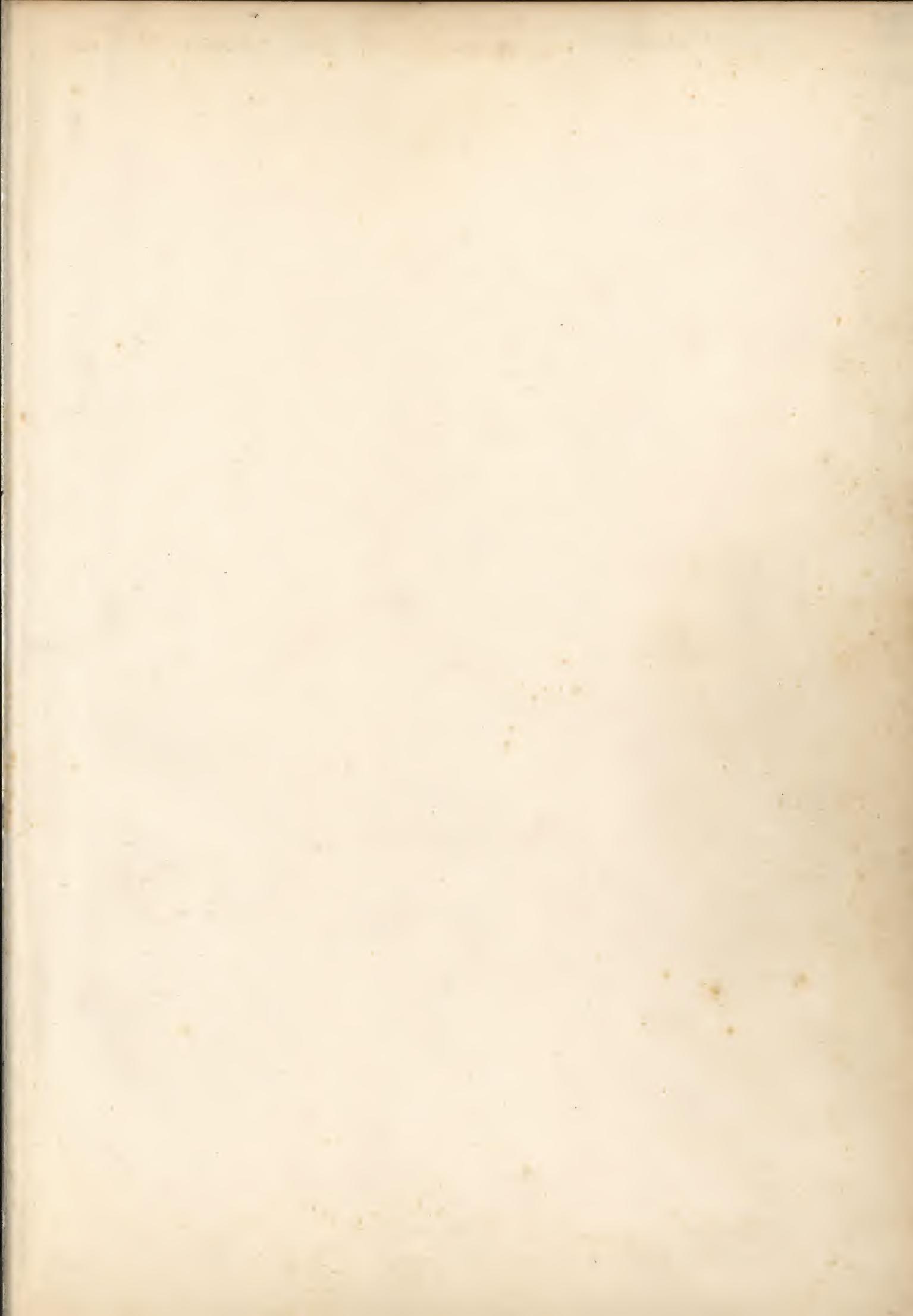
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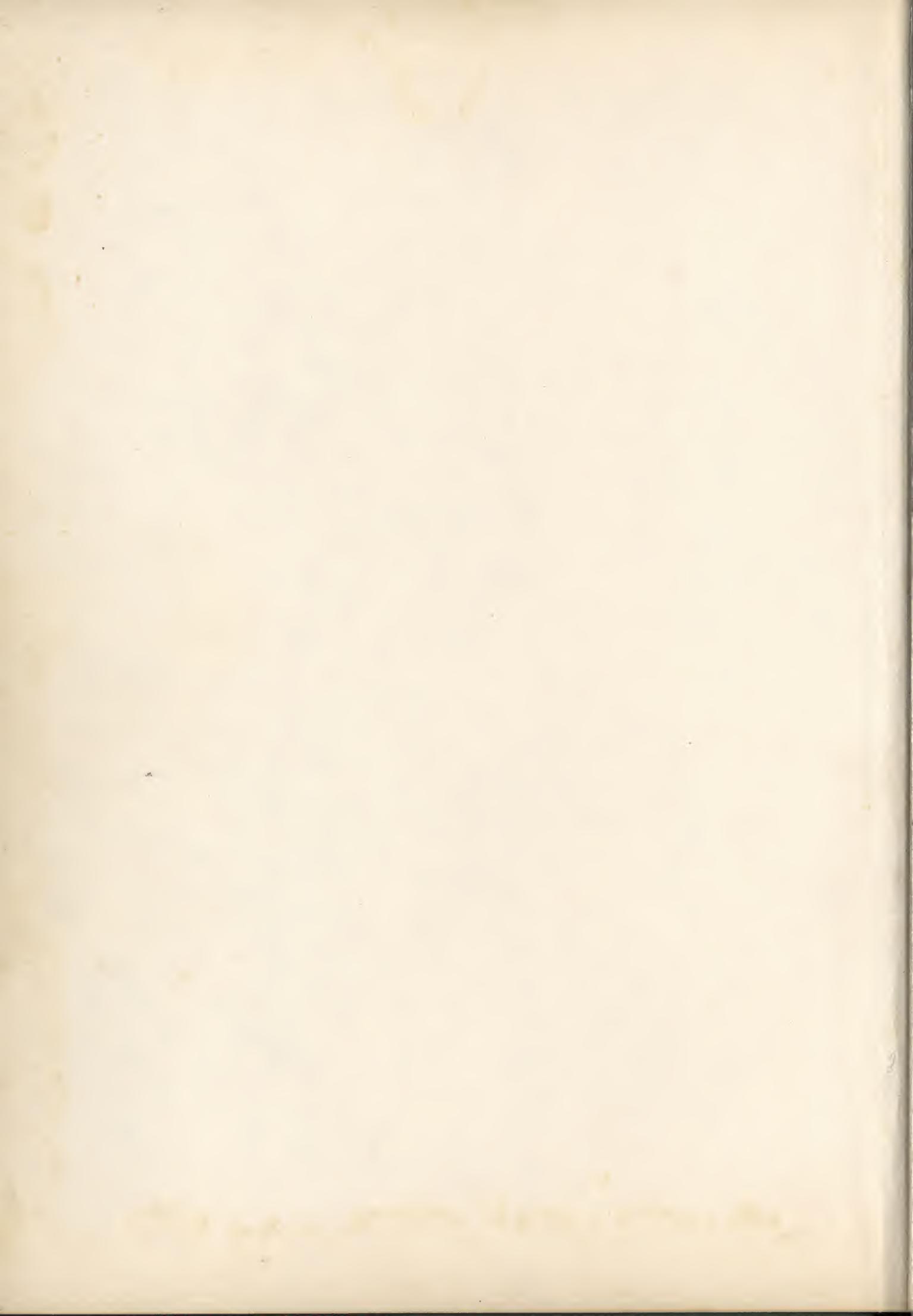
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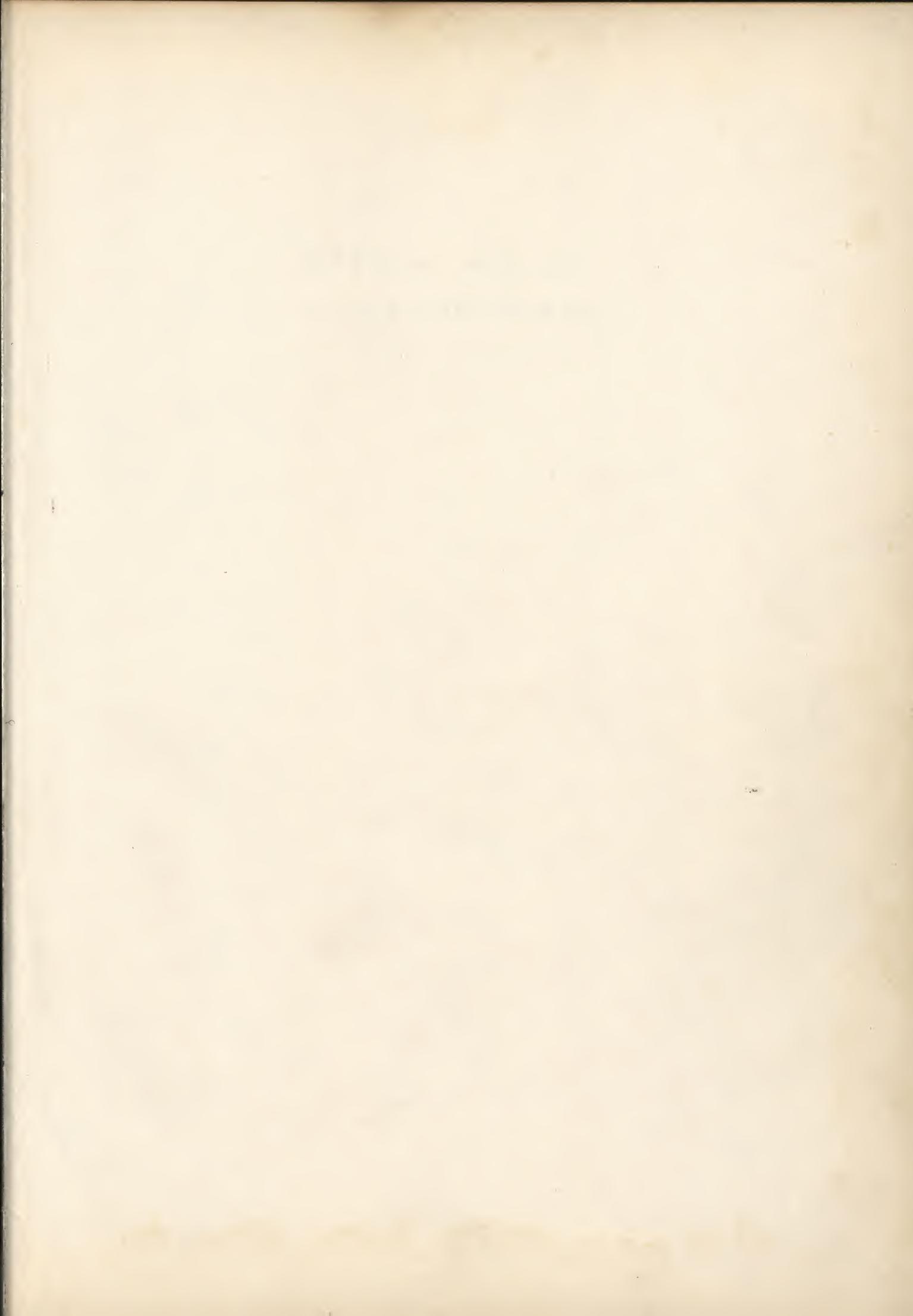
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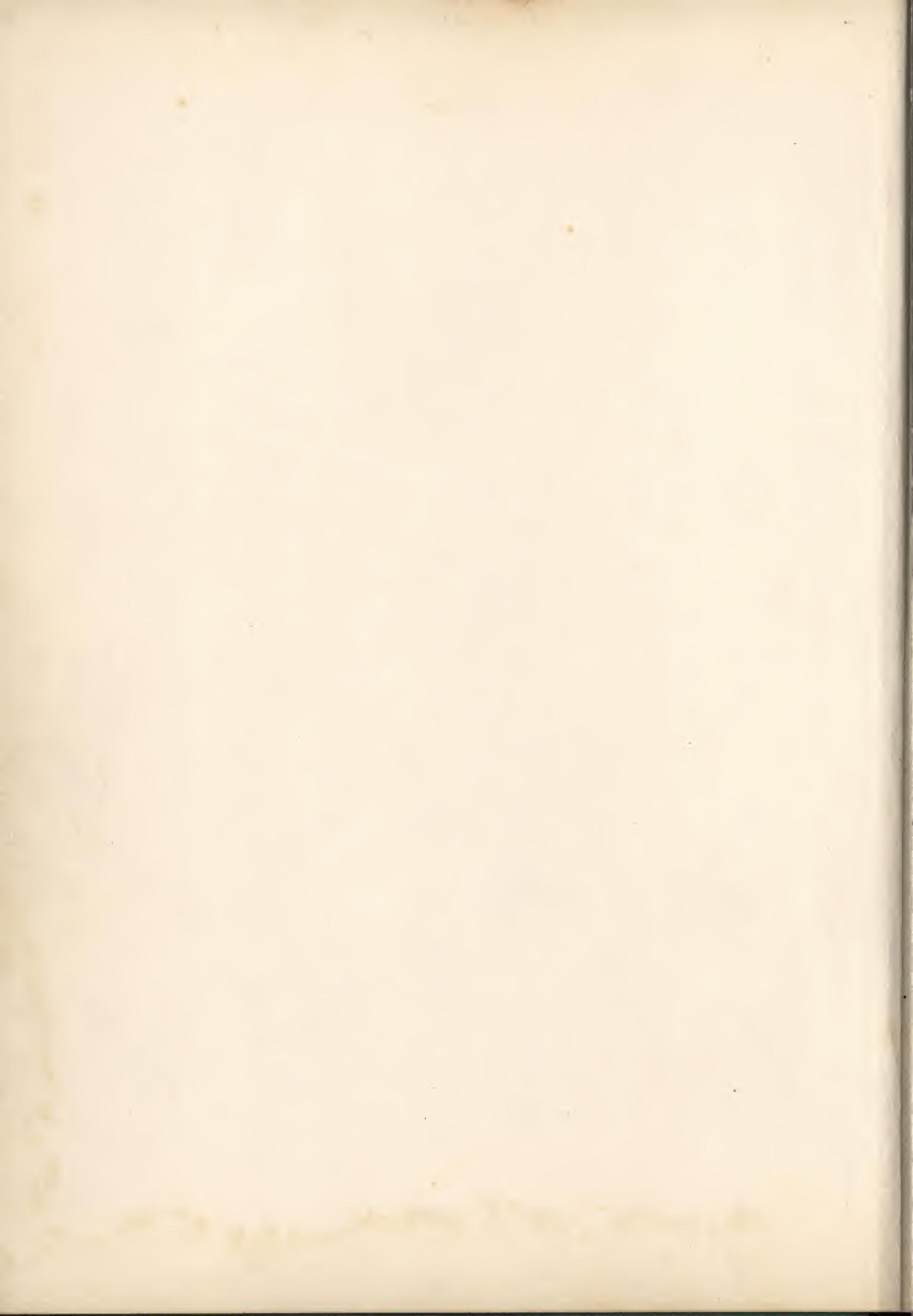
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Jim Draeger









BETTER HOUSES
FOR BUDGETEERS



Better Houses

for Budgeteteers



Sketches and Plans

by

Royal Barry Wills

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BOSTON TRANSCRIPT

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BETTER HOUSES FOR BUDGETEERS

Until that predicted day when the science of nuclear physics produces an economic millennium we shall find the more robust sort of prosperity a trifle fugitive, here today and just around a corner tomorrow. Those of us who were old enough to share in swollen wartime payrolls may have thought differently for a few years, only to relearn the necessity for a planned household economy when military victory tossed us back into the new "normalcy." Towards smoothing our way over the hills and valleys of the prosperity graph there is still no substitute for saving and budgeting.

Now budgeting may or may not be easy for you to endure. It is a self-imposed discipline which comes to you as a reasoning animal, after the lashing rains of experience have washed the rosy film from your spectacles and you see the world through clear glass.

Only then is it obvious that to reconstitute the once commonplace assumption that you would have the more necessary things of life, you must assume an unaccustomed police power over yourself. To preserve your living plans, you must set limits on each major expense. This book deals with that part of your income apportioned for shelter—hand tailored shelter—fashioned to fit the needs of your family.

Though ownership of the detached house, as a focal point for the ideal American family life, is the privilege and goal of a budgeteer, he has not been reaching his objective in nor-

mal numbers since the depression, and meanwhile new families have been increasing at the rate of 500,000 a year. The suspension of all domestic construction during wartime completed the picture of serious under-building and years will ensue before it can be corrected.

Meanwhile Government backing has given the issuance of building loans equilibrium and easement, first under FHA and later through the G. I. Bill of Rights. Thus set with its basic properties and a vast necessity, the housebuilding stage takes on the aspect of a Donnybrook Fair, where, in the tumult, charlatans, honest builders, architects and pseudo-architects are quite effectually mixed. The dangers to the purchaser that attend a boom are all present in acute form, so beware lest your good work as a budgeteer is less than wisely directed.

Most articles from automobiles to kitchen utensils are sold as stock items with varying degrees of a guarantee behind them. We have an option of special designs when we purchase clothing, but most of us accept the ready-to-wear types as amply good and all that we can afford. They fit well enough with a little free altering and we are in a position to scrutinize and understand the workmanship and the fineness of the lining and furbelows. To be sure we do not know the wool content unless trade regulations require a statement on it; a salesman's opinion, at its persuasive best,

is too often colored by the necessity for selling, to be factually precise.

We have another, and more important choice when we purchase shelter, either made-to-order or off the gaspipe rack. Here the stake is too high to endure a misfit and alterations are definitely not free. As laymen we do not understand the construction, the workmanship nor the quality of the materials, and no government regulation is going to assure us that it is all wool and a yard wide. The salesman's stake has increased along with our own, and are we in any position to assay his enthusiastic patter for its basic truth? There is only one impartial source of trained information and guidance for your protection—the architect.

This book will help you to guard your practical and artistic interests in the important matter of housebuilding, by helping to formulate your ideas and showing you what your budget apportionment can achieve in the hands of an accredited architect who designs houses, year in and year out—not a speculator riding the crest of a boom.

The material could be presented variously. There is the chatty, soothing technique, as at a Wednesday meeting of the Thursday Club, which recreates the very odor of lilacs burgeoning beside a doorway—the drowsy nibbling of termites in an ancient beam—the lure of old and squeaky staircases or of neatly labelled jelly glasses peeping through a quaint cottage window.

Take another angle and you have the viewpoint of a mirthless addict of advanced ideas which stem from living concepts foreign to your experience or present desires. His vibrations are tuned to intellectual theories that leave the ladies of the Thursday Club definitely uneasy and a little shocked at the stark nudism of his preachments in house design. Was he really calling a spade a spade, or was he manipulating a club too fast for accurate observation?

I have no quarrel with either school of thought, though privately, I think that the one is lulling entertainment, devoid of realism, and the other rationalizes concepts of an overly active mind too rapidly for average acceptance. We have left the first behind, and it is anybody's guess whether we are

headed towards undeviating acceptance of the second. Meanwhile I hold unshakably to my own position that the house should be bent to fit the family—not the family to fit the house.

Here let me disclaim a reactionary point of view, for I believe in modern houses which come along in pace with the times, but are kept free from the exclusive thought peculiar to the ultra-conservative or the revolutionary. Such houses will both express the evolving needs of the average family and avoid structural excesses; the use of new and untested materials in untried ways which seem intellectually exciting, but eventually require a purchase of headache pills.

It takes more than a lilac bush or a skeleton wrapped in cellophane to make a good house. Either may attract you externally to the point of acceptance, but neither serves your actual daily requirements—those routine human needs which have such a merciless way of making you unhappy when their satisfaction is difficult or impossible. So what's the use of going to one extreme or the other for any but the most compelling reasons? Let no houseowner suffer for pure beauty's sake or for the exactions of unadulterated functionalism, unless he believes the convenient hypothesis that the twain are as one. I think they are blood relations but not identical twins, much less one and the same thing.

Domestic Architecture is part of the great fabric of the building industry and, like the other divisions of that huge and complicated activity, its successful execution requires special knowledge and a trained hand. A practical mechanic might assemble parts and make a sort of automobile which would run, or an artisan of the whitewash brush might do a portrait of your Aunt Emma which would slightly resemble the good lady. But neither of these jobs would probably be as well done as you have a right to expect in this day and age. There are many skilled domestic architects between Massachusetts and California, but your quest for one will usually be intercepted by the architectural equivalent of that fabulous American character who hawked rattlesnake oil about the land, saved you a doctor's fee and cured all your ailments. From the outset proceed with a wariness commensu-

BETTER HOUSES FOR BUDGETEERS

rate with the size of your investment. The goal is simply stated as a house of beauty, to fit your needs and your budget, but remember there is no route shorter than the slow and reasoned processes of an architect who knows houses.

Suitability is a potent word in house design, for it influences utility. Beauty is always to be desired, and the fourth member of the quadrivium, whose mastery makes an ideal small house, is economy.

The painfully finite quality of cash on hand gives it first place in importance to budgeteers. One of the most importunate tyrants regulating our lives is money, for it refuses to be pulled out of a hat unless it has first been deposited therein, and it scorns pullulation beyond a meagre percentage per annum. Dream castles mean nothing to its heartless code, and

in the effort to achieve them despite reality housebuilders are prone to sad indiscretions.

When you start to spread your hard-earned money over as much house as possible you will notice that a simple, honest house may cost about as much as another which the canny speculator has adorned with shiny gadgets to catch the purchaser's eye. I know how this tinsel dresses up the place and gladdens an owner's heart, but it is not the fundamental issue. Through the years you have a greater need for honest construction to keep down maintenance costs, and for a good plan fitting your requirements.

The elaboration of the plan will be conditioned by your budget, so let us analyze the costs of a simple plan and study its further development in detail.

IN WHICH WE DISCUSS THE MINIMUM PLAN

Budgeteers come in all shapes and sizes, even governments having been known to budget, so by direct inference they build houses large and houses small, and that gives us a range of analysis properly beginning with the simplest basic plan. First we shall examine layouts and approximate costs, and afterwards turn to the economics of comparative materials and equipment.

Let us consider the basic plan as being adjusted to income groups of from \$2000 to \$2400 a year, and show how the plan may be varied to suit the changing needs of the lower income families or for those of higher income, if its later phases of development are adopted in the beginning.

These necessary assumptions are to be noted:

- a) Only two bedrooms are possible in a minimum house of one story, with well rounded plan.
- b) We must assume that the essential needs of the small, low income family are the same in all cases.
- c) With a few variations these little houses may be made to fit any flat lot, and meet any orientation.

The least house that will suit a small family has four rooms—living room, kitchen, two bedrooms, and a bath. To be economical its chimney, kitchen and bath must be closely grouped, with the other rooms centered about them.

As a simple, easy size to work with I have

assumed overall dimensions of twenty-four feet by thirty feet for the house, which are not the smallest possible, but in most cases are the smallest economical dimensions and they have slightly greater flexibility in later variations from the basic plan.

You will note the inclusion of a fireplace against all penny-pinching reason, but for the much better reason that a house without one is as soulless as a man bereft of humanity; let there be fireplaces.

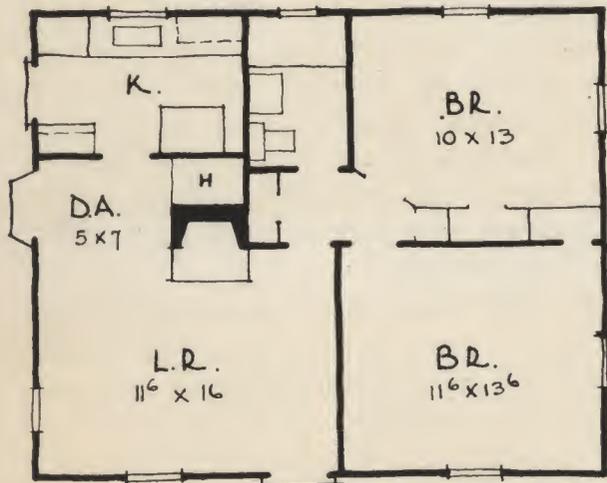
Although rigid economy precludes a basement, it does not deny a sufficient variety in exterior treatments to suit the requirements or taste of any owner.

Here is our basic plan—a minimum, comfortable house for a small family with a \$2000 to \$2400 income, as shown in *Sketch No. 1*.

You will note that it is contained on one floor, with its heater in a closet off the dining alcove; that it is entered directly into the living room, although a vestibule may be added, as is shown elsewhere. This plan takes cognizance of all essential living requirements. The living room adds to its apparent size by the generous opening between it and the dining alcove, even as the latter gains still more from this association. If desired the two areas may be divided on occasion by hangings. A coat

IN WHICH WE DISCUSS THE MINIMUM PLAN

closet is conveniently placed between living room and bath, the bathroom being adjacent to sleeping quarters and economically related to the kitchen plumbing. Note that a linen closet is not forgotten. The two bedrooms have cross ventilation and sleep two people each.



Sketch No. 1

A corridor type kitchen places the range where its vent may be run handily to the chimney, and the sink retains traditional place before a window, which is rather pleasanter than a slightly more economical location against the bathroom wall.

The oil heater, plus indirect heater for domestic hot water, can be tucked away in a central location behind the chimney, with a considerable saving, thanks to compact modern design.

Now to apply the budgeteer's touchstone to our basic plan, and say a word about the cost analysis. You are undoubtedly relating your total outlay to your income, but the money spent for fifteen or twenty sub-items making up the total is subject to variation. By that I mean you may spend more or less for electric fixtures, kitchen fittings or room finish materials, though it might be hoped that they would all be kept in balance. Budget keepers know that in the communism of their family economies, the cost of little Jasper's three speed bicycle with its streamlined luggage carrier has got to be paid for by denying other family demands, such as the removal of Hildegard's adenoids. Take your choice or buy a cheaper cycle.

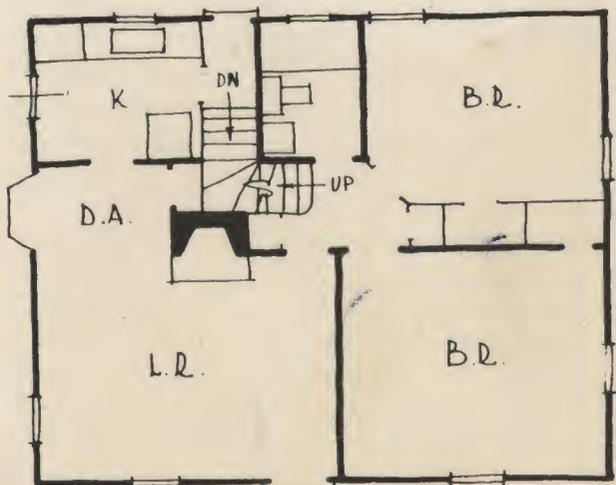
Personal option in the selection of materials

is much reduced in very low cost housing, where the sum total is kept down by a large number of relatively small savings made under the watchful eye of a specialist.

Here t'were well to say frankly that if you have a small house building program and a limited budget you may be able to achieve your program in a simple, well built, attractive house, but you cannot have everything you pine for—at least at the outset. If someone seems to disprove my words by conducting you by a "for sale" sign and into a new dwelling where there is all you have wanted and at so very small a price, remember the old Roman admonition, "let the buyer beware." It is a matter of common sense after you have analyzed the facts.

In the basic house under discussion we have distributed our budgeting as follows—

All materials	\$1600
Labor	1000
Water and sewer	70
Chimney	150
Plumbing	500
Heating	250
Wiring and Fixtures	140
Painting	300
Paper and other wall finish	60
Linoleum	50
Shades and screens	50
Miscellaneous	130
Profit	450
	\$4750



Sketch No. 2

More fully to understand this please remember that regional variations in cost make it impossible for such a list to fit all situations. Labor rates alone differ enough to throw it

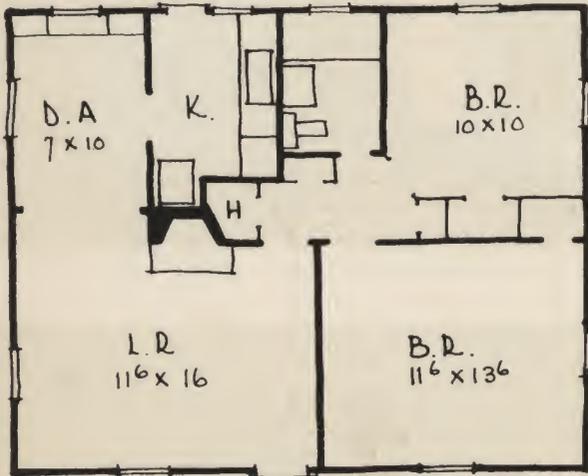


THESE EXTERIORS FIT BASIC PLAN, AS SHOWN IN SKETCH NO. 1

IN WHICH WE DISCUSS THE MINIMUM PLAN

off. This list is typical for the North Atlantic seaboard.

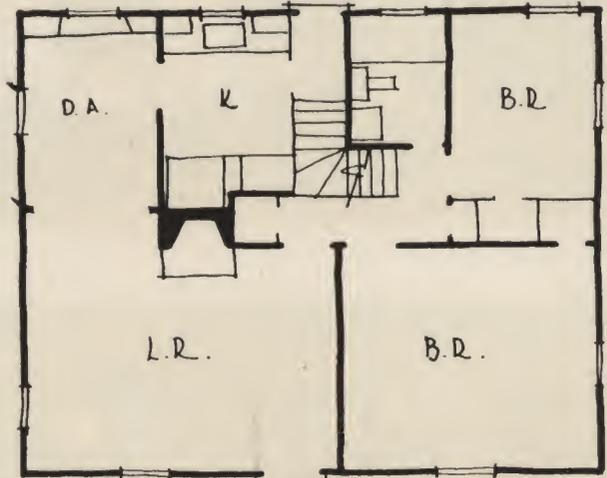
In *sketch No. 2* we have the first variant from the basic scheme. There is the same ground area, but one or two staircases provide



Sketch No. 3

vertical expansion. It is assumed that there would be a whole or partial cellar in the beginning, though a finished second floor need not be carried out at once nor at all, thereby eliminating the second floor stairs. If you look at the plan as you would a budget please note

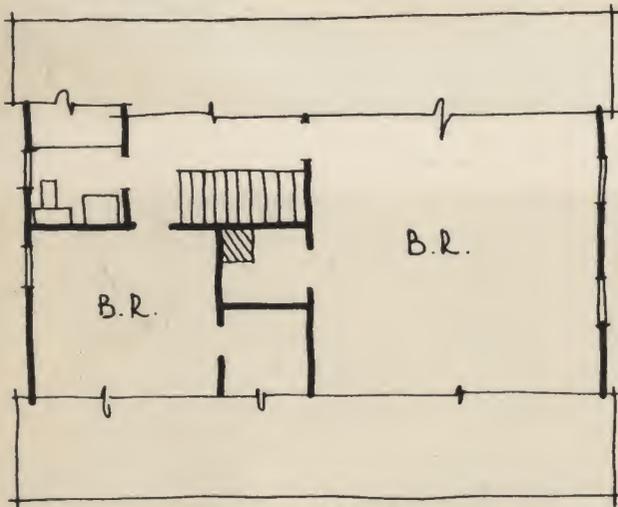
The addition of a second floor bedroom costs another \$350, and you will remember that a hall and closets are part of the expense. To recapitulate, with our additions included, it is most practical in the event of second floor construction, to proceed as in *Sketch No. 6*



Sketch No. 4

which gives a complete top floor. Here is the increase—

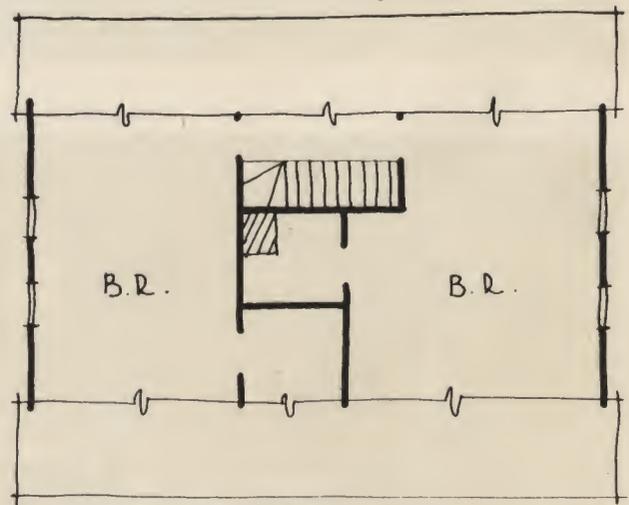
Basic cost	\$4750
Stair	100
Basement	300
2 Bedrooms	700
	\$5850



Sketch No. 5

that the price you pay in spatial loss, by adding stairs, is a slightly smaller kitchen and disappearance of the heater space. The kitchen is still amply large enough and it has gained a rear entry.

You have increased your cost \$300 for a partial basement, and a second floor stair would add \$100 more.



Sketch No. 6

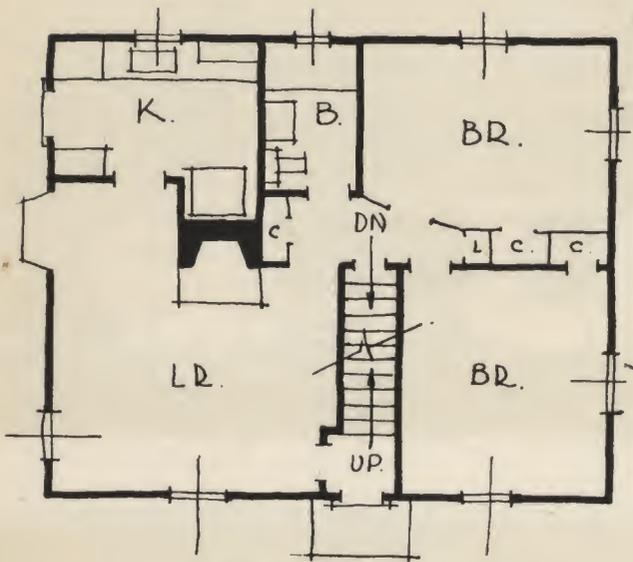
The upstairs bath shown in *Sketch No. 5* is an alternate scheme for locating the bathroom, but if you wish to include it and retain your downstairs bath add \$700.

Returning again to the basic plan, with an eye to enlarging the dining space so that it is



THESE EXTERIORS FIT BASIC PLAN, AS SHOWN IN SKETCH NO. 1, WITH GARAGE ADDED

IN WHICH WE DISCUSS THE MINIMUM PLAN



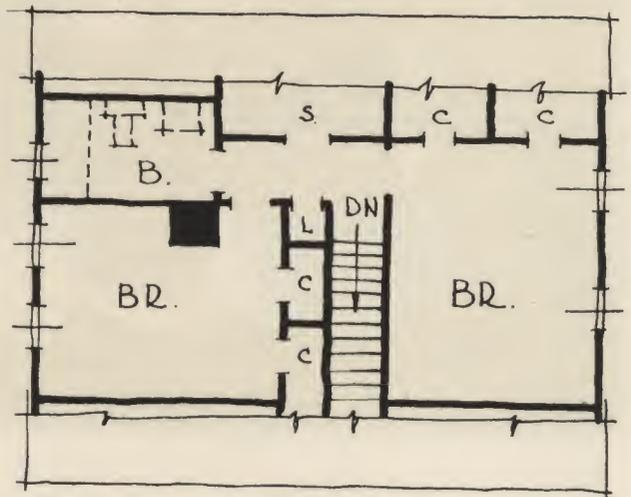
Sketch No. 7

almost a dining room, consider *Sketch No. 3*.

The kitchen has lost a little but not seriously, else the scheme would hardly have been worthwhile. Heater space has moved and your coat closet is slightly smaller; the second bedroom loses area. Such an arrangement, in small families, might conceivably be chosen over basic scheme No. 1, that being entirely a question of personal taste.

There are scores of variations to this basic plan as *Sketch No. 4* which tend to make it fit the needs of any family. Second floor layouts *No. 5* and *No. 6* are only two schemes among many. It might be explained that the stairs as shown, run from the first floor bath hall and thereby render practical a bathless second floor.

An outside vestibule, as in *Sketch No. 7*, will give winter protection to the living room,

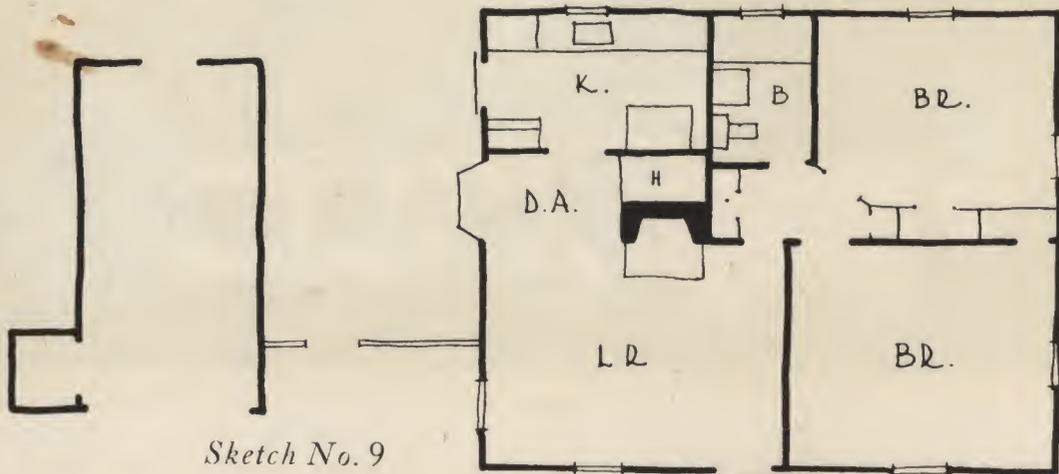


Sketch No. 8

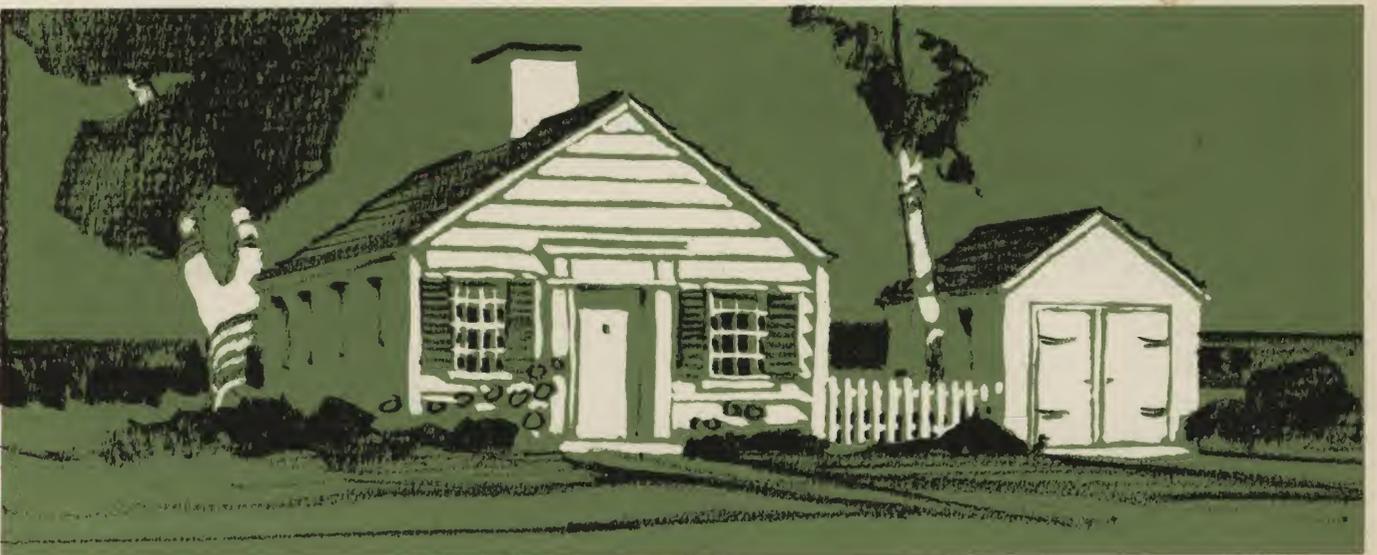
but if you desire direct access to the second floor without going through the living room (contemplating two baths, or not caring about the inconvenience), you may have the equivalent of a vestibule and a central stair. This, as shown in *Sketch No. 8* produces two good bedrooms at either side of the stairs.

If you prefer space additions on one floor only take *Sketch No. 9* with its garage, for which add \$500, or the dining room in *Sketch No. 10* on which one optimistic builder quoted a price of \$300, presupposing that the garage had already been added. Should you include this dining room in your original scheme as indicated in dotted line, this gives an improved plan, whereby the kitchen-living room partition is re-designed to give a direct connection between kitchen and dining room.

Sketch No. 11 inaugurates additions to first floor sleeping space. Maximum economy does not dictate this move, because you are getting



Sketch No. 9



FURTHER VARIATIONS OF BASIC PLAN AS SHOWN IN SKETCH NO. 1

IN WHICH WE DISCUSS THE MINIMUM PLAN

more space for less money in *Sketch No. 6* (without bath). On the other hand, a first floor addition greatly enhances the architectural effectiveness of your house and may be worth the extra cost for other reasons.

If lot restrictions prevent this arrangement, here is *Sketch No. 12* with another solution which is self explanatory.

All these plans should turn their faces towards the sun and might have to be reversed, as you would see them in a mirror, or rotated.

Sketch No. 13 shows the basic scheme end-on to the street, which incidentally permits a narrower lot.

The materials and structural methods on which costs have been based are these—

Foundation	Concrete Blocks
Exterior walls.....	Wood studding and ½" insulating board
Interior walls	Sheet rock and wall paper
Floors	No. 1 common oak—Linoleum kitchen, bath
Roof	Cedar shingles
Gutters	Wood
Leaders	Galvanized iron
Insulation	Walls—insulating boards
	Roof—insulating blanket
Sash	Double hung—Libby Owens glass
Walls, except bath	Wallpapered
Bath	Tile board
Plumbing	Cast iron soil pipe—Copper water pipe
Fixtures	Kohler or Standard
Heating	Gravity flow oil burner, with warm air heat

Among the many possible variations to this outline is the construction of some partitions

of plywood, without studding, as is indicated here and there on the plans.

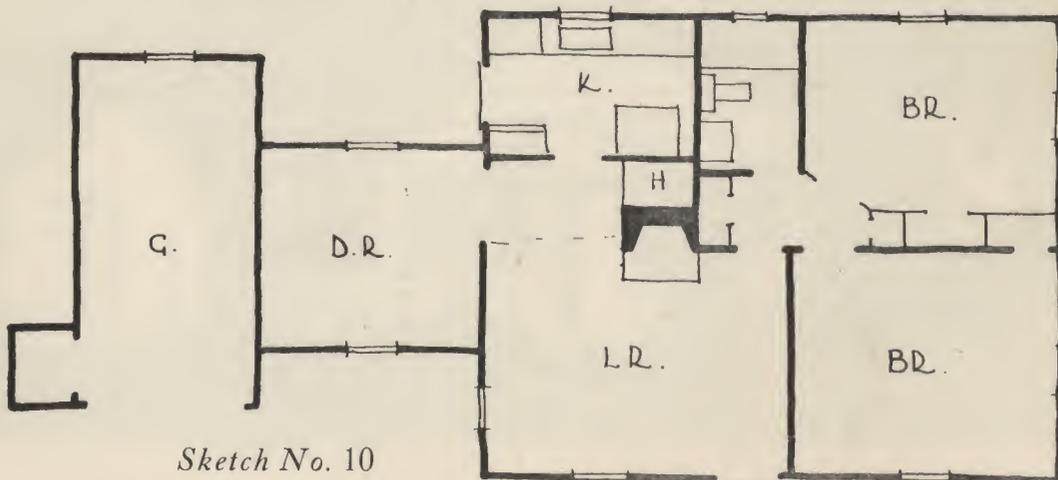
Floors may be made of plywood covered with linoleum.

Walls may be made of gypsum wall board and covered with glazed felt in large sheets. This material comes prefinished, so that no painting or wallpapering need be done.

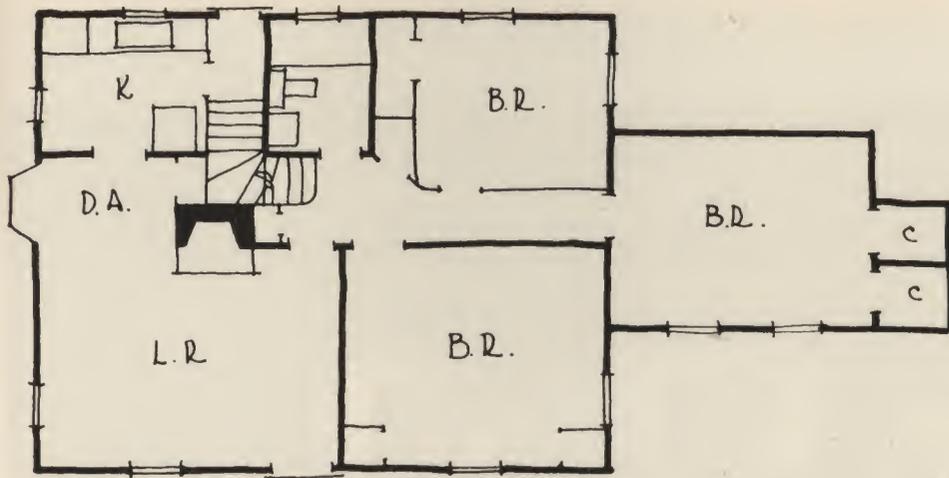
Ceilings may be of insulating tile.

The living room may be sheathed in country pine, as shown on page 17, and in dozens of other ways an owner may express his individuality while still following the basic plan. Here I might add, or repeat, that there are many other basic plans which would serve equally well for this discussion. This one is predicated on a primary need for economy.

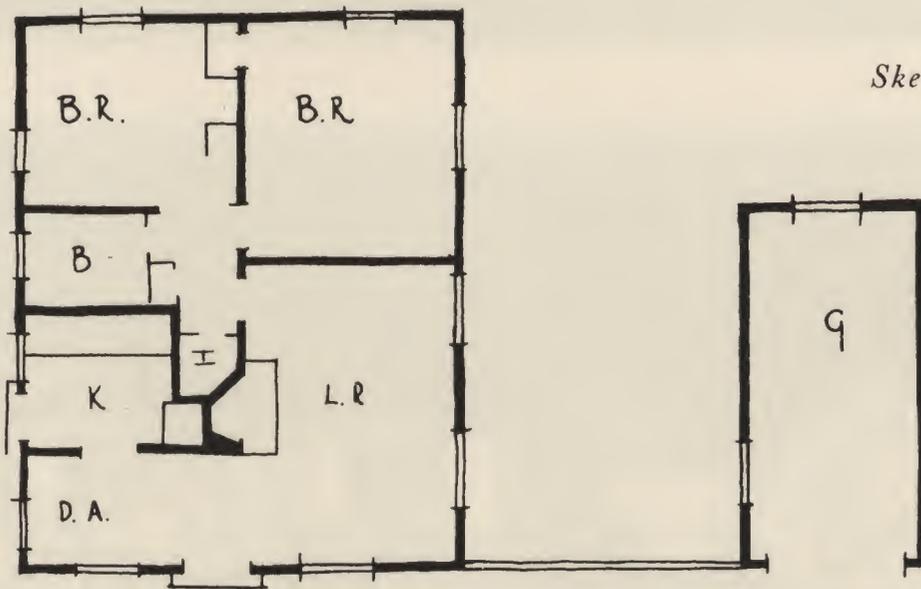
Another wall treatment uses painted board dados, with wall paper above. And speaking of wall paper, this is an item which greatly helps or mars an interior. Its cost may shake a budget, or come well within reason and serve the ends of beauty. Because you like roses round the door need their printed likenesses be allowed to wander all over your walls? Many a small house shows this partiality, as though its papers were selected to the accompaniment of a brass band. Simple wall papers are best, and they may often be the cheapest. I have in mind a small wallpaper shop in Boston which specializes in odd lots of old Colonial papers at low prices; many a fine house gives thanks to that shop for its successful walls.



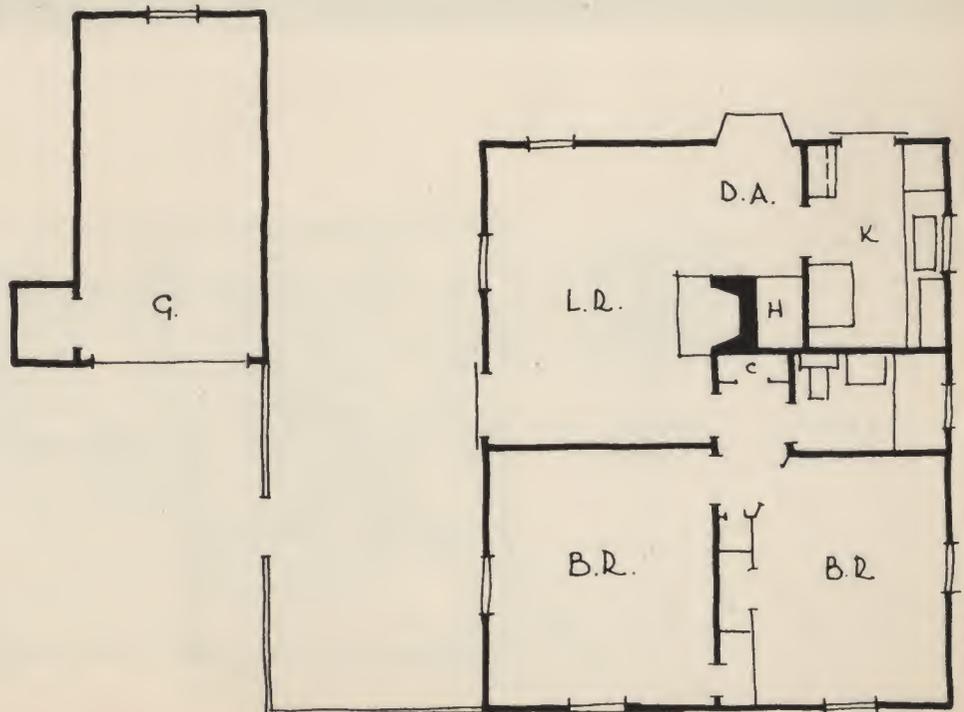
Sketch No. 10



Sketch No. 11

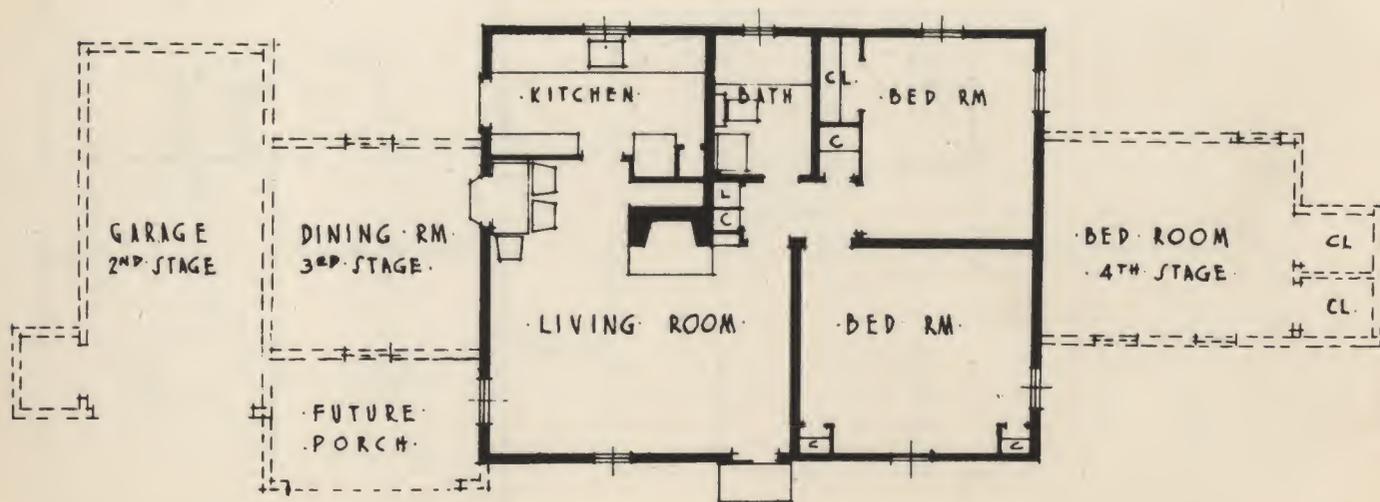
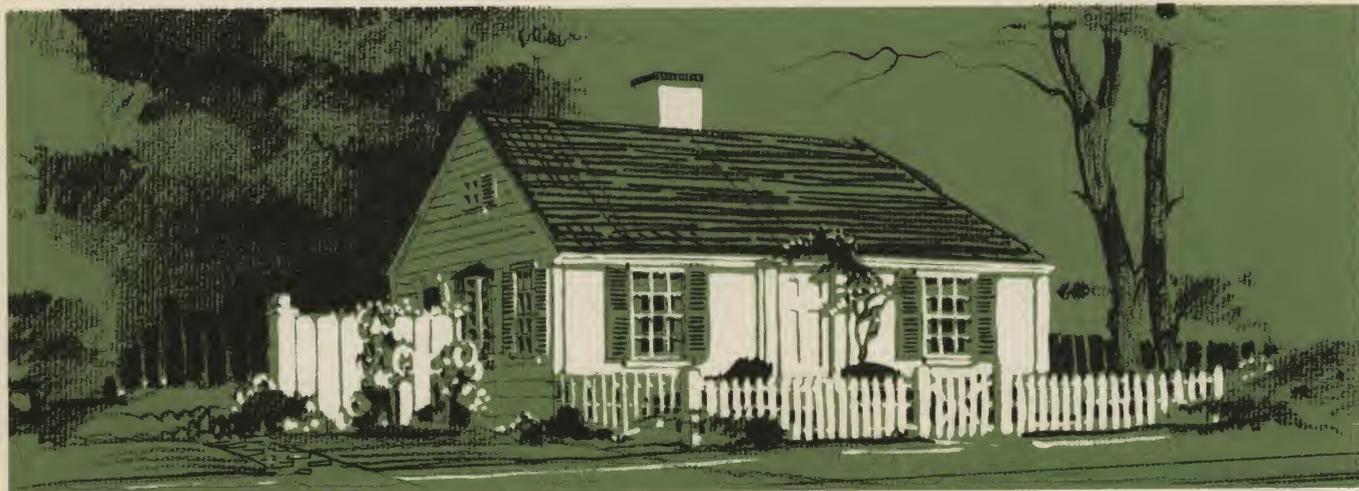


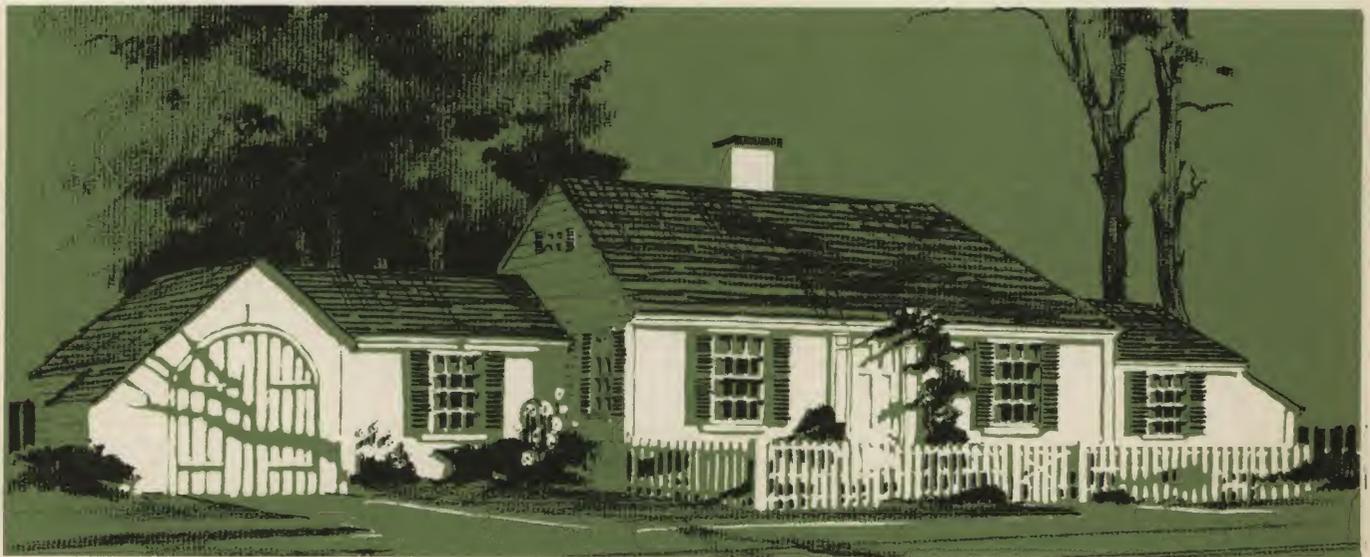
Sketch No. 12



Sketch No. 13

A LITTLE HOUSE GROWS UP



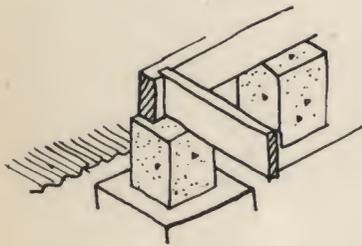


DOLLAR SAVERS FROM AN ARCHITECT'S HANDBOOK

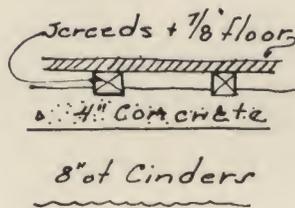
Having considered ways and means for the economical planning of the minimum cost house, let us now consider individual methods of saving money in different parts of the house. We call these savings "Dollar Savers from an Architect's Notebook," because they consist of jottings and memoranda accumulated over a period of years from various sources. Many have resulted from experience in actual construction work on sites, or on the drafting board, and some from the architect's intensive reading.

We feel that in presenting these Dollar Savers just as they appear in the architect's notebook they will partake of the informality of the face-to-face discussion between client and architect.

Of course not all the Dollar Savers may be used in any one house, but many of them may. In certain parts of the country, too, it is conceivable that other methods might be cheaper—but as a whole they present good, sound material for an economical approach to building.



The most inexpensive way to make a foundation is to put the house on piers.



A house built directly on a concrete mat may eliminate a large cellar cost, but it must be dry.

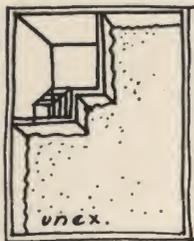


But this is not considered good year 'round construction and a pointed concrete curtain wall may be used between the piers.

Section -

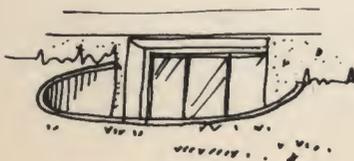


Where stone is available stone cellar walls are more economical than those of concrete.

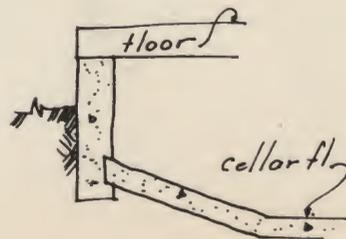


Partial cellars are of course cheaper than full cellars, but if they become as big as half the house, the saving is negligible. A tiny cellar reached by a ladder stair will save considerable over a full cellar.

Concrete block is the most inexpensive of all materials for cellar walls and is suitable in most locations.

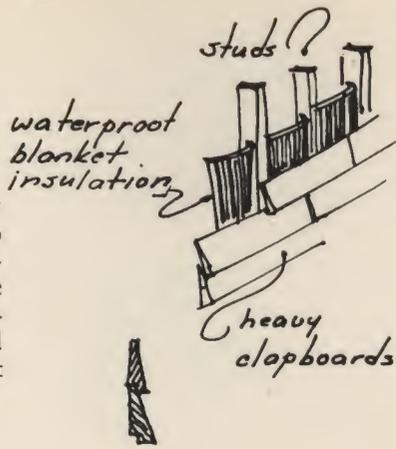


Areaways may be made of bent iron or asbestos board. The latter is cheaper.

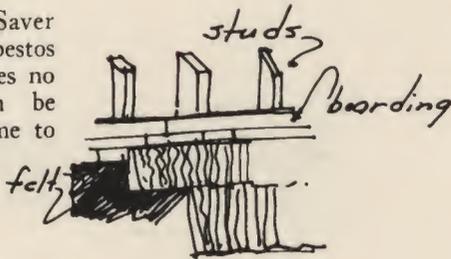


This is a good way to make a tiny cellar larger. Slope cellar floor to wall at sides. It avoids full depth outside walls.

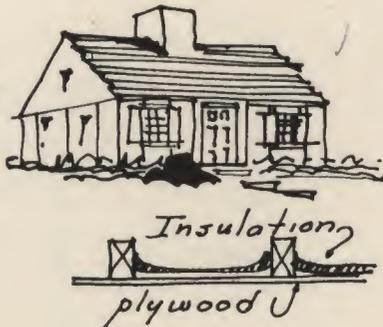
An inexpensive way to cover a house is to eliminate the boarding and use tongue and grooved clapboards. This should not be used without adequate insulation.



Another Dollar Saver is the use of asbestos siding. It requires no paint, and can be washed from time to time.



Waterproof plywood in large sections is easy to put on and also a Dollar Saver. Joints show very little. It may have an oil or paint finish.



Single layer wide boards with battens over joints are used without under boarding, but must have good quality, waterproof insulation. Pine, cedar, and cypress make good boarding.



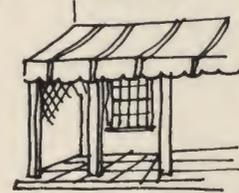
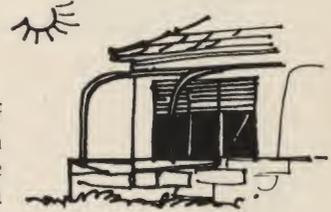
If you must have bay windows, you may want to know that it is cheaper not to carry the bay down to the foundation. Of course a money saver is to eliminate the bay entirely.



Don't have any porch at all if you can do just as well with a terrace.

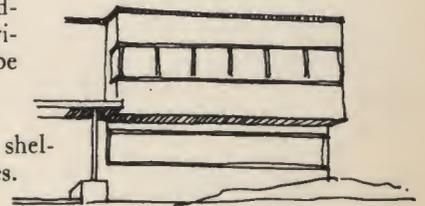


If you prefer a roof in the summer, use an awning which may be screened to make a closed-in porch. The awning may be rolled up to let the sun into the adjoining rooms.

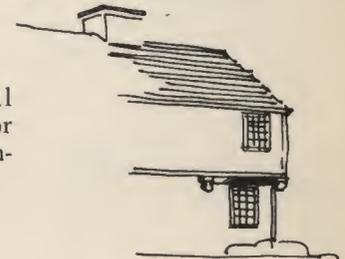


Overhangs as on modern or early American houses may be Dollar Savers.

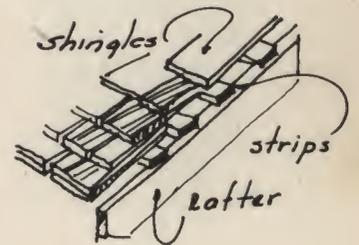
1. To provide shelter over entrances.



2. For additional area on second floor without cost of foundation.



Where wood shingles are used nailing strips in place of boarding are Dollar Savers. Remember that wood shingles are double Dollar Savers in that they make the most attractive roof for the least money. However, some building codes forbid them.

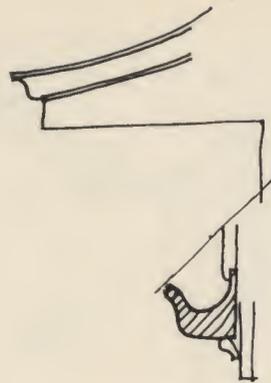


Plain roofs without dormers are Dollar Savers.





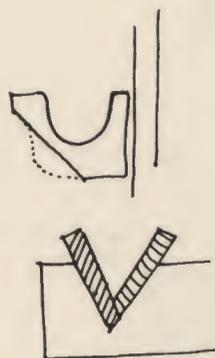
① Rather than to build a roof like this;



Wide overhangs on cornices are outdated and should not be used except in special cases. A gutter nailed to the house serves just as well most places and certainly looks better.

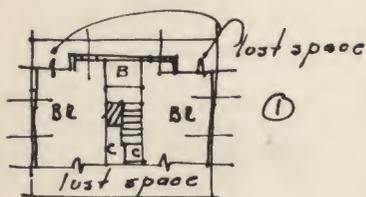


② It is cheaper to build a roof like this . . . Note that the ridge remains the same in both cases.

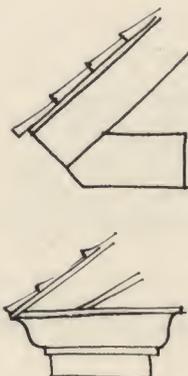
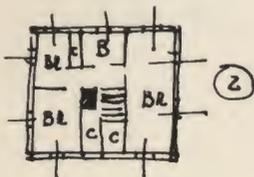


A clever way to get an effect of an old "V" board gutter is to saw off the front of a stock gutter like this.

It is not quite as good as this, but it does save Dollars.



Believe it or not, No. 2 is less expensive and gives more space. While the house with dormers gives two medium sized bedrooms, the non-dormerized house gives one big bedroom, one medium bedroom, and one small bedroom.

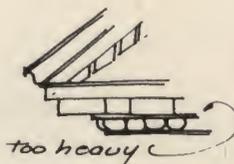


Rake boards are cheaper made like this

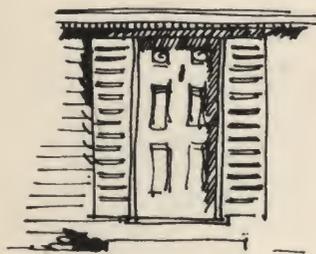
Than to return the gutter like this.



The front step of a country type house may best be made of one big stone. An old piece of curb will do if large native stone is hard to get.



Be careful about heavy overhangs on dormers or much decoration. A small moulding saves Dollars.



And speaking of saving money on entrances, a pair of blinds will do and thus save the cost of a more elaborate doorway. Stock blinds will cost but little more than \$10.

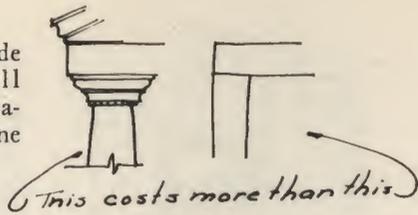


Don't use a dormer or entrance shape as below if you are looking for economy. Better to use a simple gable as above.

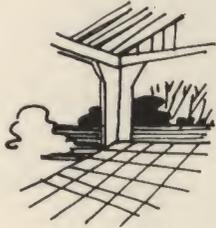


If blinds do not suit a certain type of house, don't use them and you save Dollars. These houses can be stained instead of painted and save Dollars.

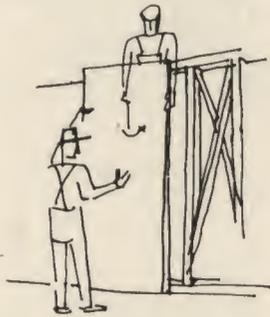
Porches are best made simple. Often all mouldings and ornaments may be done away with.



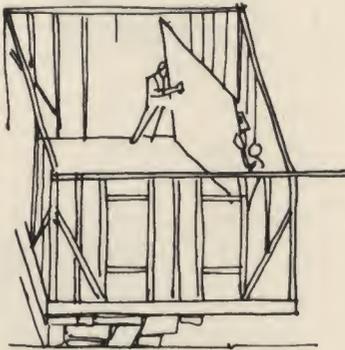
Plain cement porch floors marked off in squares may have a neat effect and cost less than brick or flagstones. Cement may be treated with different colors.



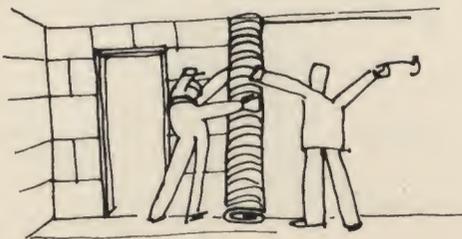
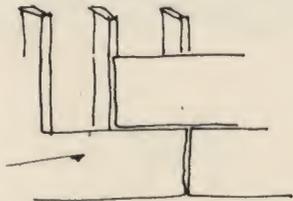
Insulating wallboard in large sheets quickly applied is a Dollar Saver.



A better idea is to build the exterior and main partitions first, covering them with insulating board and erecting the interior partitions and board later. The secret of course is that the large sheets can be handled more readily without interference of minor partitions.

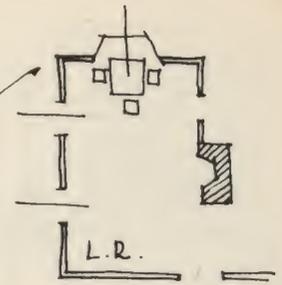


Inexpensive walls are made of gypsum board in small sheets like this covered with heavy glazed felt. This felt comes in rolls full story height and has washable qualities.

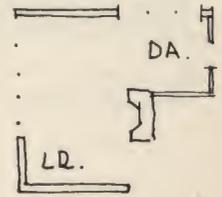


A Dollar Saver in planning is the combination and dual use of living areas.

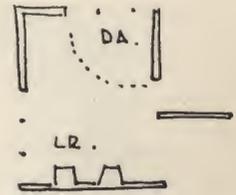
1. combination living room and dining room



a. with a bay window

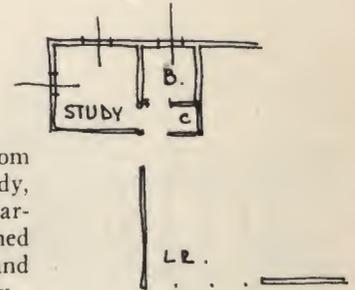


b. a dining alcove

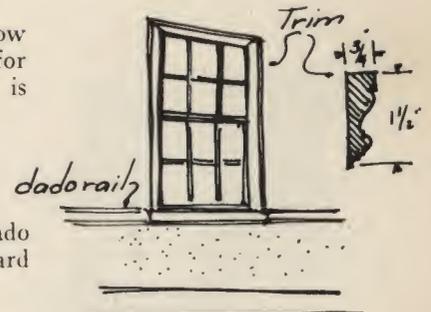


c. with a curtain or screen.

2. the "spare" room to be used as study, guest, maid or parents' room determined by the growth and needs of the family.

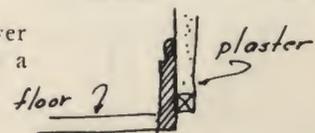


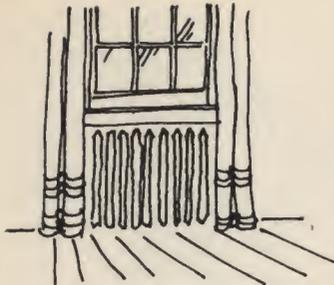
The cheapest window trim and dado rail for the small house is stock backband.



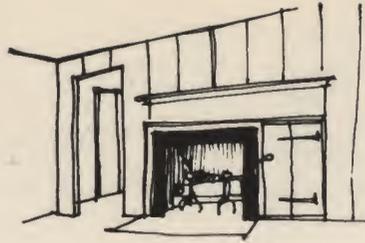
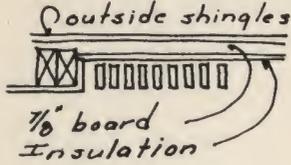
A nice looking dado can be made of hard plaster painted.

A good Dollar Saver for a baseboard is a window stop.

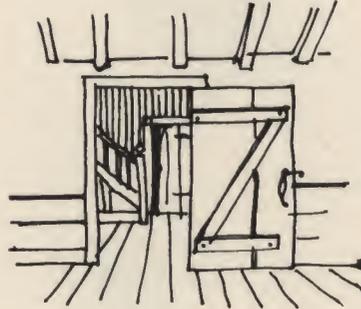




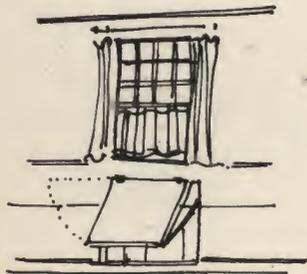
Where concealed radiators seem to cost too much, tube radiators may be placed in a recess with the front of the radiator flush with wall — a space saver as well as a money saver.



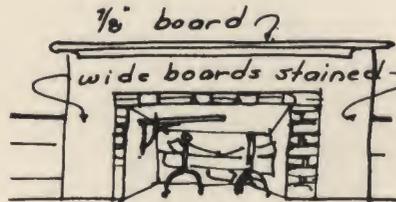
The use of boarding in interior decoration give attractive effects at low cost. Just a few boards make this mantel.



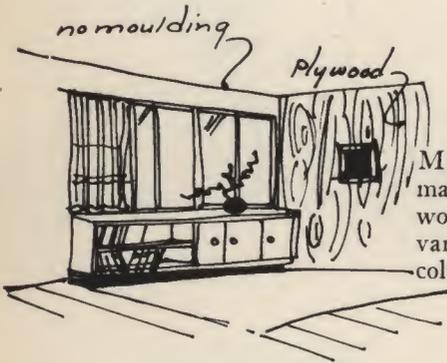
Batten doors are economical. In farmhouse types they add to the result as well as save money.



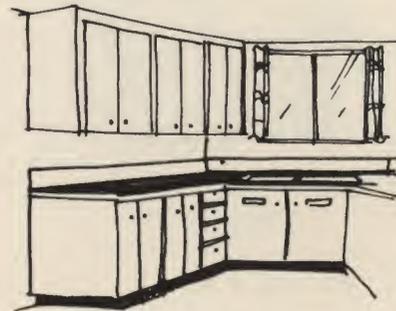
A space saver as well as Dollar Saver is a shelf that lifts up for eating purposes. It is more economical than the old time breakfast nook.



Another attractive fireplace can be made from two or three boards.



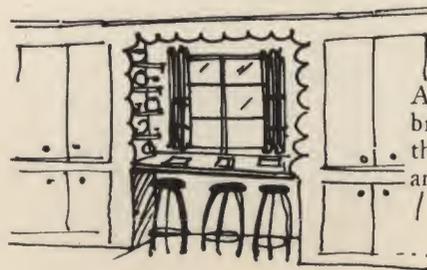
Modern interiors make good use of plywood for walls with varying surfaces and colors.



Kitchen cabinets made on the job, of plywood, give a streamlined effect at low cost. Consolidate drawers also in stock units.

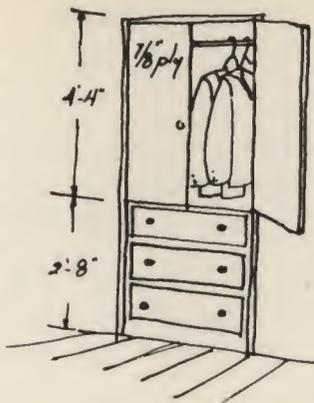


Book cases in modern design are made of simple boards. You can be right and be a Dollar Saver.

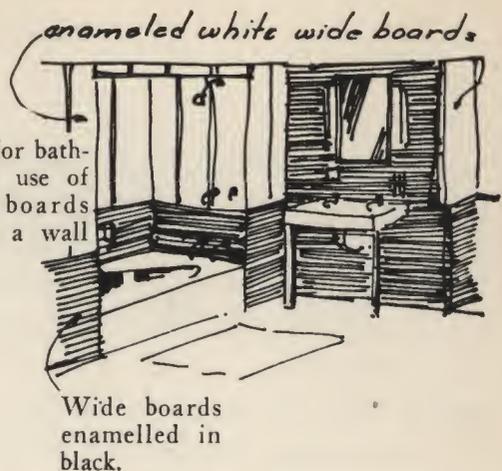


A window counter to breakfast on is a good thought. Receptacles and niches all handy.

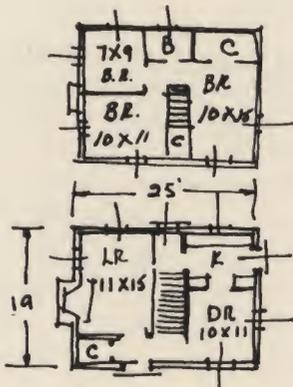
A good Dollar Saver and also space saver is this closet. Stock chest of drawers with two plywood doors over. This saves the full size doors — gives a wider closet opening and extra drawer space.



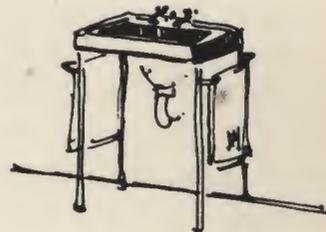
A good idea for bathrooms is the use of wide cedar boards enamelled as a wall finish.



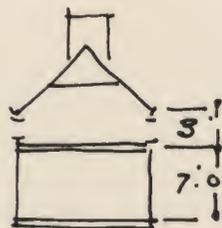
Considering all these Dollar Savers we have mentioned and other thoughts, there is the six room house which is the cheapest to build with a plan like this.



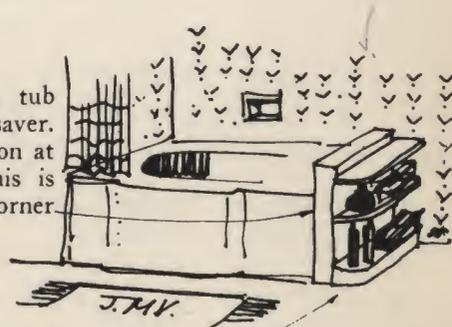
Really a Dollar Saver is the use of towel bars on the side of the lavatories now on all makes.



Possibly you can save another \$10 by eliminating the blinds on the second floor windows. Note the end chimney is an aesthetic problem as is the boxy look. There is no question that the one story house is easier to make attractive, but this one provides six rooms at but little more than the cost of a four room house with basement. Actually, the increased cost over the 24' x 30' house with basement is but 6% to 8%.



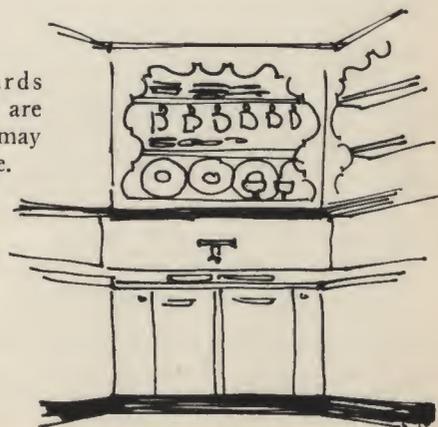
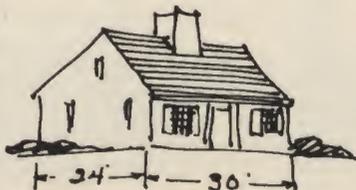
Here is a bath tub with a double saver. Note low partition at end of tub. This is cheaper than a corner tub.



Round shelves at end of tub save an extra towel cabinet at little cost and are decorative as well.



Kitchen cupboards with open shelves are the cheapest and may be most attractive.



BETTER HOUSES FOR BUDGETEERS

The houses shown on the following pages are many and varied. They are not all small houses, but they are all designed primarily for that large group of people throughout the width and breadth of this land who must look before they leap — must budget before they build. For this reason most of the designs utilize every inch of floor space, halls are at a minimum, and many a room does double duty. This line of approach might have been carried to extremes—since the most economical house is shaped like a box, we could have shown page after page of cubical structures. To have done this, of course, would have been uninteresting and directly contrary to the first principle of good architecture. And so on these pages you will find long houses as well as short houses, and low houses and compact houses, but no tall houses, because houses that stick up in the air are invariably ugly—even in the two-story houses we have kept the roof line low. To help the reader, the houses have been divided into three classifications:

1. Those for readers with incomes from \$2,000 to \$3,200.
2. Those for readers with incomes from \$3,200 to \$4,900.
3. Those for readers with incomes from \$4,900 up.

Such a grouping is arbitrary and is based on the assumption that approximately one-quarter of the family income may be allocated for shelter. In many individual cases this rule may not apply, since some families may have a larger amount of money to invest as a down-payment, thereby reducing monthly carrying charges. In other cases taxes may be lower or costs may be less, or the family may pitch in and do some of the building work themselves.

Construction outlines have been omitted because of unnecessary repetition. Naturally a less expensive specification is used for the smaller houses. This might read as follows:

Foundation	Concrete blocks
Wall construction,	
Frame, covered with shingles or clapboard	
Roof	Wood or asphalt shingles
Insulation	½" on sidewalls, 1" on roof
Interior walls	Insulating board, papered
	Sheet rock, papered
Floors	No. 1 common oak, or equal
Plumbing.....	Less expensive, but good quality, fixtures
	Brass or copper pipes
Heating	One-pipe steam or warm air, with oil

In Class 2, a somewhat more expensive specification may be used, as follows:

Foundation	Concrete block, or concrete
Wall construction.....	Frame, with shingles, clapboards, or other surface as indicated on the sketches
Roof.....	Wood or asphalt shingles; or in the case of flat-roofed houses, tar and gravel
Insulation.....	½" on sidewalls, 1" on roof
Interior walls	Plaster, covered with wallpaper
Floors.....	Select grade of oak
Plumbing.....	Medium-cost bath fixtures
	Brass or copper pipe
Heating.....	Steam or forced warm air, with oil

In the third group, a greater latitude is possible in the specification and we may find the more expensive grade fixtures, slightly heavier insulation, and perhaps hot water heat, if the owner desires.

These outlines are suggestions at best, because many owners may wish to use the more expensive materials in the smaller houses. A good general rule to follow in construction is to use the good standard-quality materials most easily available in a given locality. Odd requirements and special details not necessary to the carrying out of a particular design can be too costly for reason. On the other hand, stock materials used to obtain special effects can accomplish marvelous results without straining the budget.

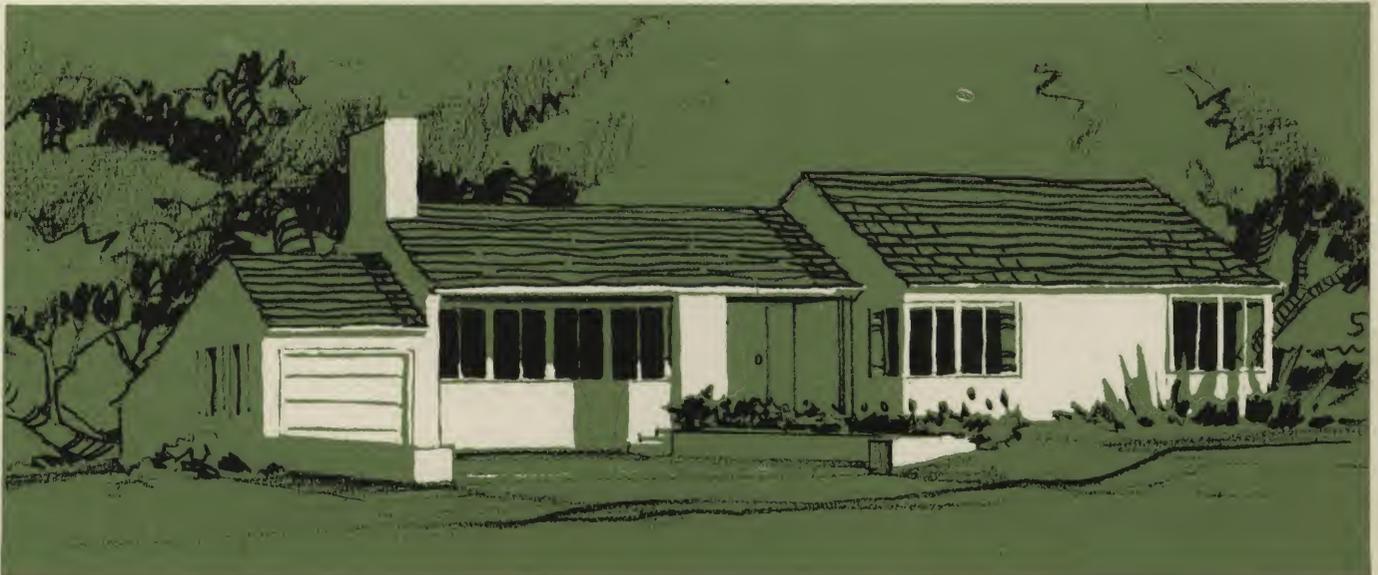
As a rule, we have avoided mentioning actual costs, due to a wide range even within a given locality, to say nothing of variations throughout the country. Where costs have been mentioned, they are no more than

BETTER HOUSES FOR BUDGETEERS

average at least and since we seem to be in a cycle of increased prices they may be too low before the year is out. For this reason, the size of the house has been shown by the number of cubic feet it contains. A good idea as to the total cost may be obtained by multiplying this figure by the prevailing cost per cubic foot in your locality. In many places this may be from 45 to 60 cents per cubic foot, although in some sections, particularly near the big cities, it may be higher. In the country labor costs are often lower, but efficiency may be

less, and materials—if transported from a distance—may be high in cost. Costs are lower in the far west and in the warmer sections of the country, as labor rates there are generally lower, and in many such places lumber is cheaper.

Accurate costs, of course, can be obtained only from finished blueprints and specifications and the designs shown, therefore, are intended mainly as a rich source of inspiration from which the reader may obtain useful ideas to help in homebuilding problems.

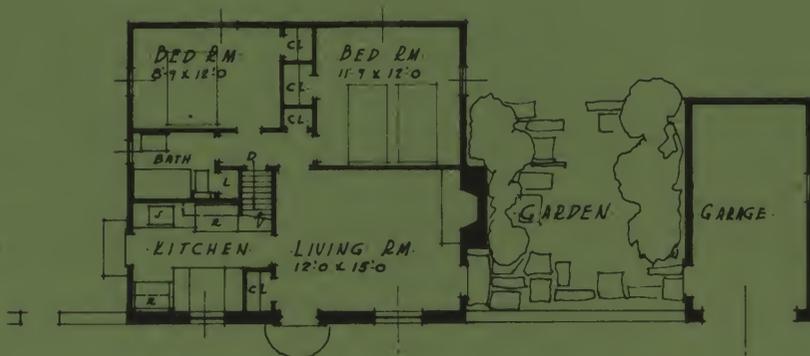


THE HOUSES SHOWN ON PAGES 27 TO 41
ARE PLANNED FOR FAMILIES WITH
INCOMES OF \$2000 TO \$3200 A YEAR

THIS SECTION INCLUDES HOUSES UP TO 18,000 CUBIC FEET



11,700 CUBIC FEET



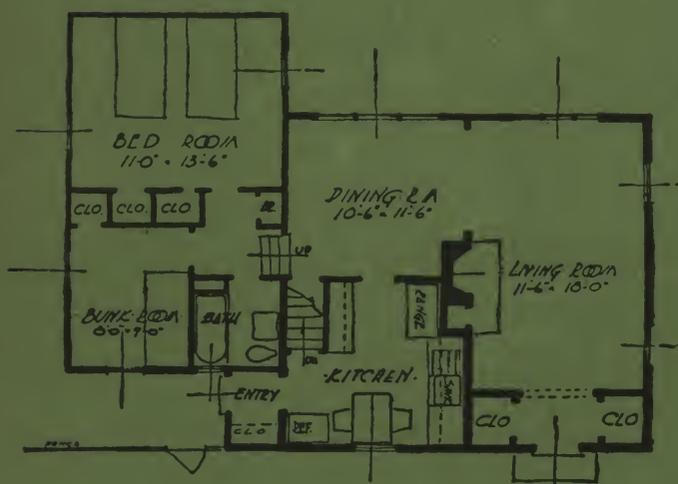
The very small house has been receiving so much attention that at last great progress is being made in its construction. Unfortunately the effort has been largely in groups of identical houses, and while these provide considerable savings in mass production and particularly in reduced cost of land, the aesthetic result of row after row of identical houses is somewhat less than satisfying. By using the same size house that has been produced locally at low cost and giving it an individual exterior, a house is produced which satisfies even the most discriminating eye.

The real feature of the house, of course, is the stone wall which encloses the garden, and whereas this wall is a considerable expense for such a small house the results are well worth it. The front of the house is planned for whitewashed stone and the balance of siding.

The plan shows a living-room with fireplace, a kitchen with alcove, and two small bedrooms and bath. There is a ship-ladder stair descending to a tiny basement just large enough to provide for a heating plant. The interior of the living-room is finished partly in country pine, with a beamed ceiling, and the walls are finished in wallpapers.



16,720 CUBIC FEET

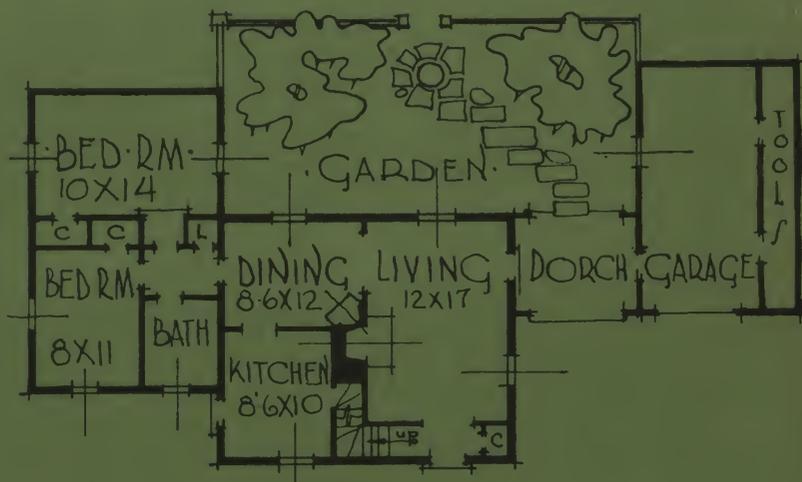


The house on different levels always provides an interesting problem. The house shown may be used on a hillside lot or where the land is higher on the bedroom side, or as we have planned here, with a garage under the bedroom ell—the bedrooms being placed at a level four steps up from the living section of the house.

This house is compact and economical to build, and the variation in levels gives it interest not found in the average house.



16,512 CUBIC FEET



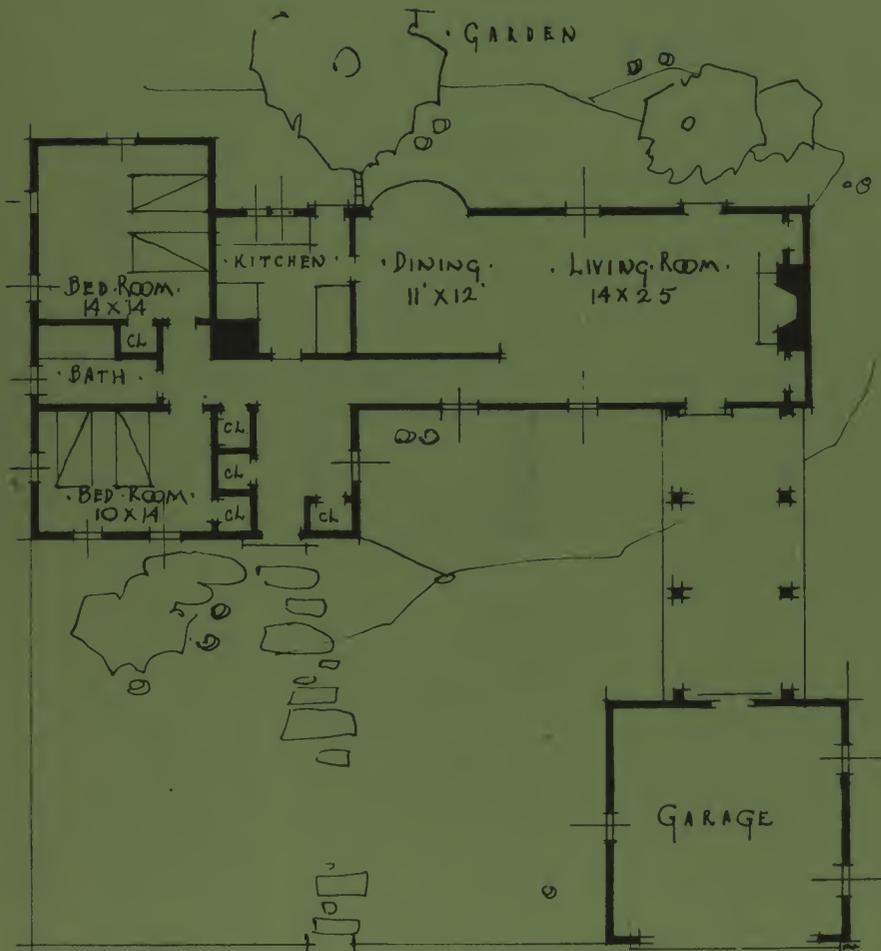
When one considers the dearth of good, small houses in this country, it is not surprising to find that there is an almost complete lack of good tiny houses. Here we find that complete effect of domesticity conveyed by the almost minute scale of the parts of the house, with an adequate provision for human needs and no more.

The house is designed around a little garden, protected from the roar of traffic and yet opening to a southern exposure. Placed just to catch the sun, the little patio is a lovely thing.

In plan, there is living-room, dining-room, kitchen, two bedrooms and bath, and perhaps the possibility of two rooms and bath upstairs. The rooms are all adequate, but small, and in scale with the houses of old.



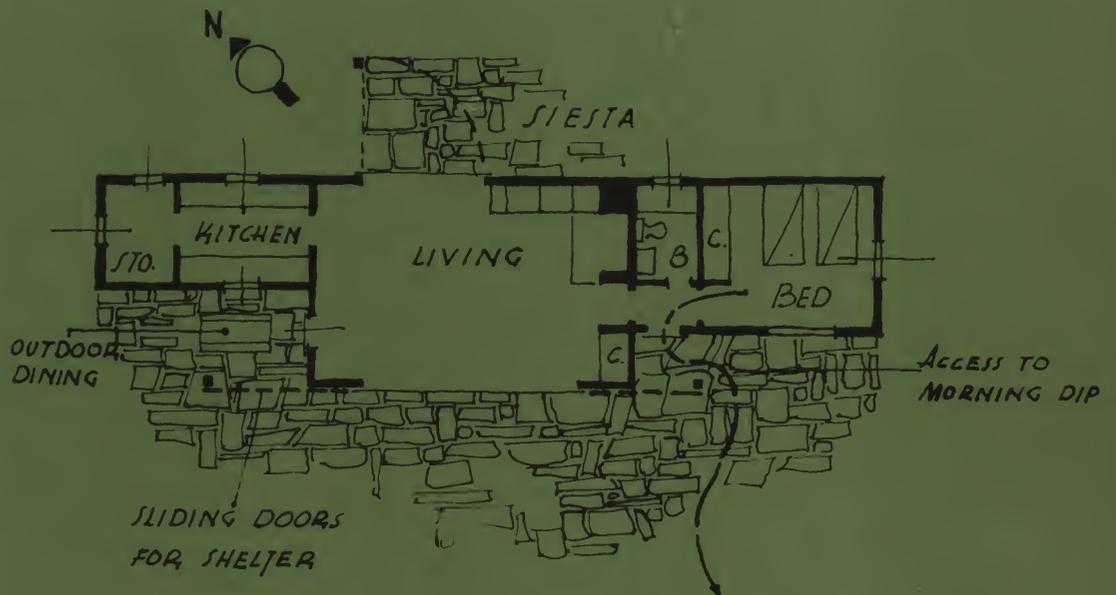
16,100 CUBIC FEET



This small one-story house with its various appendages is well adapted for a country house. It is intended primarily for summer living, although provision could be made for heating it for year-around use.



10,080 CUBIC FEET



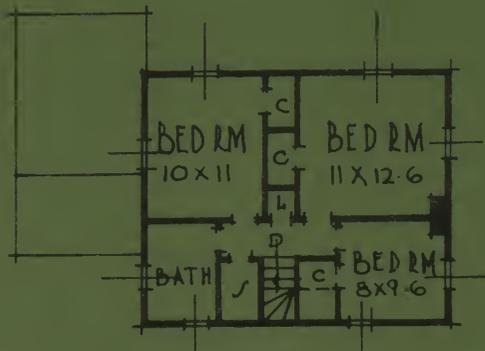
A summer week-end house serves an entirely different purpose from a year-around house and should not be just a flimsy imitation of the latter. It must provide mainly for outdoor living, but on rainy days must also give reasonable protection from the elements. This little week-end house has been worked out with these ideas in mind. The entire front of the living-room may be opened up by means of large sliding doors about eight feet high by ten feet wide. These may be closed for protection against the weather. The doors are fitted with windows, to give the living-room a reasonable amount of light when they are closed. Another feature of these doors is that when they are rolled back they may be used as a shelter for the outdoor dining-space, either to screen diners from general view or to protect them from strong winds or perhaps even from the sun. At the rear of the living-room is a large swinging, rather than sliding door, and this can be fastened back to a post, giving shelter from cold winds. Here one may rest and relax on cool, sunny days without suffering from the chill wind.

Such an arrangement of doors, both swinging and sliding, as well as the orientation of the house itself, depends upon the location, for the large openings must be arranged to suit the view, the sun, and the wind.

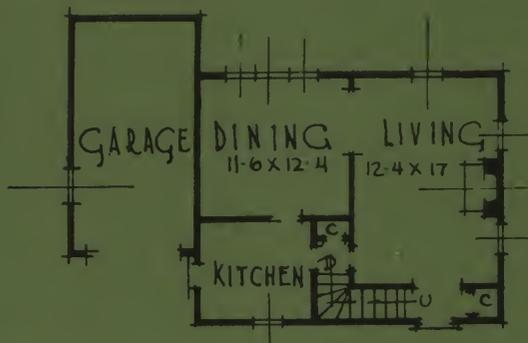
Construction is largely of vertical boarding. If flat stones were available the flagging would not be an expensive item; however, in woody locations pine needles make a most satisfactory terrace.



15,096 CUBIC FEET



SECOND FLOOR



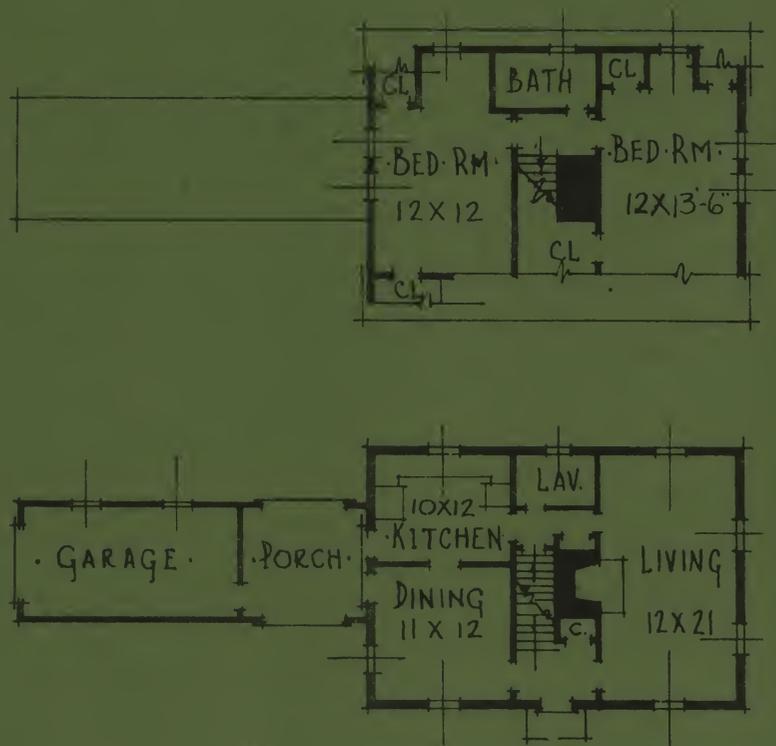
FIRST FLOOR

Distinction in a very small house may often be obtained without great expense. In this little house of whitewashed brick, the careful use of stock units and an eye to proportion has given us an attractive home for under \$6,000. The whitewashed brick gives a feeling of quality which would make this house seem quite in place even in an expensive neighborhood.

The interior is finished simply in pine and stained woods, and beams decorate the living-room ceiling. There are six rooms and although the bedrooms are not large, one of them will take two beds. Closet space is adequate.



15,870 CUBIC FEET

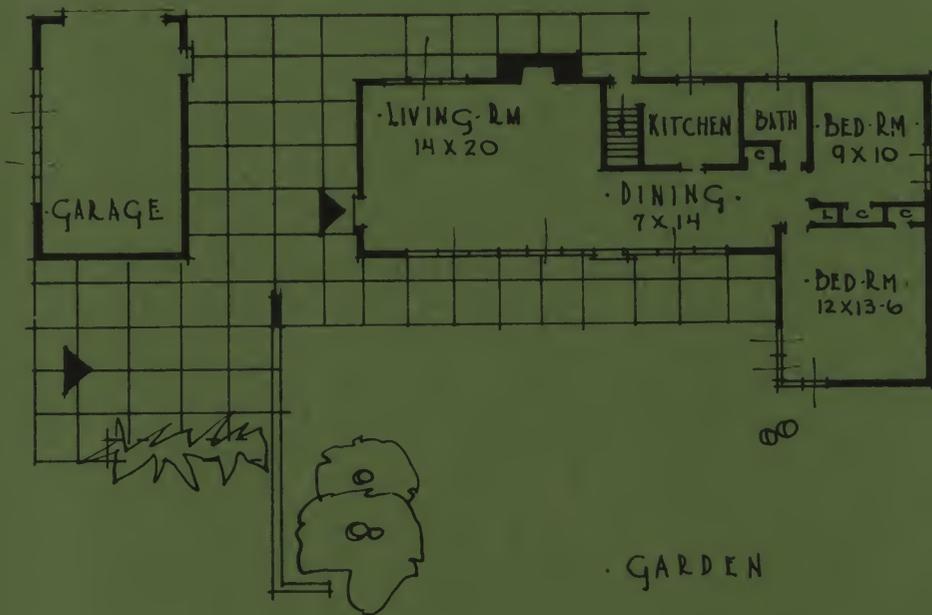


The first bow roof may have been built by accident or by intent, but it certainly softens the line of the rake and adds provocative charm to the whole exterior. The plain shed roof used over the garage accents the bow on the main house. Where one has a small lot, the garage may be reversed toward the street.

The plan takes care of the requirements of almost any small family.



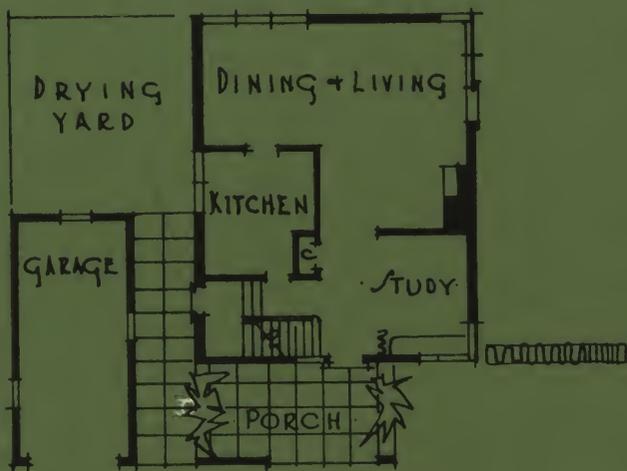
14,400 CUBIC FEET



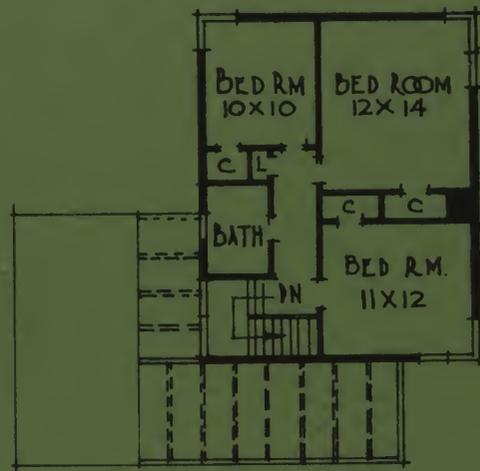
There is one distinct advantage in the use of a flat roof. It makes flexible planning practical and economical. The traditional pitch roof has the disadvantage that it often controls the shape of the plan. These facts are well exemplified in this little modern house.



16,300 CUBIC FEET



· FIRST FLOOR PLAN ·

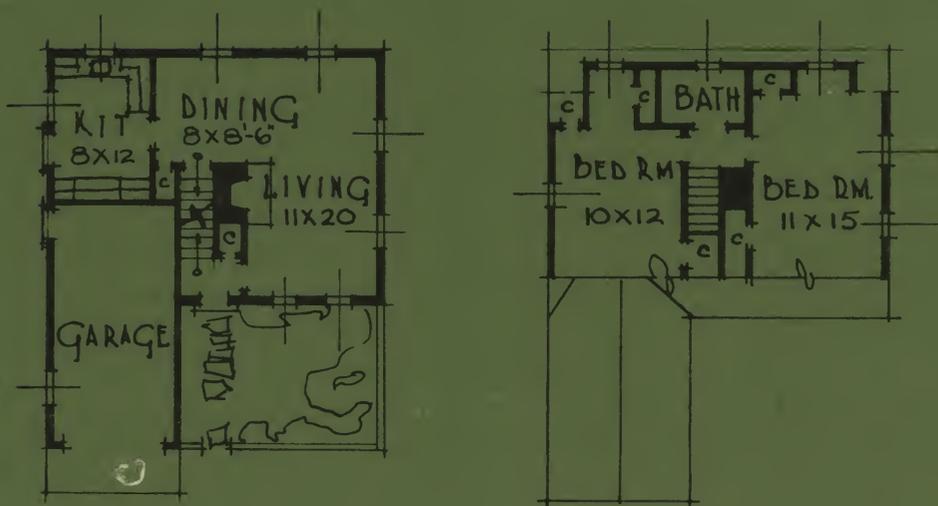


· SECOND FLOOR PLAN ·

Modern or contemporary houses are designed to meet living needs. The spacious open plan where rooms are combined or used for their separate activities is a feature of this type. Large group windows and a fine regard for spatial relationships are rather predominant considerations. A sincere interpretation of these requirements makes a livable and comfortable house.



13,436 CUBIC FEET

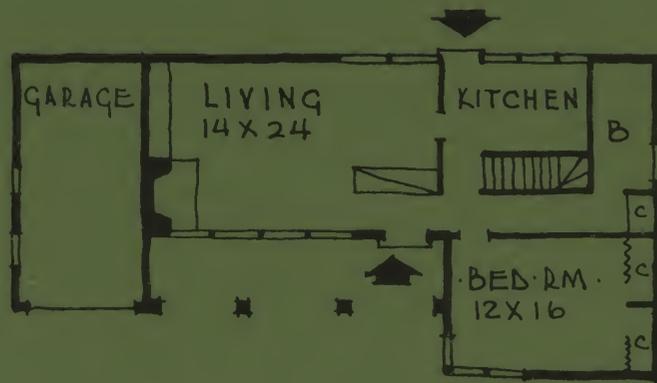


The most sensible place for the garage is the shortest distance to the street, for long driveways are a nuisance in winter weather.

This house was designed to meet this requirement, and to suit a narrow lot. It was planned to face west, giving the morning sun in the dining-room and the southern sun all day in the living-room, and a sun-pocket in the dooryard garden which would be pleasant and sheltered at any season.



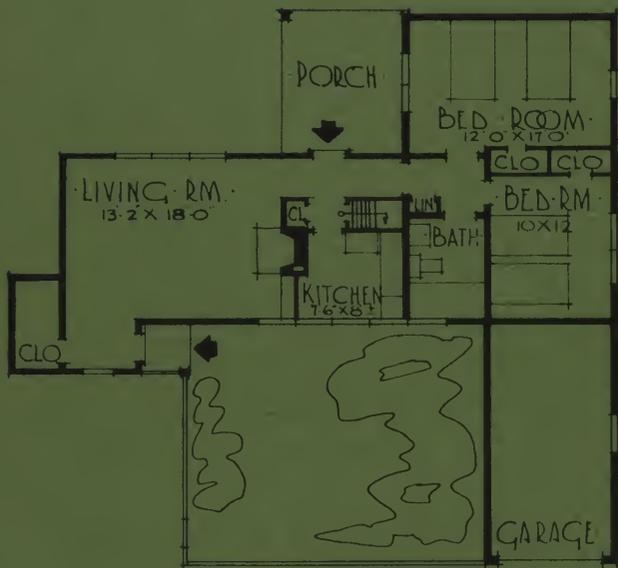
13,716 CUBIC FEET



A one-bedroom house almost gets below the minimum size, but for a small family, it is adequate. The exterior of this house is made of flush boarding and the windows are standard casements without muntins.



16,480 CUBIC FEET

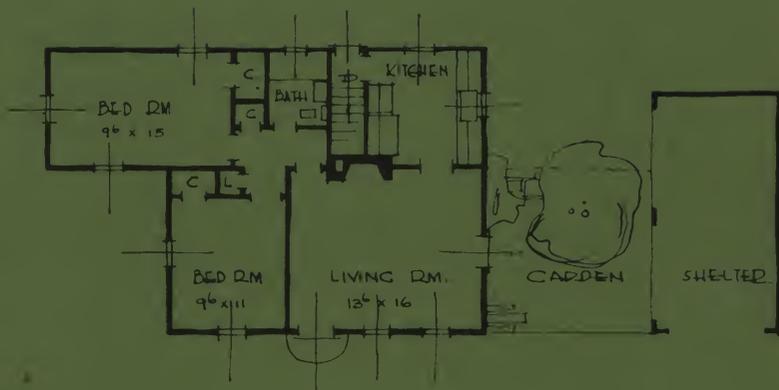


This house is designed in a free style, that is, in laying out the plan and elevation no particular precedent is followed. The plan is open and the window spaces and wall areas are arranged for the most convenient disposition of furniture.

Entrance is through the garden, and since the house is planned for a small family there is no rear entrance except through the rear porch. Heating is by means of gas units hung underneath the floor joists.



16,220 CUBIC FEET



This house makes practical use of a combination car shelter and porch. Families of modest means often cannot afford a garage, let alone a porch, but when the two are combined—one for use in Winter and one in Summer—the budget may be stretched to cover them.

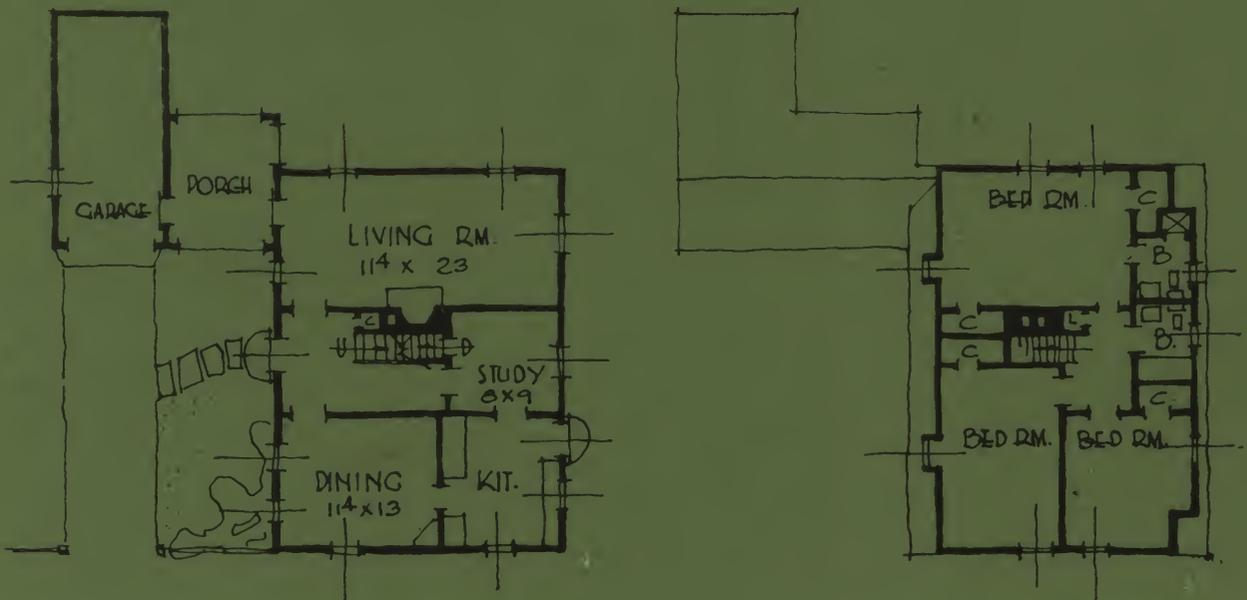
The garden terrace between the house and the shelter makes a pleasant place for out-of-door living.

THE HOUSES SHOWN ON PAGES 43 TO 67
ARE PLANNED FOR FAMILIES WITH
INCOMES OF \$3200 TO \$4900 A YEAR

THIS SECTION INCLUDES HOUSES BETWEEN 18,000 AND 25,000 CUBIC FEET



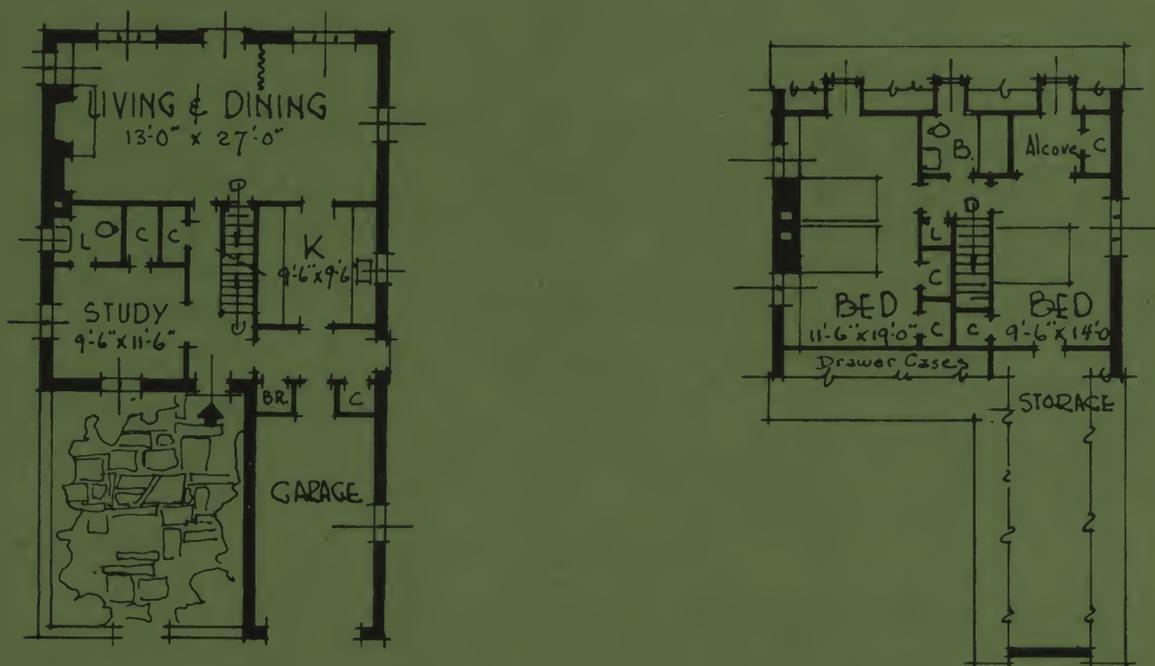
19,400 CUBIC FEET



Architecture is a matter of convenience and beauty. Hollyhocks and delphinium in the dooryard garden will never make a house convenient; neither will pure functionalism make a house beautiful. Contrary to some lines of thought, useful things are not necessarily ornamental. Here we have a little of both. Some sacrifice here, perhaps, to utility and perhaps some to beauty, but withal a good small house. The roof is a little higher than in some of the low one-story houses, but this gives more space upstairs. The house is end to the street, giving a feeling of privacy.



24,400 CUBIC FEET

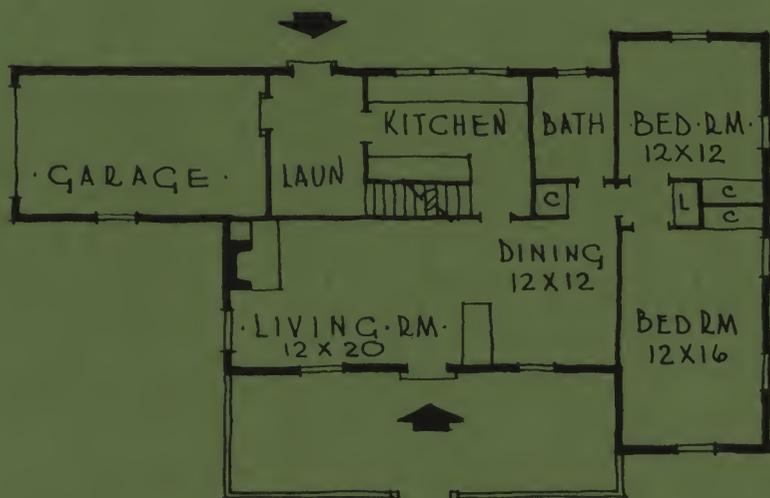


This little house is designed to accommodate a family of three, and the study may be utilized to care for the occasional guest.

The kitchen is arranged to provide the maximum working space. The combination dining-room and living-room makes one large unit, and a curtain may be drawn between them when privacy in either portion is desired. A study alcove is provided in the child's room for future use.



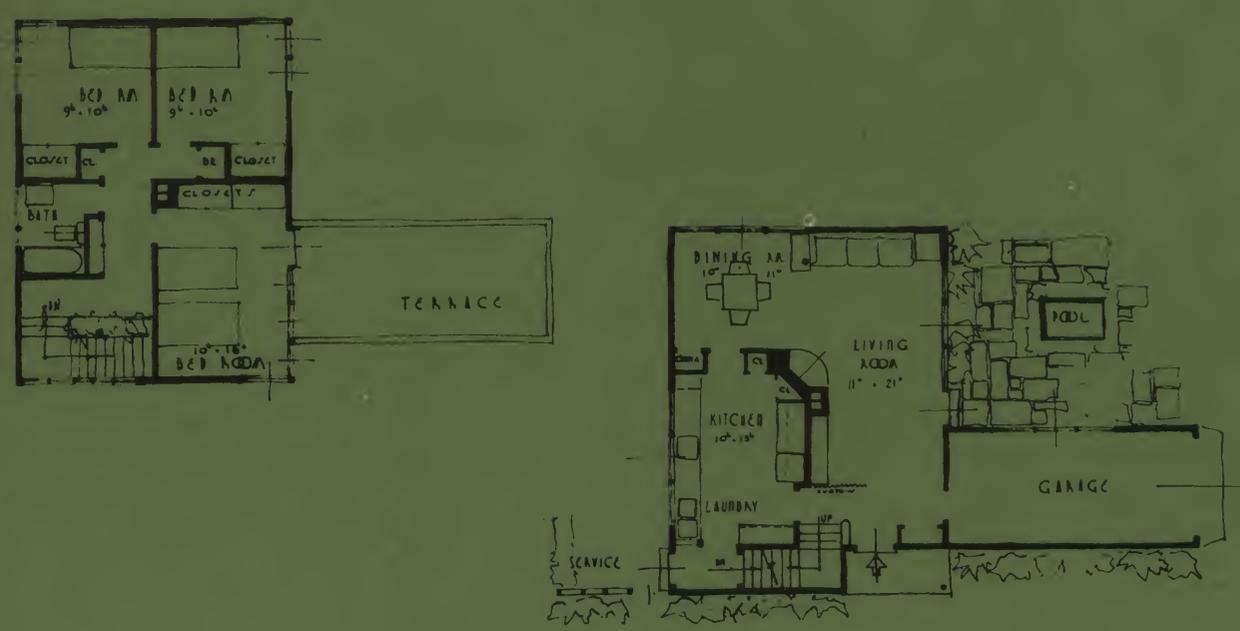
24,180 CUBIC FEET



In this house we have a conventional exterior with an unconventional plan. Although the chimney is not in the centre, its placement at the end of the house gives a nice sense of balance.



18,900 CUBIC FEET

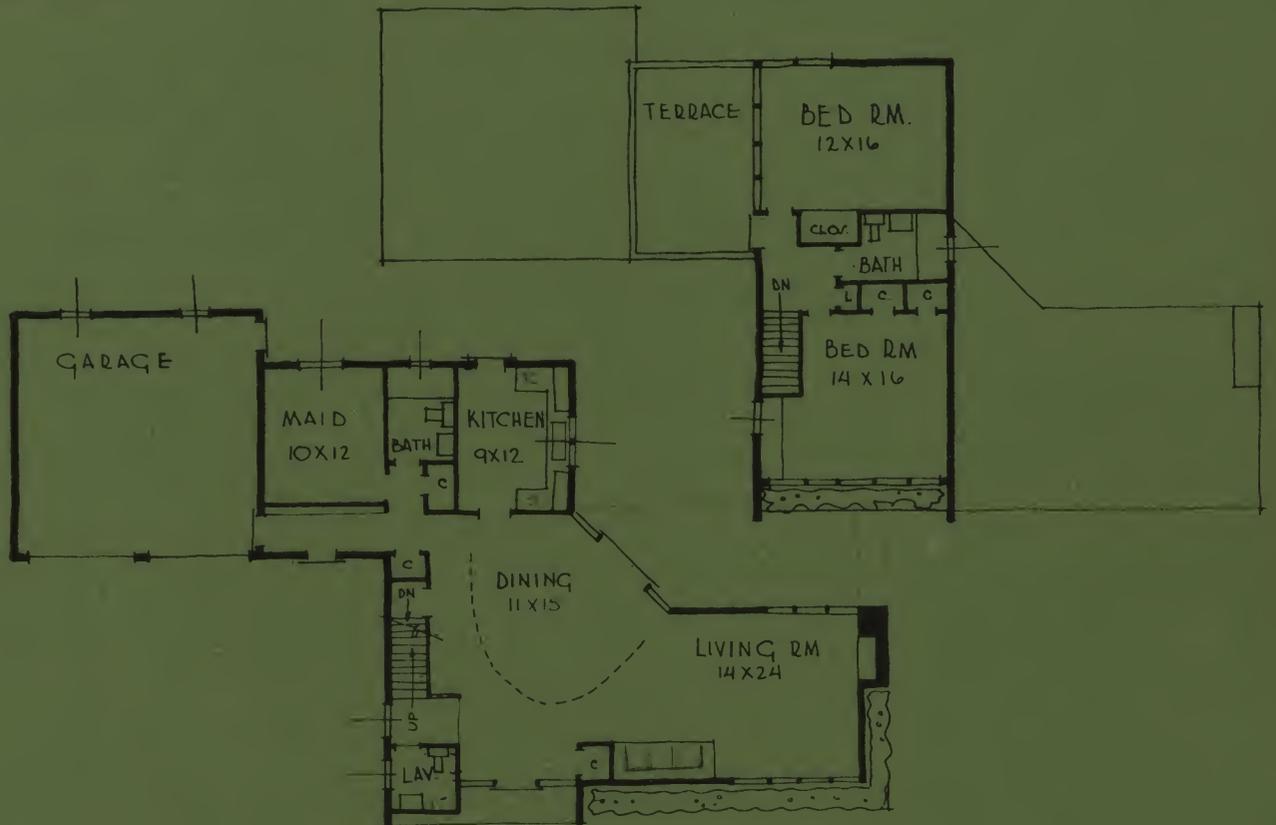


The contemporary house shown here makes a most livable home. The exterior is characterized by simple lines and adequate windows for healthful living, with a sheltered terrace off the living-room, shielded from the street by the garage. There is a covered front entrance, and access to the garage is made directly from the hall.

The plan is compact and workable, with excellent circulation throughout the house. The kitchen combines a laundry at one end and cellar stairs go down from the service entrance to a partial basement containing the heating equipment. The three bedrooms all have big closets. The bath is centrally located and all plumbing is compact. A roof terrace over the garage opens from one bedroom. The large window in the front makes the upstairs hall particularly well lighted and pleasant.



22,020 CUBIC FEET

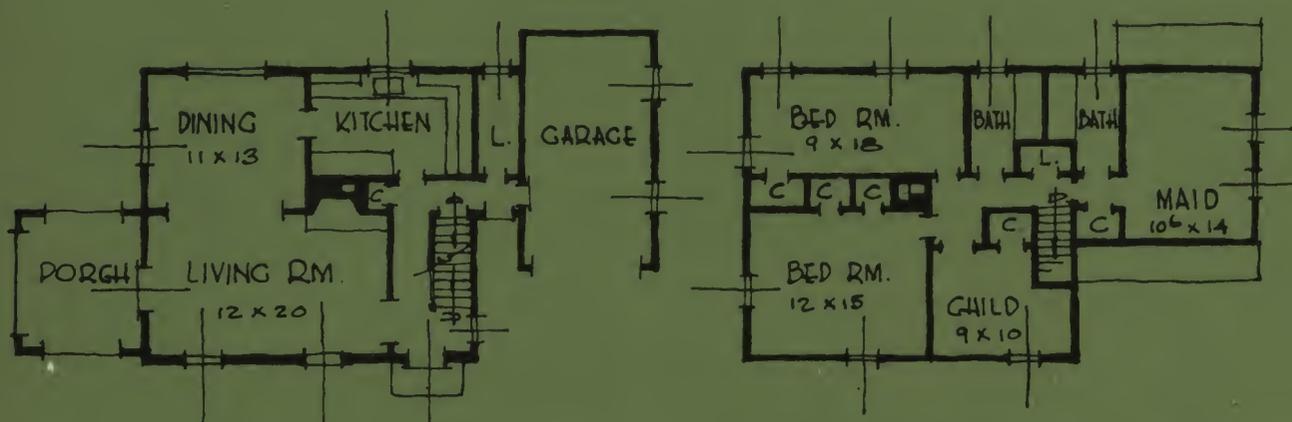


Flexibility is the keynote of the modern home, whether its exterior design is in the traditional or contemporary manner. The house shown above is adaptable to the living activities of a varying group of people. On the first floor, the dining area is enclosed by a curtain which may take any shape desired by the owner. This allows for the expansion of the area to take care of a large dinner party, or the contraction to a very restricted portion, without the sense of crowding or waste space. The living-room opens into a garden on the south side of the house. The maid's room and bath may become a study, office or guest room.

The second floor has an economical layout, with only the necessary hall space. Each bedroom has access to a sun deck, which is also directly accessible from the first floor. The rooms are of good size and have ample closet space. The Owner's room is particularly attractive, with windows all across one side which overlook a small balcony.



21,460 CUBIC FEET

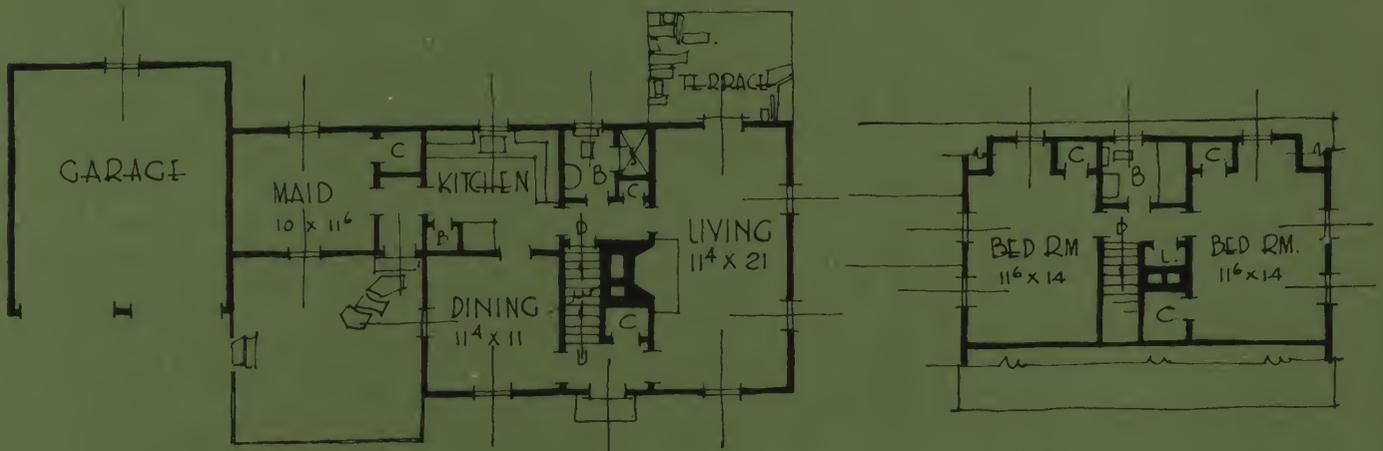


The old farm buildings of Pennsylvania simply expressed the materials at hand and sincerely manifested their function. The early builders of that region seem to have had an instinctive skill in the use of their materials, which resulted in excellent design in houses as well as minor farm buildings. The stonework was generally beautifully laid and had a natural horizontal bed.

In the house shown we have tried to carry out the effect of the old Pennsylvania stonework, which can be managed very easily with the stone of our local quarries. Care must be taken, however, when using our local stone to see that it has sufficient variation in color. Stone from any one quarry is apt to lack variety and it is generally advisable to get stone from several and mix it on the job. The old Pennsylvania stonework was usually laid with wide point joints, giving a character entirely different from the ordinary fieldstone job.



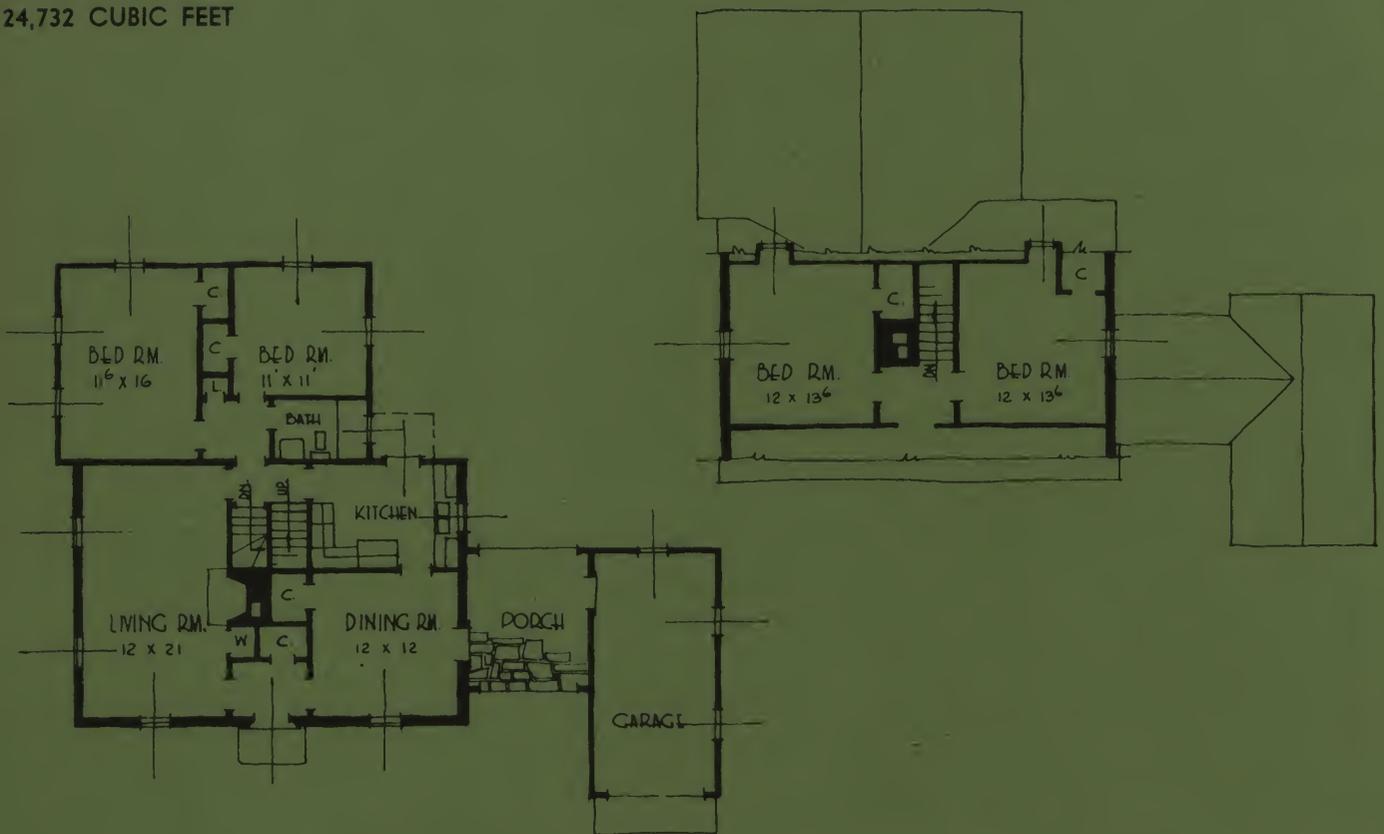
20,460 CUBIC FEET



A glimpse of a wide doorway, of white clapboards in the sun, of bittersweet in the garden—such are the houses of Cape Cod. They line the quiet, shady streets of the villages—as unpretentious as they are livable. Carping critics may poke fun at their rambler roses, picket fences and stately elms, but such things spell home to most of us. Perhaps this explains the fascination of the Cape and the intimate white cottages that go with it. A slightly altered version of this house built in a Boston suburb won first prize in a nation-wide competition of over 30,000 entries.



24,732 CUBIC FEET

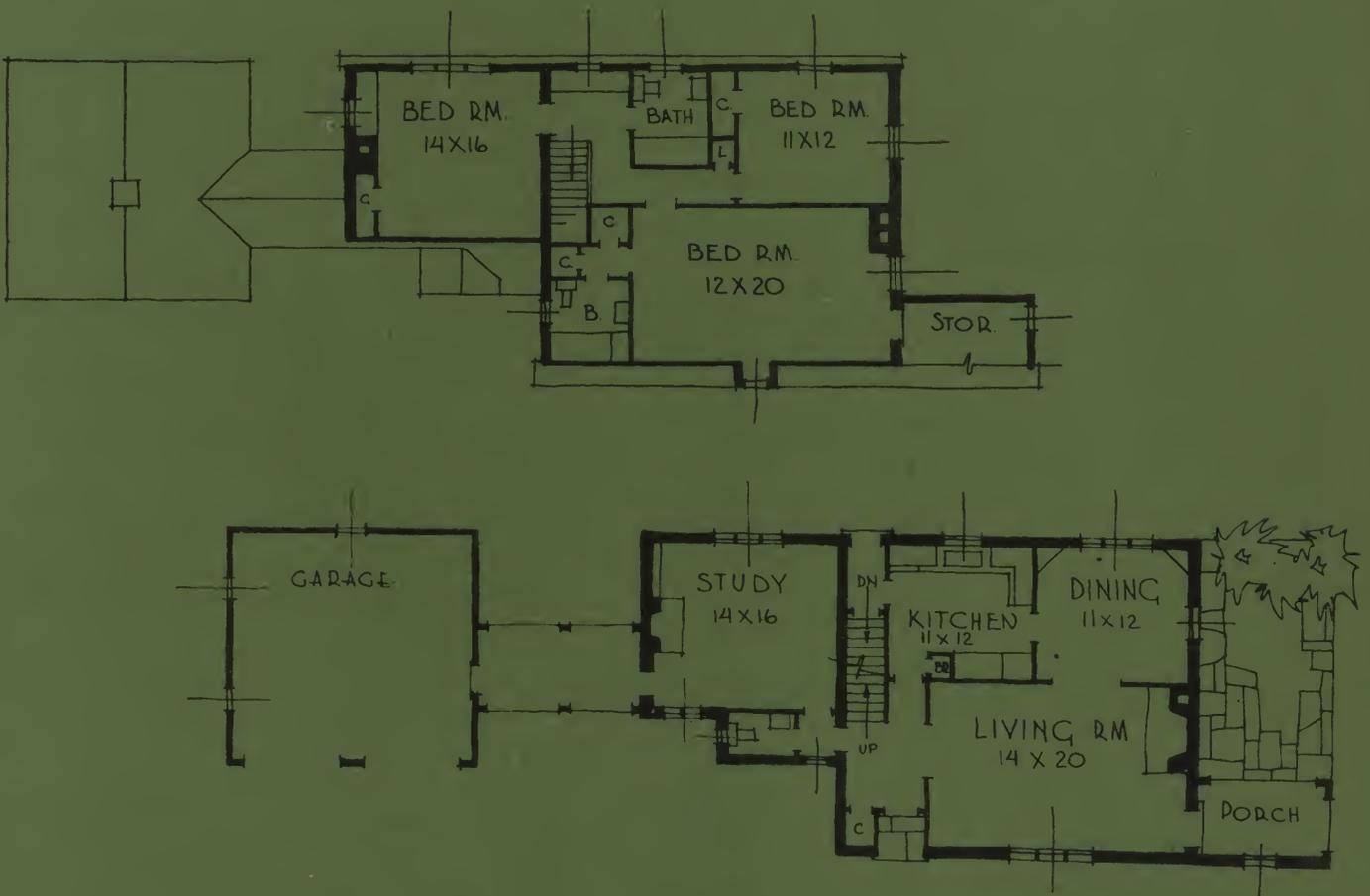


The old whitewashed limestone farmhouses of Donegal may serve well as an inspiration for our smaller domestic architecture. Unfortunately for us, perhaps, it is rather difficult to reproduce their plump thatch roofs and so we must rely on hand-split wood shingles, or heavy slate. This change does seem to take away a touch of the Old World look, but at least the result is pleasing.

This plan is one of those "growing" ones that people talk about, with living-room, dining-room, kitchen, two bedrooms and bath on the first floor, and a chance for two bedrooms later on the second floor.



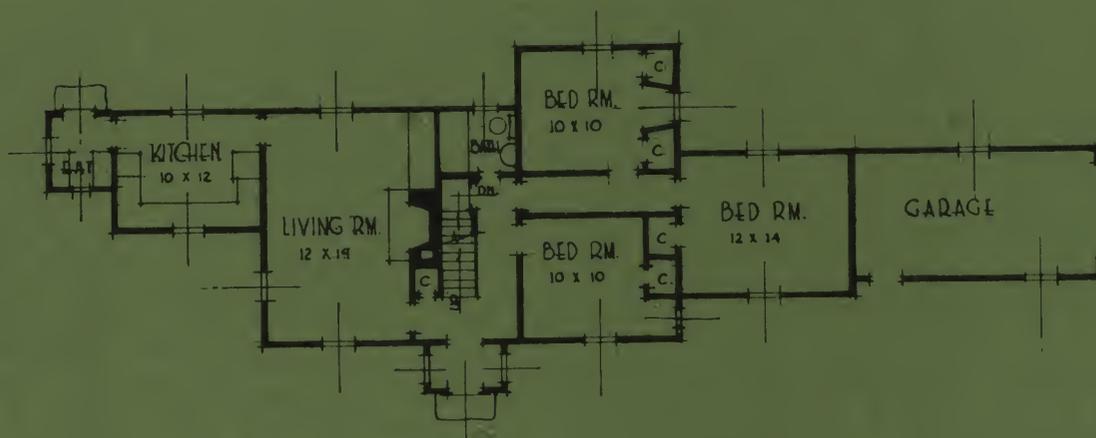
22,194 CUBIC FEET



The old English stone houses gave us our inspiration for this house. The main walls are of stone, with the garage of rough siding. Leaded casements and a rough slate roof give distinction to the exterior.



18,610 CUBIC FEET

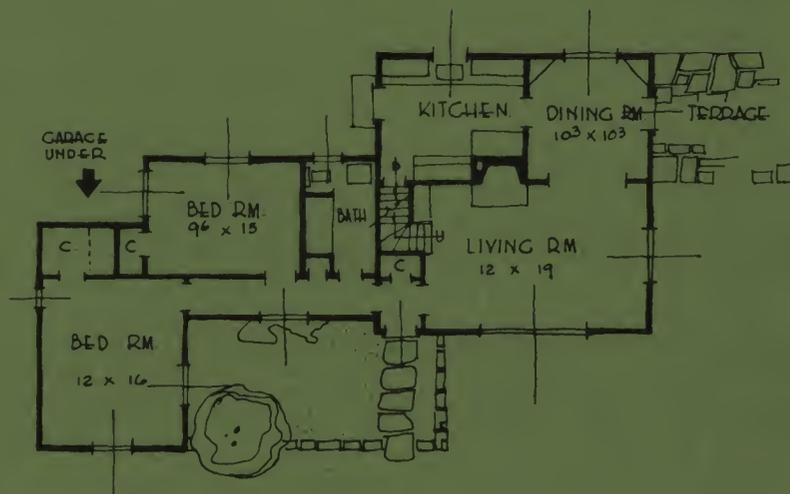


It is much easier to capture the spirit of the old Cape Cod houses in a one-story plan than in one that attempts to get many rooms on a second floor. Here the long irregular plan makes a particularly attractive and interesting exterior.

The house is of shingles, painted white, with 24-light windows. The vestibule is of flush boarding. The interior is finished in colonial fashion, with painted floors and interesting wallpapers.



19,740 CUBIC FEET

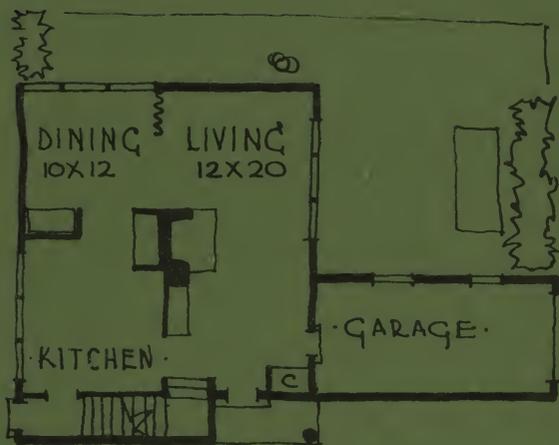


The little house pictured above is a rather informal interpretation of the French cottage, with its low lines and casement windows. It should be built of a combination of stone, stucco and brick, and all whitewashed. The roof should be of rough slate or hand-split shingles.

The plan provides a living-room, dining-room, kitchen, two bedrooms and bath, with plenty of closet space. Future rooms may be finished on the second floor. The house is designed for either a wide or narrow lot. If the lot is narrow and deep, the bedrooms may be placed toward the street, with the living-room and dining-room at the rear.



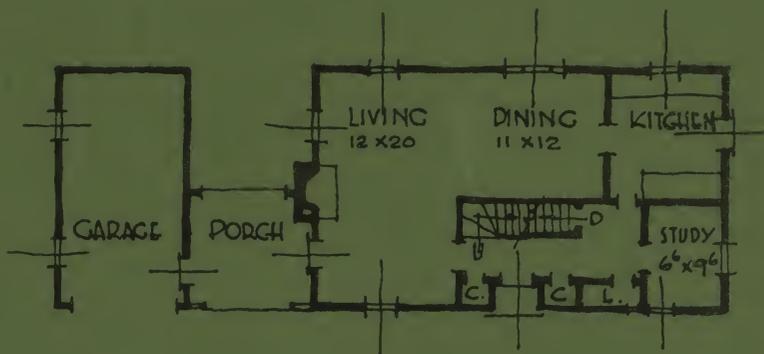
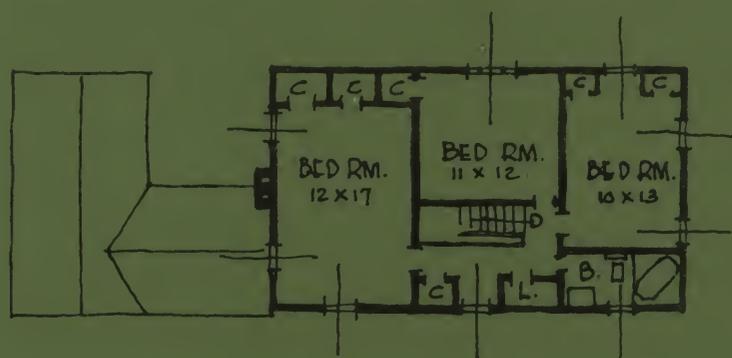
19,100 CUBIC FEET



That every modern house does not need to have a flat roof is shown in this house. Here are all the benefits of modern, with an exterior which would fit in any group of traditional houses!



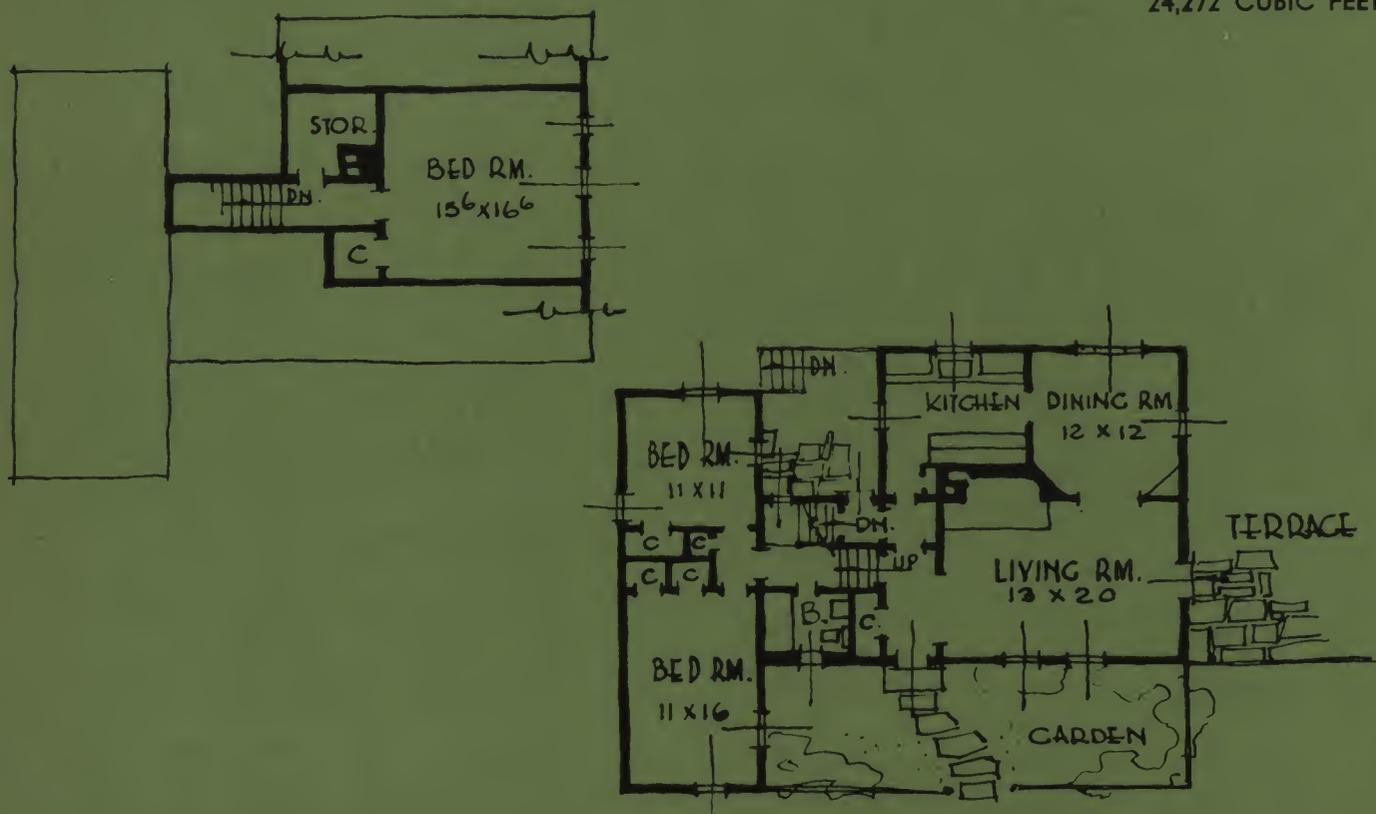
24,305 CUBIC FEET



This plan provides a great deal of house for the money. The exterior, with its pilastered doorway, has the simple dignity of the formal Colonial house, and the plan is carried out in the same feeling. In the front of the house the stair runs across the hall. This provides a certain spaciousness not found in a long, narrow hall. The living-room and dining-room are combined somewhat in the modern fashion, yet for practical purposes may be separate.



24,272 CUBIC FEET

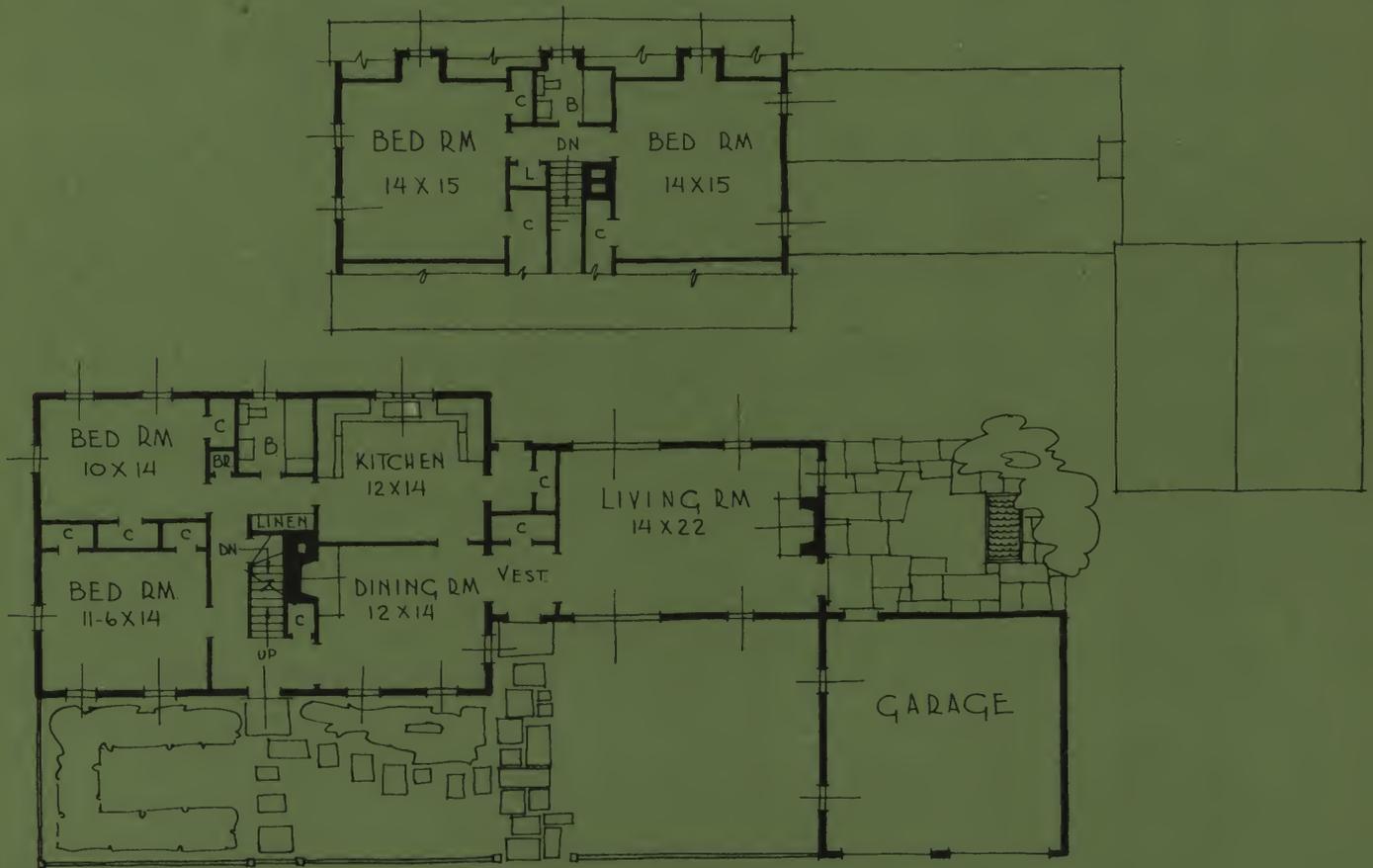


This house features that unusual and happy combination of the traditional Cape Cod cottage with an interior designed to meet the requirements of modern life. The varied lines of the roof and its subtle bow, the large central chimney, the little picket fence and close-nesting shrubs, all carry the atmosphere of Colonial days.

The pleasing characteristics of the exterior are further carried out in the interesting plan, where the living and sleeping portions are so arranged as to permit their being used separately or together. The entrance hall divides these two portions, making it possible for social or semi-social activities to be carried on in the living rooms and the terrace without interfering too greatly with the privacy of people in the other part of the house. The second floor provides a guest room. A two-car garage is ingeniously placed under the bedrooms in the rear.



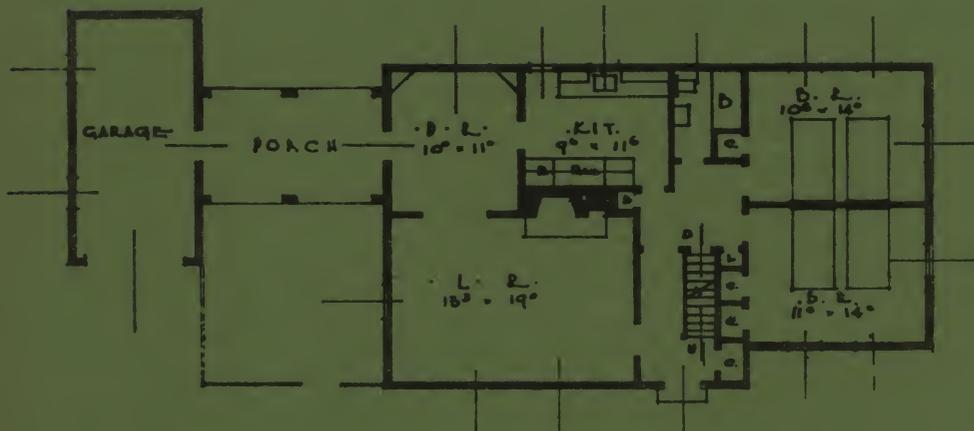
27,260 CUBIC FEET



The long low sheds appended to our New England cottages often served in warm weather as summer kitchens—with their wide arched doors and plenty of ventilation they were comfortable even on the hottest days. With this thought in mind we have taken the old shed as a precedent for the house sketched. Here, for a summer house, we might have the arches wide open, simply screened, with shutter doors to keep out the rain; and for year-round occupancy we might fill the arches with plate glass. By so doing we may be flying in the face of authenticity, but the result is good! The paved terrace behind the garage provides well for outdoor living.



19,088 CUBIC FEET

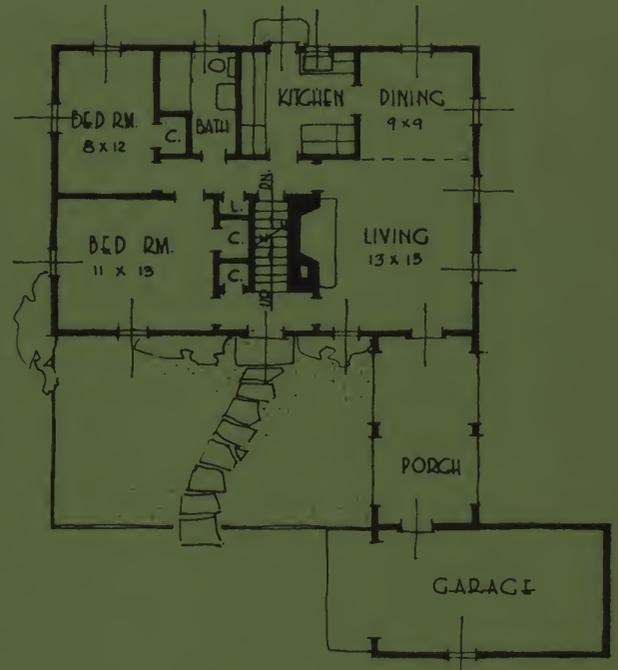


This comfortable five-room house, while complete in itself, boasts a capacious attic which might be finished later with two or three rooms and bath. The interior shows a hall with a living-room finished with an old-fashioned dado and colonial wallpaper. There is a dining-room beyond and then a kitchen at the rear of the hall. The bathroom is adjacent to the kitchen and yet serves the two bedrooms well. The kitchen is modern in every detail, with concealed lighting and other interesting features. The floors are all painted and spattered, although they might be of oak if desired.

The front of the house is of clapboards, graduated from the bottom in the old-fashioned way, and the sides and rear are of shingles. The porch and garage are of flush boards. A wood shingled roof is desirable.



18,580 CUBIC FEET

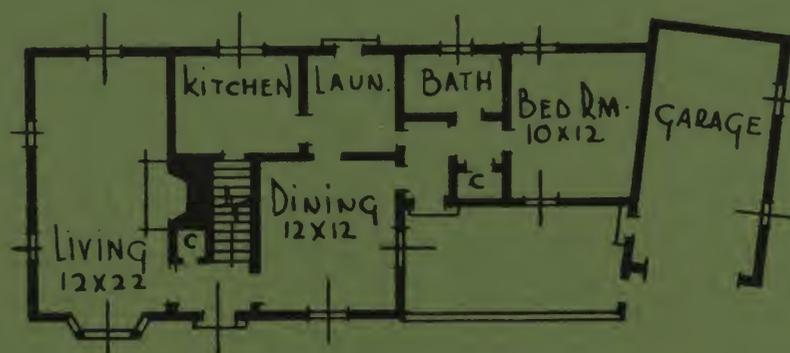
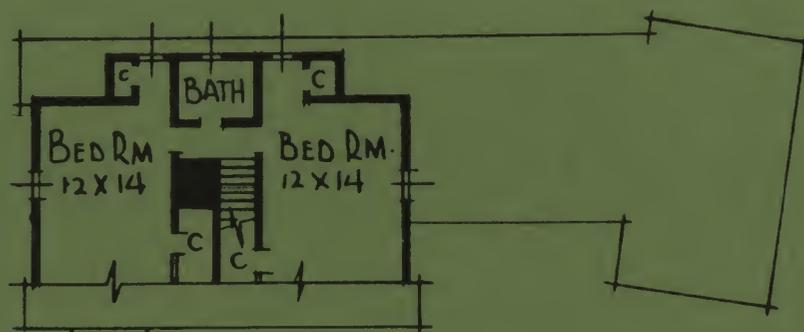


The house shown above is a low one-and-a-half story Cape Cod cottage with the principal rooms on one floor, and boasting a covered porch which connects the house and the garage. The shingled walls are painted white, the roof is natural shingles left to weather, and the large chimney and small picket fence give the finishing touches to this little house.

The plan shows the stair hall separating the living and sleeping quarters. The dining alcove is actually part of the living-room, the two being separated only by a large ceiling beam. No basement has been planned, other than a small space to enclose the house heating unit. The second story contains enough space for storage and a small guest room.



18,240 CUBIC FEET



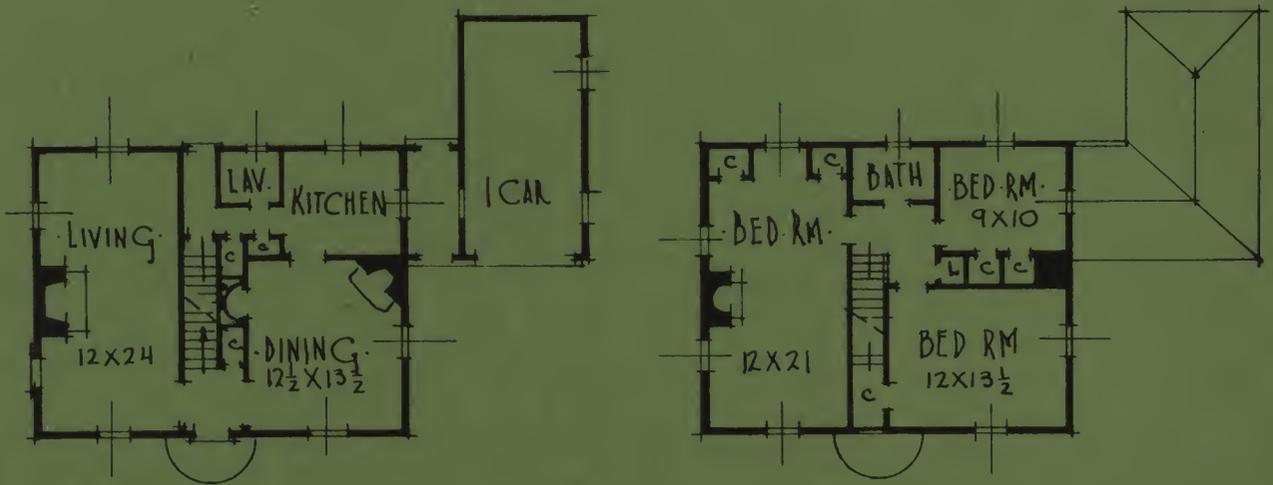
Quite frequently a lovely view dictates the placement of a large window. It is interesting to note how such a window has been made the feature of design in this Colonial story and a half house.

There is a certain balance between the large bay window and the shed roof of the garage which makes the house much more attractive than it might have been without these particular details.

On the plan, the downstairs bedroom with bath is a convenience. It may be used as a guest room, maid's room, or study.



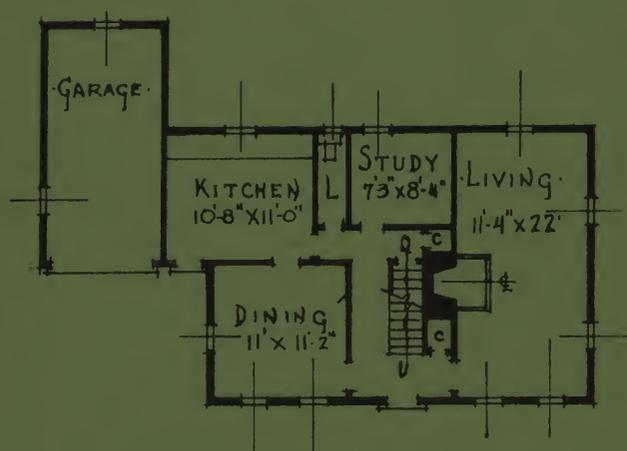
22,600 CUBIC FEET



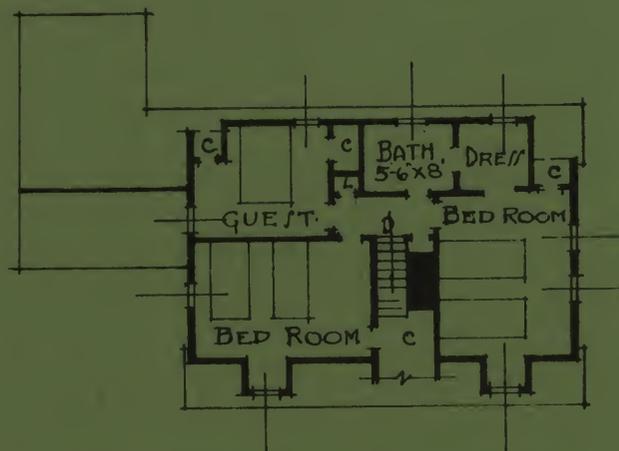
Almost all small formal houses present a stiff and forbidding appearance. This little house seems to avoid that difficulty, while still retaining its dignity.



20,330 CUBIC FEET



FIRST FLOOR PLAN



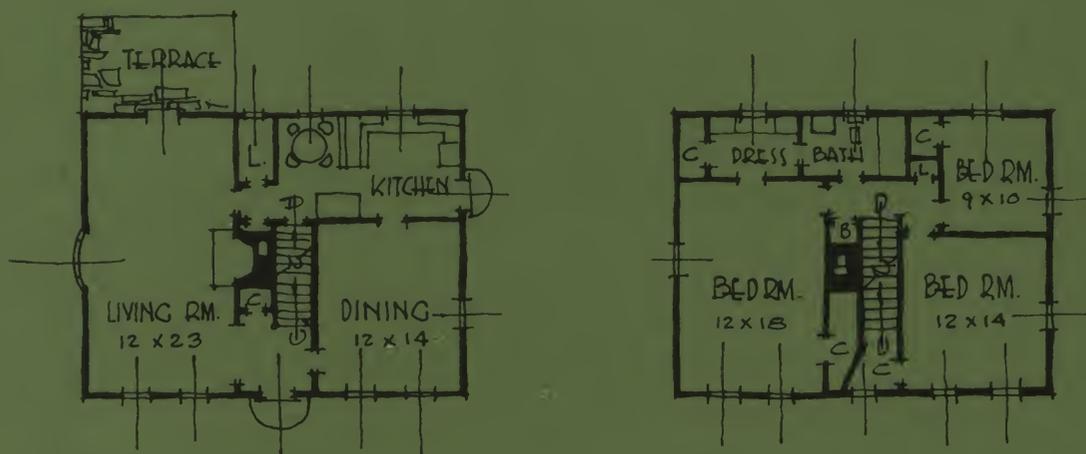
SECOND FLOOR PLAN

This house is typically Cape Cod, from the unusual entasis on the front door to the old shed turned into a garage—with brick chimney pots, wood-shingled roof, small dormers and batten rear door. Also, notice the bull's-eyes over the front door.

The plan is economical and includes a small study on the first floor.



23,040 CUBIC FEET

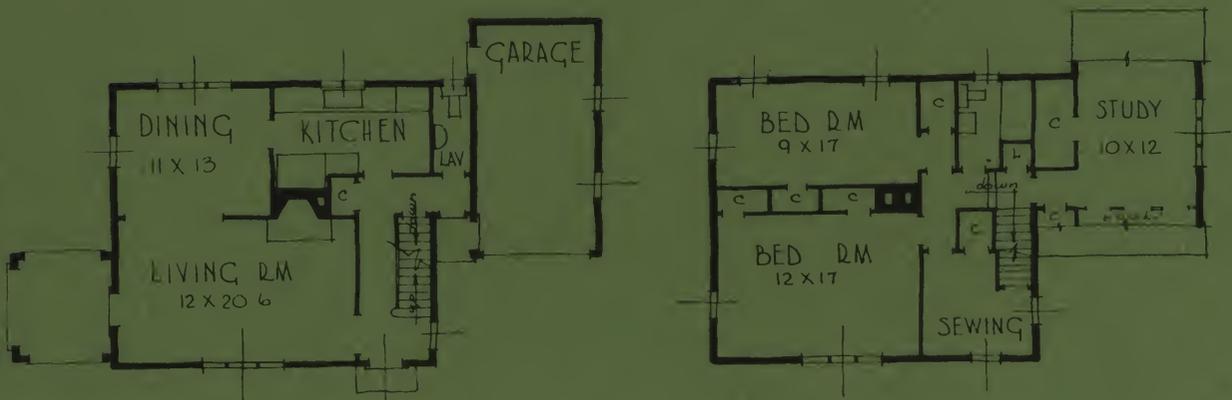


In a small two-story Colonial house it is oftentimes difficult to get away from a boxy appearance. This may be accomplished, however, by taking extra pains with the proportion and fenestration of the facade. The perfect proportion of the old houses was due largely to the fact that they were set low on the ground and the story heights were low; also the space between floors was kept to the minimum. It is necessary to keep the modern houses at least a few inches off the ground and the story heights are somewhat higher. To give them the effect of the old-fashioned low houses, the best thing to do—as has been done in this sketch—is to carry the eave line about eighteen inches below the second-story ceiling. It is such things as this that make the difference between a really good house and an ordinary one.

This house is of shingles, painted white, with a wood shingled roof. The windows in the first story are the old-fashioned 15-light kind, while those in the second story are 12-lights.



20,740 CUBIC FEET



Most reproductions of early American houses have been designed with a center entrance. Actually, many of the early houses were built with an entrance to one side. This gave an opportunity for a good economical plan, as may be seen by the house shown.

The lattice windows are of lead, and the exterior walls are of stained clapboards. The front door is of oak, studded with heavy iron nails.



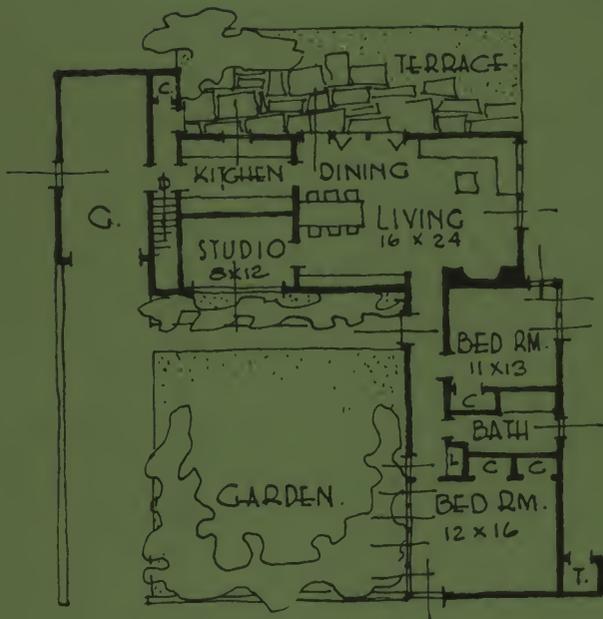
19,090 CUBIC FEET



Cape Cod is full of interesting bits of woodwork. Here the dentil cornice and bulging pilasters are typical of such odd bits of detail.



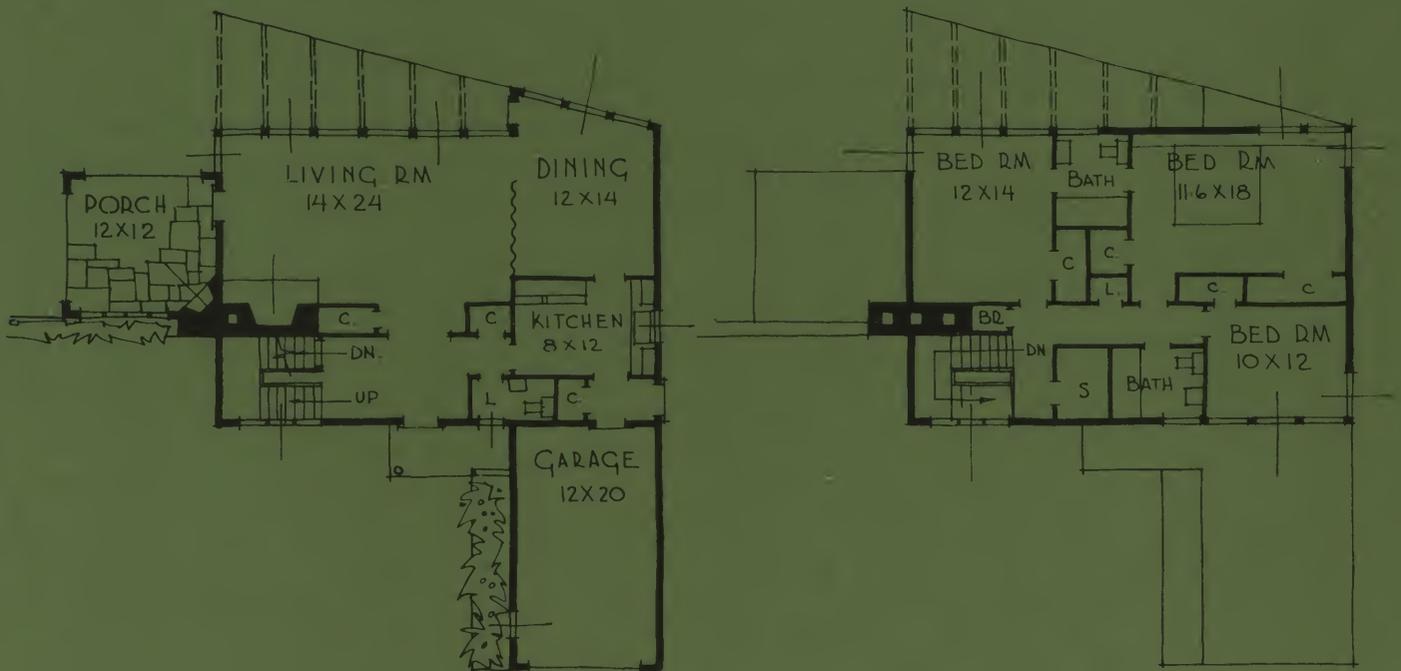
19,400 CUBIC FEET



This house is designed around the studio, with its large north window. The room has a multiplicity of uses and would serve equally well as play room or separate dining-room. The exterior is finished with batten boards and a plain shingled roof.



19,786 CUBIC FEET



In the contemporary manner, this plan has the feeling of unusual spaciousness with its large living-room and adjoining dining area. Its layout is economical, having the kitchen and bath adjacent. The open stair, with a midway platform, allows for a large window which lights up both upstairs and downstairs halls. The second floor has three bedrooms and two baths, with possible space for a sun deck, if desired.

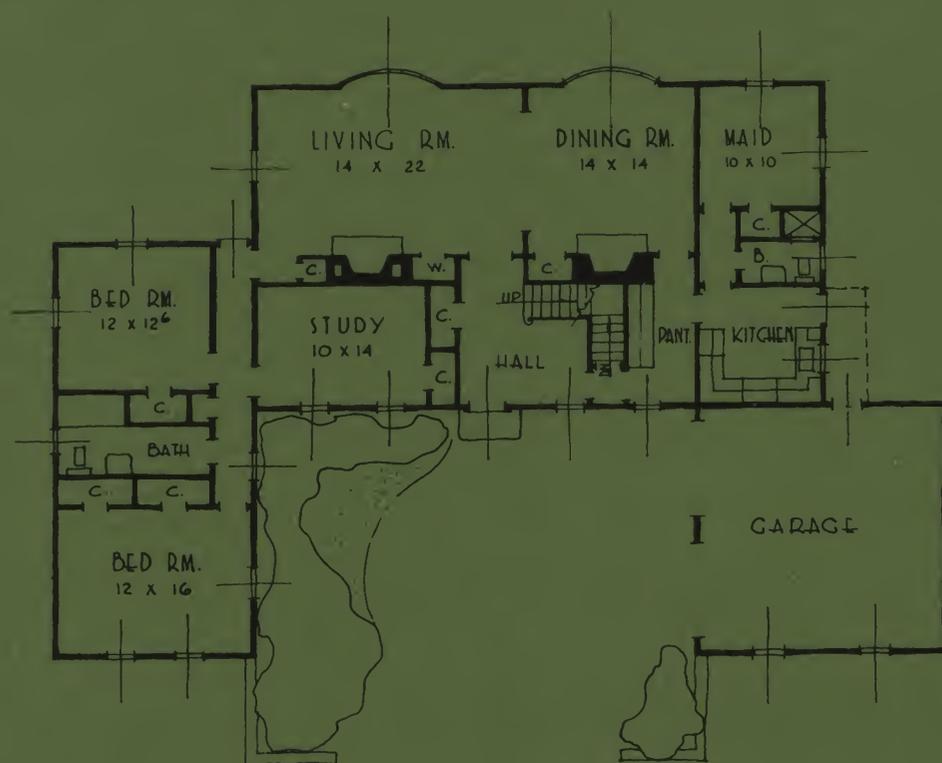
The whole house is planned to face the gardens at the rear of the lot, which are on the south. A decorative lattice screens the porch from passers-by.

THE HOUSES SHOWN ON PAGES 69 TO 102
ARE PLANNED FOR FAMILIES WITH
INCOMES OF \$4900 A YEAR AND UP

THIS SECTION INCLUDES HOUSES OVER 25,000 CUBIC FEET



34,160 CUBIC FEET

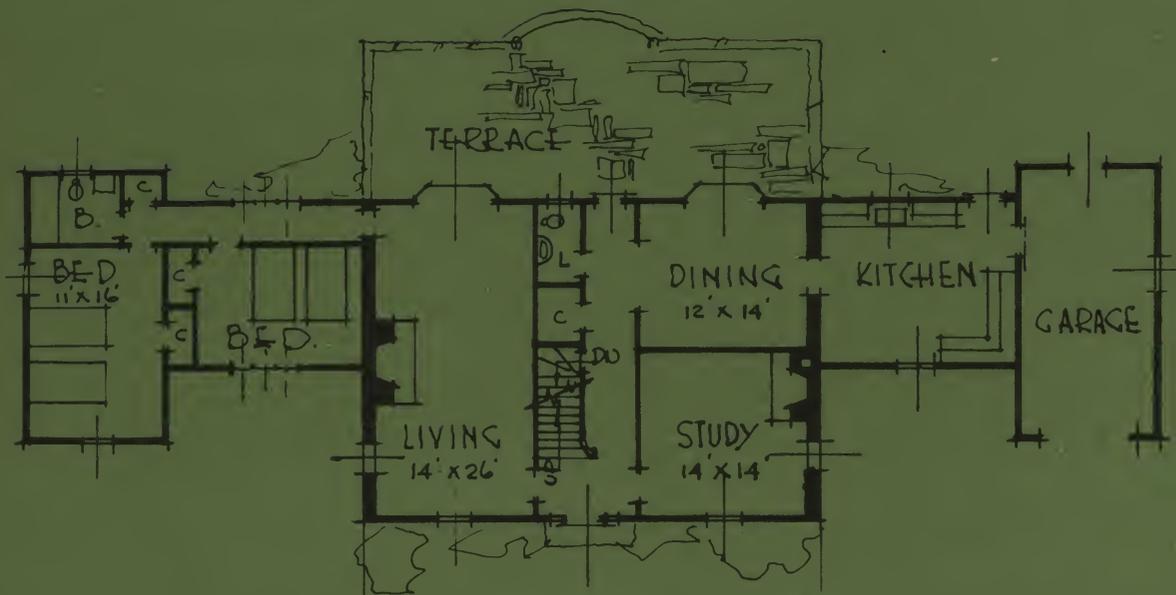


This house built around a courtyard is reminiscent of those found in central France. The walls are planned to be made of flush boarding with quoins at the corners. The roof might well be tiled, but where economy suggests wood this material is suitable.

Although the motor court is toward the street, the house really faces in the opposite direction, as it is planned to face north or northeast. This brings the living and dining-rooms on the pleasant exposure.



28,660 CUBIC FEET

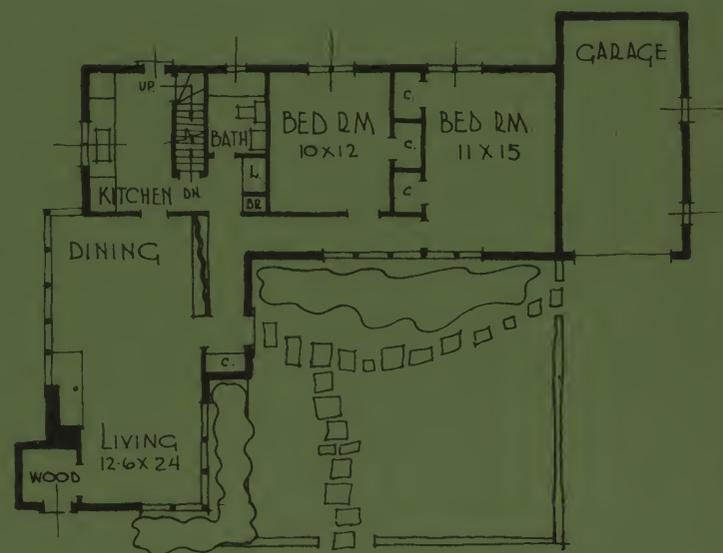


The small formal house is as unusual now as it was in the days of the colonies. One hundred fifty years ago families were so large that most houses were in proportion. However, there were many smaller buildings, exquisitely executed as to proportion and detail, which serve as inspiration for the small formal house of today.

Finely proportioned and well-executed detail, in addition to a symmetrical plan, give this house an air of refinement. The beautifully leaded entrance, as well as the decorative fence, add to the exterior. The front and rear are of flush boarding, painted white, and the ends of hand-made brick in orangy-reds, laid in Flemish bond, accent the delicacy of the rest of the house. So here is an opportunity for those who wish a small house but a bit of grandeur, too.



32,600 CUBIC FEET

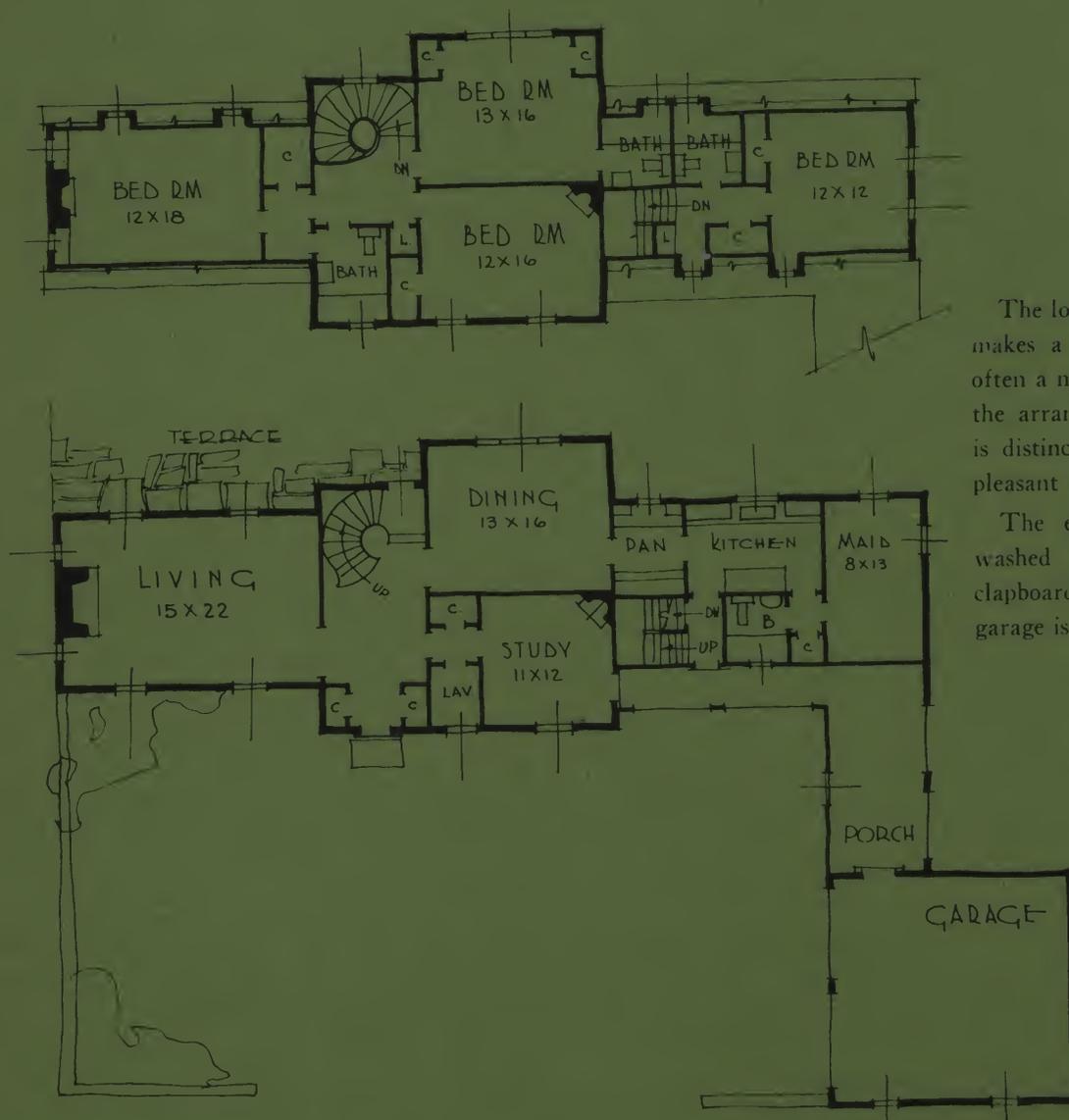


It is interesting to combine a modern plan with a somewhat traditional exterior. Here the outside has all the charm of the low Western ranch house, with its walls of whitewashed brick and its pleasant closed garden.

The living-room and dining-room are combined in one large area. The kitchen is small, but well planned, and there are two good bedrooms and bath. It makes an economical house to build as well as to keep up.



34,945 CUBIC FEET



The long rambling type of house makes a picturesque exterior and often a more livable interior. Here the arrangement of the courtyard is distinctive. All the rooms have pleasant exposures.

The exterior is partly white-washed brick and partly white clapboards. The porch facing the garage is of flush boarding.

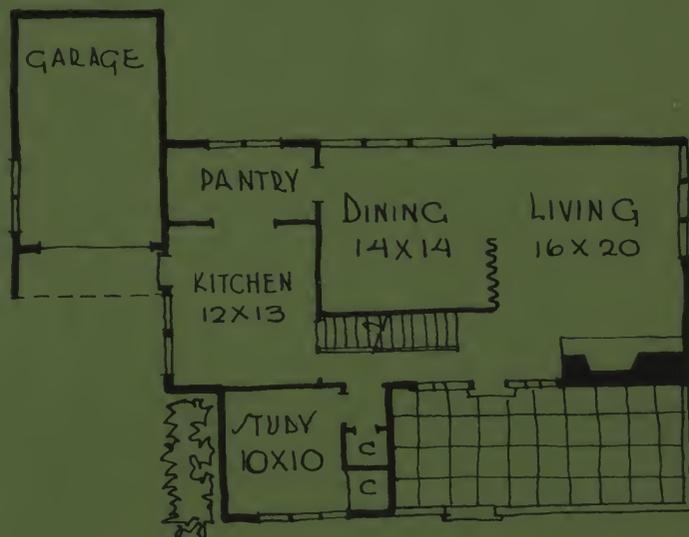
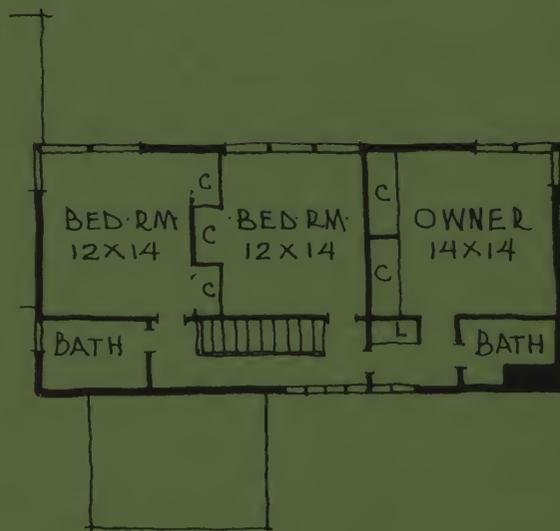


28,700 CUBIC FEET

Glass is being used extensively in modern houses. More recently the introduction of glass block has made possible the construction of whole walls of glass. In the house shown, the main feature of the design is a large panel of glass blocks around the entrance door, making a most interesting architectural treatment.

The plan is open, and the large living room and dining room may be used as one room.

The exterior of the house is constructed of whitewashed brick and the interior finished in painted walls and simple surfaces.

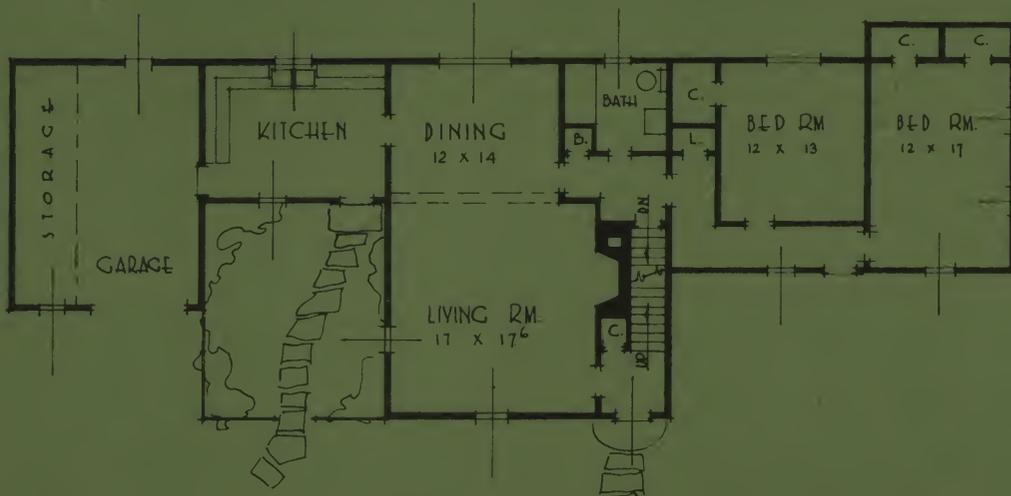
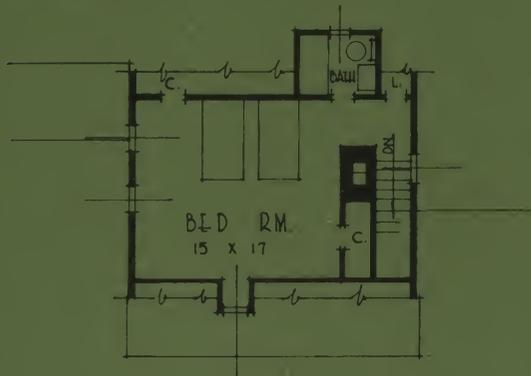




25,856 CUBIC FEET

The plump chimney, the modest bow of the roof, and the odd dormer all add to the picturesque, tenuous effect of this little house. Its minute quality and sparkling-white shingled sides give it distinctive character.

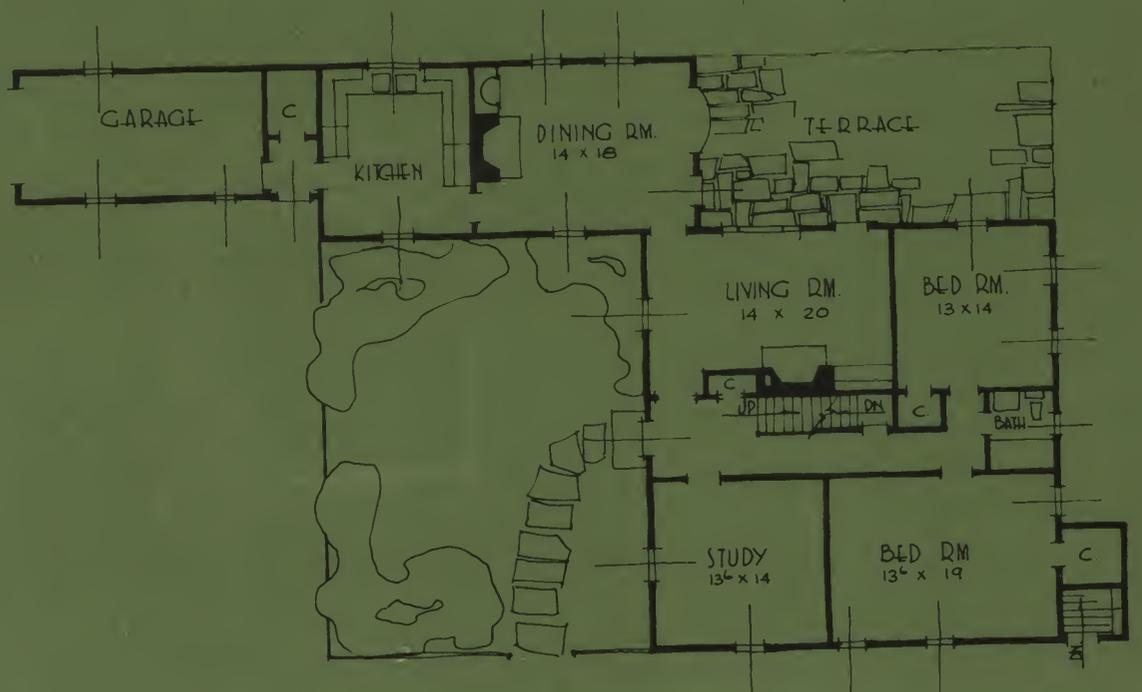
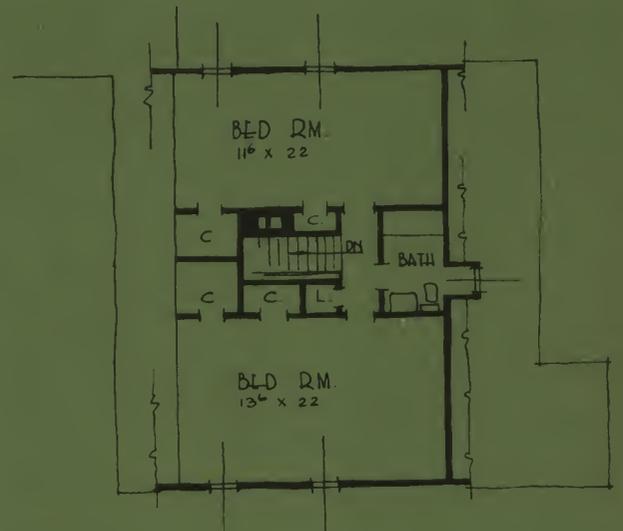
While this plan is not ordinary, it is livable, and the whole house is just an indication that the unusual may be just as practical as the usual.





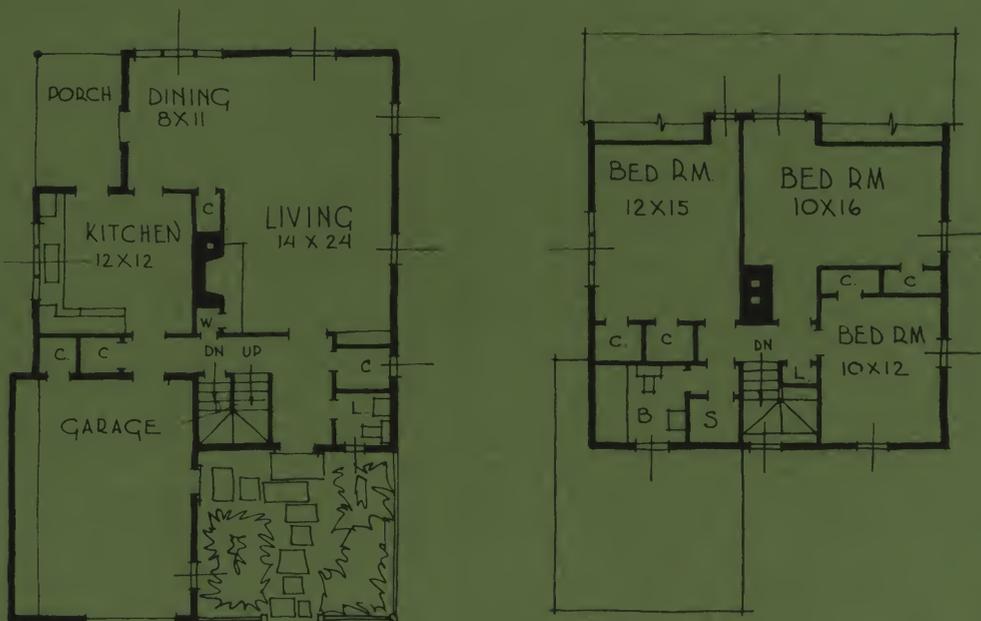
33,080 CUBIC FEET

The gambrel roof house with its long sloping rear roof is one of my favorites. Examples are found along the highways and byways of the Cape. Many of these houses have one or two sheds, and these serve as a precedent for the plan shown above. Here the first floor may be finished at one time, leaving the second floor to a later date—or the entire house may be completed at the time of construction.





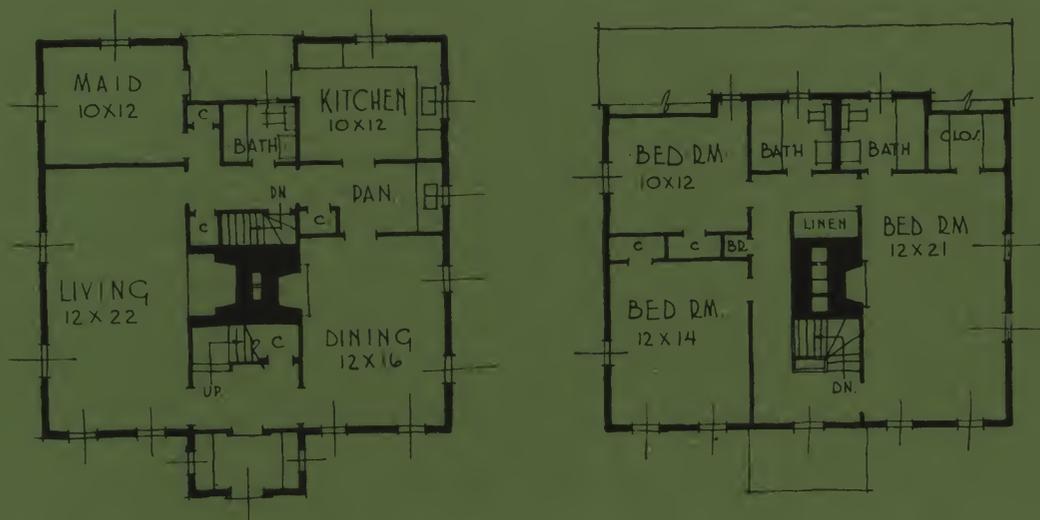
27,240 CUBIC FEET



The exterior of this house on the first-story front is of flush boarding, as is the garage. Other walls are of clapboards. The interior features a well lighted hall and a combined living-room and dining alcove.



31,416 CUBIC FEET



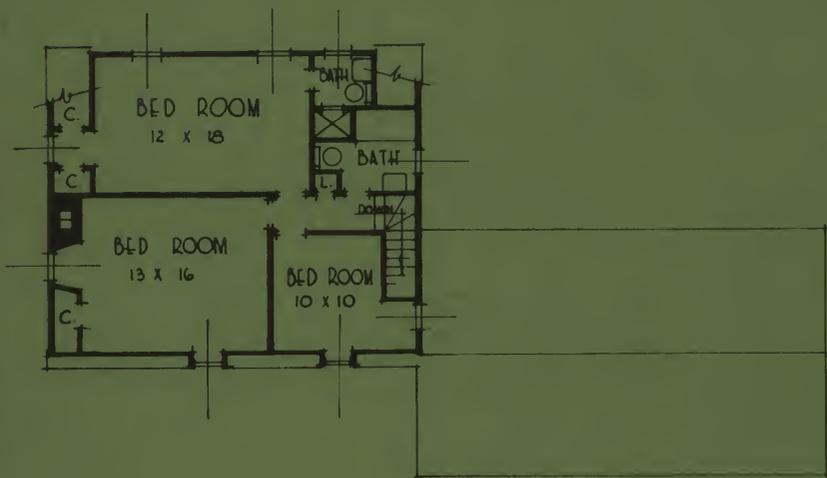
The architecture of the early Colonial houses—say those built from 1640 to 1700—is mainly distinctive for its simplicity. It was based mostly on economic necessity and therefore the rooms were small and low-studded. Construction was simple and the principal framing was of the most easily obtainable wood which would stand the test of time.

The old framing was supported in the center by the massive chimney, and for this reason partitions were non-supporting. These early houses, with their splendid proportions, were generally devoid of modeling or ornament, but their fine outlines and good composition arrest the eye today.

The house shown is of this general type, with its two-story front and one-story lean-to at the rear. The vestibule, which is a delight to any housekeeper, provides shelter from the elements as well as making an interesting entrance.



30,930 CUBIC FEET



This house is a free interpretation of the small farm buildings in France. The exterior is in white-washed stone, rough siding, stucco and half-timber. A heavy slate roof would complete the charming effect.

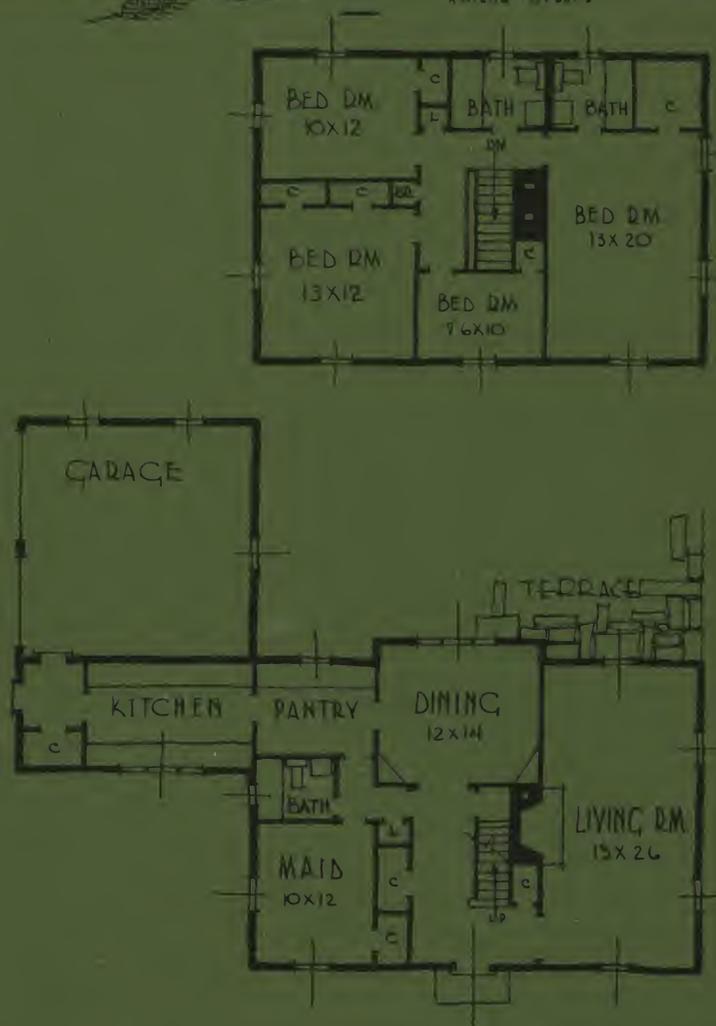
The plan is unusual, providing a study, porch and garage in the wing.



33,370 CUBIC FEET

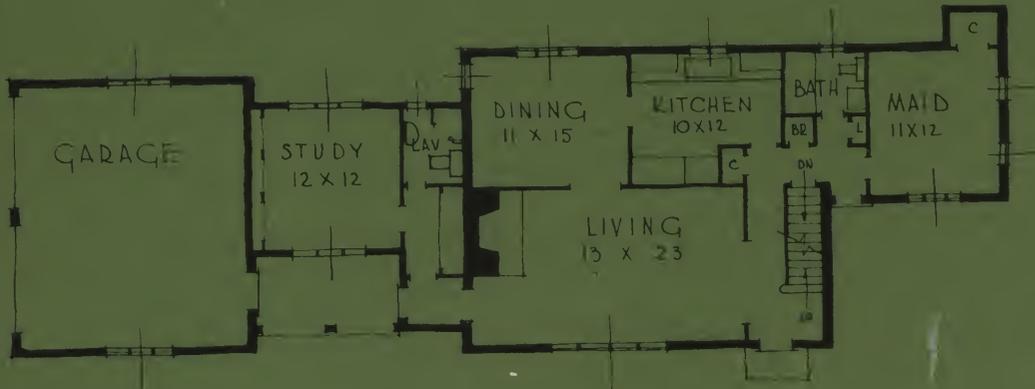
This Colonial house has a pleasant plan. As one enters the hall there is a vista through the dining-room window to the terrace and garden beyond. The living-room is of good size.

The house is built of frame, with an exterior of clapboards.





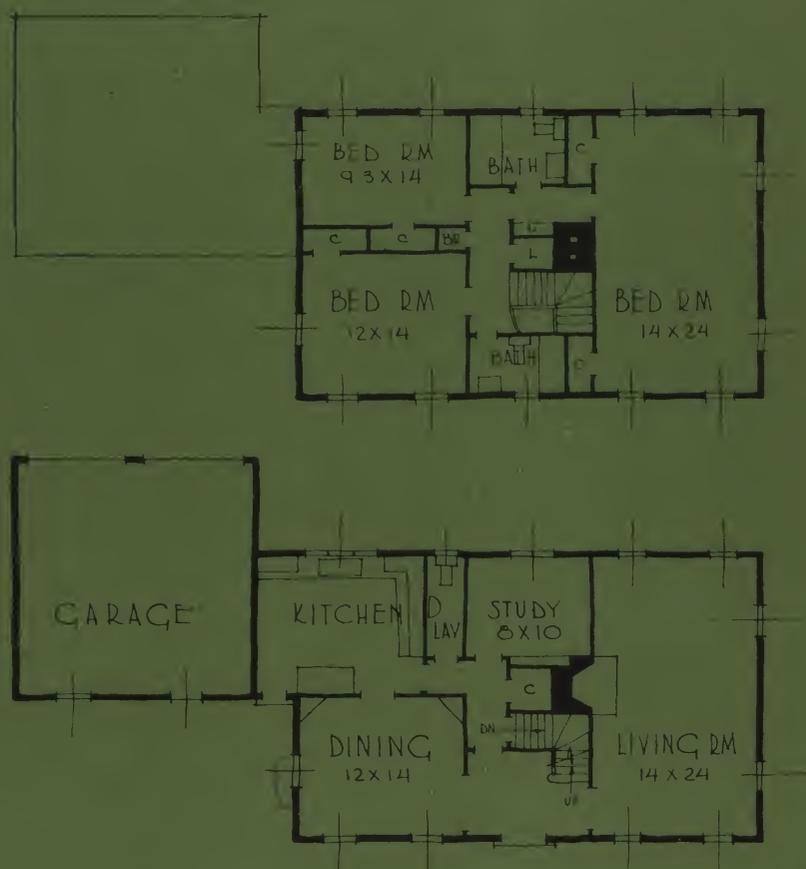
31,150 CUBIC FEET



This house is built of stone and stucco, somewhat in the English Cotswold style. Many of the Cotswold farmhouses are a combination of three or four periods, and often have a comfortable accumulation of different types of details, added from year to year. This is shown in this particular house by the dormers, which are in keeping with, but in somewhat different style from, a Cotswold house. The entrance terrace is separated from the road by a stone wall, making possible a dooryard garden.



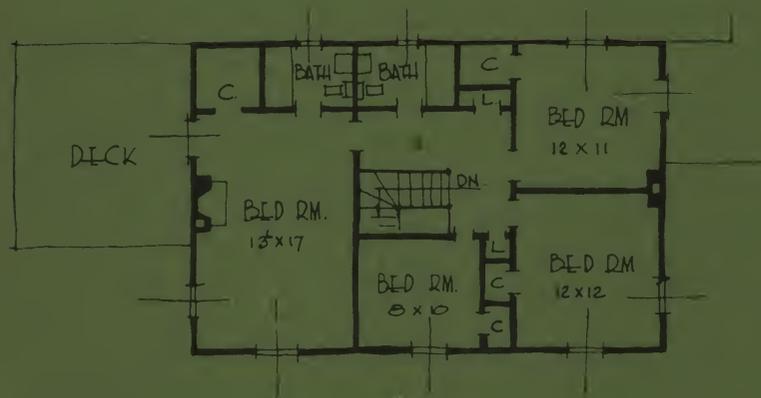
31,610 CUBIC FEET



There is no question that the two-story Colonial house presents the largest amount of space for a given expenditure of money. This is quite obvious when one considers that a house with no dormers naturally requires the least amount of labor and involves the least amount of waste. While a house of this sort may not be considered "pretty," if the proportions are right, it is beautiful in a dignified and distinctive way. The all-square bedrooms and ample closet space in this house are a joy.

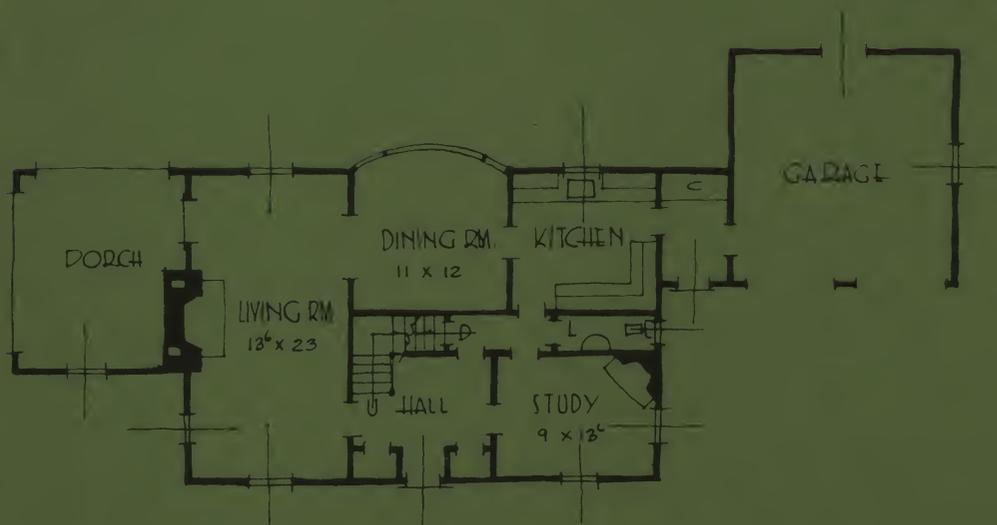


27,710 CUBIC FEET



This house is a contemporary interpretation of the classic style. It takes its form from the Regency type, and has quite a feeling of elegance in spite of its simplified ornament. The facade is unbroken, except for the pilasters, for an almost absolute symmetry seems to be a necessity for the proper execution of this type house. The exterior walls are painted a soft peach and the blinds are warm grey.

The plan is unusually pleasant, with the dining-room on the rear overlooking the best view. The study, with fireplace, in the front of the house is also a feature.

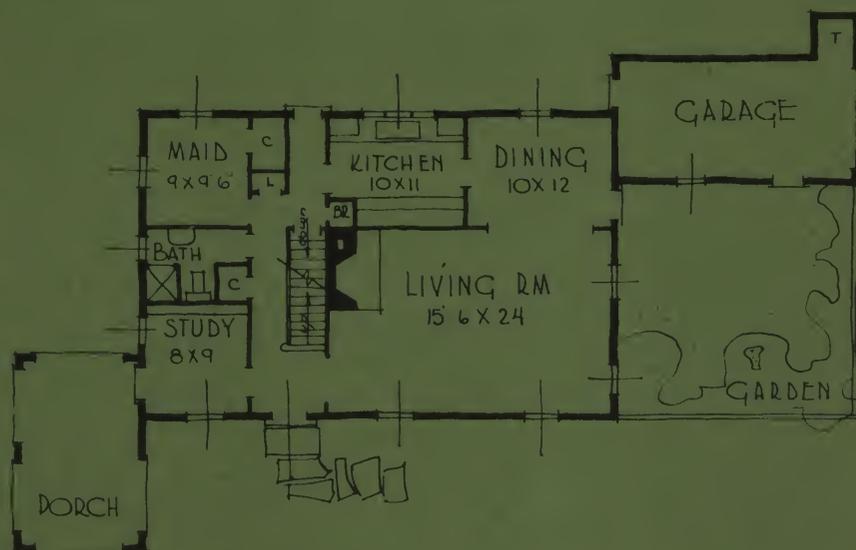
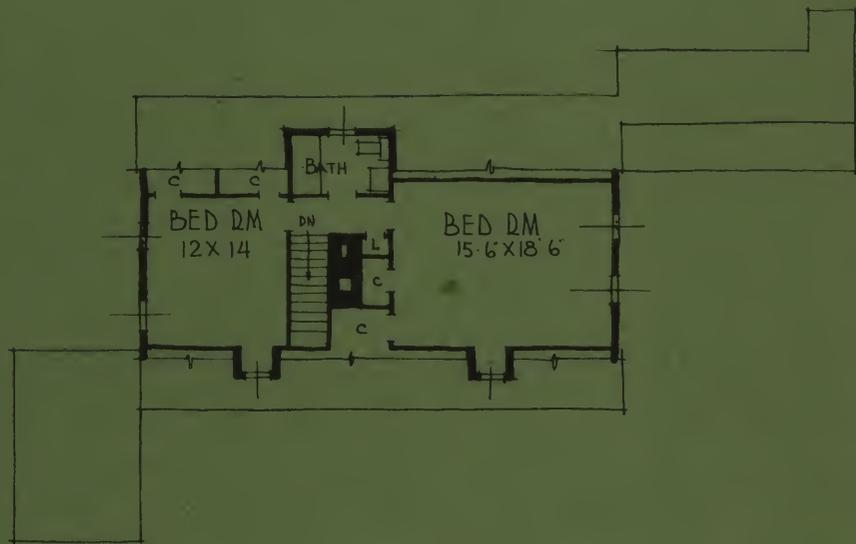




28,540 CUBIC FEET

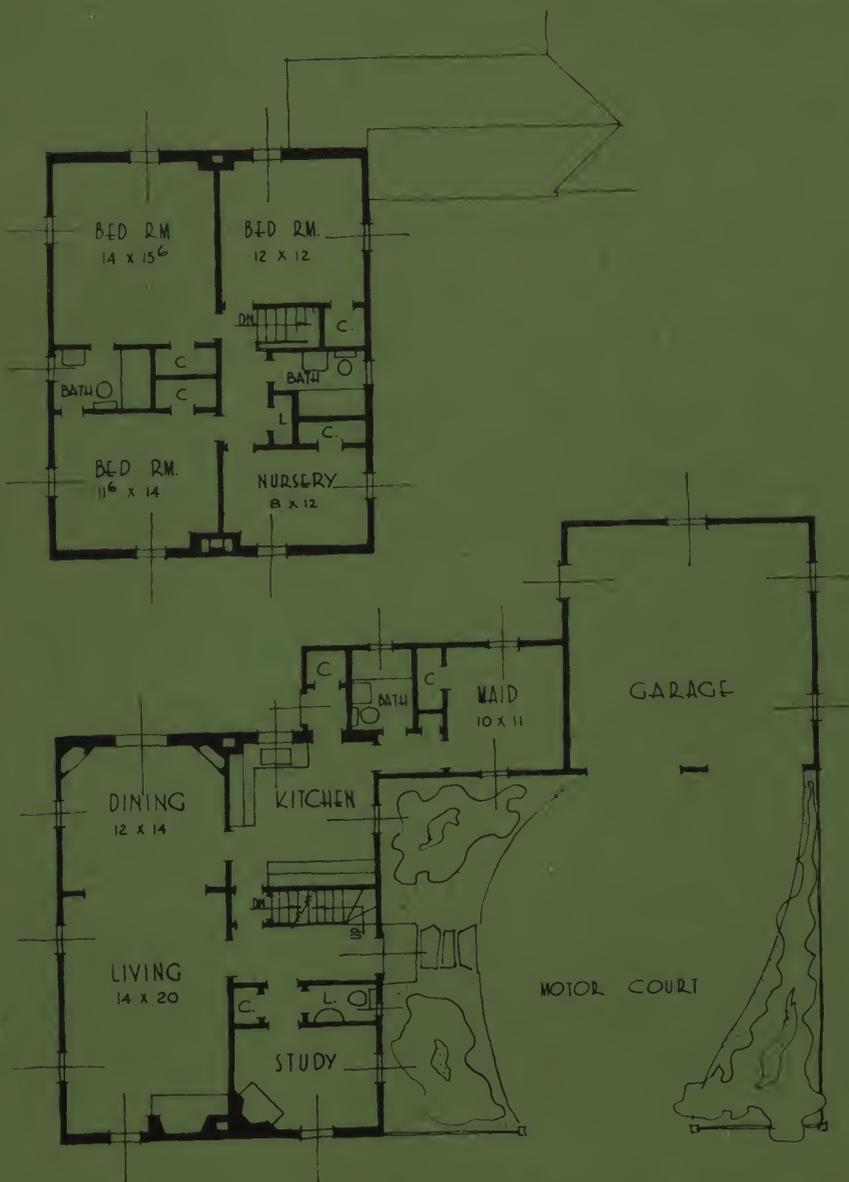
This house was designed for rather a large lot with a pleasant view to the rear. Its arrangement makes for privacy on the one hand and economy of driveway on the other.

It might be built as a one-story house, leaving the second story unfinished until some future date.





28,946 CUBIC FEET



Dignity in a small house is often desirable and may be obtained without great expense. The whitewashed brick ends, the long blinds on the first-floor windows, and the stately chimneys all have a quality which would make this house seem quite in place even in an expensive neighborhood. The entrance is from an unusual and interesting motor court. To the left of the hall are a coat closet, lavatory and comfortable pine paneled study with a corner fireplace.

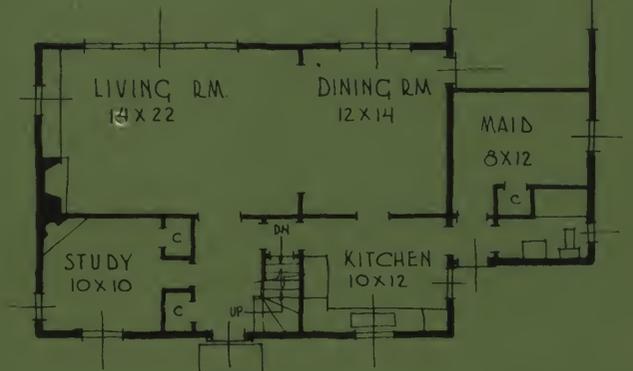
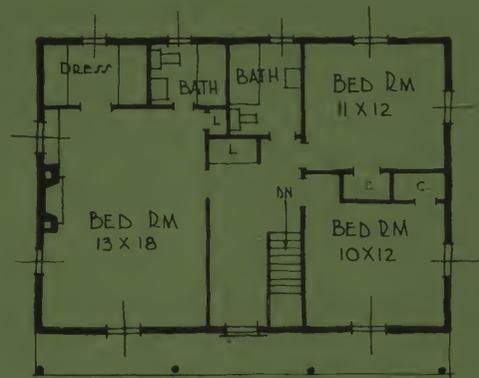
The living and dining rooms overlook a beautiful garden and flagstone terrace, which are enclosed by flowering shrubs, affording the luxury of privacy to the happy garden lover.



26,596 CUBIC FEET

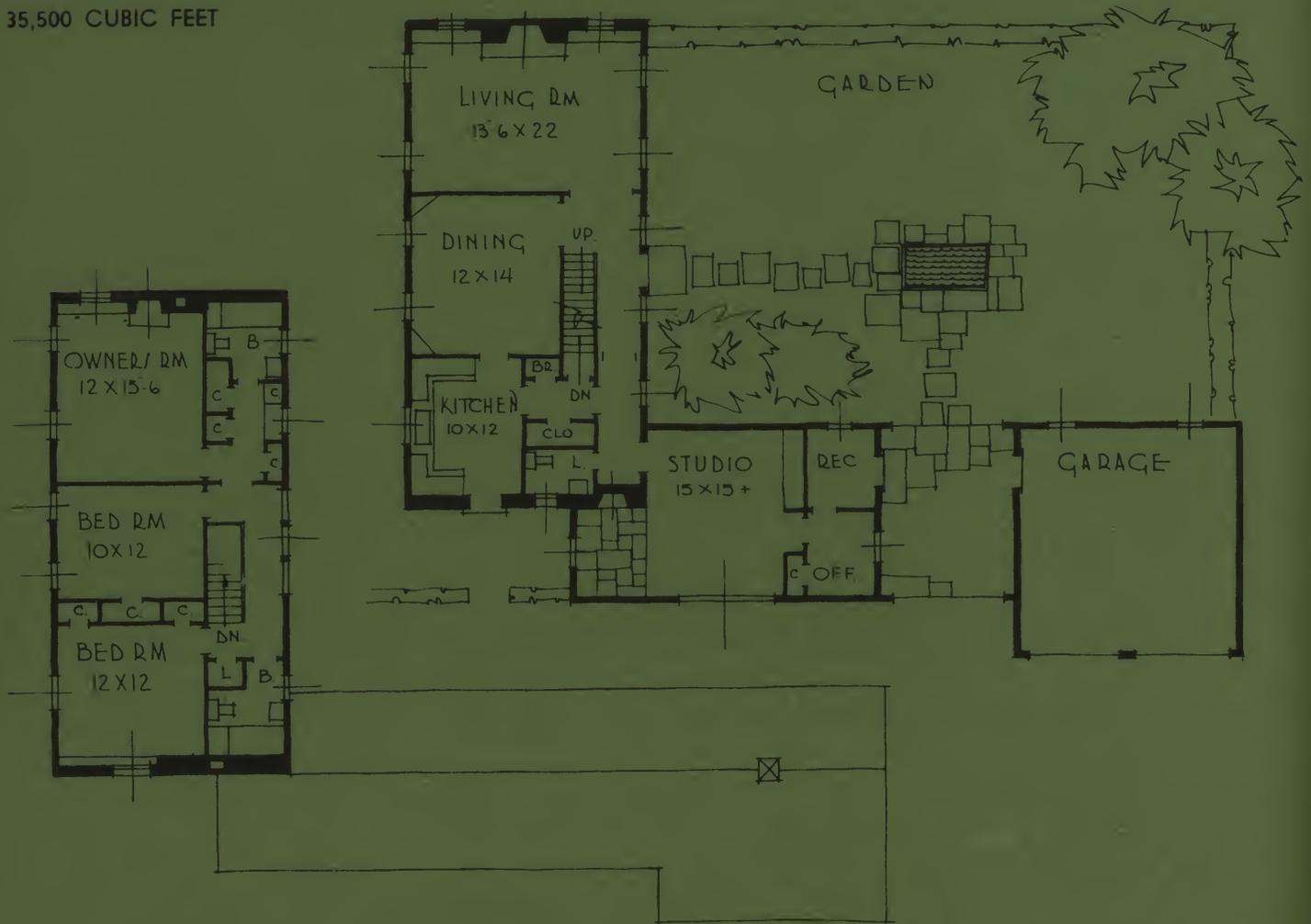
Most of us think of houses with second-story porches as special phenomena of the South and West. This does not need to be, because the particular function of this type porch is to achieve privacy and at the same time, perhaps, keep sun out of bedrooms.

The motif of curves expressed in the balcony railings, relieves the severity of the overhang in the house shown. This house is built around a sheltered garden, a pleasant feature which we might well adopt from some of the California houses. The living-room and dining-room are in the rear, therefore, with the kitchen and study in the front. The long porch off the dining-room might well be closed on one side, giving more of a cloistered effect to the rear.





35,500 CUBIC FEET



The professional man of today, more often than not, has an office at home as well as one in town. This plan shows how the necessities of a profession are handled in a new house and what easily might be added to an old one to supply these requirements.

The lot faces due north, so we have used the wing—which requires north light—to shield the garden, across which look the living rooms. The entrance porch provides a cover for those going into the office and could be used for waiting space in the Summer. In this ell are a reception room, office and studio area which could be utilized by any of the professions as an ideal layout. The proximity of this space to the kitchen allows the wife to handle the small amount of business which might occur during the day.



41,470 CUBIC FEET

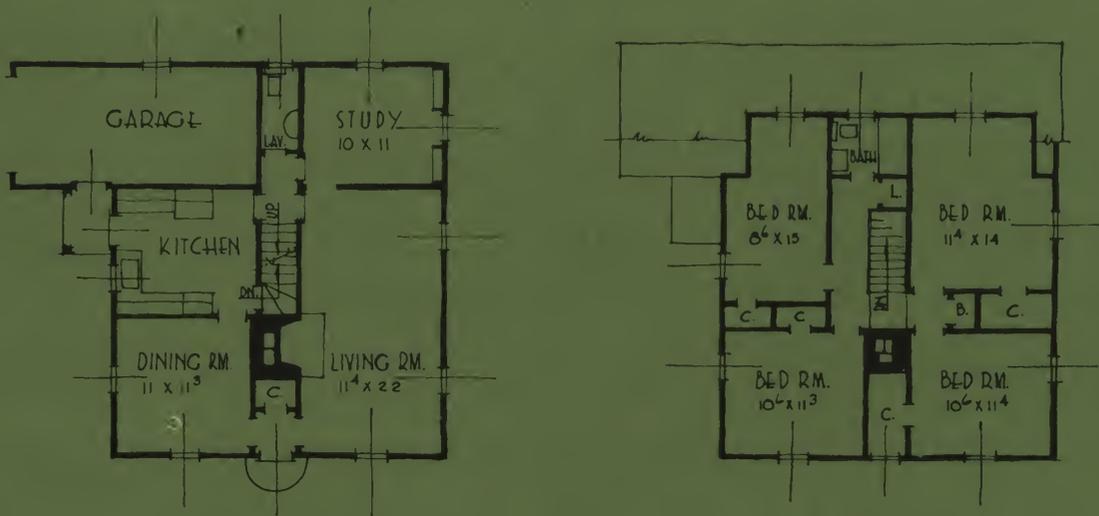


The house in whitewashed brick is extremely satisfactory. The little variations in brickwork make a nice pattern of light and shade across the surface and as the years pass the weathering of the whitewash is interesting to watch. For those who prefer their house to be absolutely spick and span on the exterior all the time, the expense of whitewashing is very small, even if done as often as the house is painted.

The full two-story house with maximum of window area makes for most livable bedrooms, and the well-lighted second-story hall is a pleasant feature.



27,220 CUBIC FEET

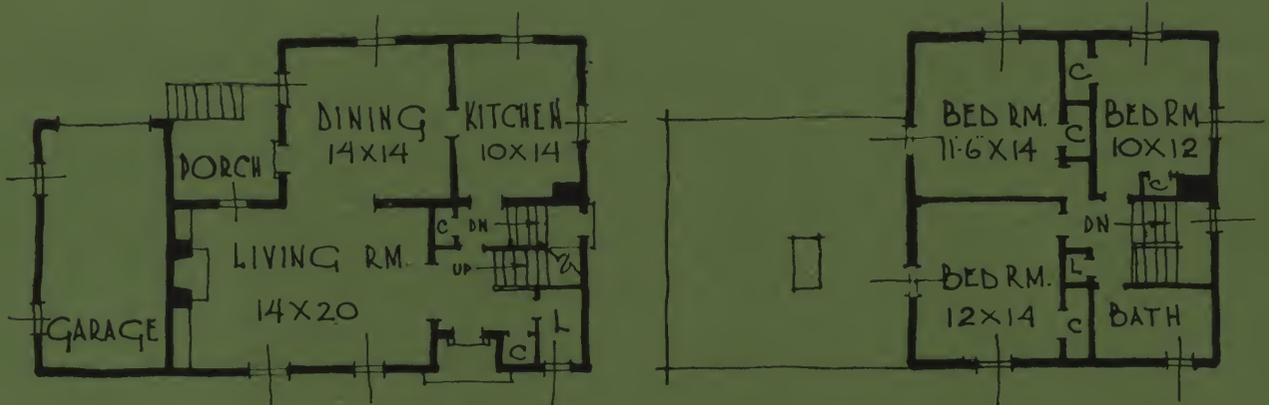


Where economy is the watchword this house certainly gets in the most rooms for a given amount of money. The exterior may be done in stained clapboards or painted shingles. The interior is finished in keeping with the exterior.

This is certainly a house for a budgeteer with a big family.



22,884 CUBIC FEET

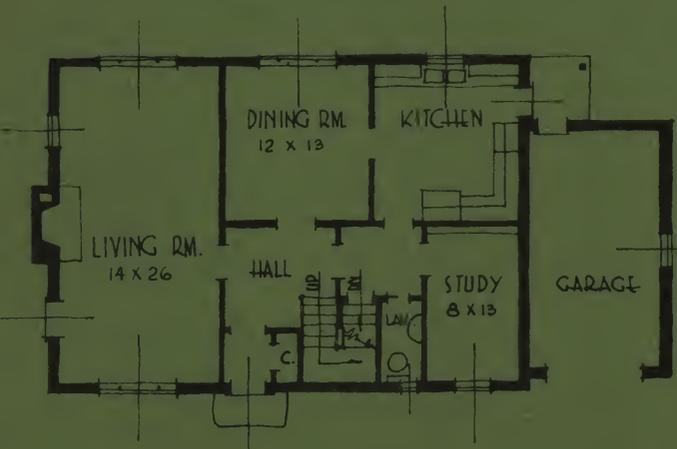
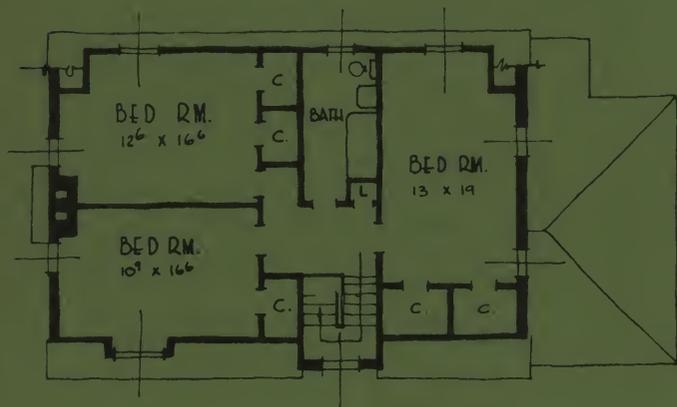


The original settlers around New York produced an interesting type of architecture, which was probably due to the early comers from England rather than to the Dutch from Holland. The distinguishing features of this type of architecture are used in the house above—the long low shed roof, which shelters a part of the living-room and garage; the small low windows under the eaves; and the odd high chimney in the middle of the shed roof.

The plan is unusually livable, with convenient rear entrance opening on to the stair landing. The stair hall itself is well lighted. It is a compact house and modest in cost.



28,900 CUBIC FEET



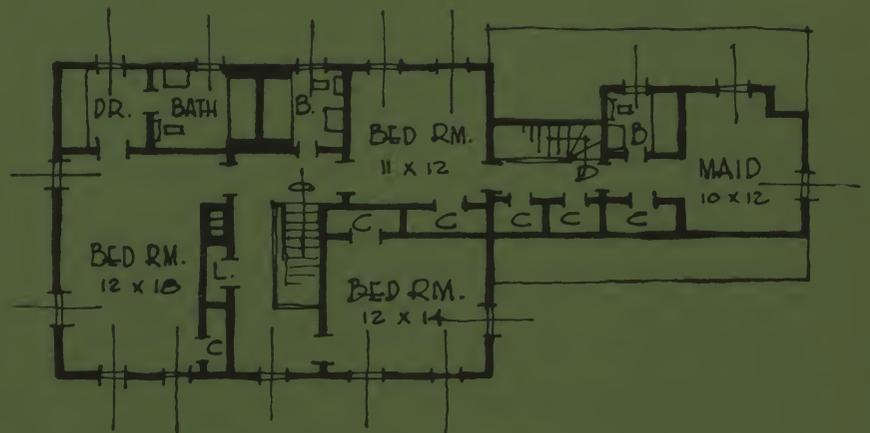
Rough brick — whitewashed — makes a perfect surface for filtered sunlight, and always gives character to the exterior of a house, especially when the building is designed to express the material of which it is constructed.

The above house shows how very effective such a treatment may be. A roof of heavy purple and green slate would combine satisfactorily with the brick in this low story and a half design. The house is planned for a lot with the pleasant exposure to the rear.

One of the features of the plan is the well-lighted stair hall, with its leaded casements.

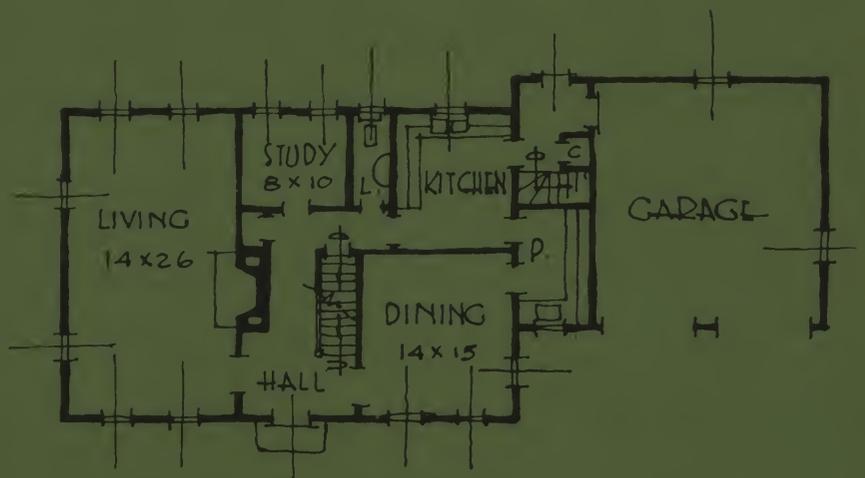


39,404 CUBIC FEET



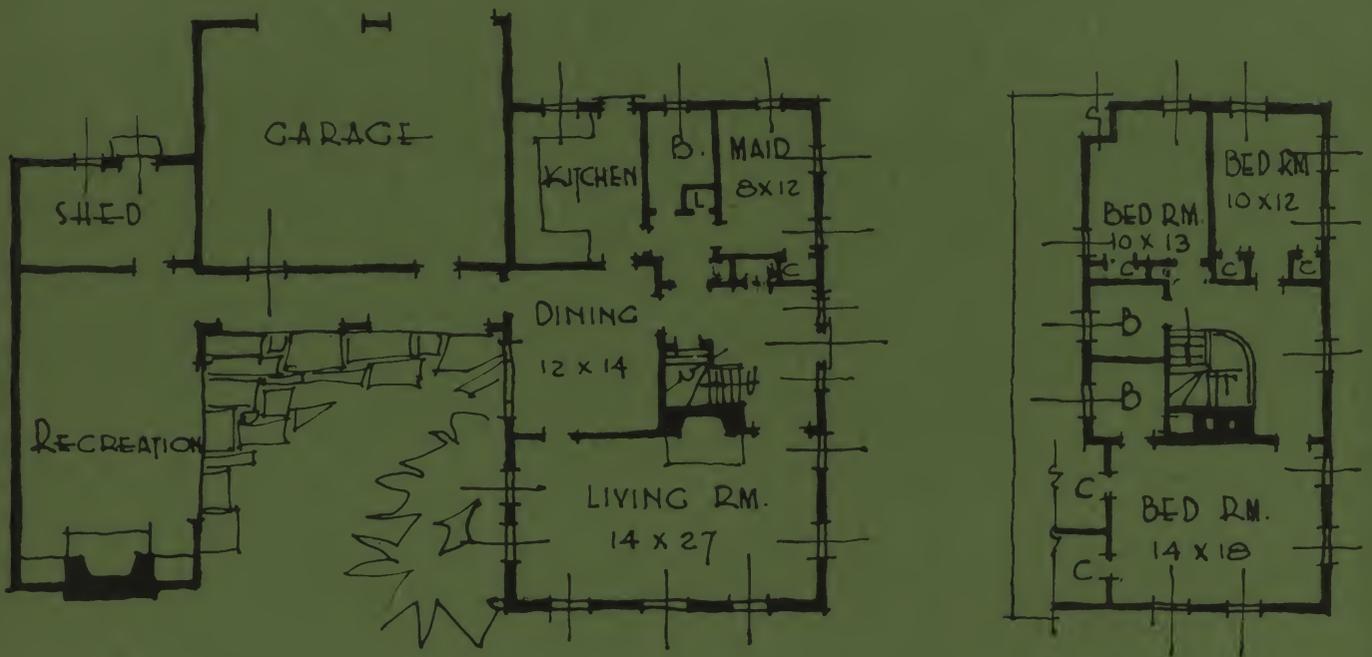
Hand-split shingles form an excellent treatment for a two-story Colonial farmhouse. When the shingles are painted white, the rough texture forms an interesting surface in flickering sunlight, and makes unnecessary much exterior detail.

The plan here is simple and straightforward.





43,360 CUBIC FEET

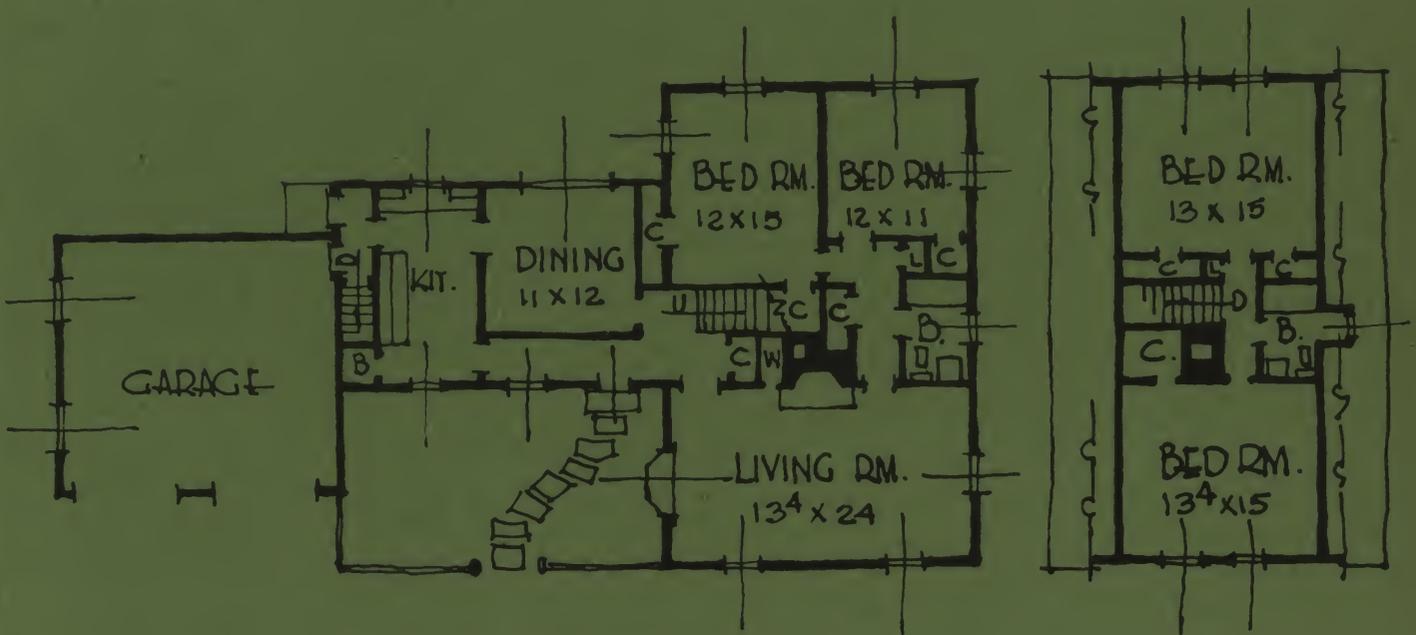


This house is built around a courtyard, which is enclosed on three sides. The porch, designed for recreation, has a fireplace and is of unusually large size, particularly adapted to outdoor cook-outs. The shed is a surprisingly useful addition to any house, for the family wheelbarrow, lawn mower and garden tools may be stored here.

The plan is conventional.



25,800 CUBIC FEET



Some ship carpenter, no doubt, was responsible for the first bow roof house on Cape Cod. He solved the problem of his roof rafters by using old ship timbers, thus creating an ingenious bow to the roof not a bit less pleasing to the eye than the entasis of a Doric column.

Since most of the Cape Cod houses provided very little space on the second floor, we made no attempt in this house to squeeze more than two bedrooms up there, making provision for two bedrooms and bath on the first floor.



28,104 CUBIC FEET

In 1938 ROYAL BARRY WILLS was chosen by LIFE as one of eight architects in the country to design a house for their special feature number. The eight architects were asked to design houses in one of four income groups—one modern and one traditional house constituted each group. Mr. Wills was chosen to design the traditional house in the \$10,000 cost class and the modern house was from the board of Frank Lloyd Wright. Above is Mr. Wills' design. The site selected was a sloping lot, overlooking a lake and park at the rear. In order not to have an awkward four-story structure on the rear of the house, a one-story structure was planned for the front, and the living rooms were placed to take full advantage of the lake and park.

This house, plans of which are shown on opposite page, is constructed of whitewashed brick, and wide clapboards and flush boarding painted white. The sash, heavy shutters and door frames are painted pale blue-green. Windows are metal casements. The living-room with fireplace, dining-room, kitchen, combination study-business office, guest room and lavatory are on the first floor, and three bedrooms and a tiled bath on the second floor. The recreation room in the basement has a fireplace and one panelled wall, and this room opens directly to the grassed terrace at the rear of the house.

The method of designing these houses was particularly interesting, in that one of LIFE'S reporters actually went to visit a family in Minneapolis who were planning to build a house. They owned the lot of land next to the

house in which they were living. The reporter made a complete list of their requirements—all the things they would like to have in a new house and all the things they disliked about their present house—even complete personal details such as the family income were given the reporter. Photographs of the family were taken. There were the husband and wife, a boy, a girl, and a dog. With the help of these photographs and the complete list of their requirements it was possible to visualize exactly the needs of the family. The husband conducted quite a thriving business from his home and for this reason the combination study and office was included. This was arranged so that when he transferred his business to a downtown office the study would be extremely livable. As in most cases, it was found that the family's requirements were considerably more expensive than their income warranted. It was necessary to eliminate a few of the costlier items, but as a whole the house included everything they wished.

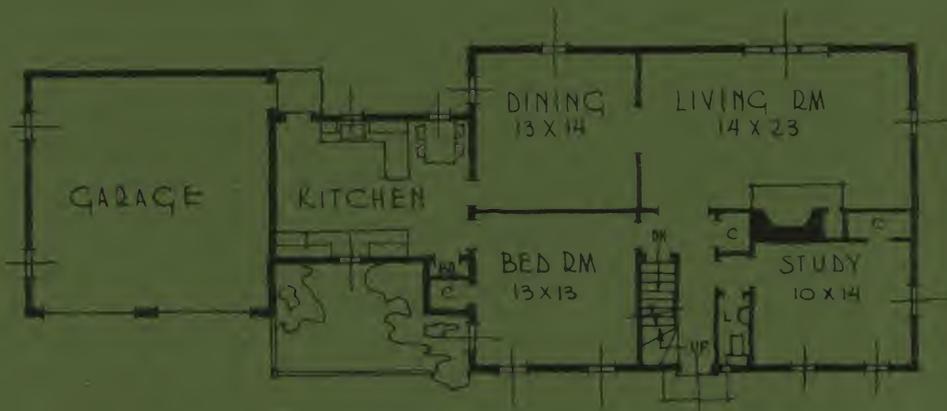
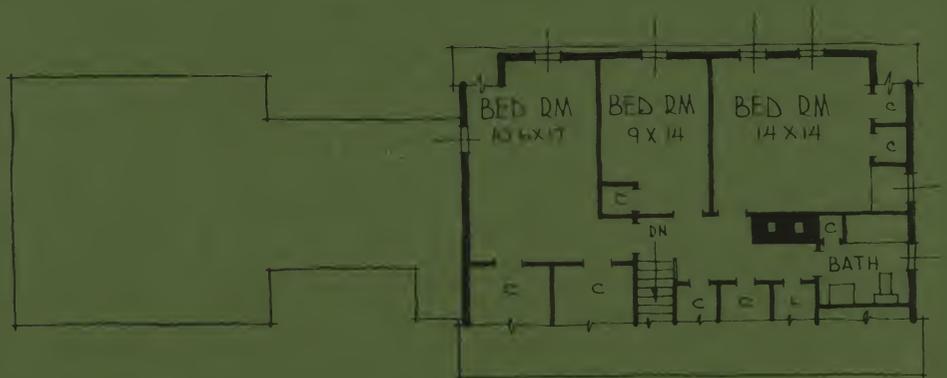
This was the first time that modern and traditional architects worked side by side in a nation-wide feature of this sort.

It is interesting to note that Mr. Wills' house was actually built in Minneapolis by the original family who considered it, with but few variations from the design. More reproductions of this house were built throughout the country, than of any other design submitted in the program.

An alternate of the exterior design, with shingle walls and standard windows is shown on opposite page.



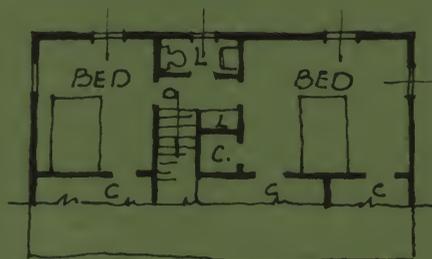
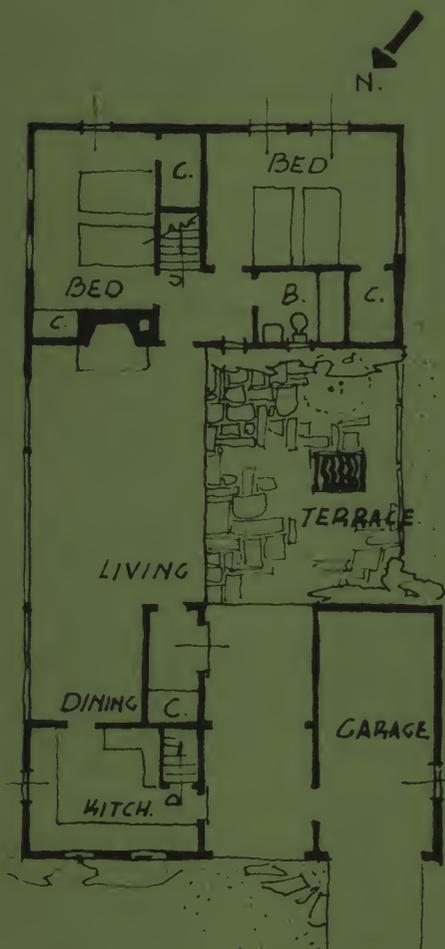
28,104 CUBIC FEET



The original sketch of the "LIFE" house on the opposite page and the alternate of the exterior design shown above, were both based on these floor plans.



26,260 CUBIC FEET



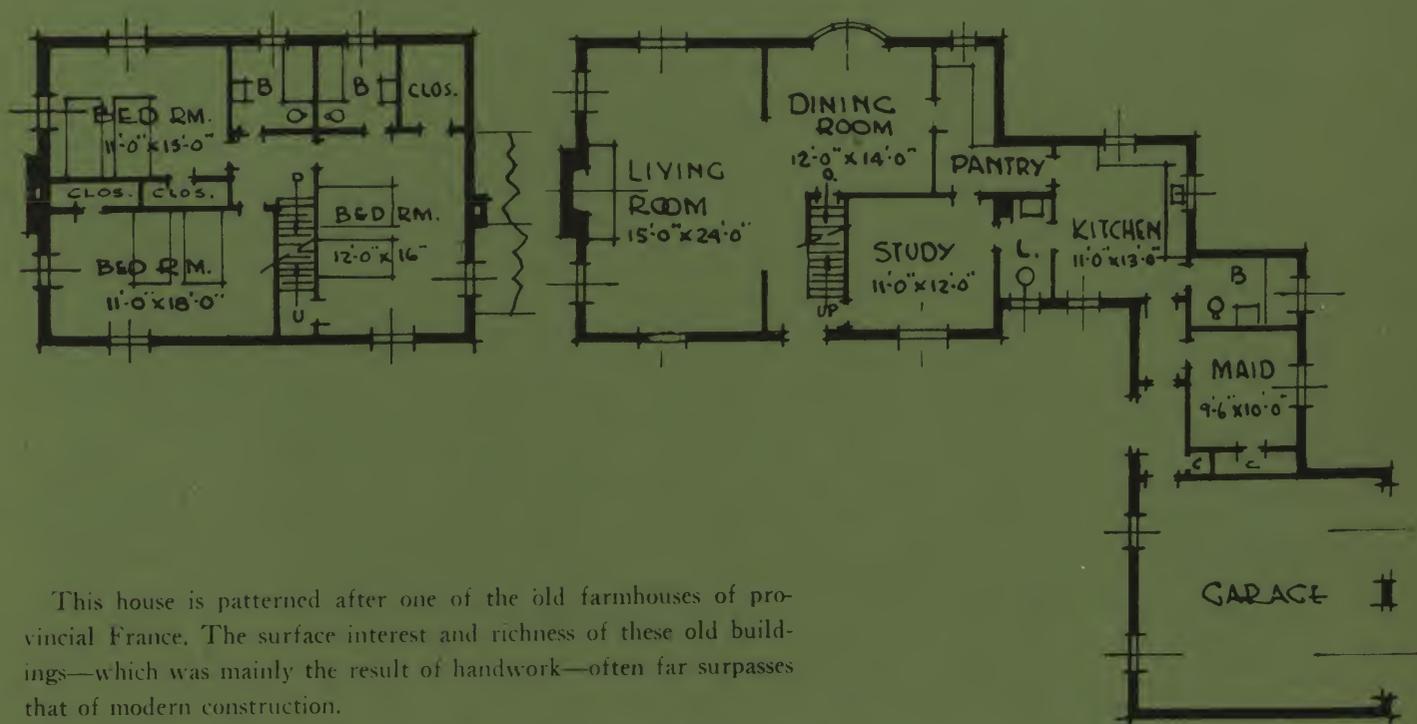
This little house is designed around a lovely courtyard garden with a sunken pool. Not many houses can afford the luxury of such a flag-paved court, but this one is so small it has just enough garden space to keep the average not-too-garden-minded person happily busied with clumps of fragrant perennials, and perhaps low-growing ferns and iris about the little pool.

The house is planned for a narrow lot. One enters by way of an archway to the front door, and thence to the living-room. The living-room is glazed on the garden side with sliding glass partitions which open to the courtyard. The opposite side may be of glass or not, depending upon the desirability of the view.

The effect of the whole is a modern plan with an exterior which should satisfy the most conventional person.



32,768 CUBIC FEET

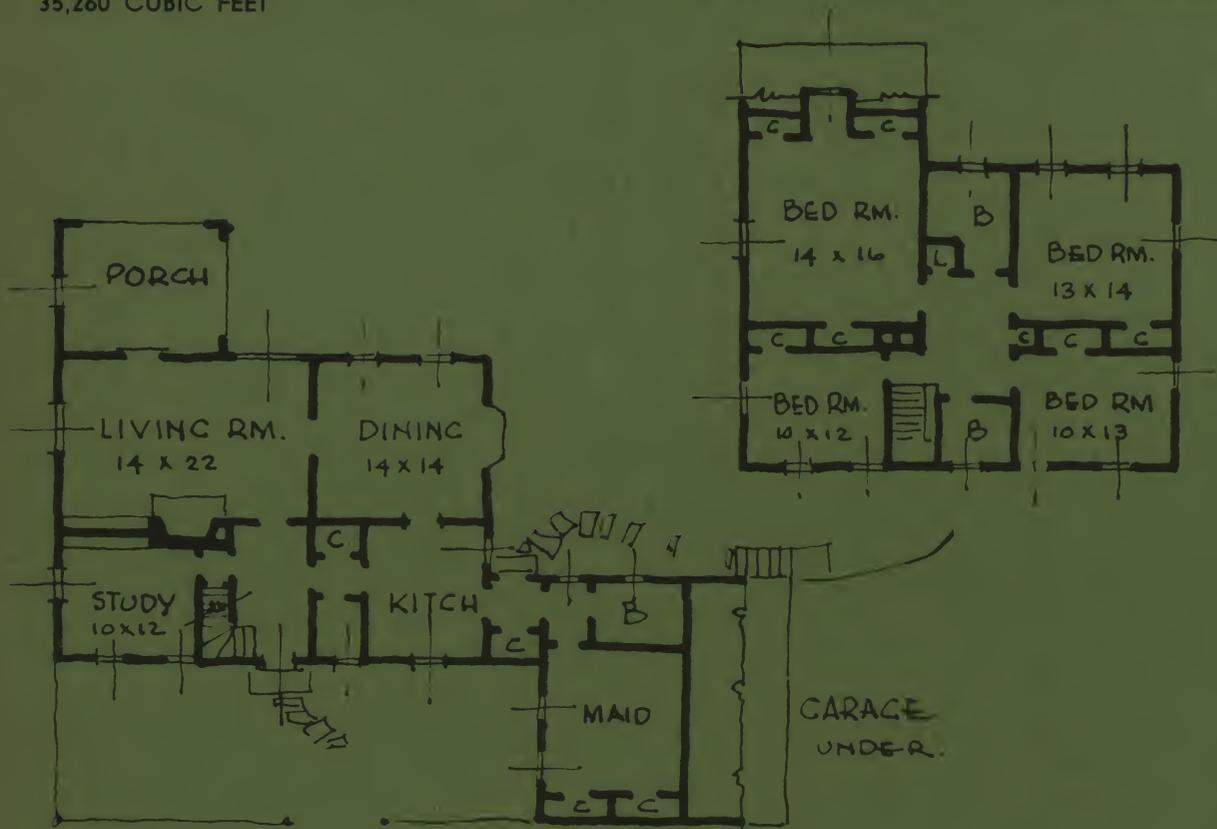


This house is patterned after one of the old farmhouses of provincial France. The surface interest and richness of these old buildings—which was mainly the result of handwork—often far surpasses that of modern construction.

Although the workmen who built those early houses were often untutored peasants, their living was enriched by contact with beauty of the past, and their native imagination gave them the wherewithal to produce good architecture. Of course when they built their houses they built forever, and the beautiful whitewashed walls, uneven tile roofs, and patterned brickwork are particularly gratifying.



35,260 CUBIC FEET

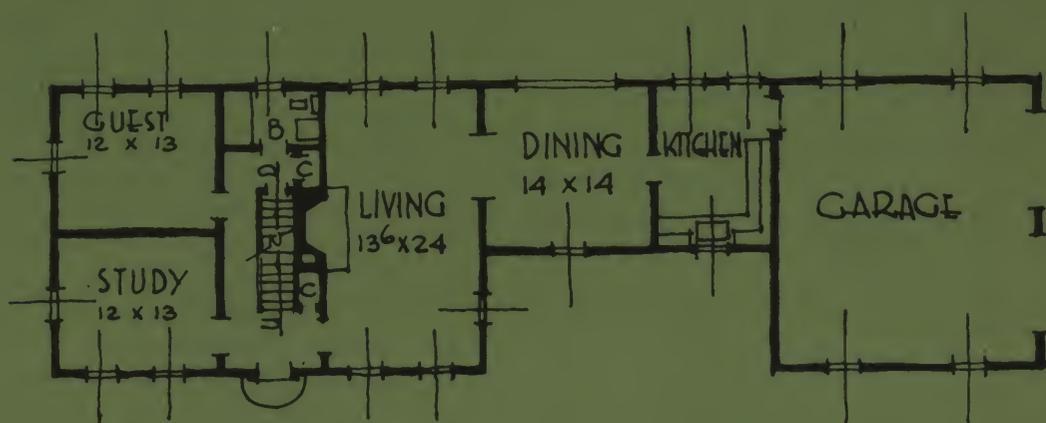
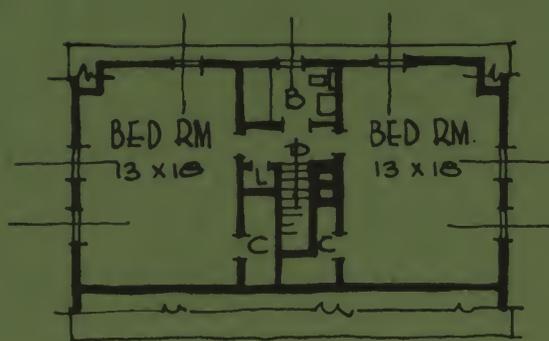


People seem to be trending more and more now-a-days to simplicity in houses, and attaining a maximum of living space at a minimum of cost. Here we find a simple Colonial house in its best form—well-proportioned, a more or less symmetrical front facade, a simple and dignified entrance, and a large central chimney—and graced with the informality of an ell with two-car garage beneath.

The plan is not the conventional type, but has the living and dining-rooms across the rear of the house. The second floor takes advantage of every inch of space and provides large and pleasant bedrooms.



26,500 CUBIC FEET

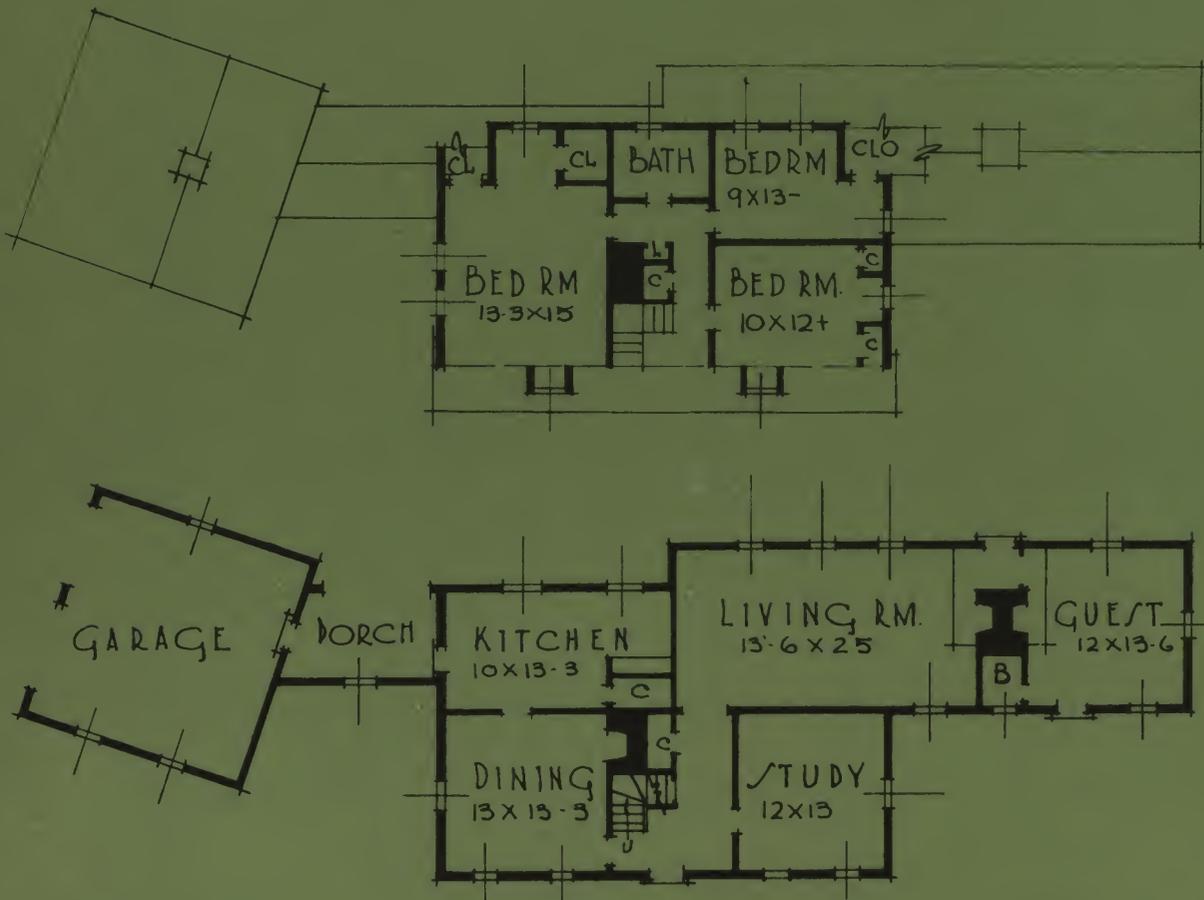


This pleasant combination of roof lines and connecting ells embraces a much more compact plan than would at first appear. Two bedrooms and a bath have been located on the first floor, as this is essentially a one-story house. This arrangement, of course, is not quite conventional, but often makes for comfortable living in winter when the two bedrooms and bath on the second floor may be shut off from the rest of the house.

The dining-room and kitchen are conveniently located in the ell, with a two-car garage beyond.



27,496 CUBIC FEET

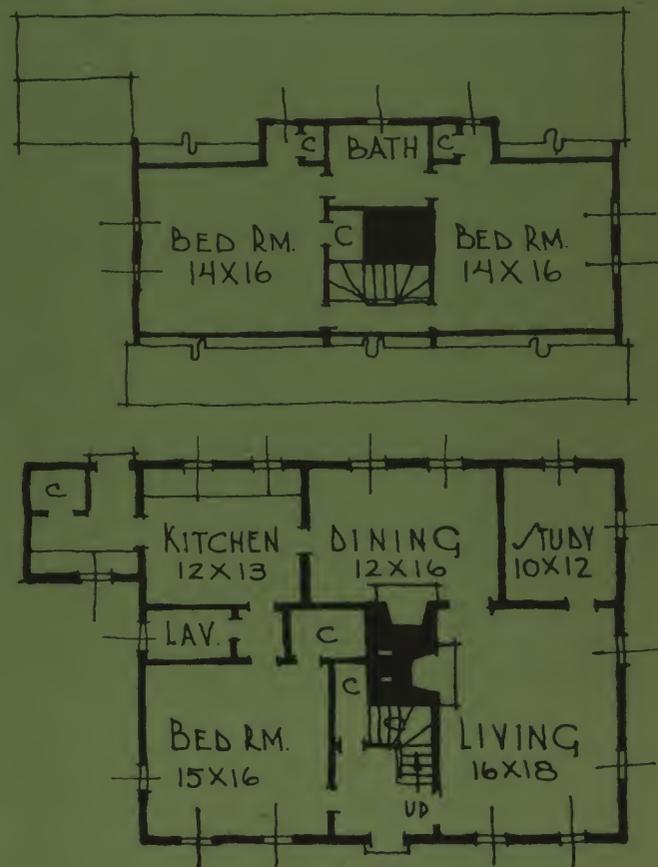


The farmhouses of New England represent a kind of architectural genealogy. With every increase in the colonial family, another wing was hospitably added without any fuss. The addition took the easiest form as an answer to the need, and the result was a casual, unstudied harmony that some of our best architects find difficult to achieve. The endless caricatures one sees in many suburban developments serve only to emphasize this point; it was the spirit of sturdy lack of pretention which really made these houses so attractive. To get the same result in our modern house we must duplicate its progenitor in spirit as well as in superficial form.

This house has an unusual, but livable plan. One enters into a hall which runs through to a living-room at the rear of the house. To the right of this hall at the front is a study with a paneled dado and geodetic maps in blue and buff above. To the left of the hall are the dining-room and kitchen.



26,100 CUBIC FEET



There are many formulae for the creation of the perfect gambrel roof. Some roofs, as in the Hancock-Clarke house, at Lexington, have a slope from the eaves of near 45-degrees, and we believe the Harlow house, at Plymouth, is somewhat lower in pitch. Many Connecticut examples show a steep roof up from the eaves.

The perfect gambrel seems to be rather a matter of flawless proportion than of this or that particular roof pitch. While driving through the good old town of Ipswich we spied an intriguing gambrel, topped by a gargantuan chimney. The roof was dormerless and low at the eaves, with rather a steep pitch, and the rear roof carried out in a low slope. Here, then, was an answer to the perplexing enigma—the perfect gambrel, not made by formula—and so, when we got back to the office we drew one as near like it as we could—and here it is.

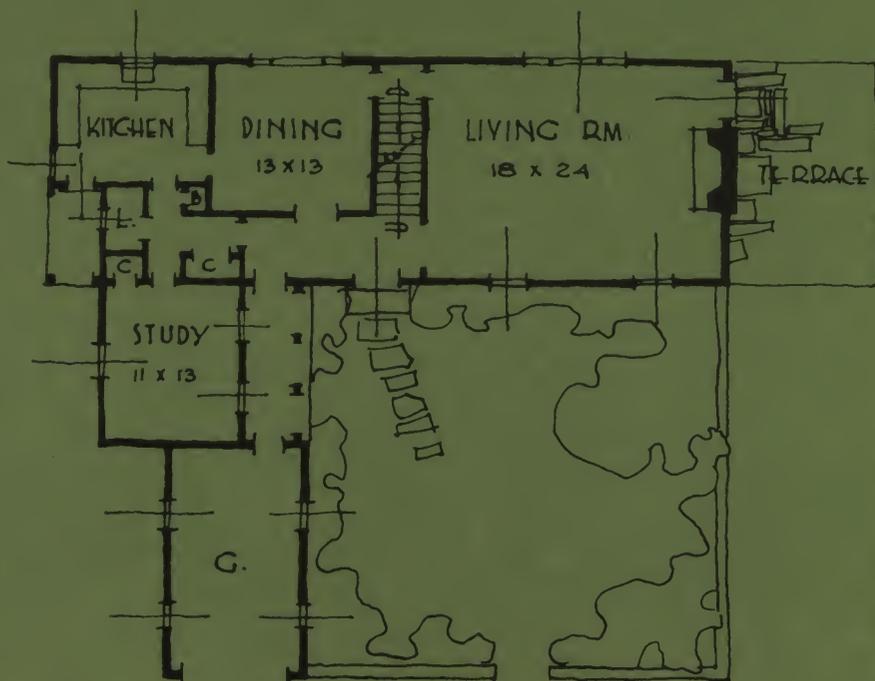
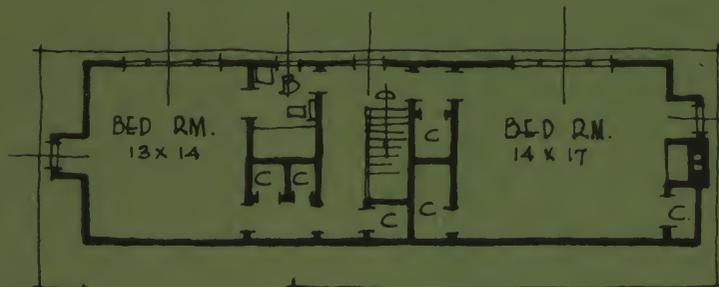
And in order to make it as near the original as possible, we only put two bedrooms upstairs; but there is an extra bedroom and lavatory on the first floor.



28,832 CUBIC FEET

The minor buildings of provincial France were of picturesque shapes, peculiarly suited to their sites. All seemed to go pleasantly together, mildly following tradition but not ruled by it. The numerous farm buildings were almost invariably grouped around a court, often walled about, with a fruit tree or two within. The roof masses, walls, and entrance gateways gives us many variable ideas for our own little houses.

The house shown is of flush boards, painted white, with roof of wood or slate. The first floor shows a large living-room, dining-room and kitchen, with an extra room which may be used for a study, maid's room or downstairs bedroom; conveniently located as it is to the lavatory it should make a useful all-purpose room.



HOW TO SAVE MONEY BUILDING A HOUSE

Prognosticators may come and prognosticators may go and styles may change, but the cost of the house will always depend, fundamentally, on its shape, the use of stock material and simplicity in the structural shell. The reason the shape is so important is because outside wall and roof construction is relatively more expensive than interior walls, and a simple square form will enclose more space than an "L," "U" or "H" shape. Another thing is, that straight-wall construction is cheaper than corner construction. Irregularly shaped houses, of course, have more corners and therefore are more expensive. A rectangular shape naturally simplifies the framing. A thought to bear in mind is that a relatively inexperienced carpenter may frame a house in its simplest shape, whereas if it is complicated he may be unable to do the work. With such a shortage of really excellent mechanics as we may experience in this era, it is desirable to strive for simplicity.

Standardization is a "must" so far as any parts of the small house go. It is surprising how many compositions and arrangements of rooms may be made using standard size floor and ceiling joists, without monotony. It is quite obvious that the use of standardized joists eliminates waste in labor and materials. Such matters are relatively unimportant in larger houses, because the cost of the joists in proportion to the entire cost of the structure is little. In a very small house, it is of the utmost importance to get the maximum size rooms permissible with a given piece of lumber. The simple plan such as we have spoken of before permits the use of a simple framing system of floors, walls and roofs. Floor plans should make maximum use of the joists. Obviously a house with one girder through the center is cheaper than a house of the same area with two girders.

Another thought to be borne in mind with relation to framing is that it should be so arranged to permit the installation of pipes and ducts without unnecessary cutting.

It is evident that recessed radiators and other recessed features are more expensive because they require so much cutting.

Cut-up roofs add to the cost, and increase the upkeep.

Considerable savings may be made by a reduction in the total wall heights. Frequently

a little thought in the planning of the house and in the framing will permit the use of lighter structural members, thereby reducing the over-all height by as much as 4". Even in a small house this saving in height would result in a saving of \$40 to \$50.

It goes without saying that the use of stock sash, doors, frames and other millwork provides definite economy, and it is a well-known fact that such items carried in stock by local mills are less expensive than those shipped from long distances. Almost any desired effect may be obtained by the use of stock mouldings. In the past few years most manufacturers have become design conscious and provide stock items in excellent taste.

Economy in equipment is a natural result of good planning.

Plumbing fixtures should be located so as to avoid an excessive amount of piping. In a 2-story house it is possible to arrange the laundry trays and the lavatory and bathroom fixtures all on one main stack, while in a 1-story house many good plans can be arrived at that place all plumbing back to back. Slight inconveniences in planning, such as a bath tub under a window, are sometimes necessary to achieve the ultimate in economy.

A hot-water storage tank should be located near the fixtures requiring hot water. Economy of maintenance is attained by the proximity of the water heater to the fixtures, in that a smaller quantity of hot water is used.

Heating:

Just as a room heats best with a stove in the centre, so a house heats best with the heating system placed as near the centre as possible.

For the very small house, a forced warm air heating system is economical and satisfactory.

Great strides are being made in the production of minimum size boilers and furnaces. At the present time a gas forced warm air unit is available which can go inside a closet 2'0" x 2'6". Naturally it is desirable to have more space for the heating system, but where basements are not included it is often necessary to place the equipment in a very small area.

With a centrally located heating system it is possible to have the shortest lengths of

HOW TO SAVE MONEY BUILDING A HOUSE

pipes or ducts to each room, and more positive circulation of heat and more uniform temperature control are provided.

In this connection, it is well to comment that an inside chimney is more economical since it permits the use of a centrally located heater and provides better drafts.

Exteriors:

Probably I have said enough about simplicity, but on the exterior it is quite true that a simple house with a simple composition is the most effective. Care must be used in the arrangement of wall spaces and door and window openings. A house with good proportions of wall areas is the best.

Every one knows that a small 1-story house creates a better appearance than a 2-story

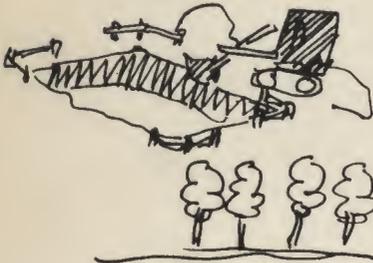
house of the same floor area. This is because the height is out of proportion to the width in the very small 2-story house.

We have all seen small houses that were so cluttered up with different materials they actually looked smaller. If you want your house to look as large as it actually is, it would be well to strive for a minimum of different materials.

I imagine that I said somewhere before that the house should be set as close to the ground as possible.

Don't have your doors and windows any larger than they need to be for maximum economy. This does not mean that large windows are not desirable in their place, but they do increase the first cost as well as the heating cost.

MORE DOLLAR SAVERS FROM AN ARCHITECT'S HANDBOOK



Sand or gravel make the cheapest site on which to build.



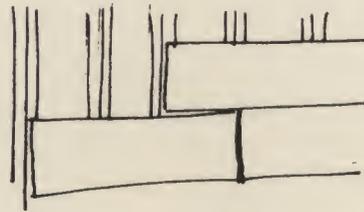
Too many trees make digging slightly more costly, but may save on your landscape bill later.



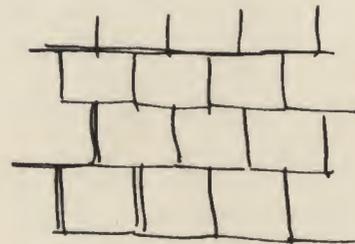
It saves money to take prices when builders are not busy. This means in Winter.



Then building can be done in the Spring when it is cheaper, due to good weather.



Gypsum board may be used in place of under boarding on side walls. It is grooved and waterproofed. It is more suitable for use with siding or brick veneer than with shingles.



Asbestos shingles used on side walls save painting. These are easy to apply and can be obtained in pure white or oyster white and appear almost the same as wood shingles.

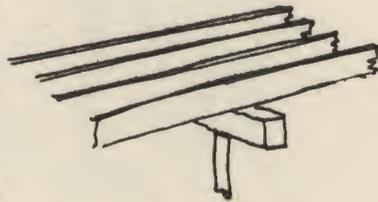


Stained exterior walls save dollars. Although the house must be restained almost as often as it would require painting, it is a relatively simple job and the home-owner himself can do it. A good oil or creosote stain is best.

Don't turn up your nose at salvaged materials. Second-hand bricks give sizable savings and stand up well. Use only hard-burned brick for outside work.



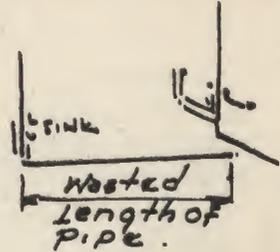
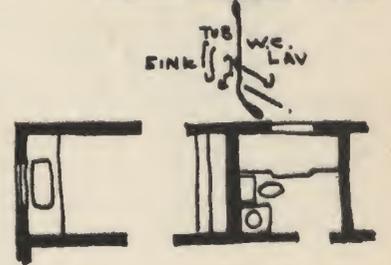
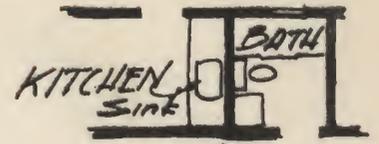
Second-hand lumber makes good framing—remember it is well seasoned.



Of course, don't use any rotten lumber.

Used boards are generally too split and broken to use on a new house.

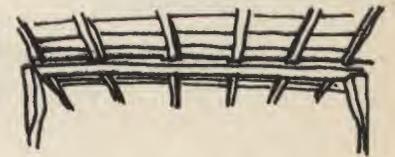
Plumbing should be central. This means that baths and kitchens should be back to back on a 1-story house, and directly below each other on a 2-story house.



Second-hand tiles may be used for fireplaces. Decorative ones are best.



Old beams look well in ceilings, and incidentally save the cost of plaster.



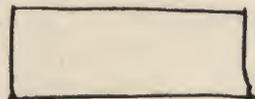
A square house like this is cheaper to build than a long house,



Fine old doors may often be found in wrecking yards.



Because the long house has more exterior wall.



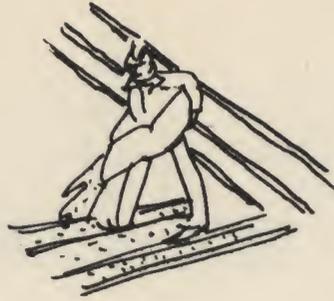
They frequently contain old hardware intact, which may be used in the new house.





If saving dollars means much to you, why not do some of the work yourself, such as painting?

Good-quality materials and reasonable care will insure good results.



You can insulate your own attic; either rock-wool batts or loose fill can be purchased at your local lumberyard and can be installed by yourself.



Grading is back breaking, but dollar saving.



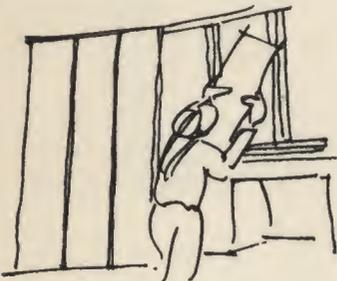
You can also insulate the side walls, and save \$40 or \$50. A waterproof blanket insulation is easy to install and should be nailed in between the studs with wood lath to keep from tearing the paper.



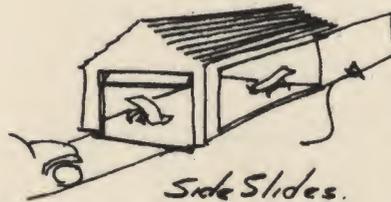
And you can certainly lay your own brick walk.



If you buy and hang your own storm windows, you can save quite a bit of money.



Almost everyone does his own recreation room — so can you. Pine boarding, ready matched and moulded, is simple to install and makes a good room.



It's a dollar saver to use your garage as a porch in the summer. The car can be left out in summer.



You can easily build your own driveway. A firm foundation and a good topping are the main requisites.



Redwood blocks make satisfactory terraces and cost very little.



If you are clever with tools, you can make your own screens.

HIGH HOUSE OR LOW HOUSE

One of the first questions a budgeteer asks is, "Which is cheaper, a 1-story or a 2-story house?" When we first started to look into the question we felt that a 2-story house was decidedly the cheaper, but after we got through with the following figures we found that the actual difference was not great. But square foot for square foot, a 2-story house is slightly cheaper.



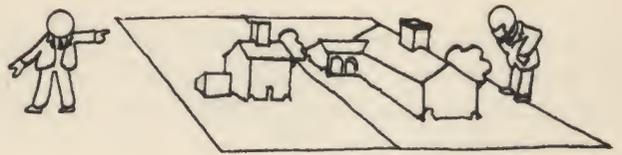
Since there has been considerable interest in the 1-story house all over the country, we thought it would be a good idea to estimate the actual difference in cost and see where the difference came. We felt it would be well, too, to compare the advantages and the disadvantages. To be perfectly fair about it, we have taken a typical 2-story house with one bath and compared it with a simple 1-story house with the same sized rooms, approximately the same size basement area, and as near as possible the same over-all square foot area.

THE 2-STORY HOUSE

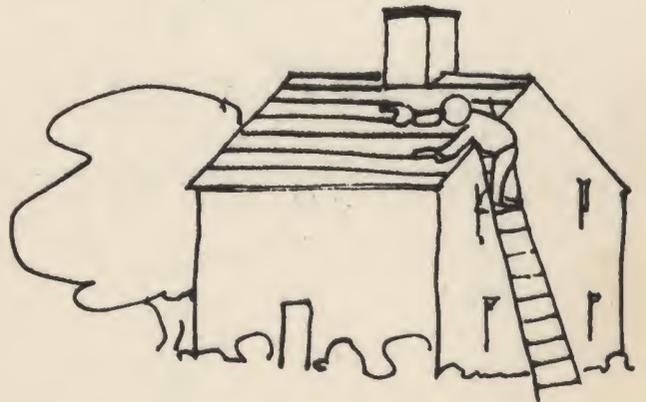


Its Advantages:

It covers less ground area. Given a small lot, given your choice between spreading six rooms sidewise on one floor or stretching them up into the air, you will choose the 2-story house to do the better job.



It needs less roof to cover it. Therefore, the cost of the roof is lower. By actual count, there is a saving of \$340.00.



And, of course, there is less cost for floors and ceilings, too. To be exact, \$158.00.

The interior partitions are less by \$140.00.

Doors, windows and screens are less by \$63.00.

Insulation cost is less by \$52.00. This figure may surprise you.



Its bedrooms, being higher, gain better air circulation.



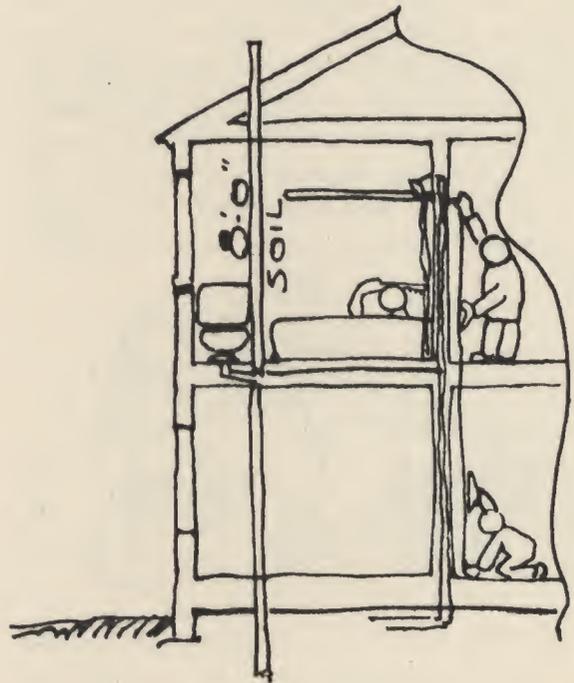
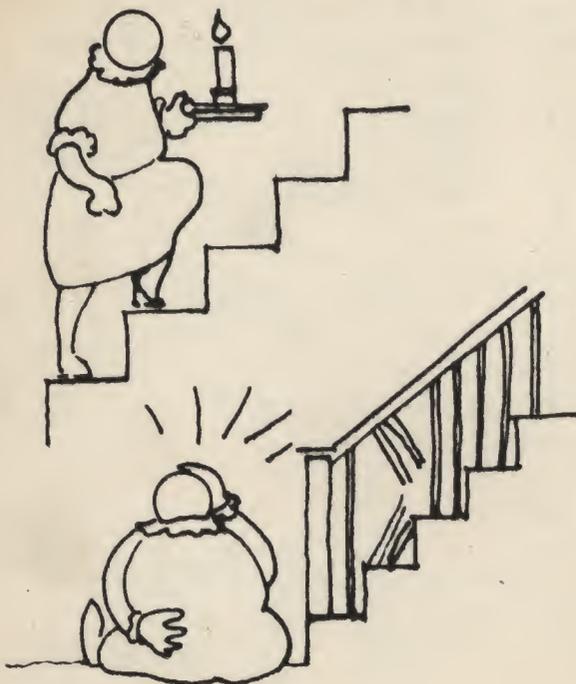
HIGH HOUSE OR LOW HOUSE

Bedrooms on the second floor are inclined to have more privacy, due to the fact that passers-by on the street cannot look directly into the rooms.



Its Disadvantages:

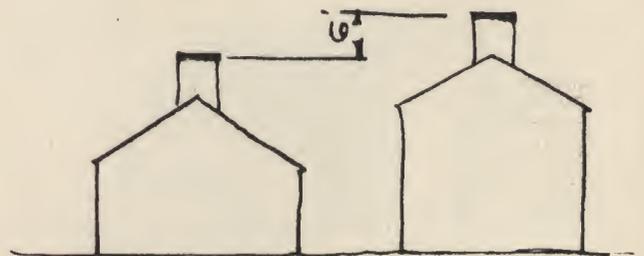
You will have stairs to climb, at a cost, to be exact, of \$104.00. And here's a fact to remember: one-fourth of all accidents in the home happen on the stairs!



It is quite obvious that more plumbing lines are needed. There are 8 ft. more of soil pipe and some 20 ft. more of water pipe required, and when you get through you will have spent \$57.00 for them.

It requires more heating lines or ducts, at— as near as we can estimate—\$58.00.

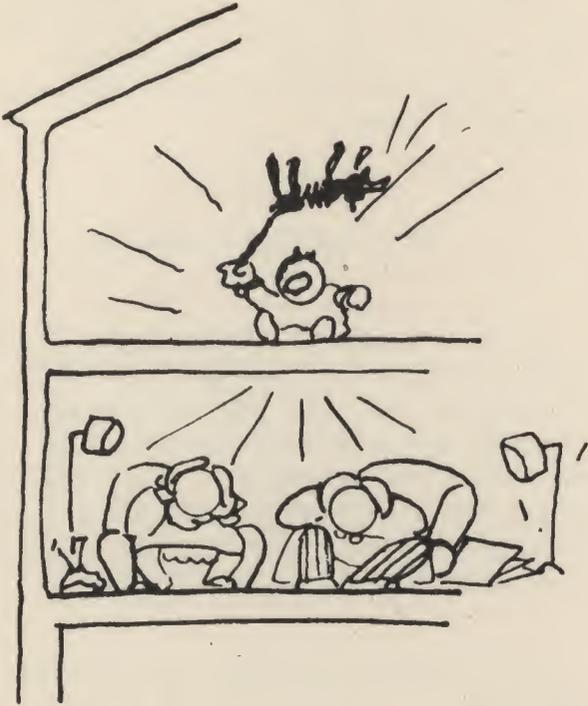
Your chimney is bound to cost more, because there are 6 ft. more of it. These 6 ft. will cost you exactly \$46.00.



There is more chance for shrinkage. Staging is expensive.

It is more expensive in upkeep, due to the fact that you cannot do much of the work yourself.

HIGH HOUSE OR LOW HOUSE



Noise filters downstairs, even through the best insulated ceilings.

And the 2-story house does not present the pleasing, ground-hugging appearance that most persons prefer.

THE 1-STORY HOUSE



Its Advantages:

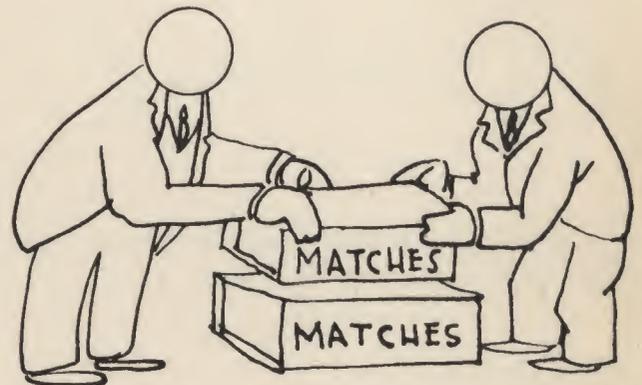
There are no stairs to climb. This means easier housekeeping (no lugging of cleaning equipment up and down stairs and linens are closer to the laundry); greater safety from stair accidents, and less chance of danger in case of fire; more flexibility of space due to eliminating the stair hall.

It is quieter. There is no overhead tramping, and rooms can be aligned in relation to one another to act as buffers against inside and outside noise.



Every room is on the ground floor level, suiting the house better to outdoor-indoor living. This is a proven factor in warmer climates, but of somewhat doubtful value in colder sections.

The ceiling and rafters may be trussed, so there will be no bearing partitions on the first floor. In this way you may have more flexible planning.



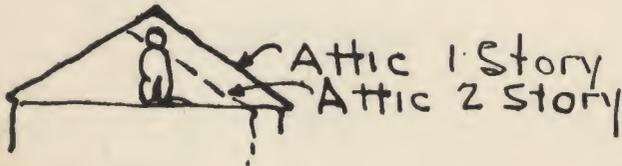
There will be lower wall cost because there is less outside wall, by exactly \$170.00. To prove to yourself that there is less wall in a 1-story house, place two match boxes touching together side by side and figure their exposed side-surface area; then place one box atop the other and refigure; the difference will amaze you.



It is less expensive in upkeep, if you are like most people and do your own repairs. You can paint most of a 1-story house on a stepladder, and gutter and roof repairs are correspondingly simple.

HIGH HOUSE OR LOW HOUSE

It has an attic about twice the size of that of the 2-story house, making future expansion quite simple.



Since the trend is toward larger sites at a somewhat greater distance from cities, more land is available for a 1-story house.



A 1-story house looks better on any lot; rolling, hillside, or what have you.

Its Disadvantages:

It requires more foundation per room. The exact extra cost for the 1-story house, figuring on a partial basement only, is \$280.00.

More roof is required to cover a given number of rooms. There are actually 845 square feet more of roof on the 1-story house.

A larger site will be needed for a given number of rooms.

THE 1½-STORY HOUSE

A compromise, of course, is the 1½-story house. This type of construction has the virtue of economy and does achieve to some extent the attractive low lines of a true 1-story structure. However, it retains the space and safety hazards of a stairway, and the upstairs rooms as a rule are small, and cramped by slanting side walls and a lack of window area.

In an actual comparison of building costs, assuming a 1½-story house of the same size first floor as the 2-story house we have been talking about, the second floor rooms will be slightly smaller and the cost of the whole house exactly \$124.00 less. This is due to a slight saving in materials.

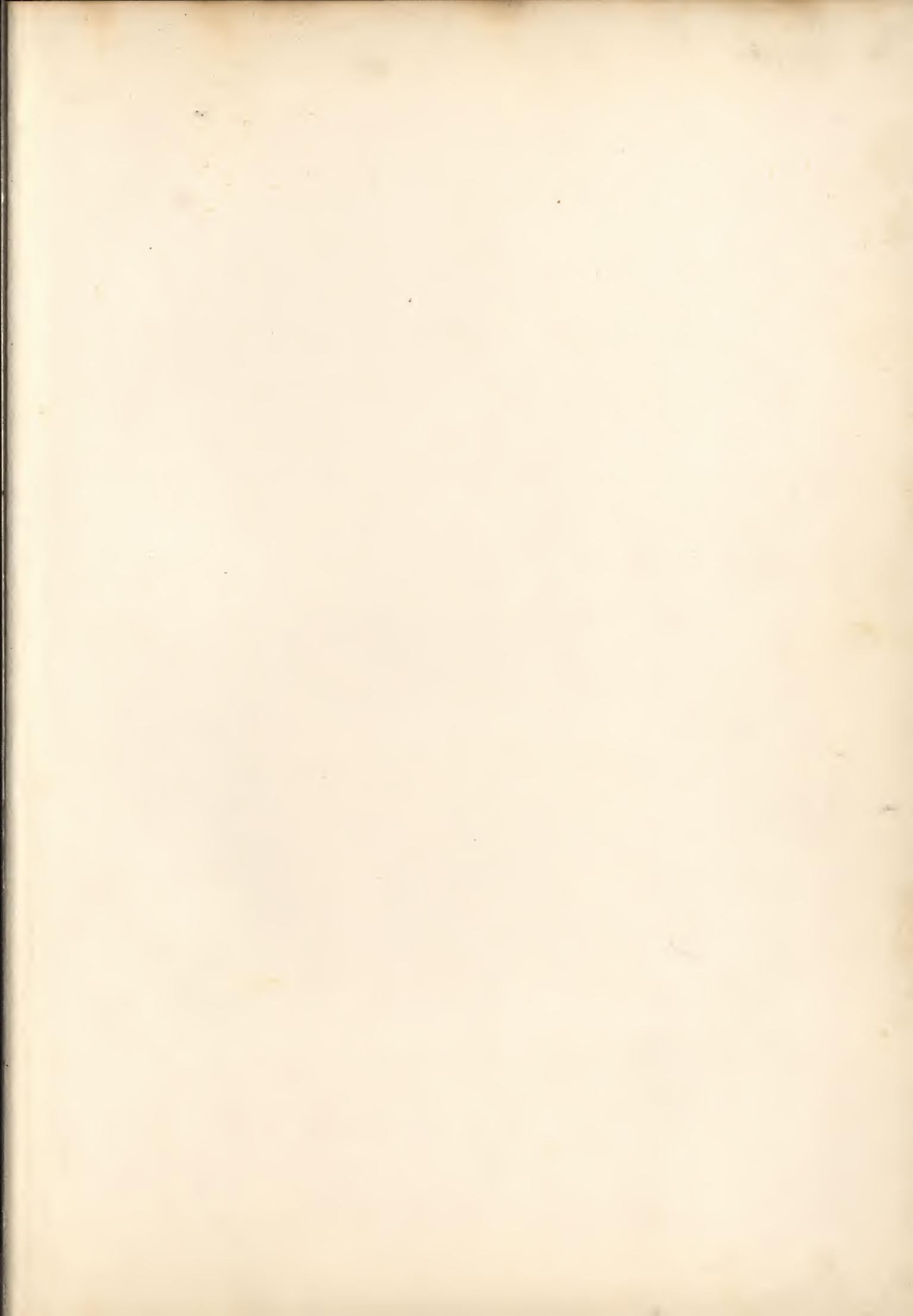
SUMMARY

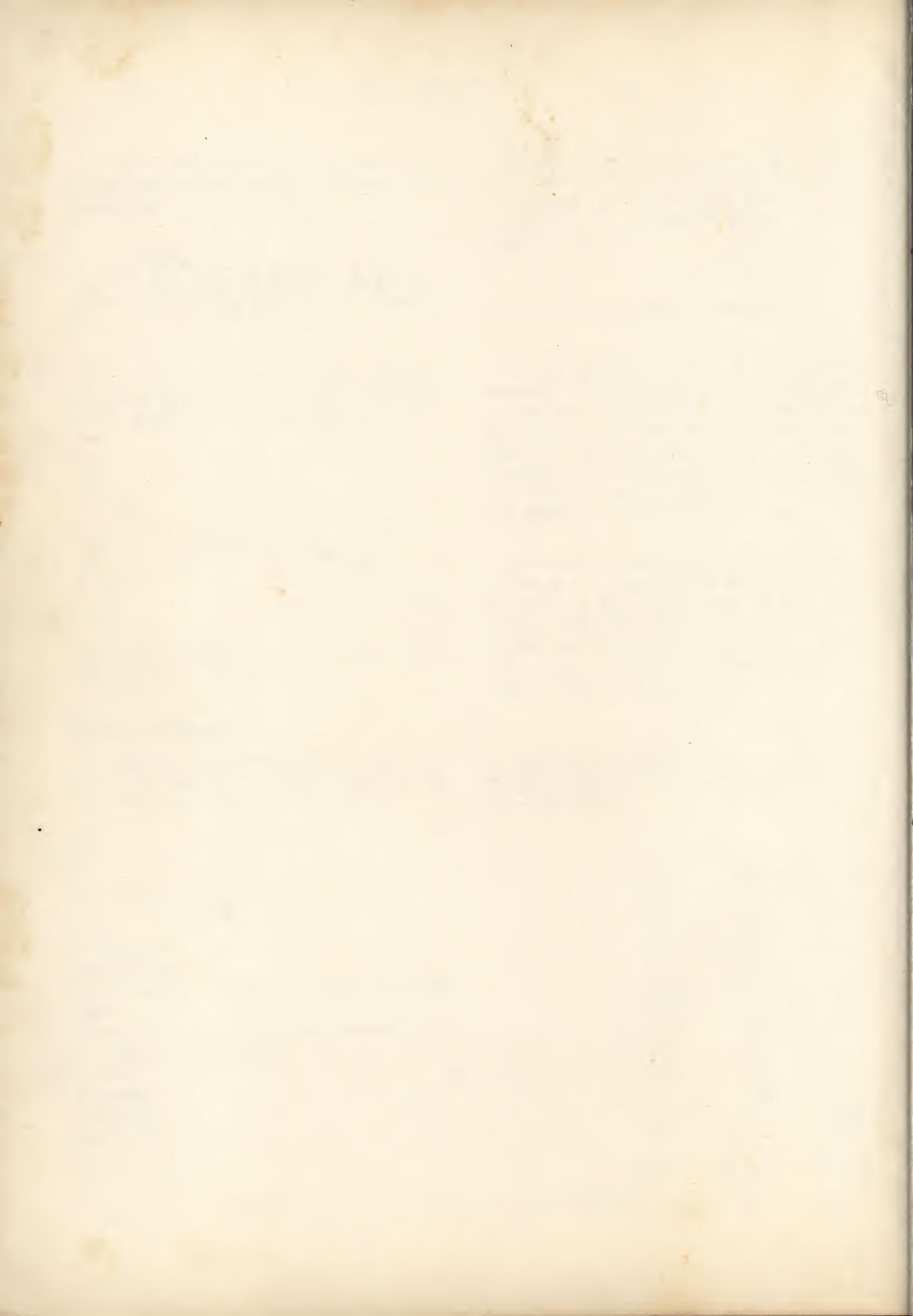
(We have assumed current rates for skilled and unskilled labor and present costs of materials as quoted in or near a large city in making our dollar totals. Garages and porches are not included in these estimates.)

	1-Story	2-Story	1½-Story
Basement	\$1,055	\$ 775	\$ 775
Floors and Ceilings	1,387	1,229	1,145
Roof	665	325	386
Exterior Walls	1,069	1,239	1,102
Interior Partitions	917	777	863
Windows, Shutters, Doors, Screens, and Shades	1,083	1,020	989
Stairs	57	161	161
Closets, Cabinets, Mantel and Medicine Cabinet	529	529	535
Chimney and Fireplace	299	345	345
Heating	690	748	748
Electrical	194	194	194
Plumbing	575	632	632
Insulation	245	193	168
TOTALS	\$8,765	\$8,167	\$8,043

10-1808

NOTE: Part of this material has already appeared in "Better Homes and Gardens."







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