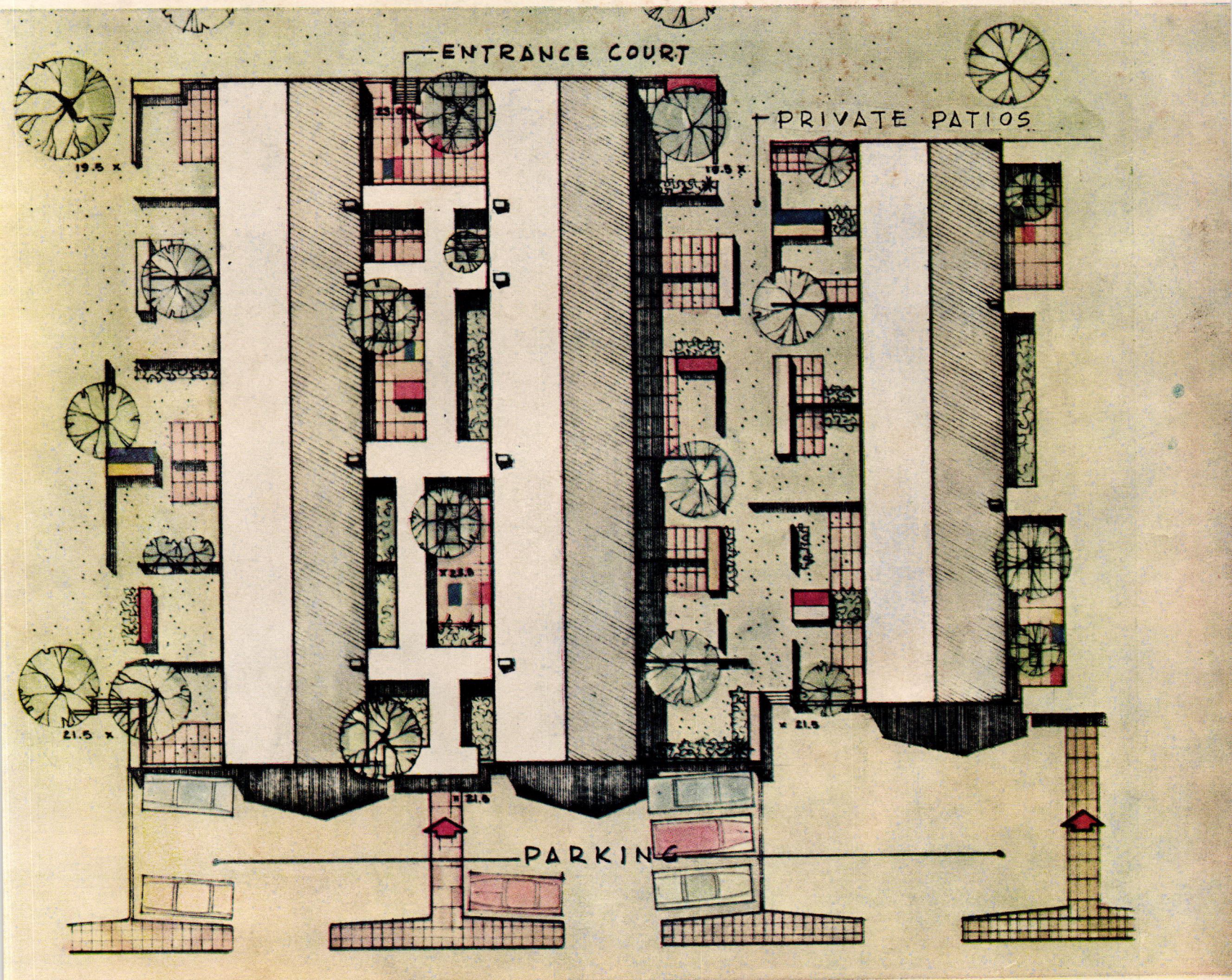


House & Home

OCTOBER 1957 SIX DOLLARS A YEAR—ONE DOLLAR A COPY

ARCHITECTS · APPRAISERS · BUILDERS · CONTRACTORS · DECORATORS · DEALERS · DISTRIBUTORS · FHA-VA · MANUFACTURERS · MORTGAGEES · PREFABRICATORS · REALTORS



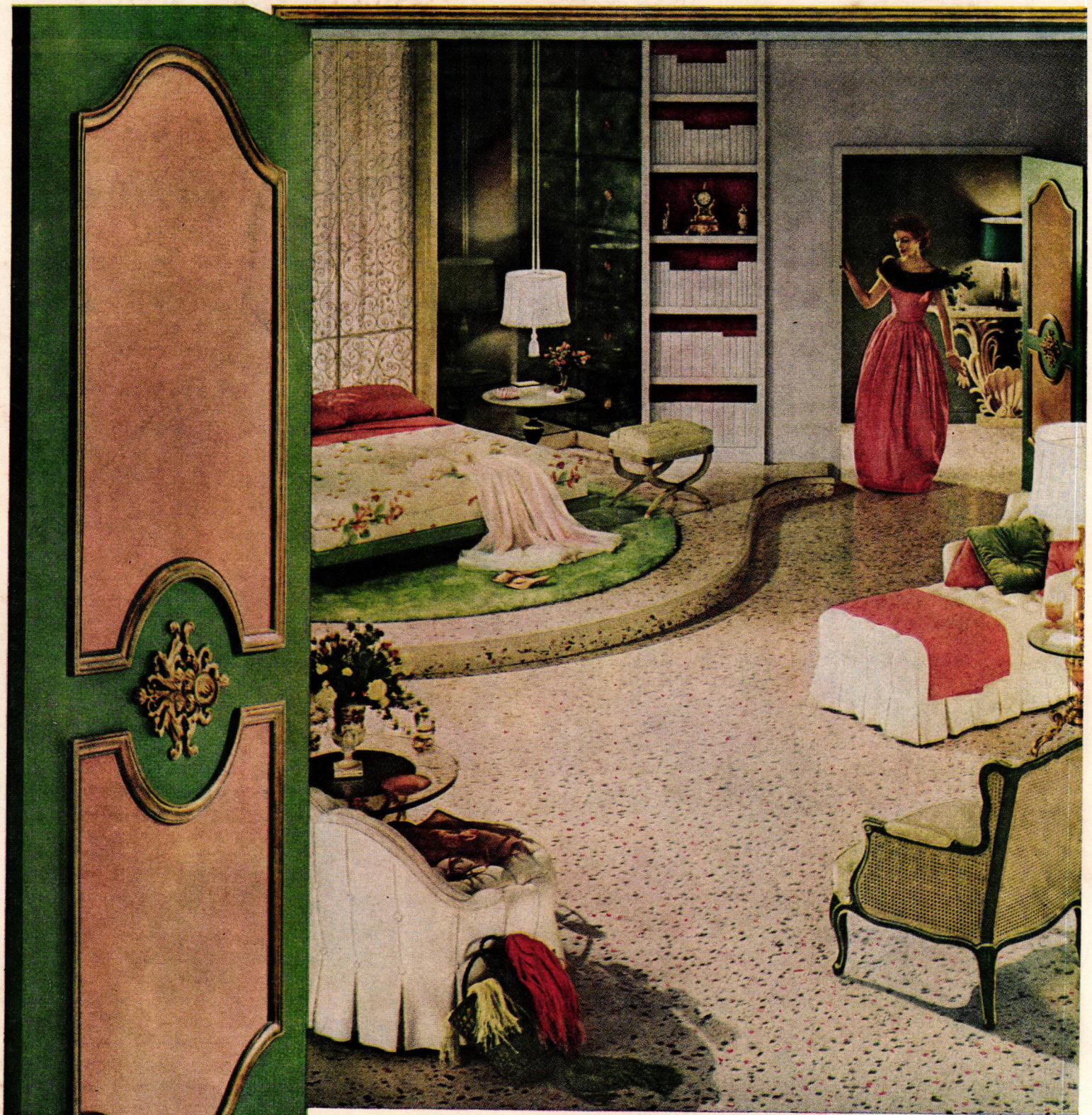
PATIO TOWN HOUSES: a better way to use too expensive land

■ Why Bill Zeckendorf may soon be the biggest US home builder

AIA jury picks the seven best new houses in the West

Tomorrow's housing industry: first report on ACTION's \$250,000 study

Just how — and how well — are new houses sold?



Buyers shop for this valuable extra . . .

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Gold Seal®
FLOORS AND WALLS

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SPECIFICATIONS: May be installed directly on above-grade floors of wood, concrete, or ceramic tile—including those with radiant heating. Available in 6 ft. wide yard goods and 9"x9" tile. Tile may also be installed on-grade.

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THE JURY: Proctor Mellquist, editor, *Sunset Magazine*; George Pardee, builder; Harwell Hamilton Harris, AIA; Thomas Church, landscape architect; Gardner Dailey, FAIA; Charles Eames, designer; Carl Koch, AIA, chairman.

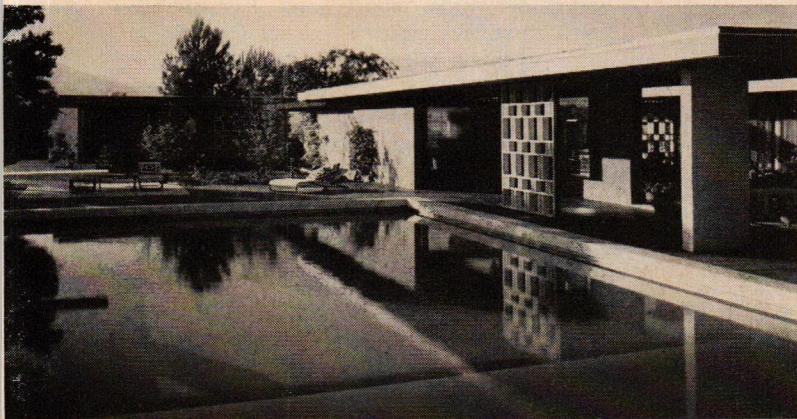
SUNSET and AIA pick the seven best houses in the West

Here and on the following pages are the seven honor award houses in the 1957 competition sponsored by the AIA and *Sunset Magazine*.

The entries—all Western houses built in the past three years—were in two groups, custom built and merchant

built. Carl Koch, chairman of the jury, says: "I think the most encouraging aspect was that the only unanimous honor award was to a builder's low cost house. Certainly the builders generally, and the architects as well, have a long way to go in low cost house design."

Irvin Kershner



The jury called this house "refreshing and unusual . . . a series of pavilions with a garden running through them." Architect Thornton Ladd also did the landscaping. Pasadena, S. O. Bennett, builder.

Only unanimous award winner was this house, built to sell for \$12,000, including architect's fee but not lot. In Kirkland, Wash. Paul Hayden Kirk & Assoc., architects. Robinson Homes, Inc. ➤➤➤

Honor awards went to:

Paul Hayden Kirk & Assoc. Merchant built. Below, and *HOUSE & HOME*, Oct. '56, p. 194.

Thornton Ladd. Custom built. Left, and *HOUSE & HOME*, Dec. '53, p. 118.

Paul Hayden Kirk & Assoc. Merchant built, p. 96-99.

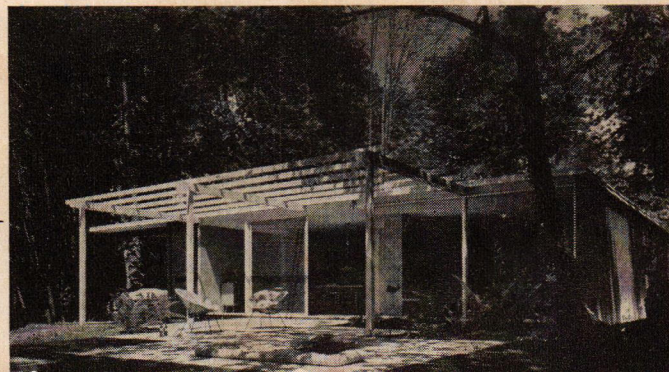
Paul Thiry. Custom built, p. 100.

Henrik Bull. Merchant built, p. 101.

Paul Hayden Kirk & Assoc. Custom built, p. 102-103.

Raphael Soriano. Custom built, p. 104-107.

Dearborn Massar

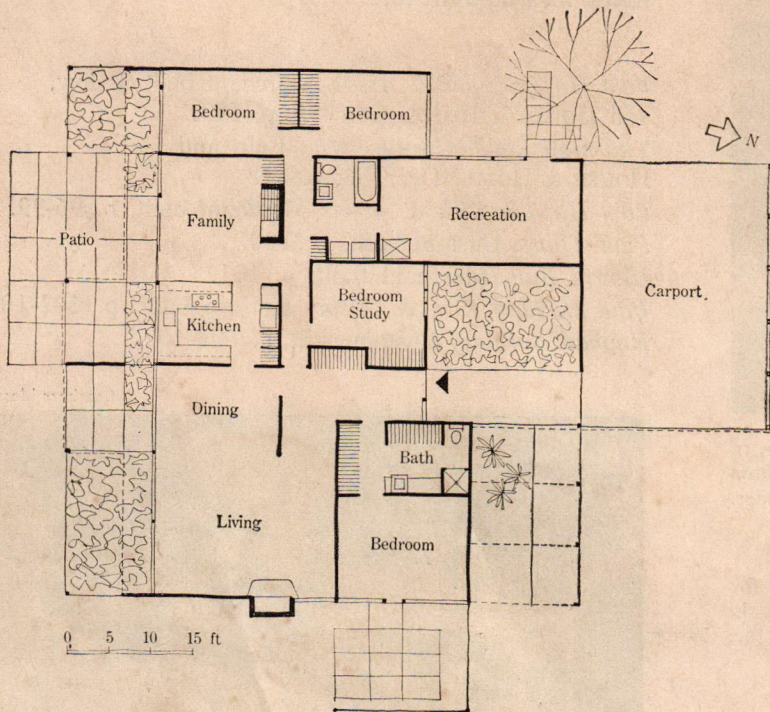


Photos: Dearborn Massar



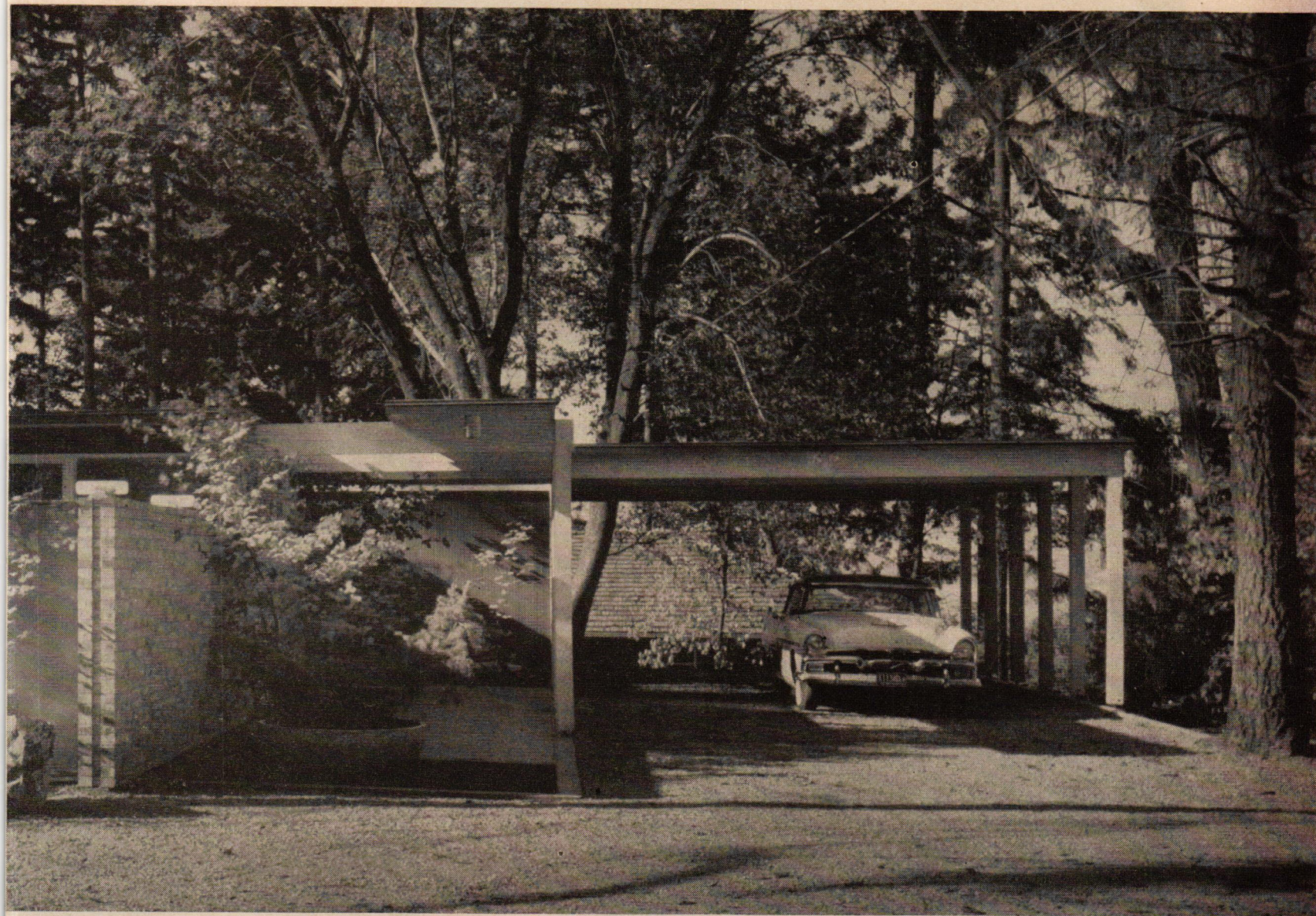
EVERY ROOM IN THIS HOUSE HAS ITS OWN SPECIAL YARD.

To make each part of this house fit closely to the outdoors, the architect broke the lot into a series of yards, courts and terraces, so each room has either a special view or an outdoor living space. And because this is a two-zone house, the quiet formal zone has outdoor areas that are separate from those of the informal active zone. For example, the master bedroom has a private court and the living room overlooks its own special planting area. And the noisy active parts, such as the kitchen and family room, open to their own terrace. The recreation room is near the service and drying yard. Like most good zoning, this locates the children's rooms next to the family room, in the active part of the house.



In Medina, Wash. Paul Hayden Kirk & Assoc., architects. Robinson Homes, Inc.

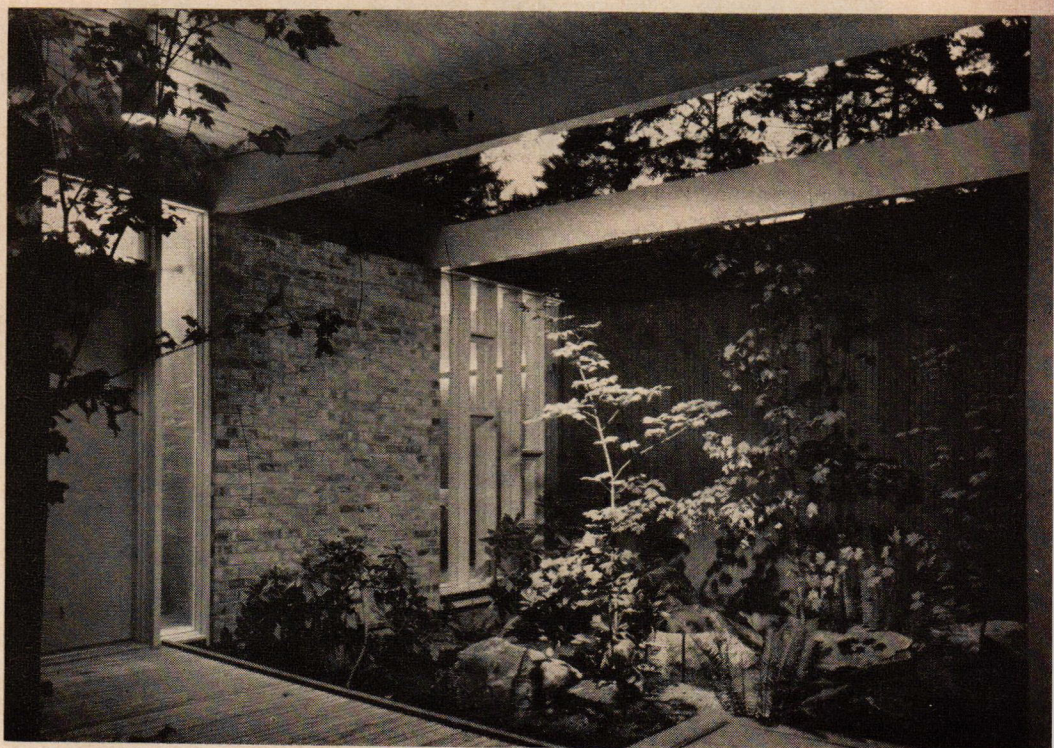
Formal zone can be completely separated from children's family-room activities merely by closing two doors, one to kitchen, one to hall.



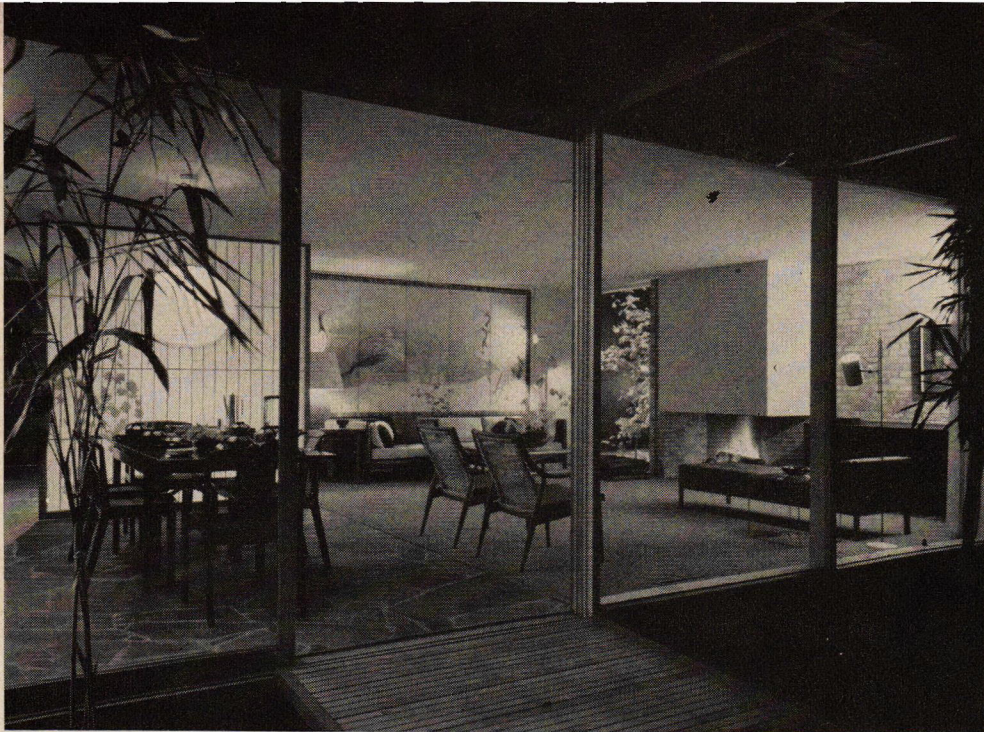
Obscure glass panels, wood fences and brick walls screen outdoor areas from street.

Designed for the Electri-Living program of LIVING For Young Homemakers.

Main entrance and bedroom-den are on the same planted court. Board walk, like this one leading to entrance, is repeated motif. ➤



More on this house on next two pages

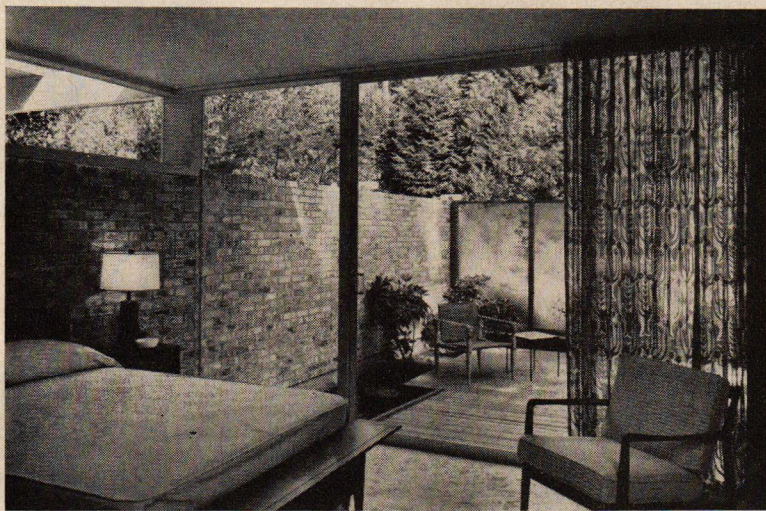


Photos: Dearborn Massar

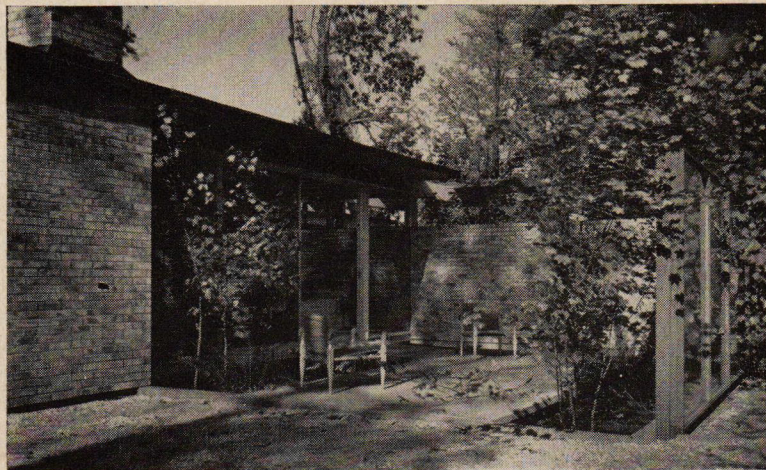
Doors open the whole side of living-dining area. Wood walk leads to terrace.

Presentation of this house begins on page 96

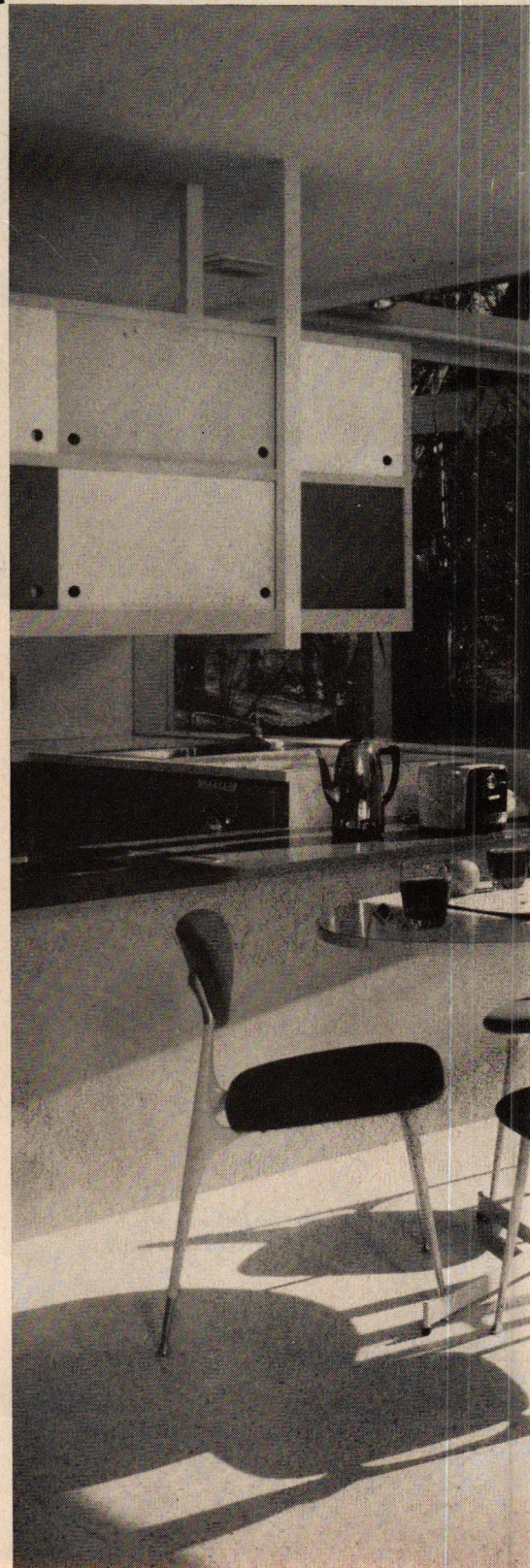
SLIDING GLASS DOORS OPEN ROOMS to the outdoors, and make them all seem light, large, and airy. The doors run from floor to ceiling, and as shown, often from wall to wall.



Extended brick wall and lots of glass make court part of the master bedroom.

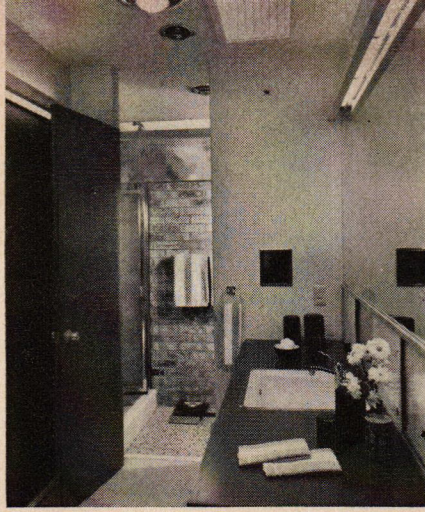


Planting and obscure glass screen, right, give privacy to master bedroom court.





Storage is varied in size, arrangement and color to make kitchen convenient, pleasant.

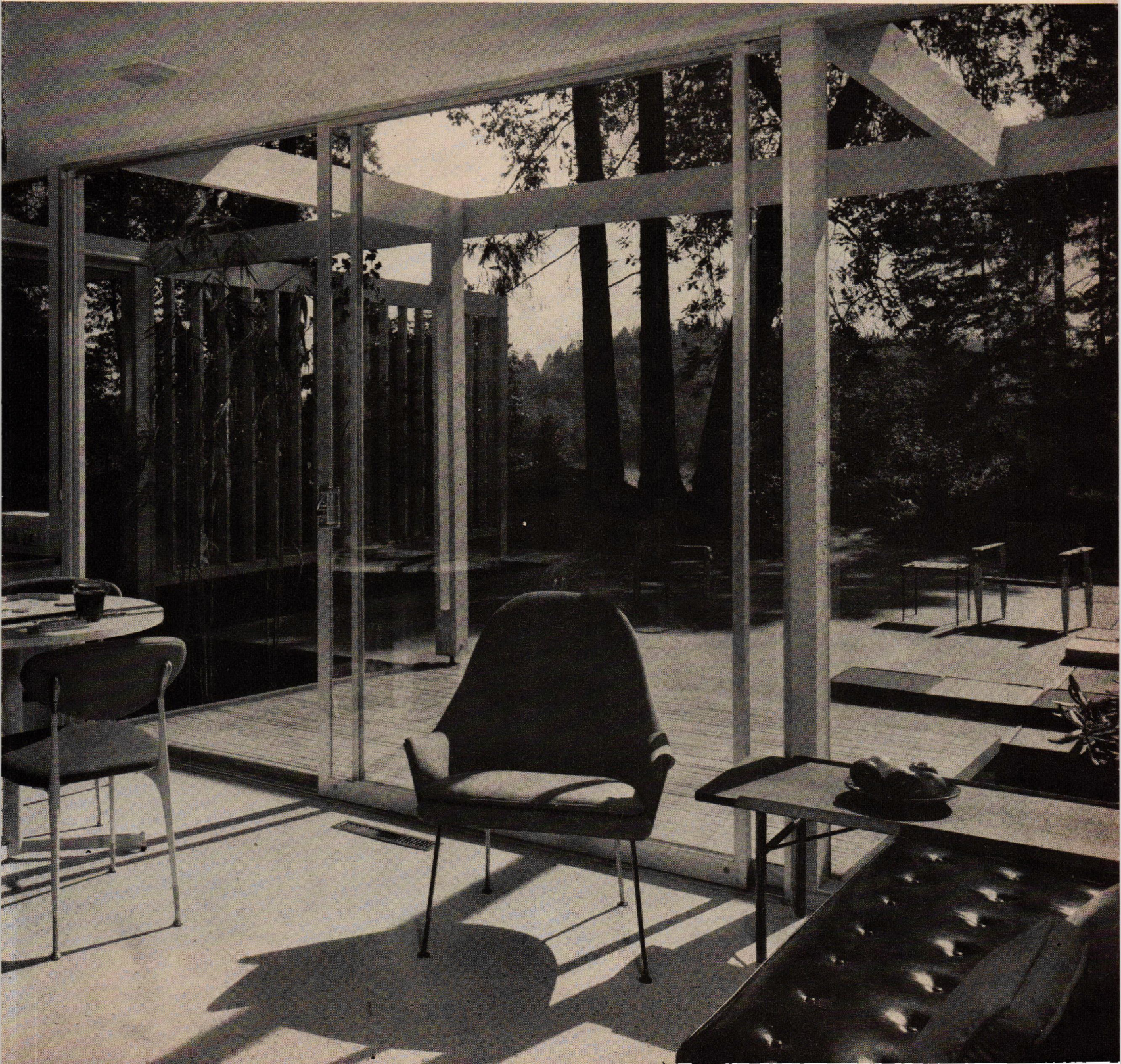


Master bedroom has lavatory separated from bath, built into dressing-area counter.



Laundry has lots of shelf, counter space. Ample storage is found throughout house.

Light, bright family room makes casual meals cheerful, parties gay. With nearby terrace, this room is well adapted to family fun.

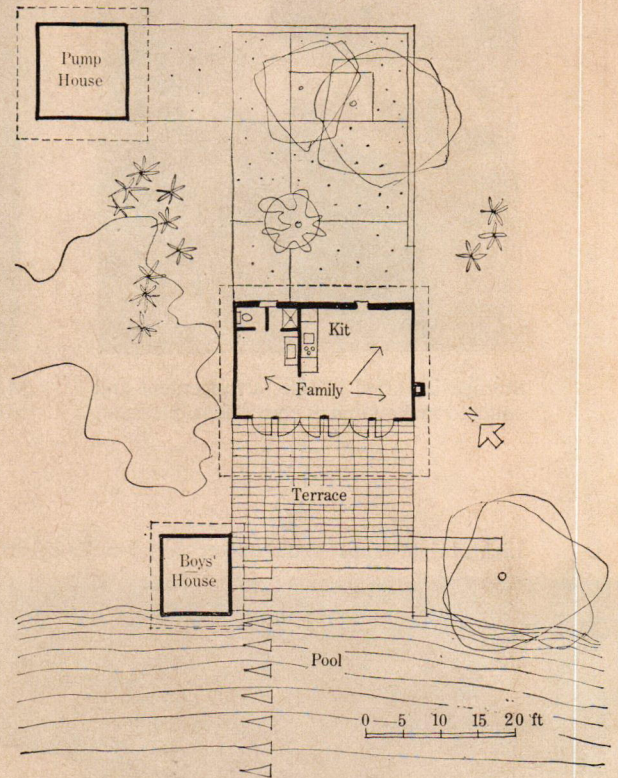




Entrance-side windows are for bath, right, and parents' sleeping balcony.

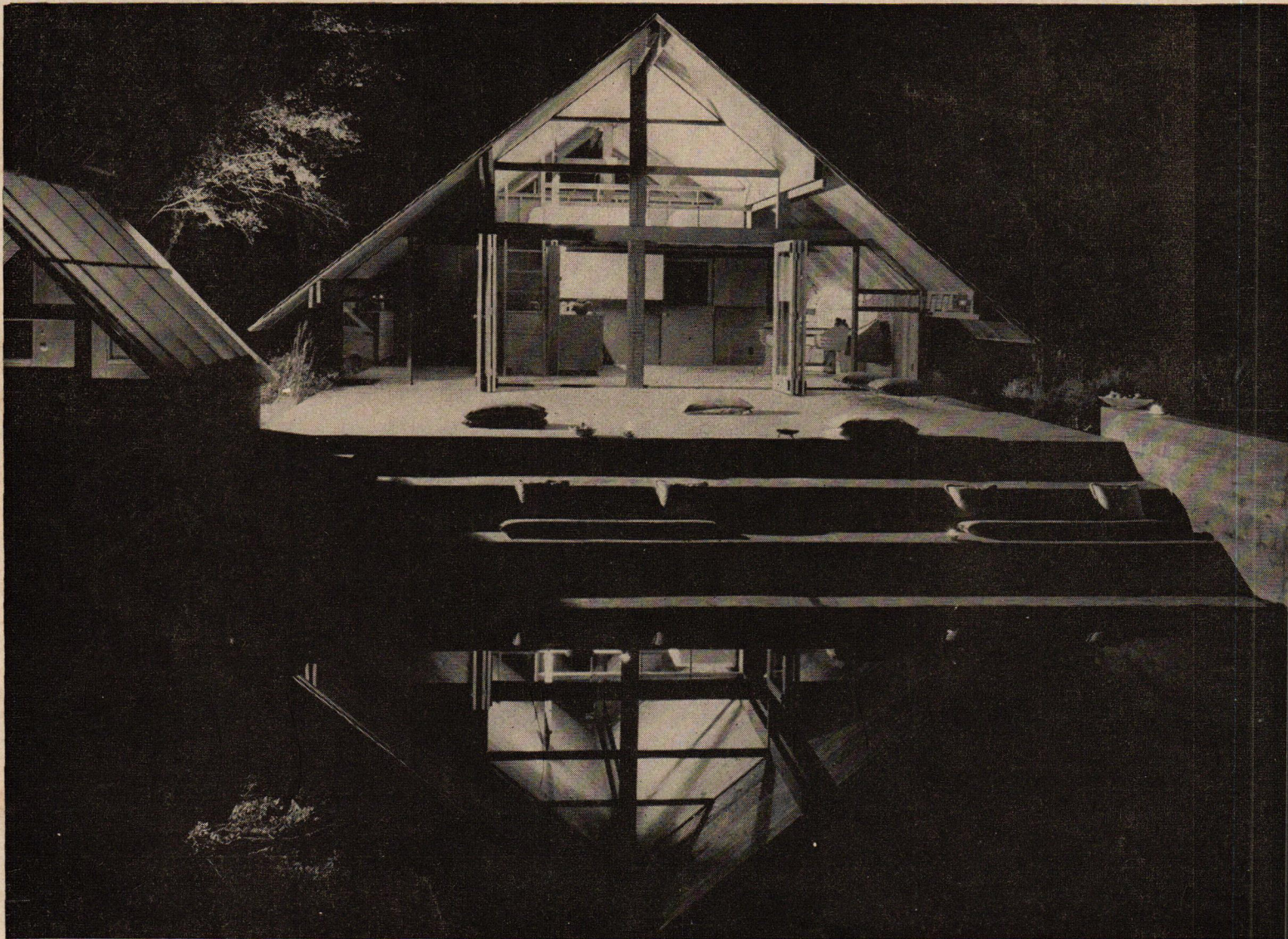
THIS SIMPLE WEEKEND HOUSE gives maximum shelter with minimum housework and maintenance. Most living is done outdoors, so the indoors has only three parts, a kitchen-sitting area, a cleanup-dressing area and a small balcony for sleeping. The interior has an exposed wood roof, and ceramic tile is the finish for both floor and terrace. Closets were left out so there's no hiding place for dirt or bugs.

In Ellensburg, Wash., Paul Thiry, architect.



House is in valley, facing a mountain-fed creek.

Art Hupy



Large terrace is really an outdoor living room on the open side of this house. Plastic roof at left covers sleeping quarters for sons.

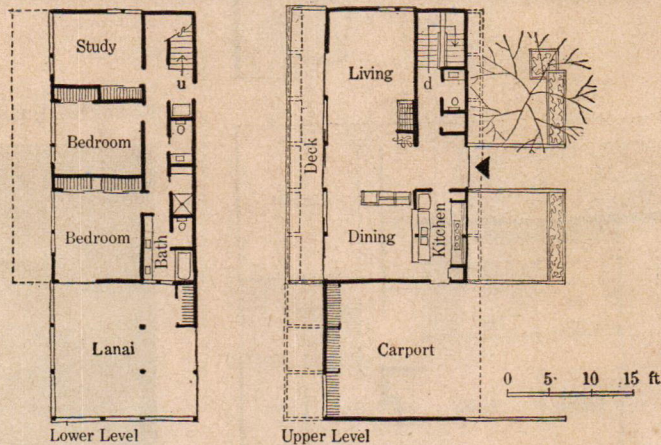


Photos: Dean Stone & Hugo Steccati

Framework and battens, stained black, form a striking pattern.

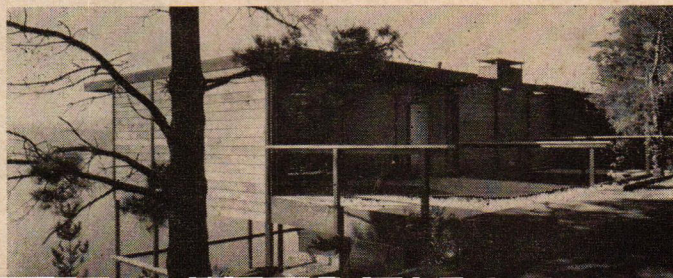
DRAMATIC HILLSIDE HOUSE was built on a site with a 64% (or 33°) slope. To take advantage of the magnificent view and still stay within the budget on this difficult site, the architect used a two-story plan and kept both floors completely off grade. Carport and living areas are at the street level on the upper floor. The lower floor has three bedrooms and a large private deck.

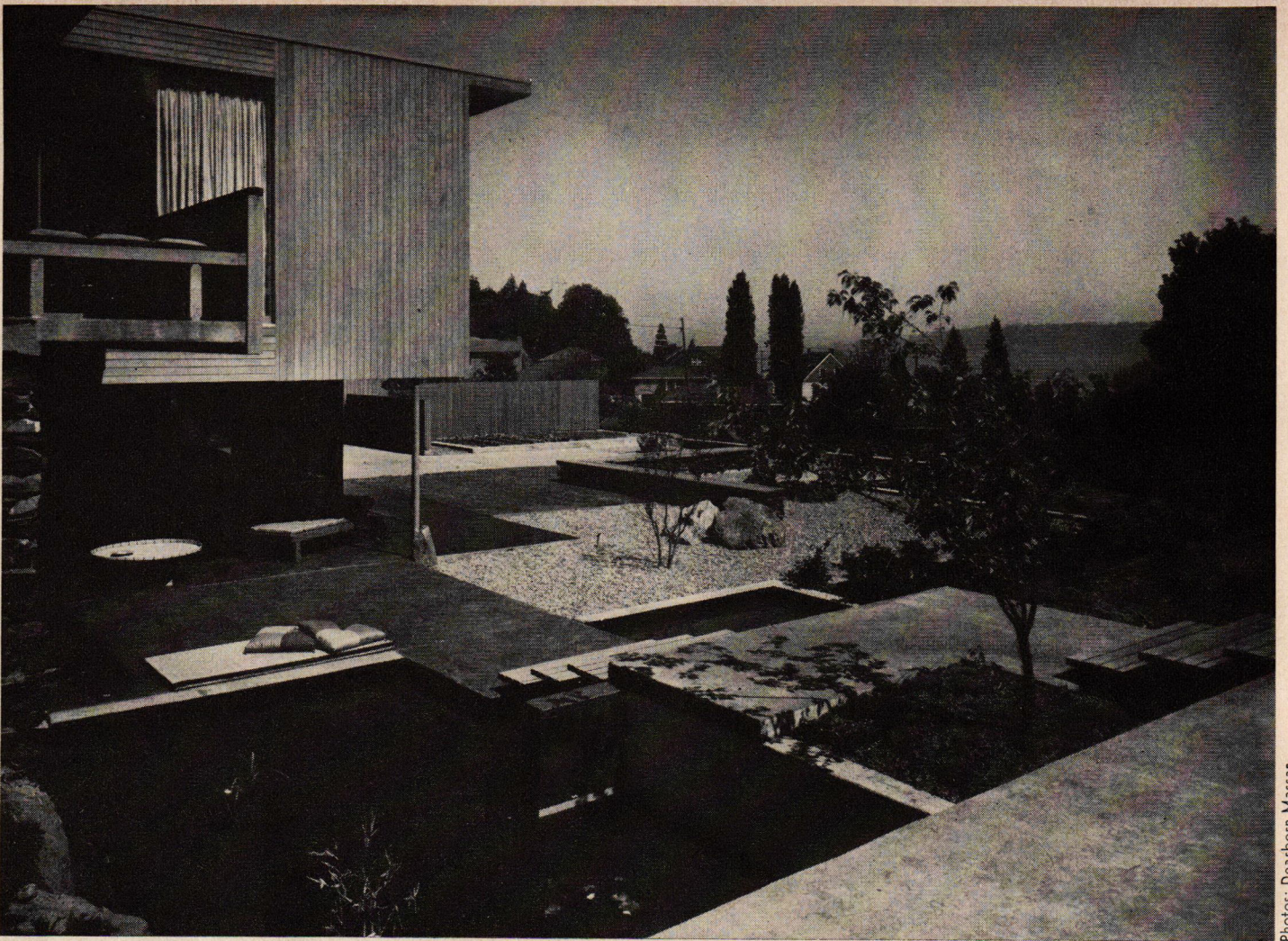
Belvedere, Calif. Henrik Bull, architect. Alexis Tellis Assoc., builder.



Living room deck shades bedroom windows on the floor below.

Carport drive and entrance walk tie the house to the street. ➡➡➡





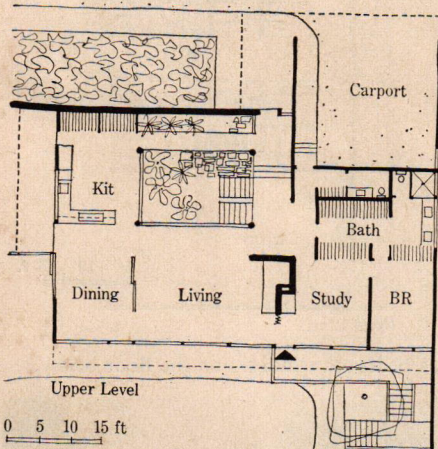
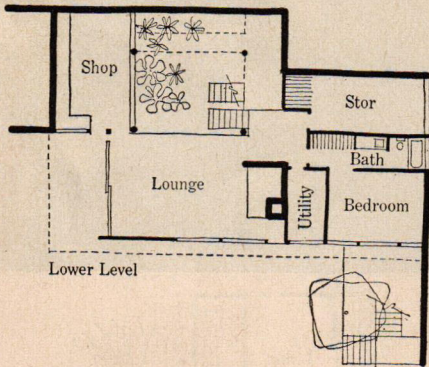
Photos: Dearborn Massar

Entire site is completely landscaped. It has same eastern quality as the court. Landscape architect was William G. Teufel.

AIA-SUNSET AWARDS

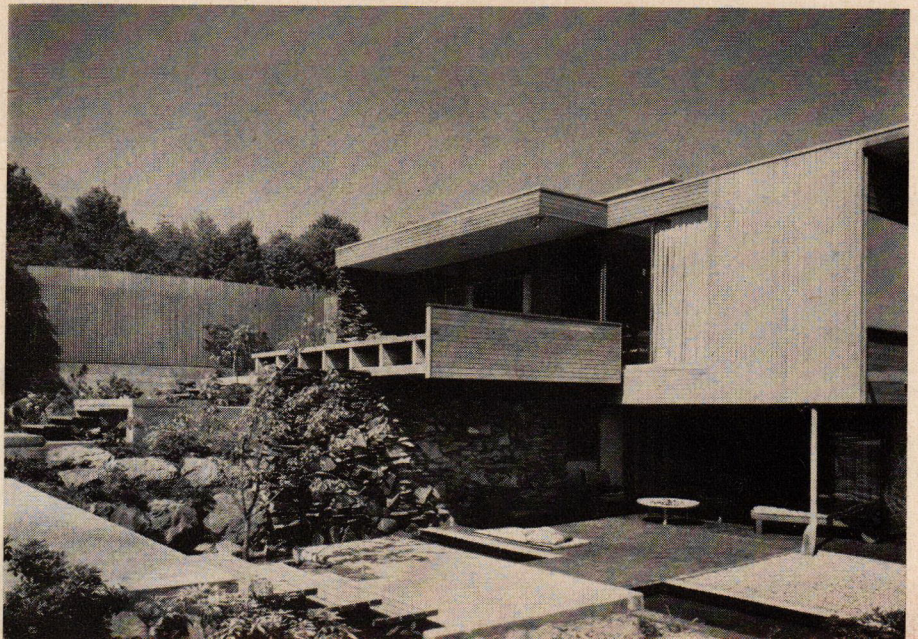
THE HEART OF THIS HOUSE IS A GARDEN COURT that brings the landscaping right into the middle of the house (see plan, left, and photo, right). To make the interior court possible in Seattle's weather, the architect decided to close it to the sky and open it to all the major rooms in the house. So the floor of the court was located halfway between the ground floor and the second floor of the house. Here it can be seen from both levels and has plenty of height to make it the center of attention. Light is from glass penthouse overhead.

Seattle, Wash. Paul Hayden Kirk, architect. Lewis J. Dowell, builder.



House is for two adults, so second floor works like a one-story house.

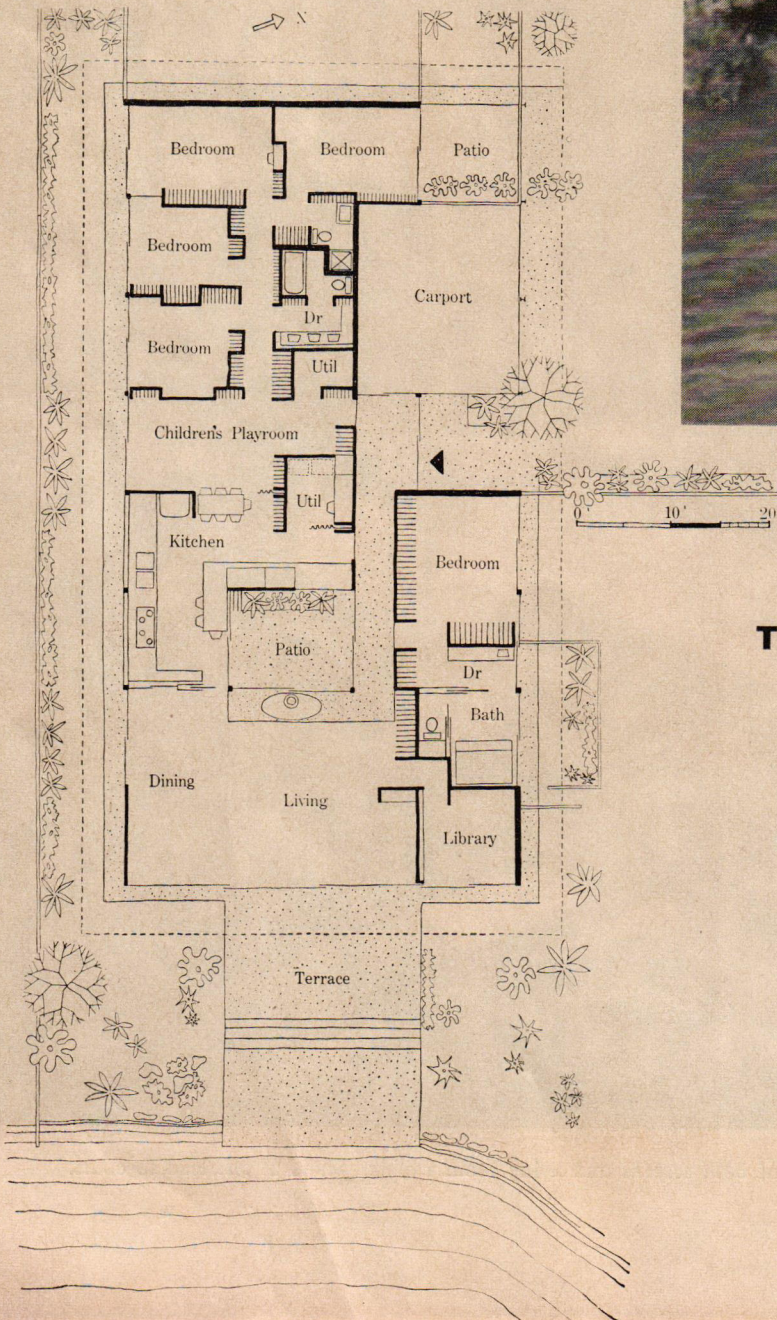
Lower level, planned for children home for a visit, opens directly to outdoors.





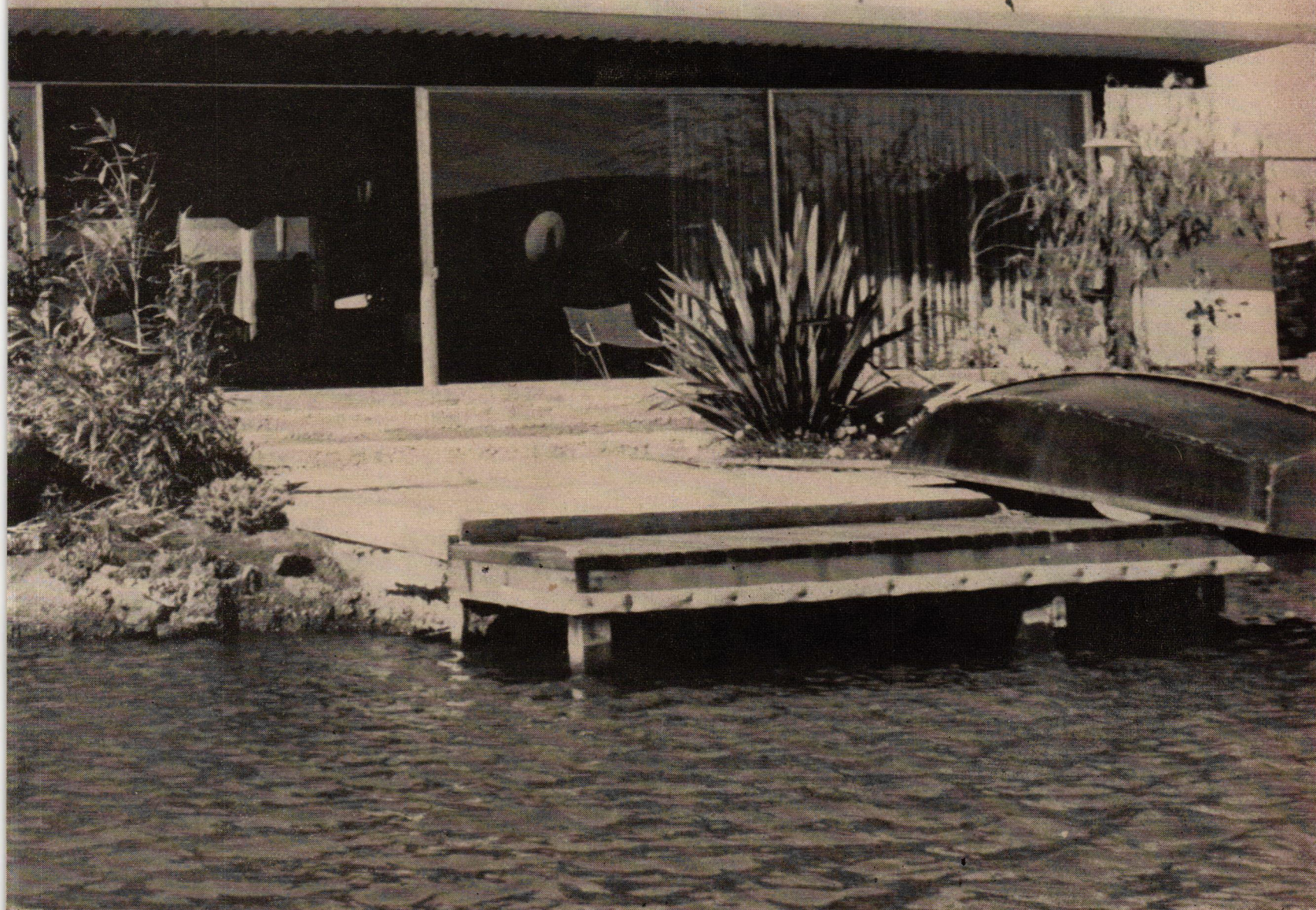
Oriental flavor of court is repeated in rectangular pattern of both screens and living room railing. Stairs at left lead to court.

Plan was divided into two 40'x40' squares, one for adults and one for children. Inner patio and kitchen form the connecting link. Outdoor play areas and patios are enclosed by screens.



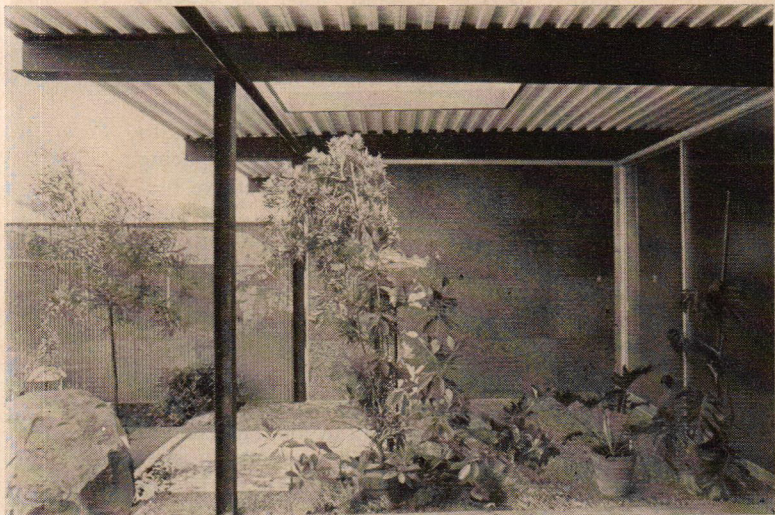
THIS HOUSE MARKS A BIG STEP in steel construction. It is the first steel-framed house ever built that takes full advantage of the strength of steel to use really long span beams. (It is also the first house in which a number of other construction problems were solved. For details, see the following pages.) The long span beams let the architect place all supporting columns on the exterior walls so the whole interior is free of structural framing. Many of the interior partitions are storage walls that can be easily moved to meet changing space requirements. And almost all the exterior walls are sliding glass doors that open to screened outdoor areas. Because the columns are along the side walls only, the lagoon end of the house has no structural framing to break the view.

In Belvedere, Calif. Raphael Soriano, architect.

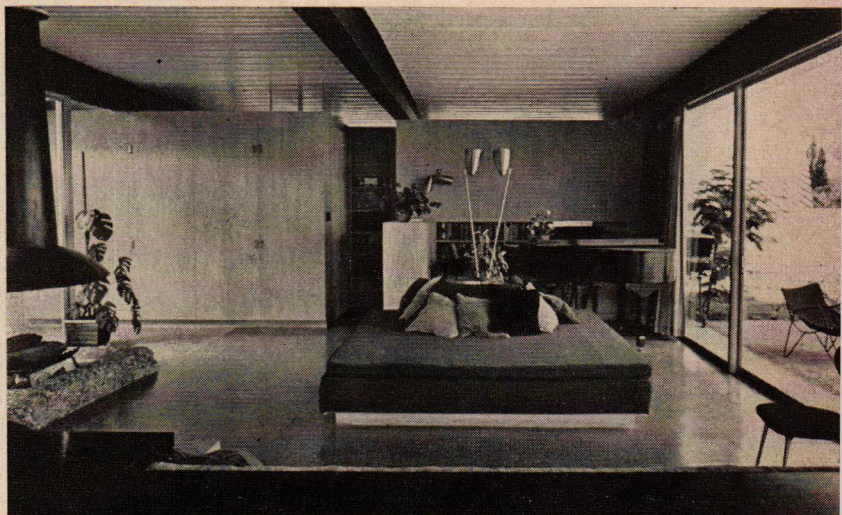


All-glass walls, made possible by structural system, leave view clear.

Photos: Elizabeth Soriano

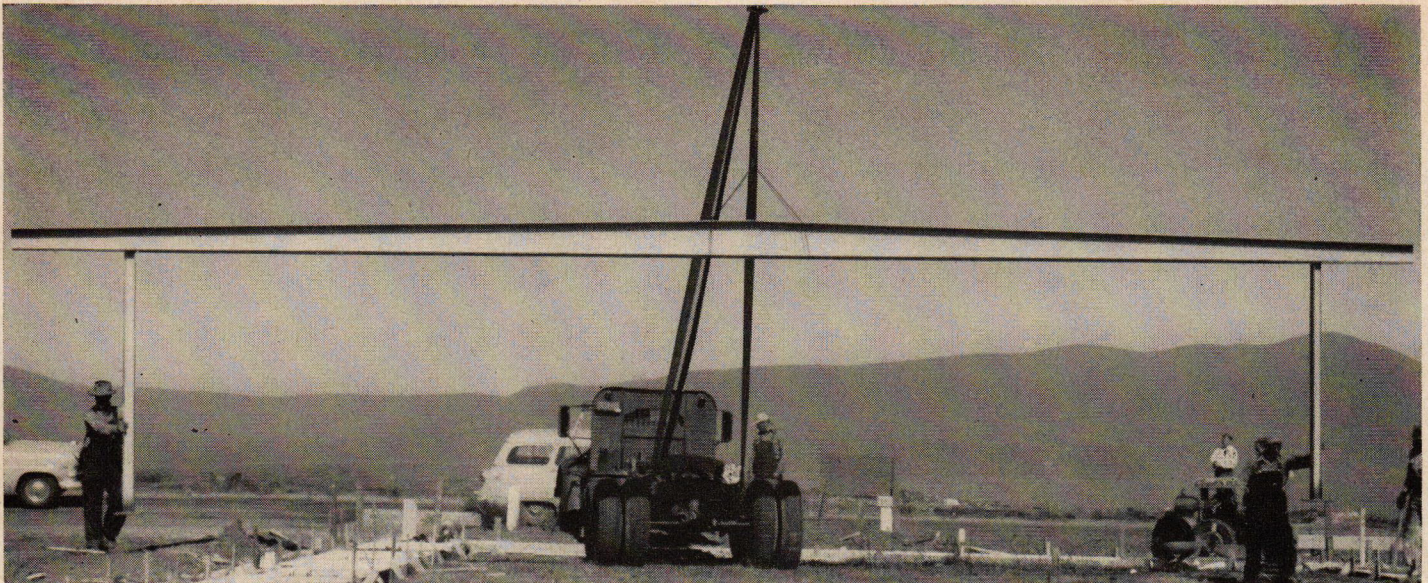


Wall at entrance is faced with cork; core is marine plywood.



Most interior walls are storage cabinets that can be moved or removed.

continued on next page



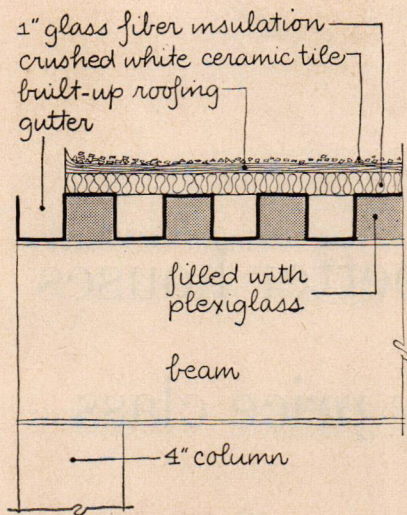
THESE WELDED STEEL BEAMS SPAN 40 FEET!

In Soriano's earlier Los Angeles house (H&H, Nov. '51) the span was 20'. In a second house (H&H, Dec. '55) the span was only 25'. In this new house the span is 40', plus a 4½' overhang on each side. To get this span without excessive depth, Soriano used a tapered beam instead of a rolled section. The beam was cut in the designed shape from sheet steel, and the flanges welded on. Beams and columns were made up as a complete unit, trucked to the site, and bolted 10' o.c. to the foundation. Soriano used a 10' spacing because he could get good competitive bidding on that length roof deck. The steel deck, welded to the framing, is both the finished ceiling and the roof structure.

Interior partitions are storage walls or 3" sandwich panels. The panels are 1" plywood, faced with 1" layers of refrigerator-insulating cork. It cost 19¢ a sq. ft. Storage walls, sandwich panels, and exterior window walls are all 8' high, so they fit to the underside of the beams. The remaining space to the steel decking was filled with Plexiglass. It cost 80¢ a sq. ft., was put in without putty, molding, or breakage./END

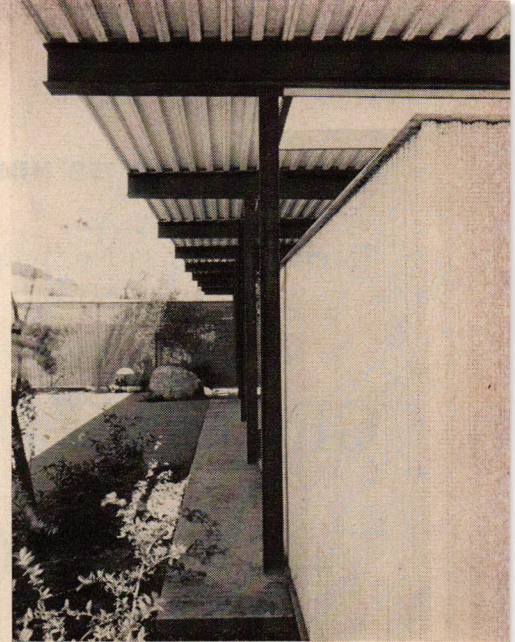


Shopbuilt cabinets were installed after frame, are movable for flexibility.



Edge of the corrugated steel decking serves as gutter; roof insulation and built-up roofing stop short of it (left). Insulation is 1" fiberglass on top of the decking, covered by crushed white ceramic tile to reflect heat, keep it from decomposing the built-up roofing. Screening (right) is an aluminum acoustical material.

Steel deck's corrugations, open over the beams. (top of photo, below), were another major problem in steel construction. Soriano used Plexiglass, cut $\frac{1}{8}$ " too big, and with two helpers, plugged the corrugations himself. Entrance floor and fireplace base are of Mexican agate pebbles, which have a natural polish.



FORECAST FOR '58 HOME BUILDING:

by Miles L. Colean
Home Building's No. 1 Economist

GROWING DEMAND for more and better houses —GROWING SHORTAGES in every price class

BUT...

No relief from Washington

No increase in money

No increase in new homes

If home building does not set a new record in 1958, it will not be for lack of demand.

The need for new houses is increasing fast

Every statistical measure points to pressure of demand rather than satisfaction of demand, shortage rather than surplus, underproduction rather than overproduction. Let's call the statistical roll:

- *Births are setting a new all-time record* of 4,328,000 this year, will probably hit 4,415,000 next year. While babies don't buy houses, they certainly cause their parents to do so.
- *Marriages are continuing to climb* gradually from their post-war low in 1954, and you can look for a sharp upward turn in the mid-1960's. Marriage totals will probably hit 1,524,000 this year, 1,539,000 in 1958. These figures stack up well with anything in the past except the three post-war years.
- *Population growth still centers around the cities*, where it is rising much faster than population as a whole. This is due not only to increased births but also to migration from rural places. Census officials say the drift to the cities is still increasing instead of slacking off.
- *Non-farm households are still climbing* close to one million a year, or 200,000 to 300,000 higher than many observers predicted.

Meanwhile . . .

- *Demolitions are snatching dwelling units* at the rate of about 250,000 a year from the current supply. The high rate of demolitions—it will probably climb fast to 500,000 a year—stems from highway and urban renewal programs and abandonments for economic reasons.
- *Vacancies are getting dangerously low* as a result of population growth, demolitions and low production. The over-all

vacancy rate is down to 2.3% of all dwelling units, has been falling steadily since the third quarter of 1956

Less than one per cent of all owner-occupied houses are for sale. Family rental accommodations are also tight. Less than five per cent of the total supply is available, and much of this is pretty poor quality.

Right now, it is hard to see how vacancies can get any lower without producing explosive conditions. Yet we are chopping the supply by 250,000 or more a year while new families create a demand of close to a million.

A grim situation? It would be if the country were in a depression—if people's incomes were so low they could not escape the overcrowding and other hardships foretold by this statistical roll call.

But that's not the case. People are becoming more prosperous instead of less so.

Home-buying power is increasing, too

Take the net growth in households, for instance. According to Federal Reserve estimates, most of it is where families can afford to do something about their desire for better housing—in the middle and upper income ranges. And the trend is toward even greater growth in these ranges.

Federal Reserve figures on spending units (see graph on facing page) are the tip-off. Here's a sampling:

- In 1952, about 26% of all spending units had incomes of \$5,000 and over, and 9% had incomes of \$7,500 or more. By 1956, the ratios were up to 41% and 17% respectively.
- In 1954, there were 17.4 million spending units in the \$5,000-and-over group, 6 million in the \$7,500-or-more bracket. In 1955, these totals climbed to 19.8 million and 7.7 million respectively. And by 1956, they were up to 23 million and 9.5 million.

For 300 years the history of America was the history of cheap land.

The Dutch bought Manhattan Island for \$24. Most of the colonies took their land from the Indians for nothing, and for nine generations any settler could get all the good land he could use—sometimes free, sometimes for \$1 an acre.

For nine generations land was so cheap we wasted it with never a care.

We are still wasting it, but today land is no longer cheap, as every home builder knows to his sorrow. Land is expensive. Land which not so long ago sold for \$1,000 an acre now brings up to \$6,500 an acre in most of the suburbs where most of today's houses are being built. Land is so expensive that the land profit on many small houses is as big or bigger than the builder's profit. Land is so expensive that it often costs almost as much as all the manufacturers combined get f.o.b. factory for all the products and materials used in the house.

In brief, land is so expensive we can no longer afford to waste it as we have.

The one worst way to waste land for home building is to put a free-standing house right in the middle of a small lot, cutting it up into four smaller pieces—a 20'x60' front yard, two 10'x30' side yards, and a 60'x70' back yard—only the last named big enough to be any good and permit any privacy.

The trouble with the 60'x120' lot cut into four pieces by the house is fourfold:

- 1) It is more lawn than most men want to cut after they come home from work, more land than they want to landscape, more land than they want to water;
- 2) It wastes a third of the lot on the unusable front and side yards;
- 3) The back yard is bigger than any one wants or needs for a garden and two or three patios, but
- 4) It is too small to provide play space for children after they are six or seven.

Builders say the detached house centered on its tiny lot is what the setback ordinances in most suburbs require. That is quite true—but setback ordinances can be changed, and setback ordinances are not always wise. (Some of the finest homes in America—houses we were proud to publish in color in the September H&H—are set back less than 10' from the sidewalk.)

Builders also say the detached house centered on its tiny lot is what home buyers want. That is quite true too. That is what they want, because that is how rich people site their houses when land is cheap. That is what they want because they have never been offered anything better.

There must be a better way to use expensive land—and HOUSE & HOME believes there is.

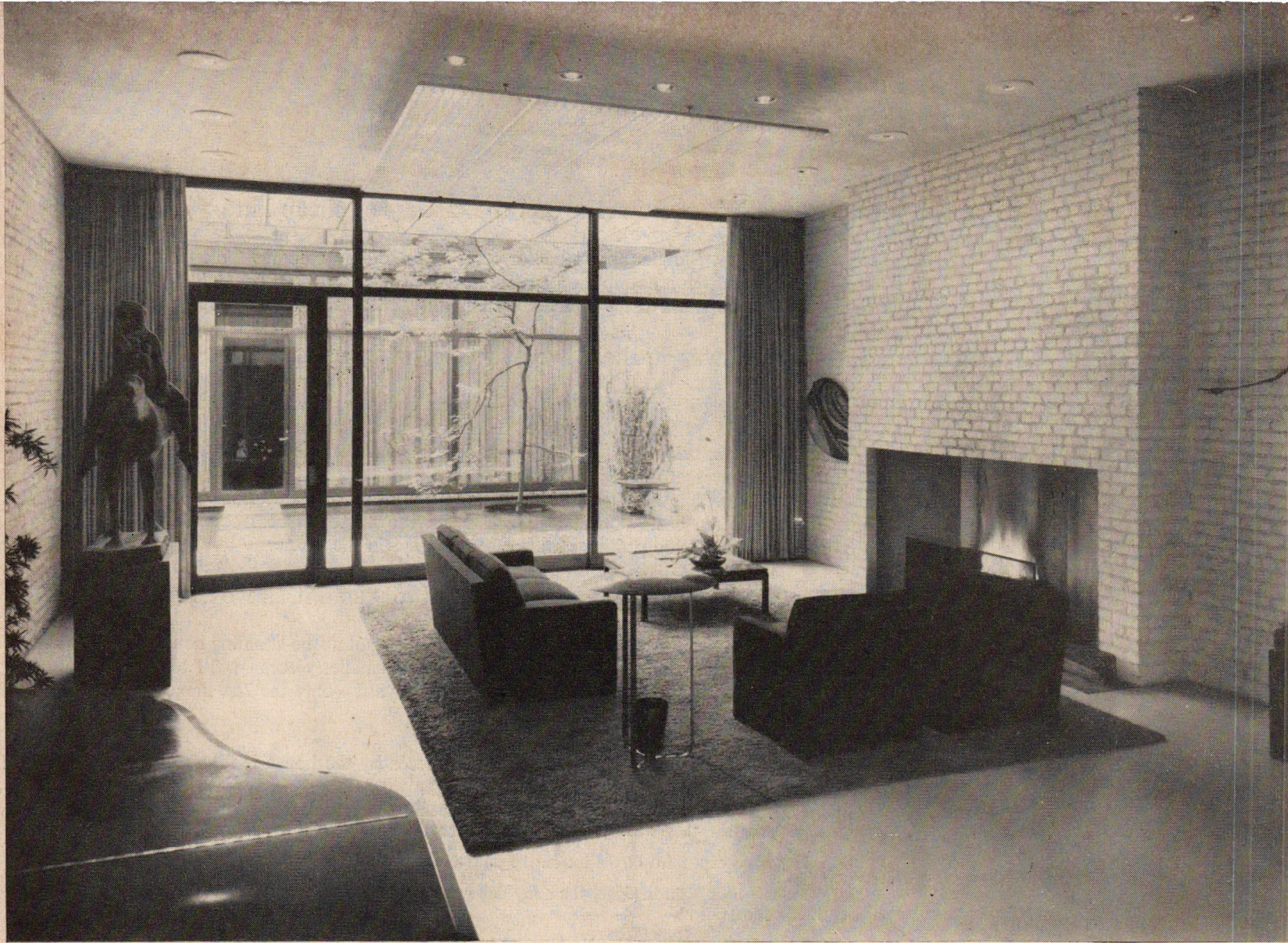
In Europe, land has been expensive for hundreds of years. (That's one big reason our ancestors left Europe and came to America.) So for hundreds of years Europeans have been learning how to use land economically. They have learned how to provide as much living and as much privacy on lots 40'x60' as most tract buyers get on lots three times as big. They have learned to use some of the land so saved for little neighborhood parks big enough for games.

Today some of the smartest builders and some of the finest architects in America are profiting by what Europe learned the hard way. They are introducing . . .

The patio town house

a better way to use too-expensive land

For examples, see the next 12 pages



LIVING ROOM opens into the quiet, sunlit patio which forms the central feature of the house (see plan below).

A patio town house is good enough for New York's top families

The patio town house is very different from the familiar row house of Philadelphia, Baltimore, and other cities.

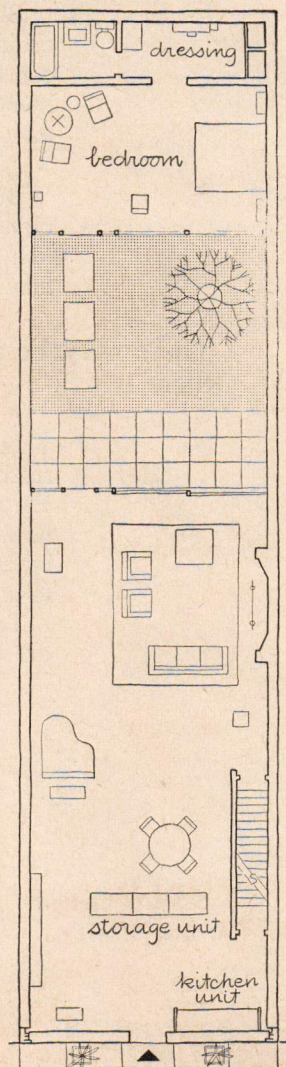
The patio row house is *not* designed for cheapness. It is designed to permit the pleasant luxury of indoor-outdoor living where land is too expensive to waste.

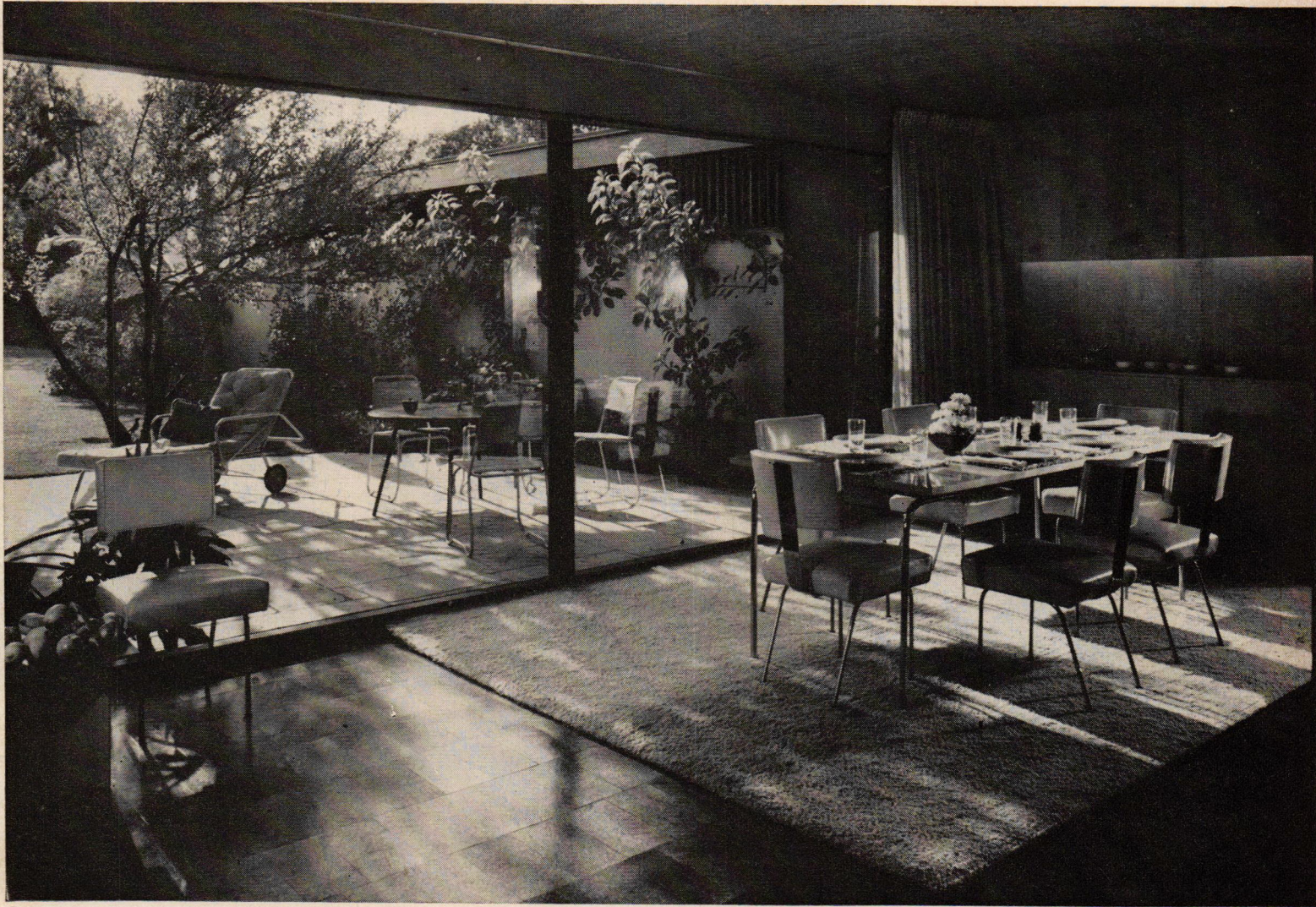
This small house for a prominent New York family was designed by Architect Philip Johnson and cost nearly \$100,000 to build.

BEDROOM walls also open to patio, are curtained for privacy.



Photos: Robert Damora



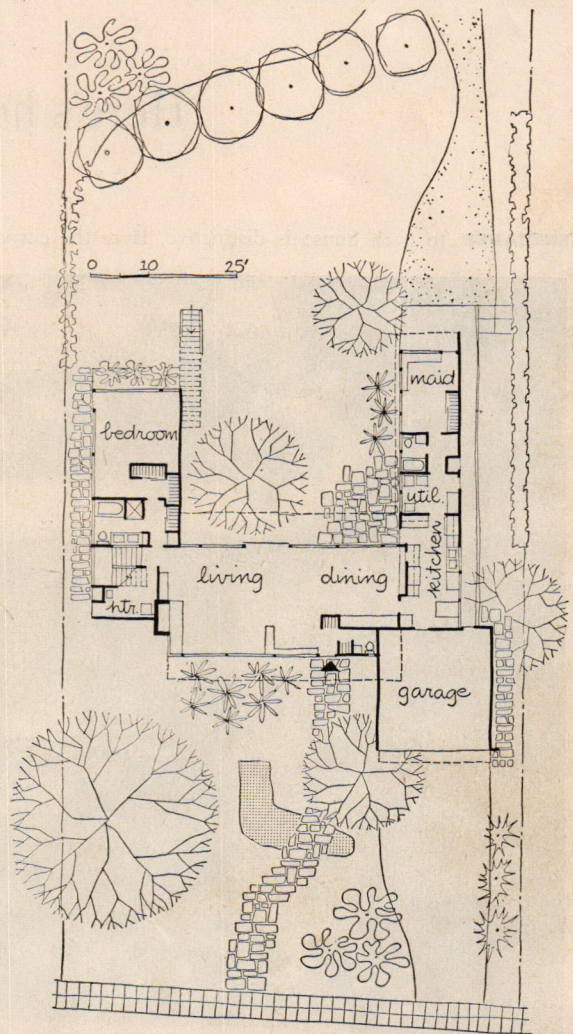


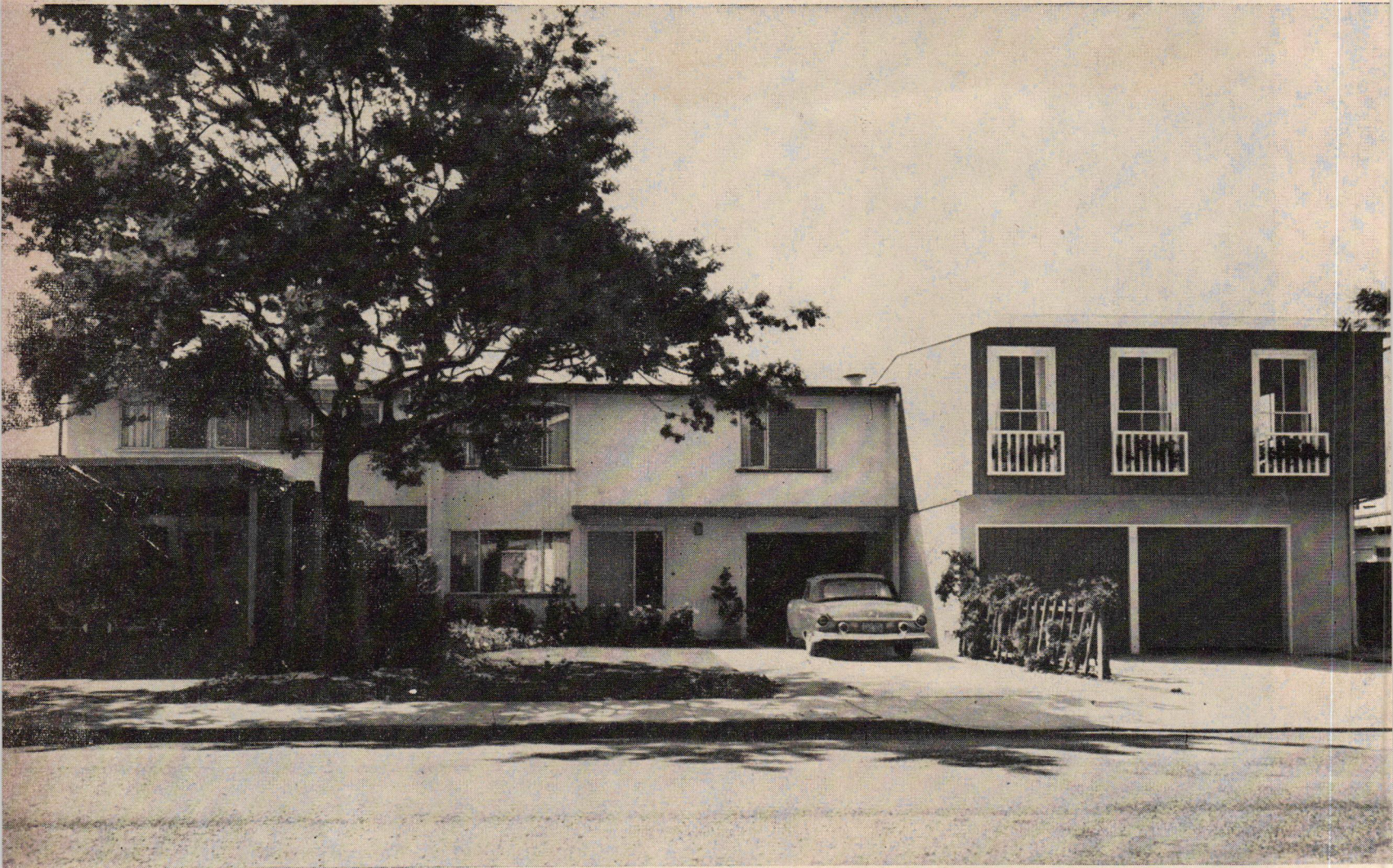
PATIO formed by the wings of the house extends the dining-room space outdoors. U-plan is wrapped around the patio.

The patio town house idea works even for big luxury houses

Architect Richard Neutra faced this house inwards on itself instead of outwards on its too-near neighbors. Look how much openness and privacy this turnabout and its U-shaped plan made possible! This is not really a row house; zoning required that it be built free standing. But it could have been a row house, and would have been even better that way, for then it could have run from lot line to lot line.

PATIO is lavishly planted. Upper story is a sleeping porch.

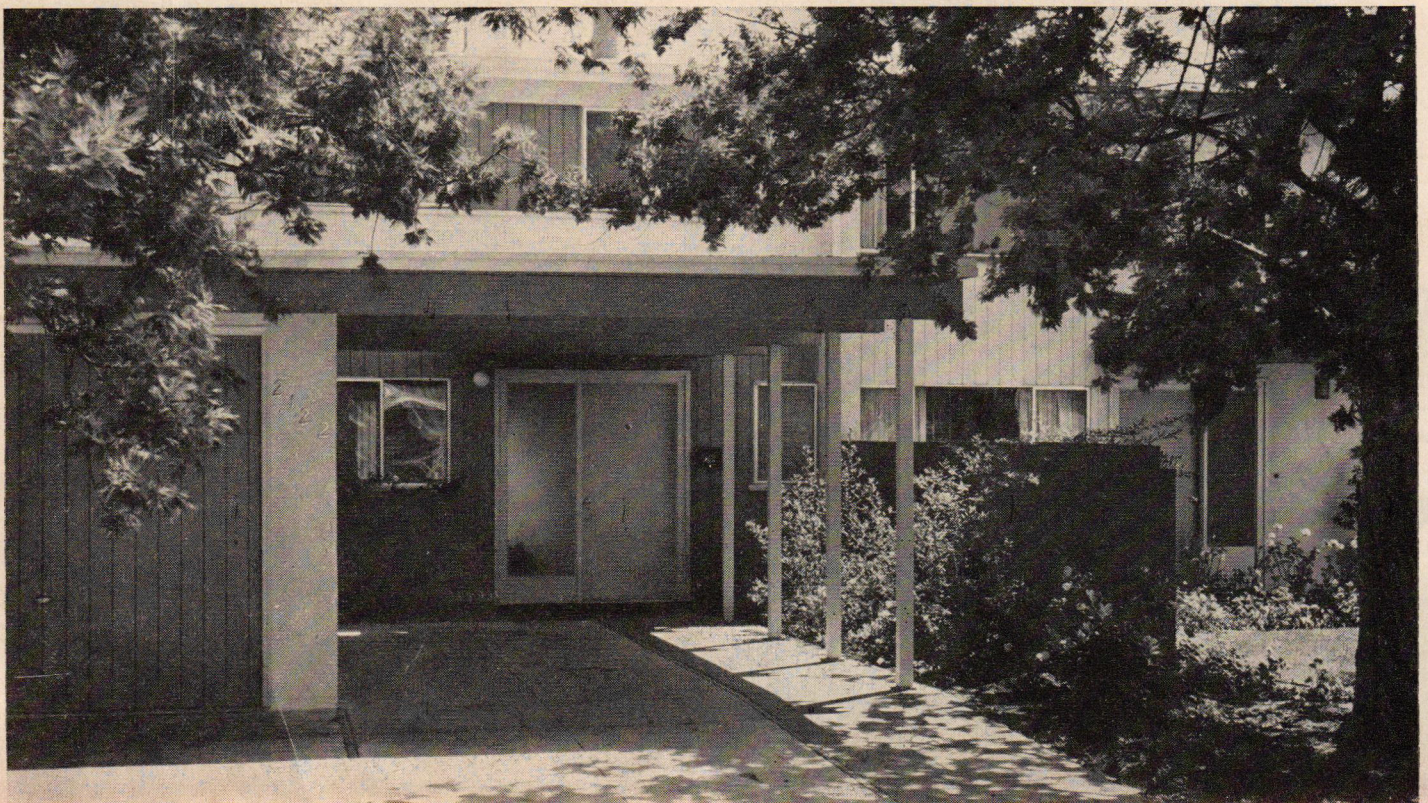


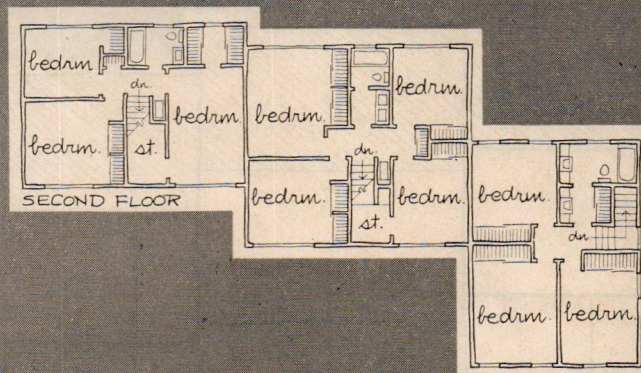
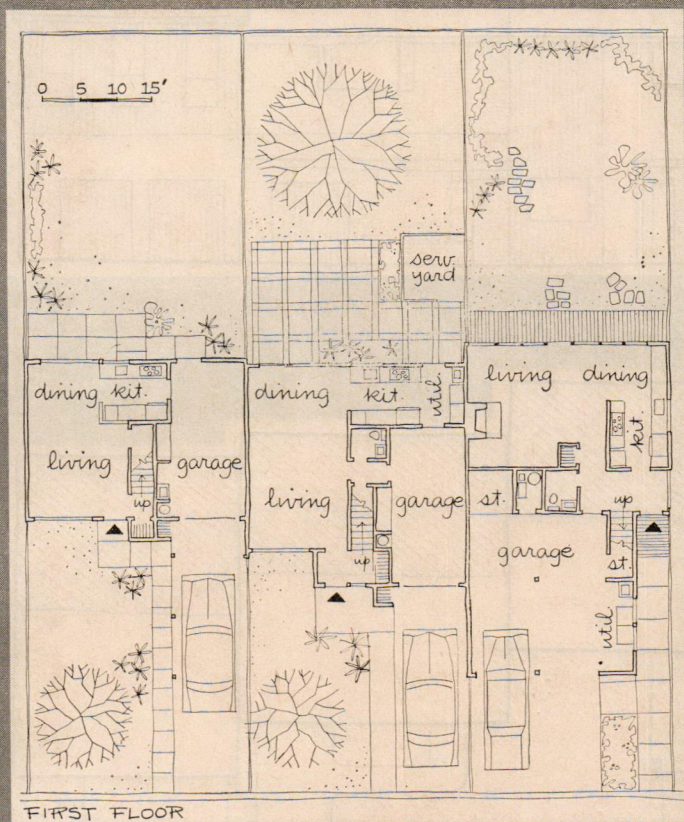


MODERATELY PRICED TOWN HOUSES are informal and un-regimented even though built in a row. No two houses are exactly alike.

Here's how you can use the patio town house idea

ENTRANCE to each house is distinctive. Here the carport roof extends as an entrance shelter, one of many variations.





TYPICAL FLOOR PLANS show how living space can be varied and full use made of the entire lot. Four-bedroom unit (center) sells best.

for \$14,000 homes on high cost, close-to-the-city land

You can put 12 patio town houses on an acre and still give every family outdoor privacy. And you can make close-in land pay off, even when it costs as much as \$24,000 an acre. Want proof? Take a look at the moderately priced (\$13,450 to \$15,950) houses shown here.

The secret is full use of land. No space is wasted on useless side yards. Front yards are kept small (some advocates of the patio town house say there should be no front yard at all because the family cannot use it). Back yards are enclosed as private patios.

Result: With 12 families to an acre, this project offers each family more really usable land—and more privacy—than detached-house tracts at five or less families per acre.

Fact is, very few suburban tracts give owners any privacy—even on ½-acre plots. Yet the owner of a patio town house can entertain or read outside without disturbing or being disturbed by his neighbor.

But patio town houses like these are good buys for more reasons than thrifty land use.

They require shorter roads and utility runs. They are easier to heat and maintain than detached houses—not only is there less yard, but side walls need no attention. And the repetition

of structural forms—although there is no sense of dreary monotony (see next page)—simplifies production.

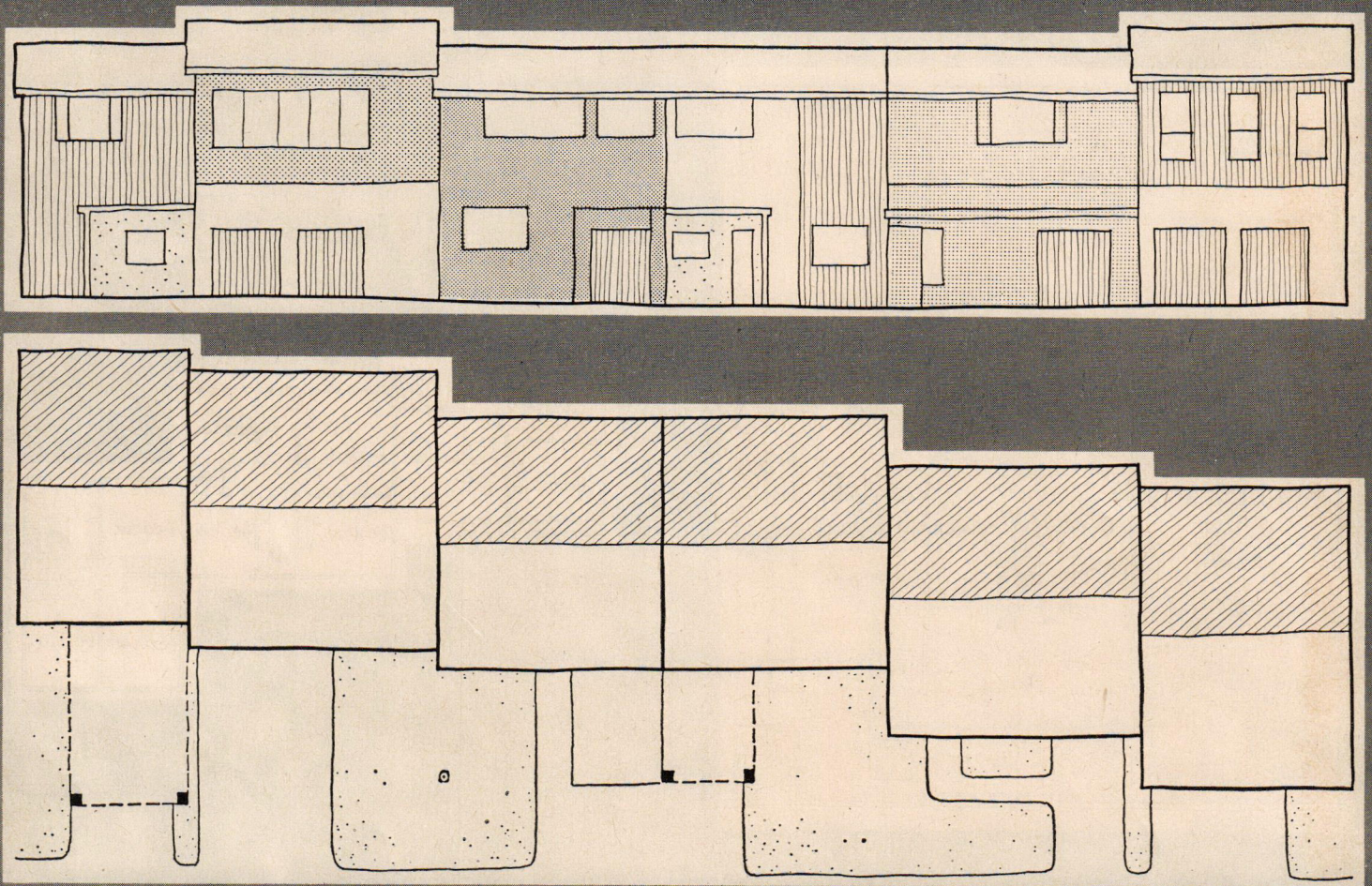
Like most patio town houses, the houses pictured here will be bought by people who want the convenience of living close to town—and their jobs—coupled with the satisfaction of owning their own home. As an alternative to building 20 to 40 miles out of town, the project opens new opportunities for builders.

The houses (designed by Architects Vernon De Mars and Don Hardison) are being built on a former defense-housing site in Richmond, a San Francisco suburb. The builder-developer is the Barrett Construction Company, well-known as home builders and heavy building contractors. The houses will be financed under VA (\$350 down and \$70 a month for 30 years) and FHA (section 220).

Here's how costs break down on a \$15,950 unit:

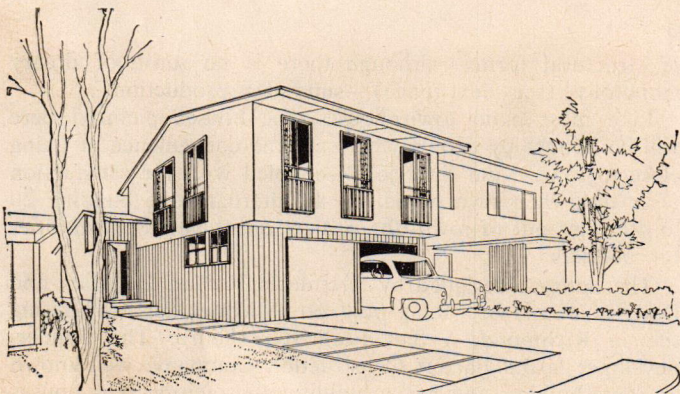
Improvements	\$9,885
Architect	150
Sales and advertising	600
Financing service charge (construction loan and discount)	858
Lot	3,050
Overhead and profit	1,357

continued

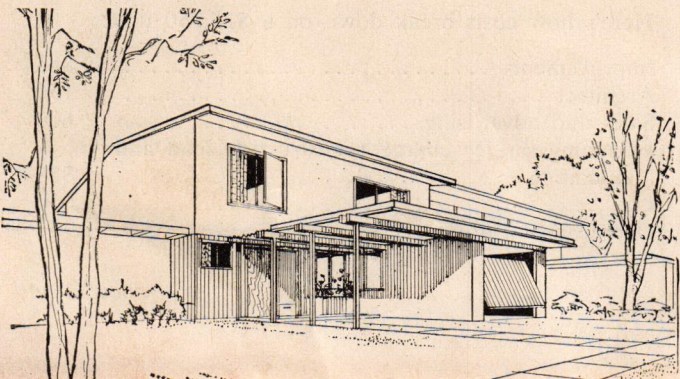


FACADE AND PLOT PLAN show how staggered setbacks and variety of colors, textures and forms are used to create individuality.

The patio town house can look different from its neighbors



GARAGE VARIATION (above and below) is one of several changes made in the exterior designs to give the patio town houses variety.



How do you vary the look of patio town houses? Here's the five-point formula used at Richmond Plaza by Architects Vernon De Mars and Don Hardison. (They are top authorities on variations. See also H&H story on San Francisco's Easter Hill, July '55):

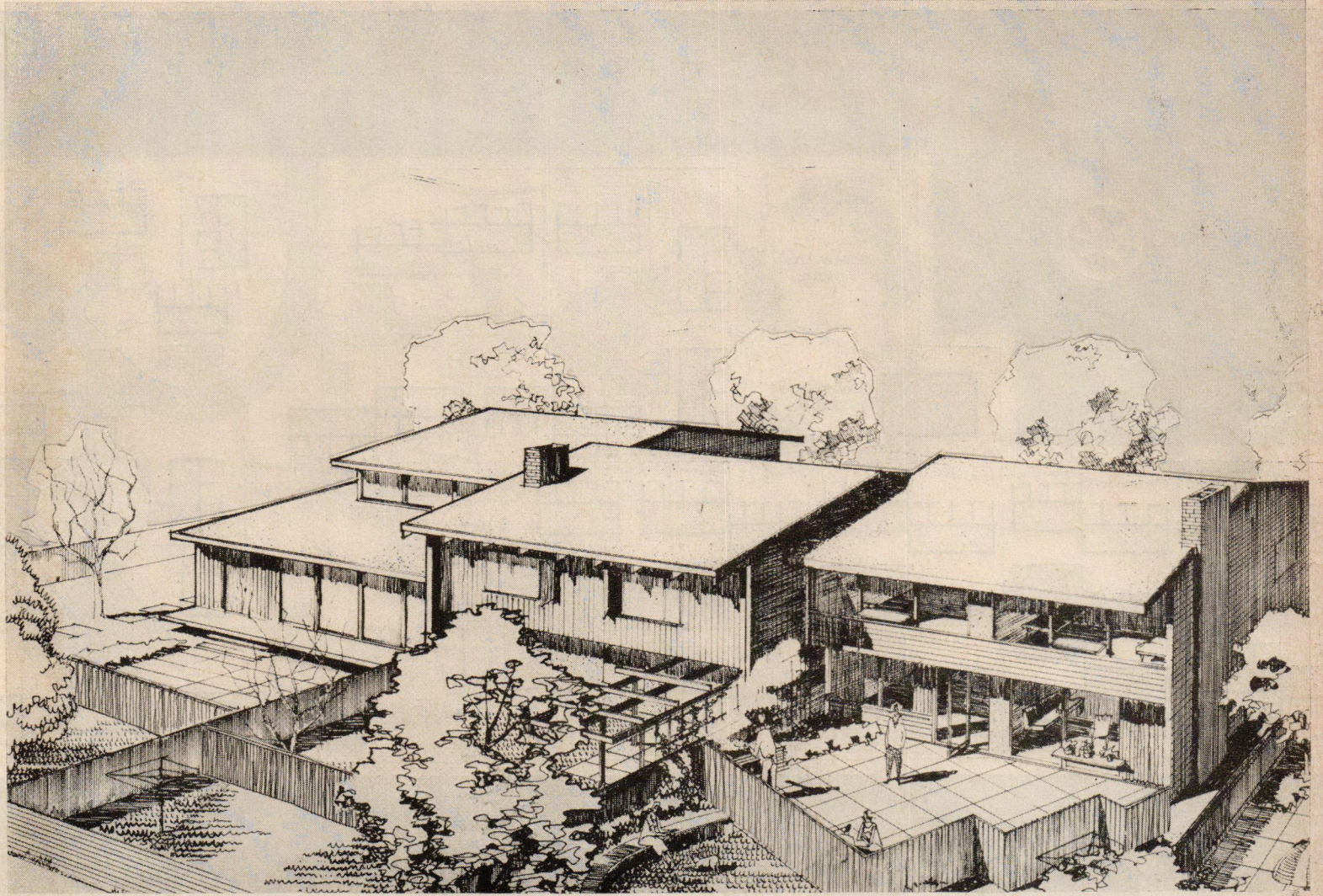
1. "Siting is the key." Put some houses close to the street, some back a few feet, others back still more. Staggered setbacks also give more backyard privacy (see next page).

2. "Color helps erase the row-house stigma." Use a lot of pastel shades. Give every house a different color—sometimes even the first and second floors of the same house. Stay away from sharply opposing colors in adjoining houses; the contrast is too blatant.

3. "Window changes add variety." Most important is the shape of the windows. For instance: these houses have tall windows that reach to the floor, broad bands of casement windows, panels of fixed glass in front. Railings in front of some tall windows give the appearance of small balconies.

4. "Textures, too, should vary from house to house." These houses are faced at random with stucco and V-groove siding. Board fences and flush doors also add variety.

5. "House types should be mingled." Side by side in this project are three- and four-bedroom houses, houses with garages and houses with carports.



PATIO PERSPECTIVE shows how houses are oriented to the rear by means of large glass areas. Sliding doors open living room to patio.

...and offer better indoor-outdoor living than many a detached house

Indoor-outdoor living is better in these houses than in 90% of detached houses because . . .

. . . each house has a planned private patio.

. . . houses are designed for direct access to these patios.

From his living room, each house owner has a view of his own patio, but it is difficult for anyone else to see in.

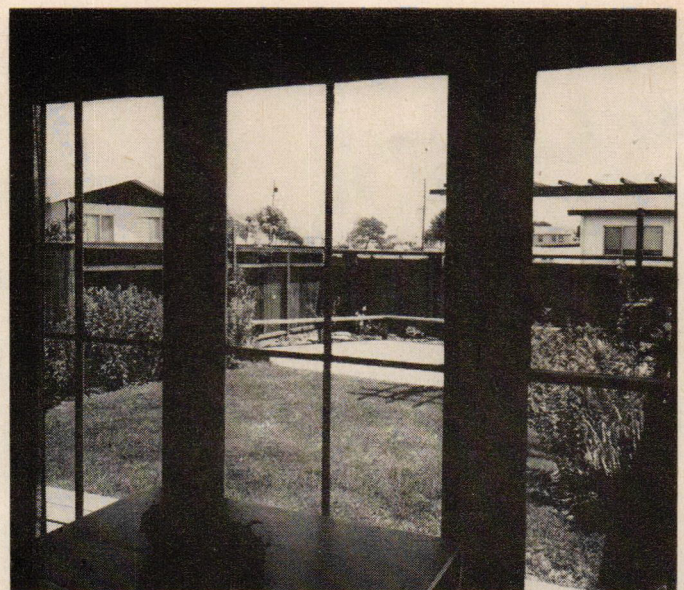
Patios have a four-way appeal:

1. They are planned for comfortable outdoor living—have paved terraces on which families can dine, read, entertain and sunbathe. Many of them also have barbecues and overhead-trellis sunshades.

2. They let the home owner express his individuality. There is plenty of space for grass, flowers, shrubs and even a vegetable garden. Each owner can be pretty sure that when his planting comes up, his place will look different from his neighbor's.

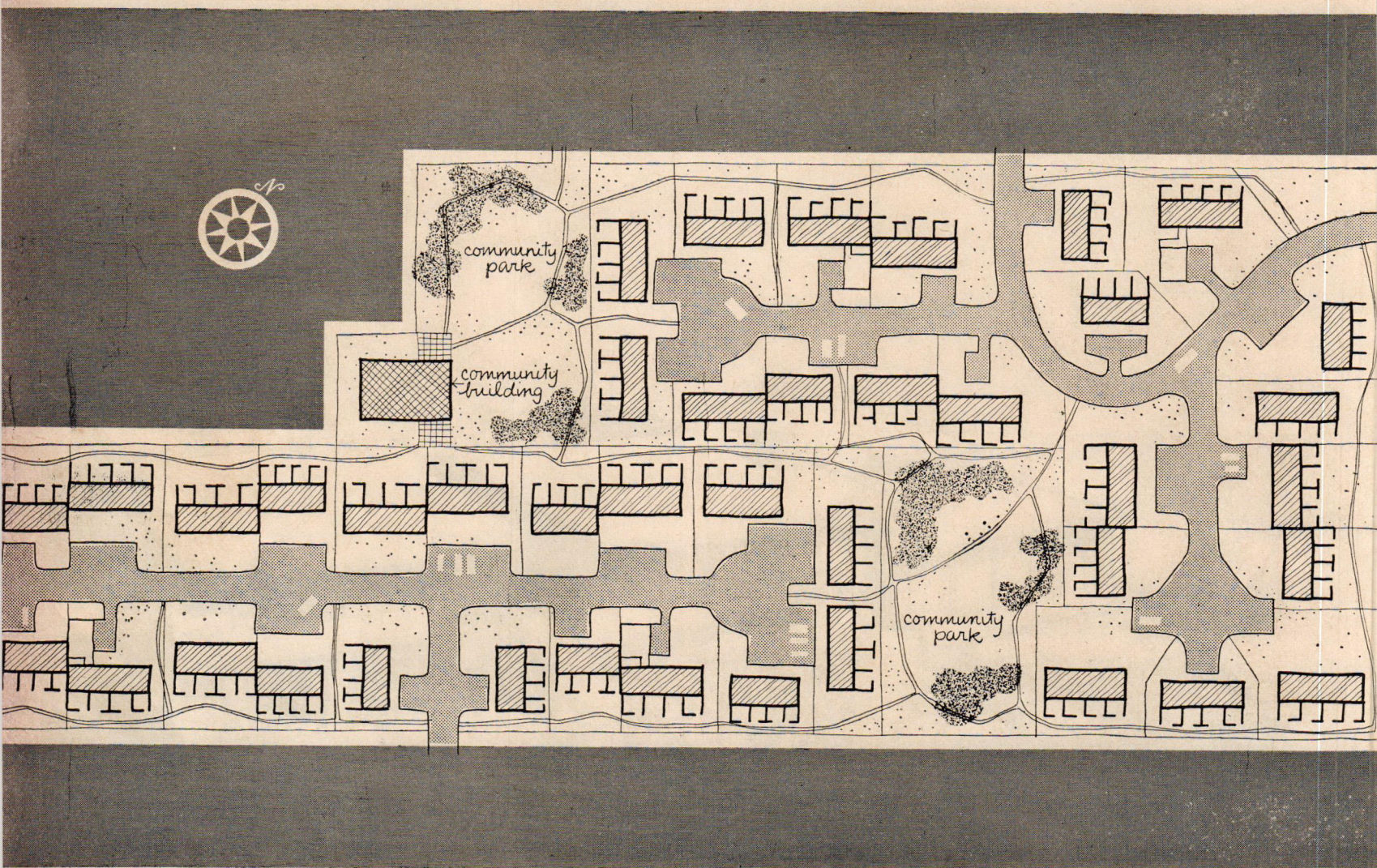
3. They are easy to keep up. There are no large lawn areas to be mowed by a home owner who would rather be doing something else. Each family can keep its place neat and attractive without hiring a yard boy.

4. They make ideal play areas for small children. Children are protected from intruders, cannot wander into the street and can be supervised easily from the adjoining kitchen or living room.



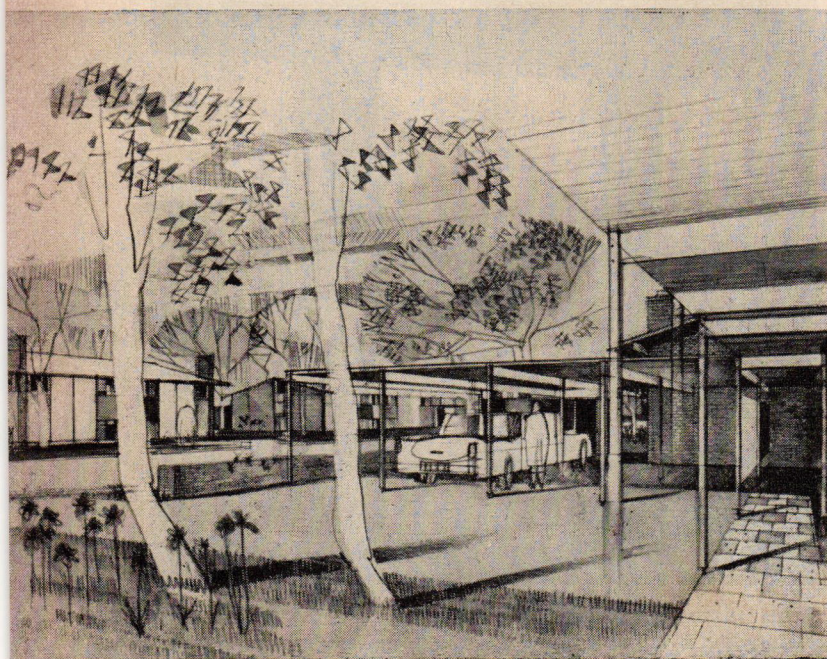
FROM INSIDE, the patio town house has a private view. Most rooms, like living room, face the patio and garden, for sunlight.

The Jerners



PLOT PLAN of Buffalo project shows patio town houses in groups of four. There are two large playground areas, and a community building.

You can create a better neighborhood with patio town houses



With the patio town house you waste no land on useless side yards and you cut way down on the size of front lawns—so you can use some of the land you save for parks.

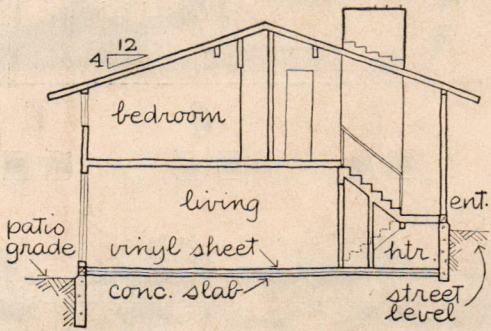
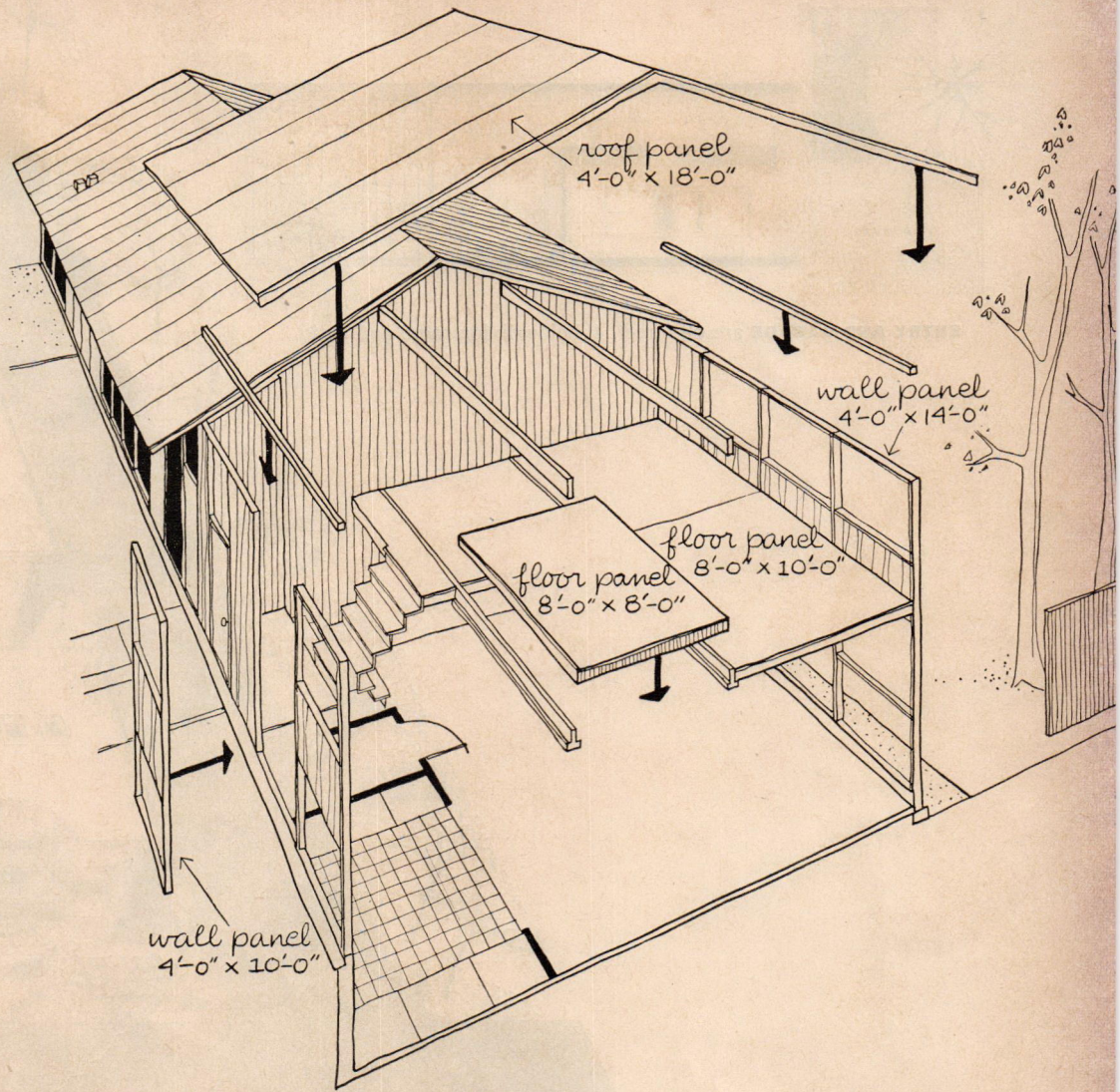
In the Webb & Knapp project shown here, Architect-Planner Carl Koch has provided two parks, each a big 150'x275'. They are large enough for baseball, touch football, basketball and other games that need more space than you find in the typical suburban backyard. They also have walks and trees for strollers.

The parks will be owned and maintained by a cooperative association of the residents. Cost of keeping up the parks should not be more than about \$20 per year for each family, the builder estimates.

The neighborhood spirit of the project is enhanced by the network of footpaths that links each house with its neighbor and lets most residents walk to the parks without crossing a street.

← **STREETScape** is orderly and uncrowded. Some houses have carports (used to break up the pattern) but most use off-street bays for parking like those shown in the plot plan above.

SECTION (below) shows how split-level plan works. Entrance is half-way between the two levels, with heating equipment under the landing. Yard is graded down at rear of house so patio is on same level as the living room.



EXPLODED SECTION shows how the floor, roof and wall panels fit together. Panels are Techbilt, made at factory 200 miles away.

...and you can cut your building costs by using prefab panels.

These Webb & Knapp patio town houses were designed to be built almost entirely out of factory-made panels.

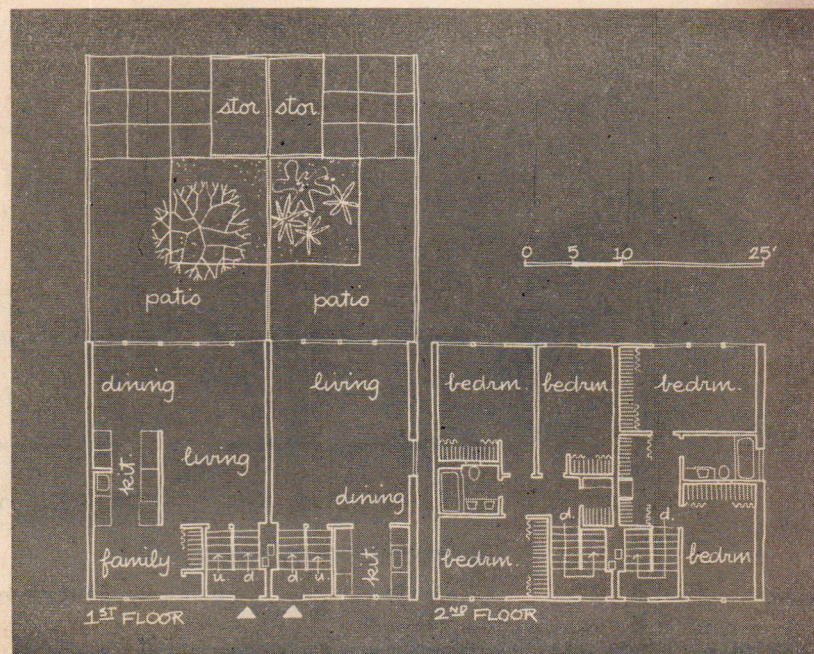
Architect Carl Koch has used a 4' module so that his stressed-skin panels will fit every house. The 16' wide house (see plan, right) will have four panels; the 20', five.

There are only seven kinds of panels: 1) floor; 2) roof; 3) front panel with windows; 4) front panel solid; 5) front panel with a door; 6) back panel with windows; 7) back panel with a door that gives access to the patio.

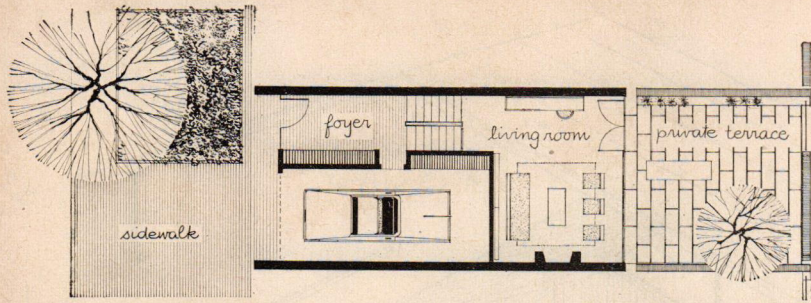
By using the panel system, Koch has limited work in the field to preparation of the site, plumbing, assembly of the panels, roofing, and masonry work.

The split-level design lends itself well to panelization. The houses have the simple features of two-story houses, but Koch keeps wall panel heights to a minimum with low eave heights upstairs. Floor to ceiling dimension at the bedroom windows is 5'-10".

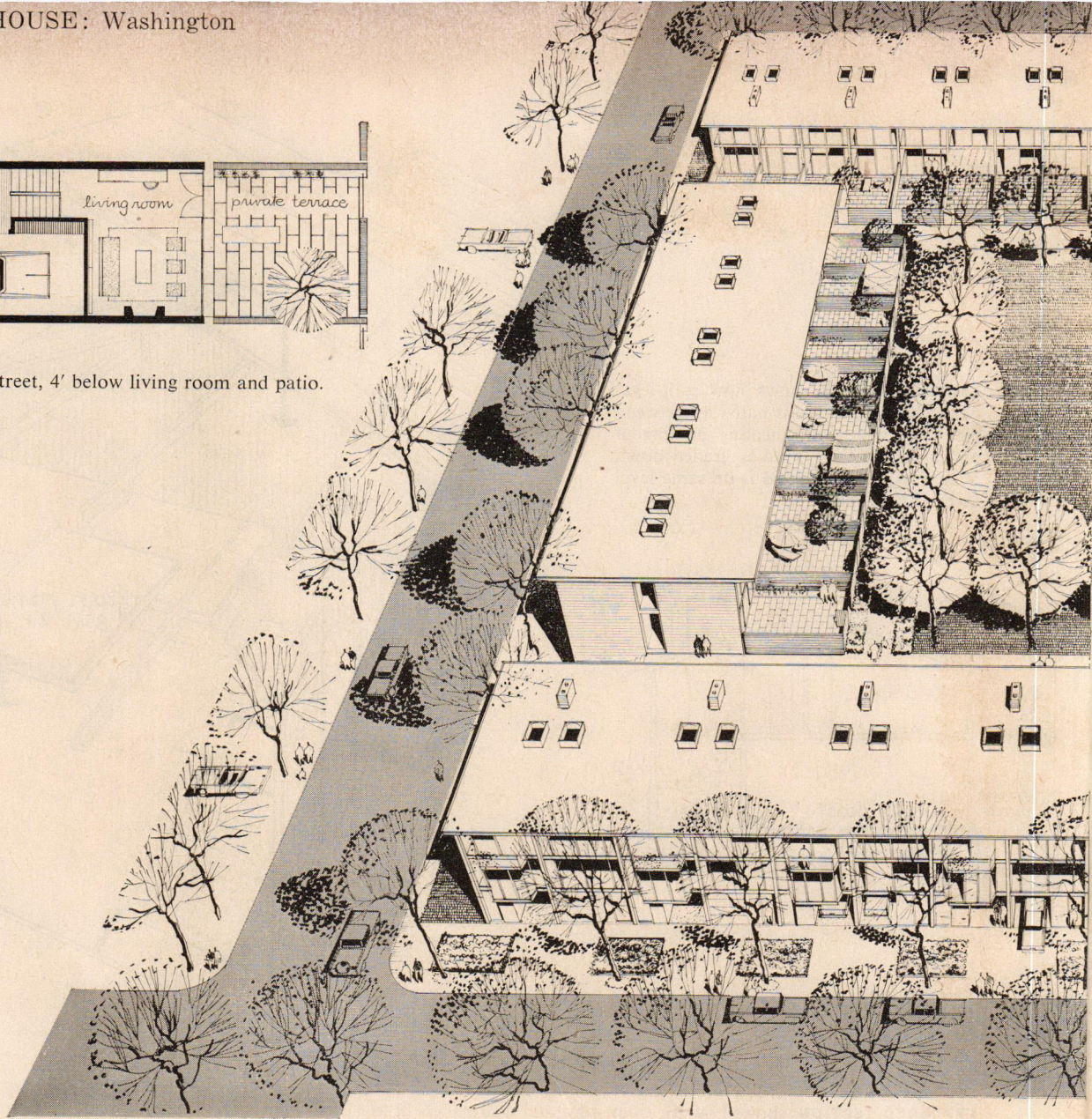
FLOOR PLANS show the two basic houses—one 16' wide with two bedrooms, the other 20' wide with three bedrooms. Patios are fenced, and each has a shed for storing garden tools and furniture.



continued

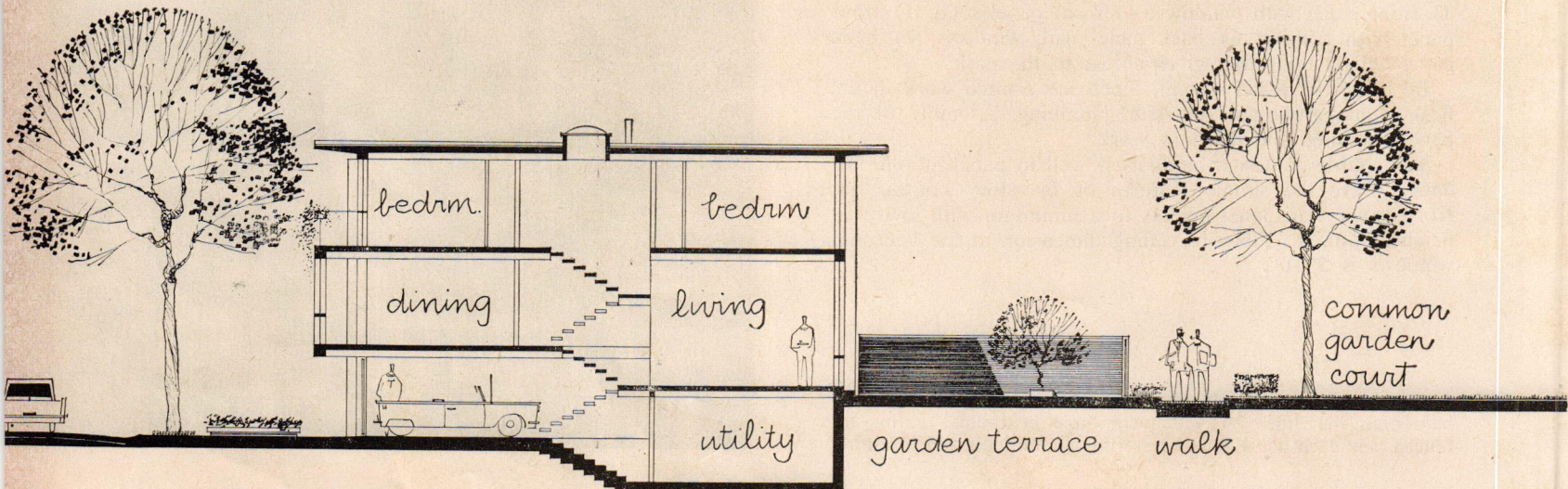


ENTRY AND GARAGE are off street, 4' below living room and patio.

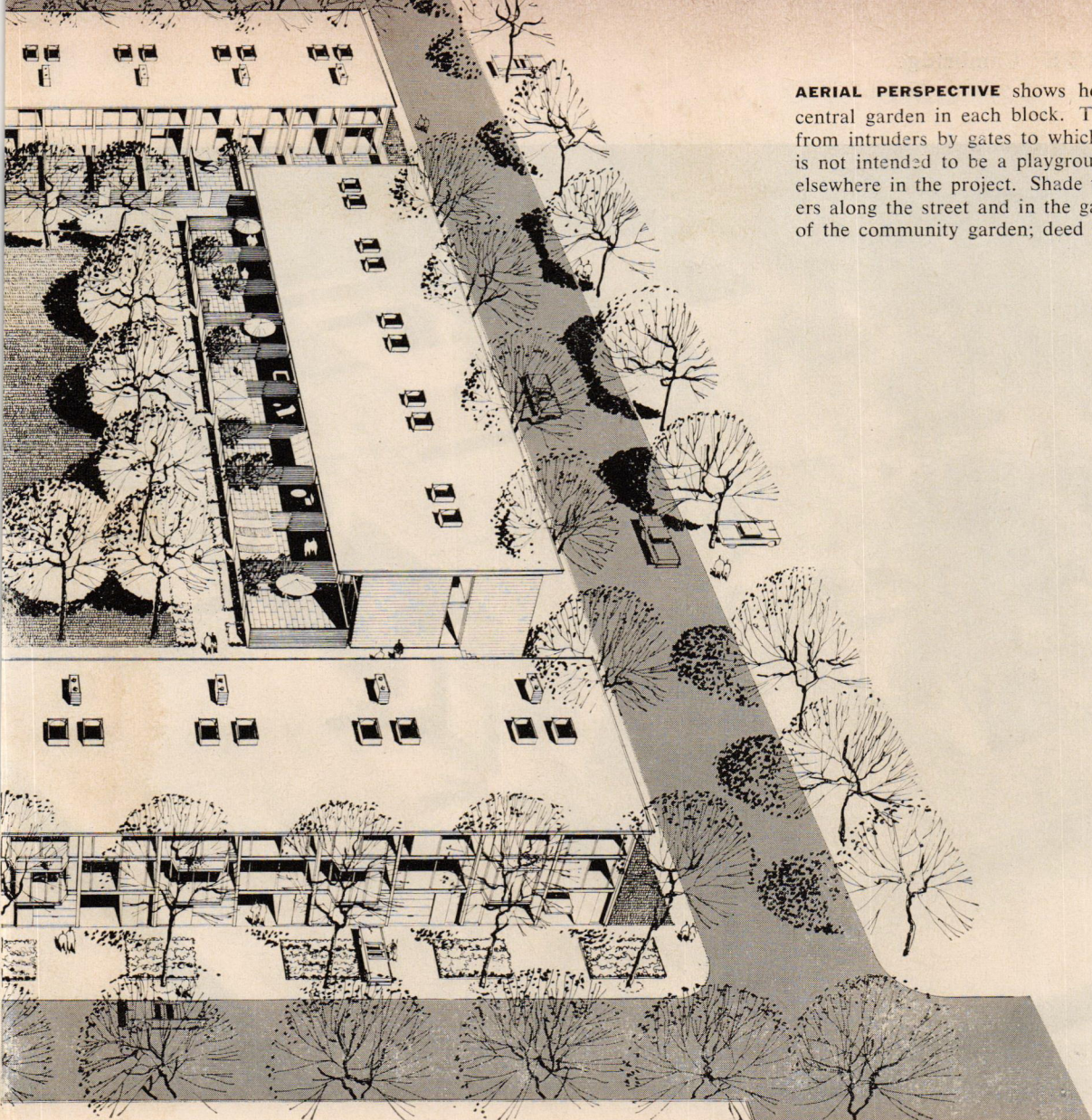


The patio town house idea means better living --

even at 30 families per acre



AERIAL PERSPECTIVE shows how banks of houses enclose the central garden in each block. The garden is quiet, and protected from intruders by gates to which owners will have keys. Garden is not intended to be a playground—a play area will be provided elsewhere in the project. Shade trees will be planted by the builders along the street and in the garden. Each resident owns a strip of the community garden; deed restrictions prevent changes.



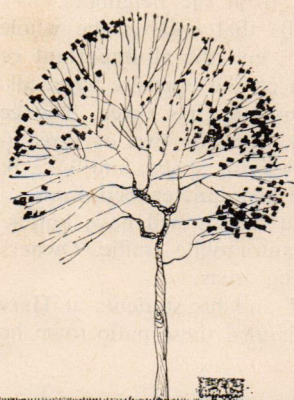
Here, as the drawings show, the patio town house idea is combined with the old city square motif.

In this case the houses are moved in to enclose the garden, so that it will be secluded from street noises.

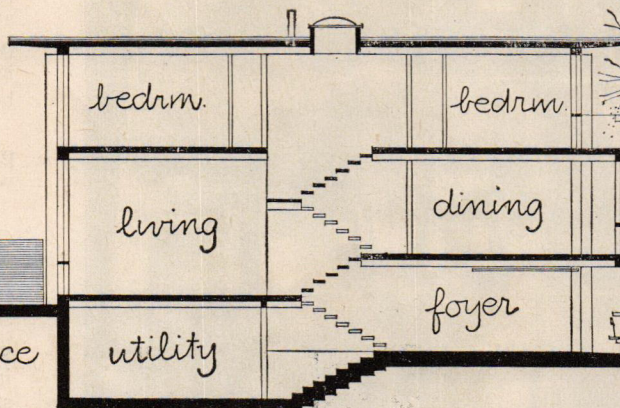
The houses will have five levels. Parking and an entrance foyer are on the street level, with a basement utility room one half flight below. Half a flight above the entrance is the living room which opens to a private patio and, through it, to the common garden or park (to bring the park up to

this level, fill must be brought in). Bedrooms are on the top level of the house; two bedrooms face the street, two face the garden. The front bedrooms have balconies formed by the projecting dining and kitchen level.

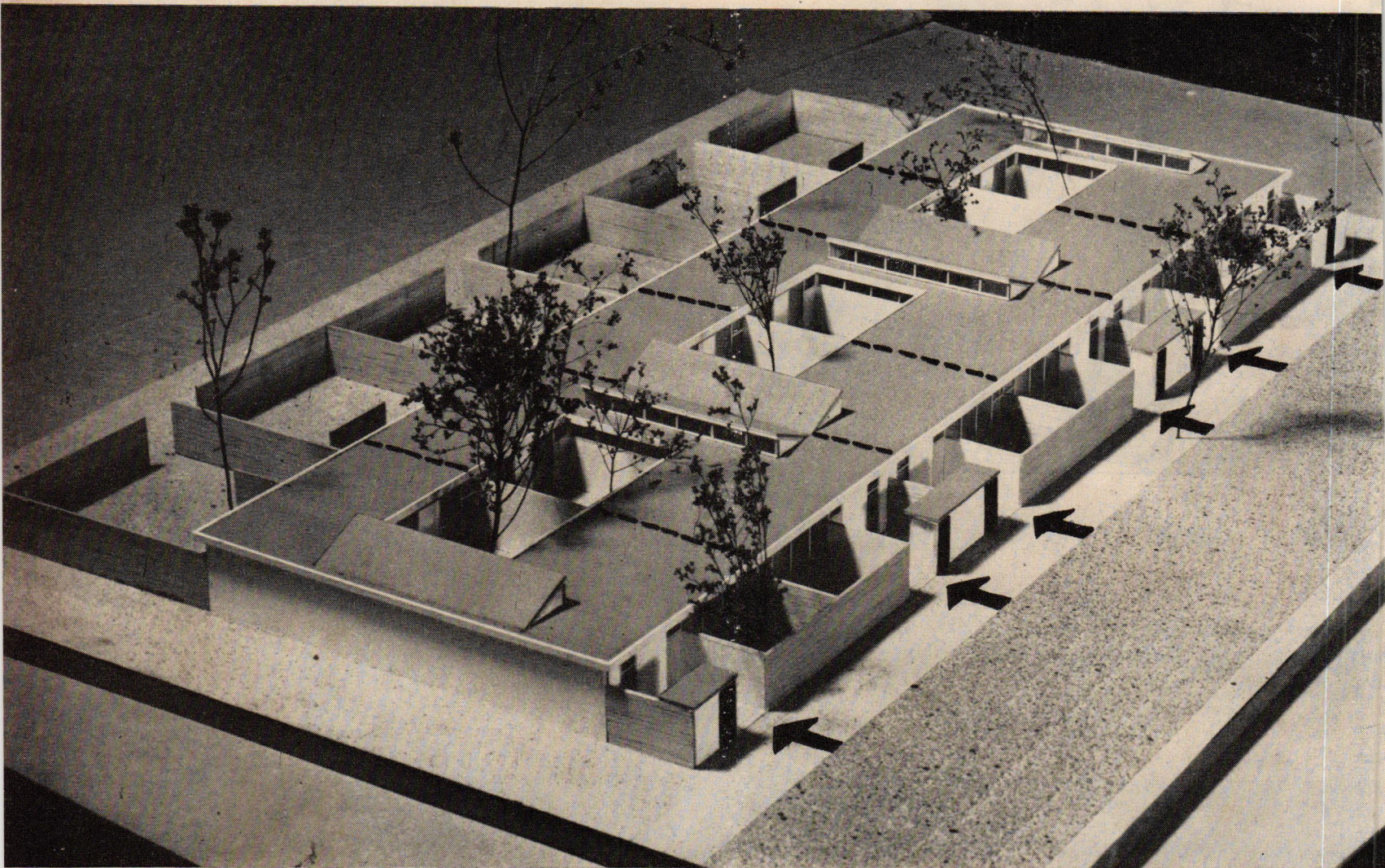
Designed by Architect I. M. Pei in association with Architect Harry Weese, the houses will be built by Webb & Knapp on slum-clearance land in Washington six blocks from the Capitol. Several variations will be available at \$20,000 to \$35,000 a unit.



walk garden terrace

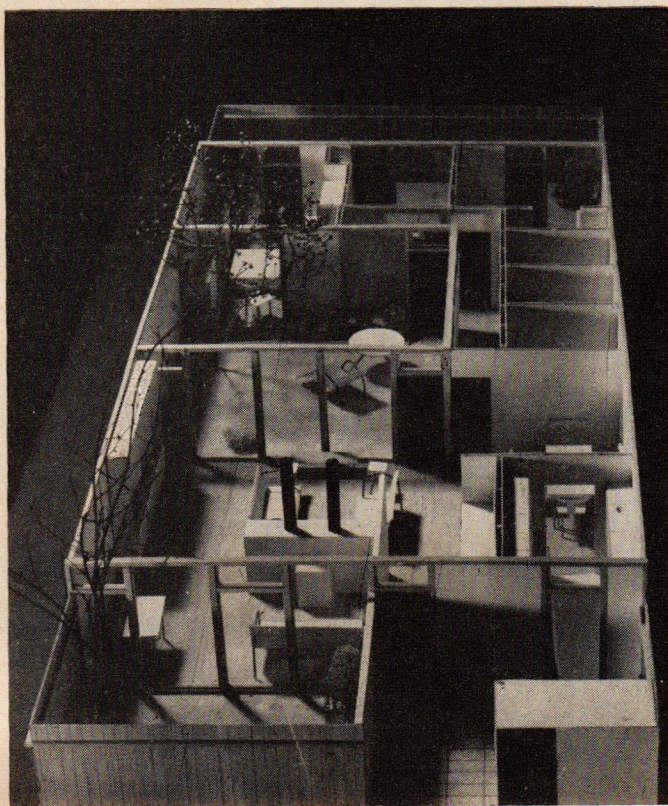


continued



BLOCK OF HOUSES would look like this from the air. Arrows show entrances, dashed lines dividing walls. These are plan No. 1: (see opposite).

You can turn the patio town house inside out for maximum privacy and quiet



These "inside-out" patio town houses set the stage for a revolution in city living.

These houses make possible "lot-line-to-lot-line living", because they use every square inch of valuable land.

These houses also make possible "country living in the city", because they open on outdoor areas that are entirely secluded from the street and from the neighbors.

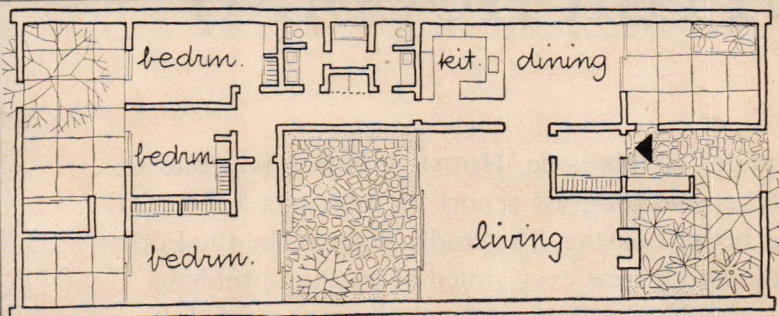
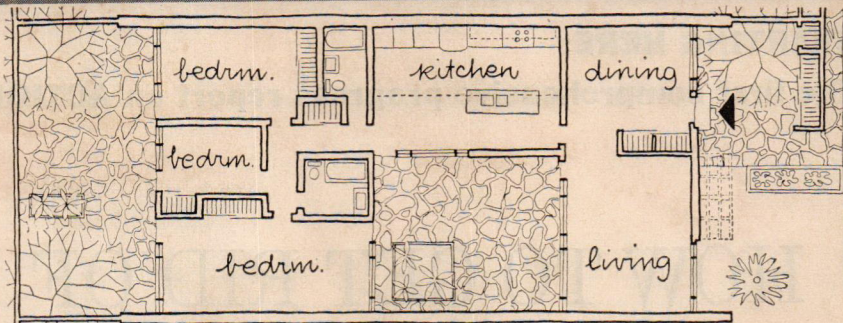
The secret is the high walls that enclose the whole lot, including front and rear patios and the all-important central patio. Of the five plans shown on the opposite page, all have at least one central patio, and one has three. The central patios provide: 1) a pleasant view for two or three rooms in the house; 2) good outdoor living space; and 3) a barrier between the living areas and the quieter bedrooms.

To assure greater quiet, the houses will have buffer zone parks separating them from automobile traffic. Owners will walk 50' to 200' to the parking areas.

Architect Serge Chermayeff and his students at Harvard's Graduate School of Design planned these patio town houses.

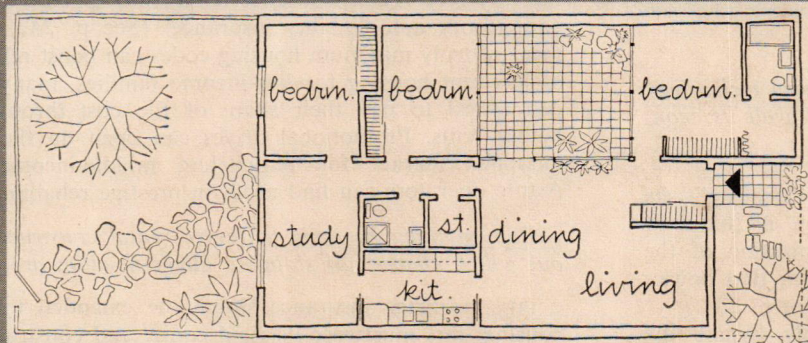
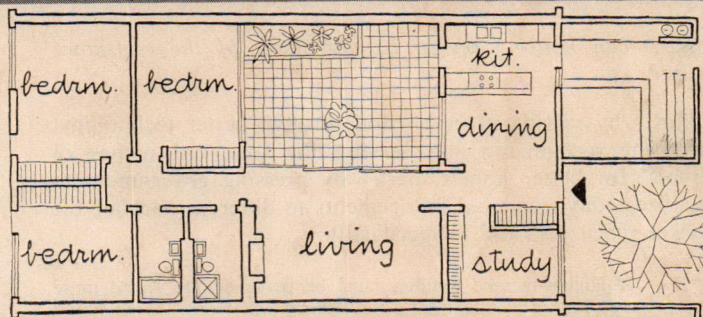
CUTAWAY VIEW shows patio in center of house, with living area in front, bedrooms at rear. Shed at entrance provides convenient storage for trash cans, an important problem with town houses.

PLAN VARIATION 1 is shown in the model at right. Like other plans, it has a separate dining room, but enormous kitchen is an unusual feature. Master bedroom suite has cross ventilation.



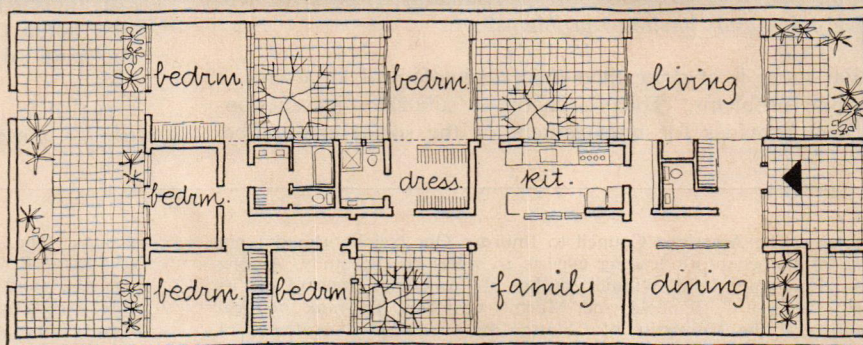
PLAN VARIATION 2 has the kitchen open to the dining room. Patio outside dining room serves as service yard. Bathtub serves two lavatories, with washer-dryer around the corner.

PLAN VARIATION 3 has a den which could serve as fourth bedroom at front of house, unfortunately close to the street. Kitchen opens to central patio for convenient outdoor dining.



PLAN VARIATION 4 is smaller, has master bedroom at front of house, family-dining room at rear. This house has a smaller central patio, puts space into large back patio.

PLAN VARIATION 5 with five bedrooms and three inside patios is most lavish. As in all these plans, space is provided in patios for flower beds and trees./END

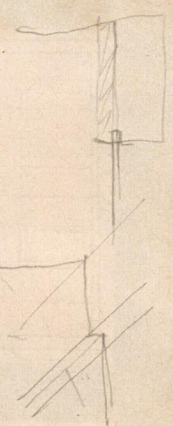


STARTING HERE:

The first comprehensive progress report on ACTION'S \$250,000 study:

HOW TO GET RID OF ROADBLOCKS TO BETTER HOUSING

On this and 13 other pages of this issue, HOUSE & HOME is proud to present the first comprehensive progress report on ACTION'S \$250,000 study of impediments to better housing. The study, financed by the Ford Foundation, is one of the two largest ever aimed at housing problems.* The most provocative problems raised and solutions suggested:



How can housing regain its old share of the consumer dollar?

Partly by solving its cost spiral through better technology, partly by recognizing and serving the unserved niches of demand for better homes, partly by pressing government to equalize today's unequal inducements to different parts of the market. (See p. 140C.) Specifically:

—Higher-income families must be persuaded to spend more for homes so the filter-down theory will work. More house for the money on better terms is the secret of success.
—Demand for in-town housing—both remodeled old homes and new apartments—will rise spectacularly because the big gains in population will be in the types of people who want to live downtown.

How can we overcome the industry's backward technology and leap to 20th Century mass production with all its economies and promise of bigger markets?

Housing must throw off the shackles of "localism"—its system of building, its methods of financing, its basis of building regulations and inspection and organization of the design profession that reflect the outmoded idea that houses are assembled at the site from small pieces. (See p. 234.)

Otherwise, outside fabricators will probably bypass the housing industry and walk away with most of its customers.

Can better organization of the Balkanized suburbs help solve community facilities problems?

Far more is at stake than mere technological, or even tax revenue problems. Today's chaos of suburban jurisdictions at least provides for management of the social conflict be-

tween the diverse groups that make up polyglot metropolitan areas. Outright consolidation of center cities and their satellites is neither politically or socially attractive. But informal collaboration, beginning with technical problems like water supply and sewerage, can lead gradually to fuller cooperation in other areas. (See p. 238.)

What must be done to make rehabilitation work better—so it can lead to renovating big parts of aging city neighborhoods without massive subsidies?

Financing is the big stumbling block. Lenders should be persuaded to set up joint pools of mortgage money, akin to the way New York insurance companies split up the risks of compulsory auto liability insurance. (See p. 242.) Enforcement of truly minimum housing codes can boost rehabilitation of low-rent housing for low-income families, many of whom can afford to pay their share of the cost through slightly higher rents. Promotional drives can open up the relatively untapped market for remodeling middle-income housing. Astute operators can find profit in prestige rehabilitation.

Can anything be done to revive rental construction, without which chances of stopping blight in cities are slim?

FHA mortgage insurance should be extended to high-rent housing; FHA must ease its rigid equity and construction rules to give investors more incentive; FHA should issue debenture bonds to attract new capital investment in rental housing and cut interest rates. Renters should get income tax deductions like home owners. Local tax assessors must stop soaking the landlord and going easy on home owners. (See p. 244.)

* The other: the Fund for the Republic's \$305,000 survey of minority housing problems, begun two years ago and still underway.

ACTION (the American Council to Improve Our Neighborhoods) put some of the country's leading experts to work on the study. Among them: Economist Louis Winnick, author of "American Housing and its Use"; Edward C. Banfield and Morton Grodzins, top-rank political scientists at the University of Chicago; Burnham Kelly, professor of city planning at MIT; Economist Miles L. Colean, FAIA.

ACTION's findings will be published by McGraw Hill Publishing Co. as a series of five to eight books. They will consist of the reports of the staff headed by ACTION Vice President Martin Meyerson.

The reports will also include recommendations of five ACTION committees set up to review the research. The committees are composed of leaders in housing, business, labor and local government and civic

groups. The five committee chairmen: Joseph Lund, past president of NAREB; Roy W. Johnson, executive vice president of General Electric Co. (and president of ACTION); Guy T. O. Hollyday, Baltimore title executive, past president of the Mortgage Bankers Assn. and former FHA commissioner; Ben Fischer, former chairman of the CIO housing committee; and Philip Graham, publisher of The Washington Post and Times-Herald. Chairman of the overall research committee of ACTION directors is Ferd Kramer, Chicago mortgage banker.

ACTION notes that findings of researchers and recommendations of the committees will stand on their own. ACTION will not necessarily endorse them 100%. Says Executive Vice President James Lash: "We are anxious to provide a forum for discussion of the issues."