

POPULAR HOME

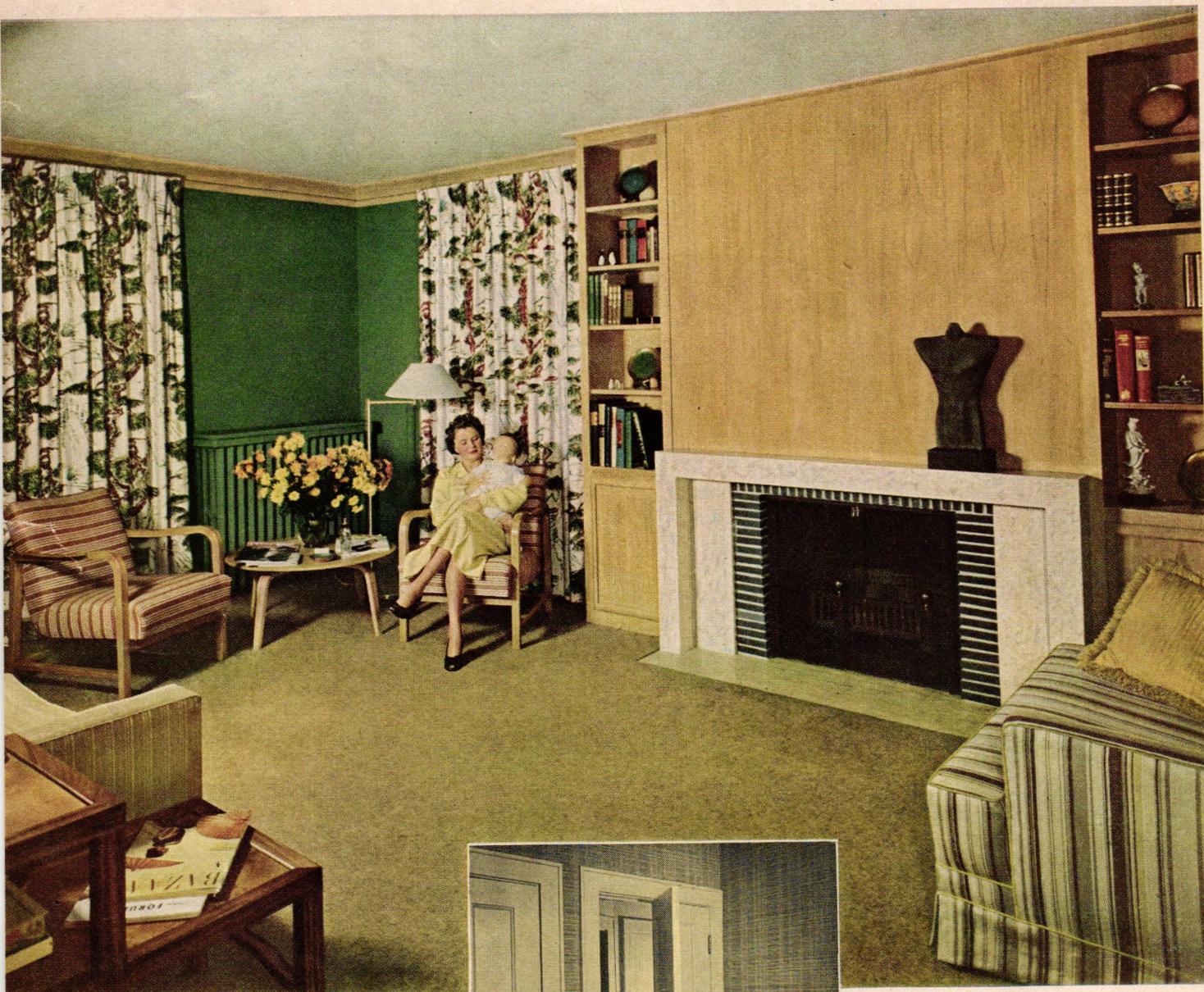
MAGAZINE

Autumn 1950

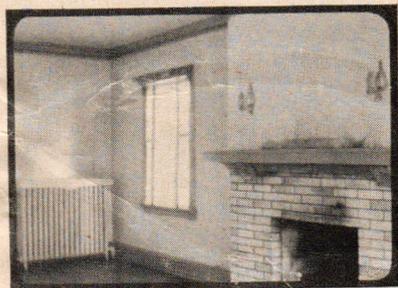


easier
A woman's work is never done

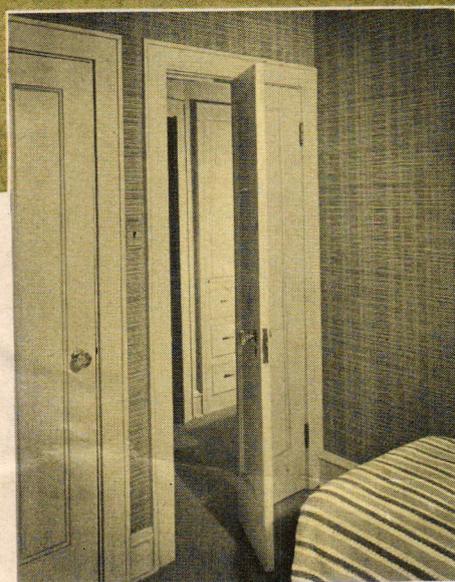
How to make life worth living in the kitchen—pages 8-12



In the living room, the old brick fireplace with high mantel-shelf was replaced with a simple brick facing and low, wide mantel of polished Italian Travertine stone. Light beige paneling and built-in bookcases contrast beautifully with the deep celadon green painted plaster walls. Ceiling-height draw draperies are hung over woven wood-slat shades, which coordinate the window treatment.

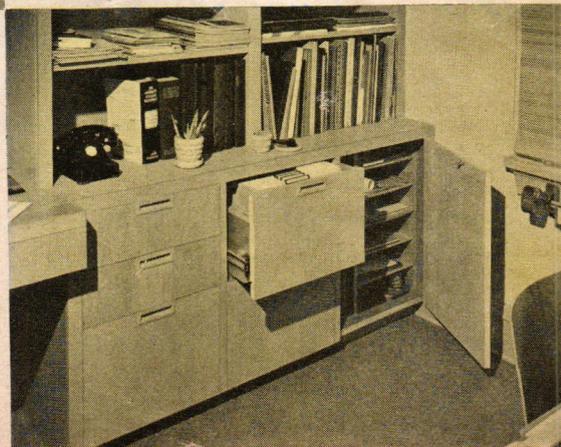


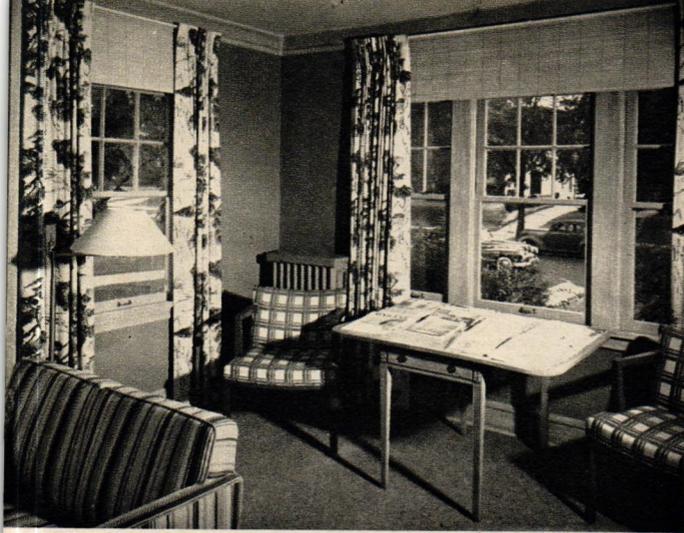
before—living room



Here's a neat idea for a small room where furniture arrangement interferes with opening the door. Mr. Jacobson simply sawed the door in half, hinged it in the middle as well as against the wall, and folds it back like a screen. If the door has horizontal instead of vertical panels (as shown here) both sides are made flush with sheets of DURON hardboard, are cut and hinged.

Mr. Jacobson's study, an excellent example of carefully planned built-in furniture and economical use of floor space, is also an ideal arrangement for a school-age youngster. Wood-slat blinds eliminate curtains, may be used with or without side draperies.





Three close-set windows are deftly unified with draw draperies over a single long wood-slat shade to give the effect of one large picture window. Drapery fabric is in one bold pattern. Woven wood-slat blinds in natural finish are used variously throughout house, as window shades, valances, and flexible screen.



In the dining room, two walls with hard-to-curtain windows are given the ceiling-to-floor drapery treatment, with a texture weave in chamois-gold shot with metallic silver and gold threads. Valance is hung above the small windows to camouflage the odd size. Dining room walls repeat the celadon green of the living room.

When a noted designer ... DOES HIS OWN

A modest remodeling project, integrated as was the R. L. Jacobsons', yields amazing results



■ REMODELING a house offers certain definite advantages. You are dealing with tangible property. You can measure actual rooms . . . check wall and storage space against known wants . . . be sure of sound basic construction . . . plan your modernizing program in complete detail, then proceed step by step and room by room, at the convenience of both your family and your budget. Many a spacious middle-aged house can be bought for a comparatively modest sum, and with minor structural changes, modernized into a lovely, livable home. Often, the handy man-of-the-house can do much of the work himself with the advice and help of the local building materials dealer.

Robert L. Jacobson of Milwaukee, Wis., member of a firm whose chief business is remodeling, interior designing and decorating, chose a well-built, four-bedroom house about 25 years old, in an excellent neighborhood.

"Its chief faults were the usual ones found in a house of this age and type," explained Mr. Jacobson. "Golden oak woodwork and floors finished in a harsh, unpleasant yellow-orange . . . no particular interior architectural style . . . problem windows of various heights and sizes in the same room . . . ugly brick fireplace . . . lack of storage space

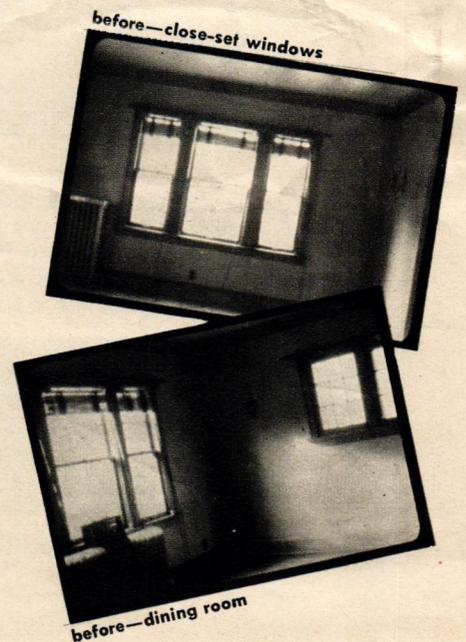
. . . and, of course, an out-of-date kitchen. All minor ailments—easily cured. Our main objective in planning changes in the house was simplifying the background to create a unified decorating effect throughout."

Throughout the house, the golden oak trim and doors were refinished a soft, light beige by removing the original finish, wiping in a filler, waxing all surfaces and rubbing them down to a mellow lustre. The effect is a subtle natural wood tone which blends with almost every conceivable color. Built-in features, kitchen cabinets are finished to harmonize with woodwork.

Wall-to-wall beige carpeting, upstairs and down, and wood furniture in the same mellow beige as the woodwork gives the whole house a spacious continuity of feeling that integrates every room. Since colors in paint, wall-paper and fabrics are harmonious throughout, it is possible to move furniture freely without discord.

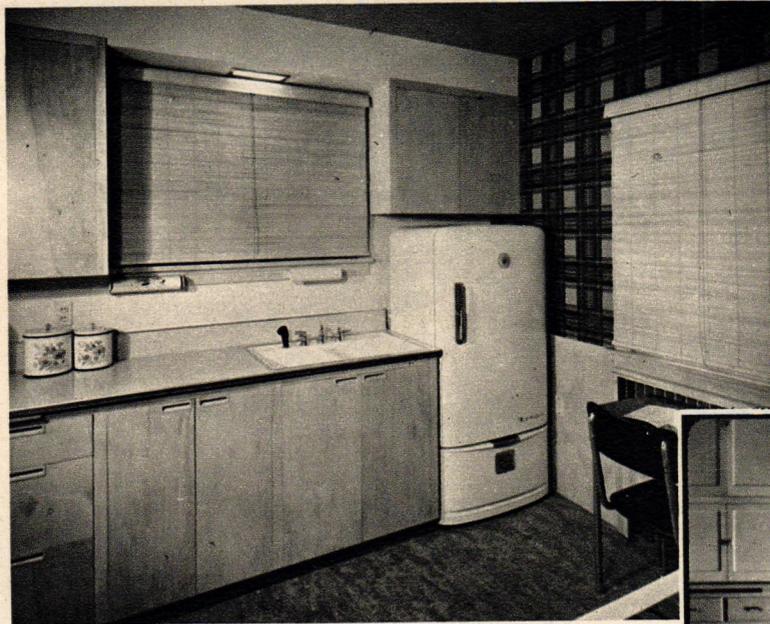
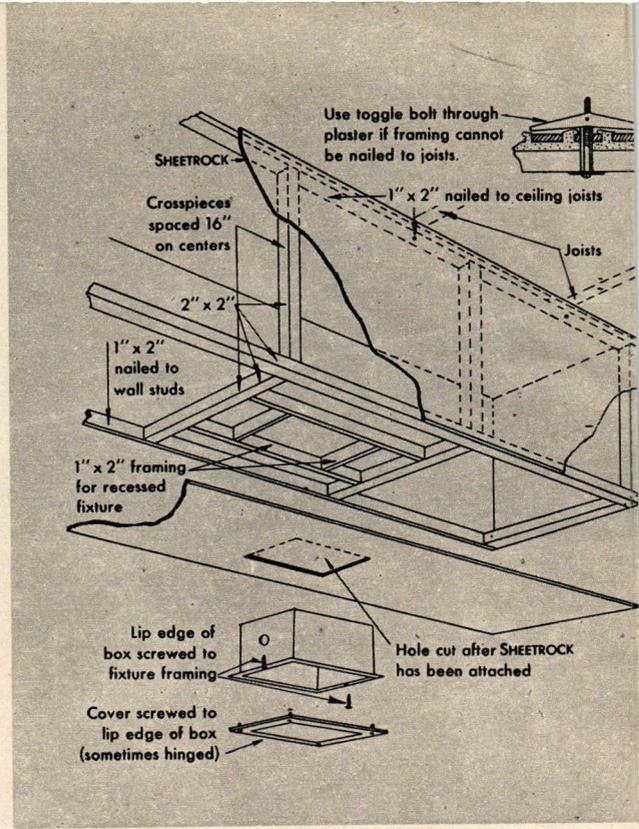
While the general pattern of the house is definitely contemporary in feeling, the Jacobsons have demonstrated effectively that *modern* is not a specific period, but a decorating theme. Antiques and heirloom pieces can be used against these backgrounds as well as contemporary furnishings.

As president of Niedecken, Walbridge & Jacobson, Inc., Robert L. Jacobson believes that modern features can be used to advantage with traditional settings in interior design. In addition to residential interiors, of which his own remodeled house is a striking example, Mr. Jacobson's firm has planned many fine executive offices, also designs and makes special furniture. Proving that modern innovations in backgrounds can be used effectively with traditional furnishings has been one of his chief successes. The Jacobsons' home is in Milwaukee.

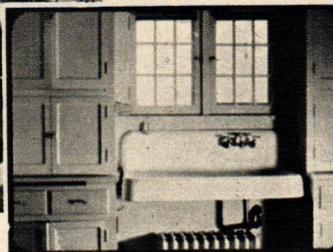


How to drop ceilings over cabinets

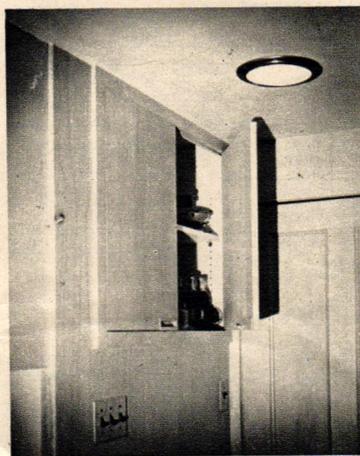
Framing for drop ceilings over wall cabinets consists of stringers attached to ceiling joists and to wall studs, and crosspieces spaced 16 in. on centers. If it is impossible to nail stringers to joists of ceiling, as when joists run parallel to stringers but not directly under them, you then attach stringers to ceiling by using toggle bolts as shown in corner of detail at right. Recessed lighting fixtures should have framing, preferably installed around all sides, into which the holding screws are driven. Exact size of fixture must be known.



before



To drop ceiling over cabinets as in Jacobson kitchen, framing was installed to make surface of SHEETROCK flush with front of wall cabinet. Finished kitchen shows neat effect of drop ceiling over wall cabinet as well as recessed lighting fixture installed for good illumination over sink and counter



How to lower high ceilings

■ IN THE Jacobson house a powder room at the rear of the first floor was stepped down from the kitchen level but retained a 12-foot ceiling. This ceiling was furred down to an 8-foot height, and part of the air space above was occupied by a handy cabinet with doors opening into the kitchen, as shown at left. The cabinet is ideal for storage of bottles and other small articles.

Ceilings can be furred down either to give rooms a more modern appearance, or to replace a badly-cracked existing ceiling. The series of photographs below illustrate one method of doing the job. Your local lumber dealer and carpenter contractor can give you the answer to ceiling problems in your house.

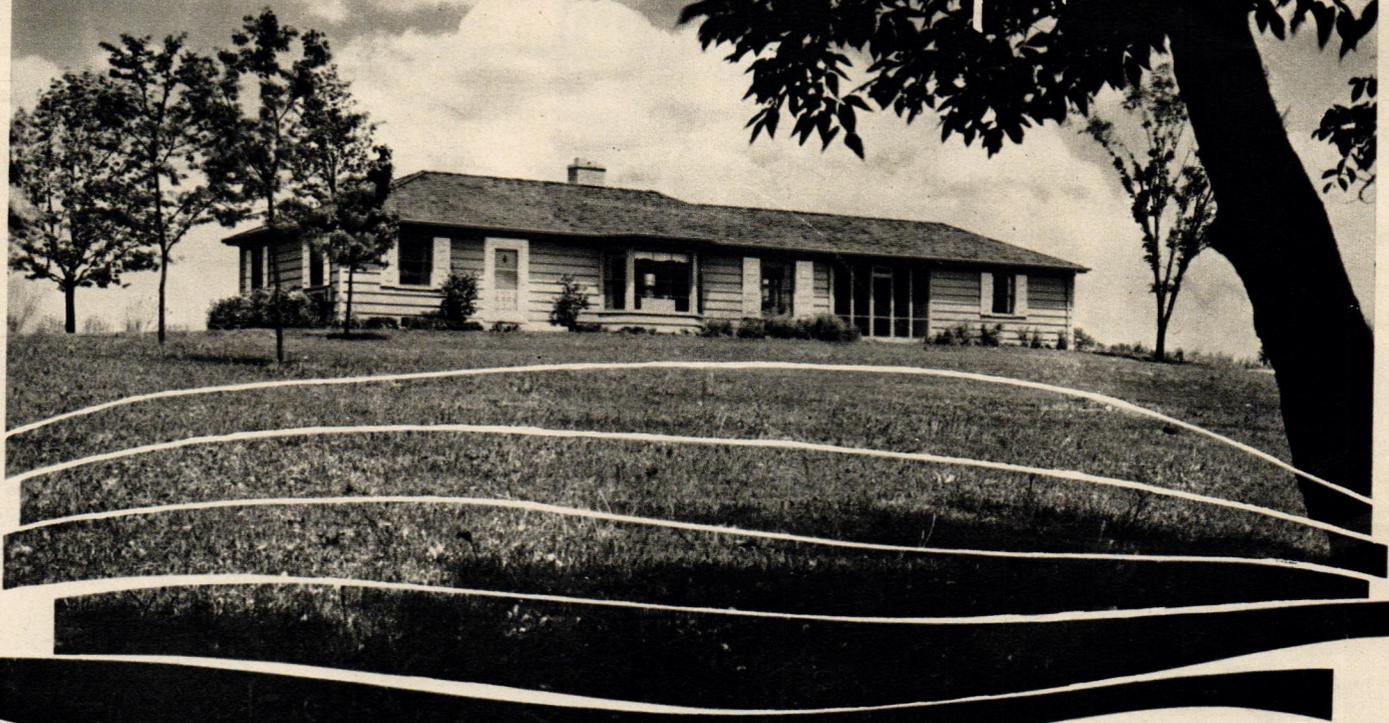
When ceiling is to be lowered only a few inches, extra joists are added under old ceiling and are covered with SHEETROCK wallboard. First step is to nail supporting strips to wall studs, to hold ends of joists before nailing in place.

SHEETROCK wallboard being applied to ceiling. Ends will come halfway over joists for nailing if latter are spaced exactly 16 in. on centers. In this case the furring on the walls was nailed over horizontal support strips.

After the SHEETROCK has been nailed in place the joints at corners are filled with cement for embedding PERF-A-TAPE which give extra strength and a perfect finish at joints. Cement is then applied with a broad knife



Hilltop House



Architect: Bertram A. Weber
 Builder: Arthur T. MacIntosh & Co.
 Photographs: Bill Hedrich, Hedrich-Blessing

By Cynthia Montgomery

■ WHEN THE OWNERS of Hilltop House moved from California to the middle west they brought with them a liking for the openness and informality of West Coast ranch style homes. They chose the rolling countryside at Inverness, near Palatine, Ill., to obtain a rural atmosphere with suburban conveniences. Their new house, designed by architect Bertram A. Weber, is well suited to its hilltop site although a level lot could be utilized just as well. The plan employs the compactness of present day planning to provide building economies and uses modern ideas and arrangement to make a convenient, efficient and informal house which provides a completely appropriate background for the owners' fine collection of Early American furnishings.

The photograph above shows the south side of the house which faces the main view, and the sun. Principal rooms face south and the breezeway porch extends through the depth of the house, opening to both north and south to take advantage of summer breezes. It's also a rainy-day play area.

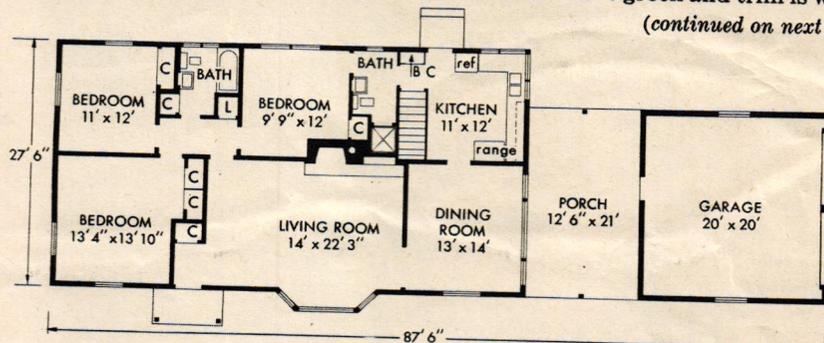
Living and work areas are at one end of the house, bedrooms at the other. (See floor plan below.) There is a minimum of hall space. For convenience, the second bathroom is located adjacent to the kitchen, service door, basement stairs and guest bedroom.

Excellent decorating ideas have been

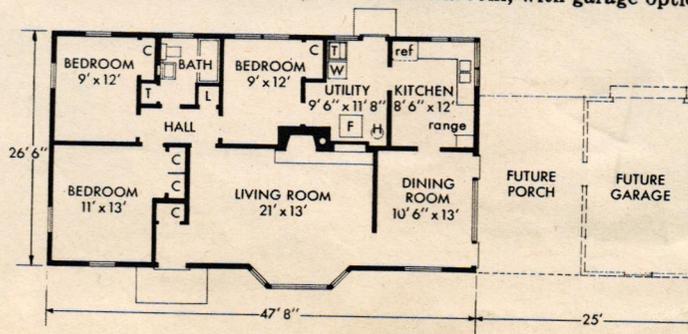
carried throughout the house by the owners, Mr. and Mrs. Warren Leavitt. The straight, even walls in the rooms pictured are of RED TOP plaster and ROCKLATH plaster base to form a fire-resistant wall and ceiling structure.

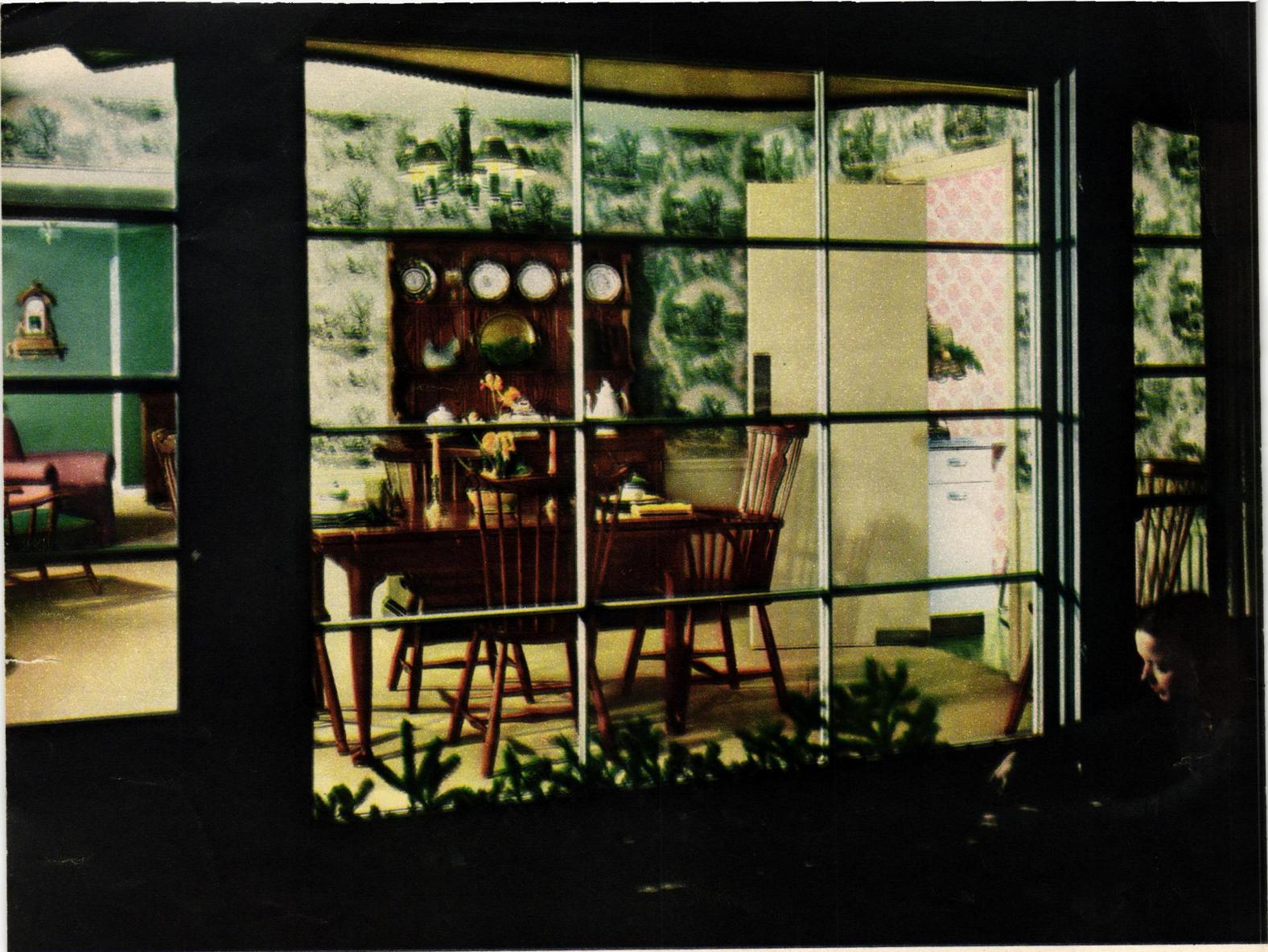
The clapboard siding of the exterior is painted olive green and trim is white.

(continued on next page)



Below—The POPULAR HOME version of the Leavitt residence was scaled down to eliminate basement and second bathroom, with garage optional.





Most unique feature is the wall of glass opening from the dining room to the enclosed breezeway porch. The combination of cross-barred window and doors provides light and

air along with privacy. A large doorway opening between living room and dining room creates a feeling of openness and an unbroken view through the living area. Spirited

wall colors, like the forest green of the living room, emphasize well chosen fabrics and accessories. All of these colors can be mixed successfully with **TEXOLITE SEVEN STAR** paint.



Left—The master bedroom with windows facing south and west takes advantage of summer breezes. Walls painted Palm Green, a color in the **TEXOLITE** color selection, darker green carpeting, coral spread and gay print repeating these colors express the good taste and simplicity of Mrs. Leavitt's decorating ideas.

Want to know more about Hilltop House? How to make good use of small rooms? How to make Ten Kitchen Conveniences in your own workshop? For ten cents you can get the newly published booklet from the company named on the back cover. Ask for Photo Plan 50-6 . . . "Popular Home's Hilltop House & Workshop." It's packed with good ideas.





Sheltered access to the garage is gained by the enclosed breezeway. Simple details of carpentry and millwork and a careful choice of wall decoration have resulted in a perfect setting for Early American furniture . . . and a contemporary house that is versatile.

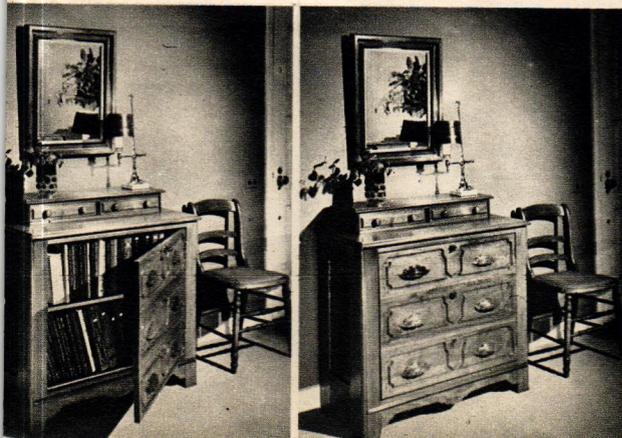
■ BLUEPRINTS of the POPULAR HOME version of Hilltop House, floor plan of which appears on Page 5, may be purchased through the local dealer named on the back cover. They will come from Bertram A. Weber, 221 N. LaSalle St., Chicago 1, Ill. The modified version of the house contains 1,262 sq. ft., 17,668 cu. ft., the porch and garage 500 sq. ft. and 3,500 cu. ft.

OLD MAN WINTER

is on the way! Your building materials dealer is stocked with cold weather cures to help you defend your house in winter weather. Check your needs now. See the modern time-saving equipment now available. Shop for storm windows and doors, caulking compounds, insulation, weather-stripping. And now is the time to see that your roof is in first class order.



A surprise piece is made of a Victorian walnut chest converted into a record cabinet by attaching drawer fronts to form a door.



Soil-less Gardening comes into its own

Gravel-Bed Growing Goes Under

POPULAR HOME Microscope



POPULAR HOME's editorial material being developed for future issues holds some surprises—let's lift the curtain just a bit and take a peek at this one:

Hydroponics is the word . . . and a formidable one, that has come to mean year-round soil-less gardening. Imagine growing enough vegetables, in a 3x6 foot box to keep a family of four supplied . . . larger, more nutritious vegetables, ready in one-half to two-thirds the normal growing time . . . without hoeing, weeding, or combatting plant diseases.

Hydroponics is a new science developed for home use only since the war, by Art and Zana Deatrick, an enterprising south Florida couple. But its fame is spreading fast to other sections of the country and uniform success is reported with the Deatrick's "Flagler Hydroponic" methods.

What is it? Basically, hydroponics comprises simply the use of gravel or coarse sand, in an enclosed bed, in which the seeds are planted. A liquid plant food solution containing 11 essential mineral elements is fed into the growing box three times a day, by means of a hose and tank arrangement. In colder climates, the box is moved inside in winter for year-round performance. One square foot of the gravel bed is said to produce quantity equivalent to as much as 150 square feet of dirt gardening, richer vitamin content.

Now, the developers of Flagler Hydroponics are in commercial production of a complete growing unit, and the publishers of POPULAR HOME are so intrigued with the idea they've decided to experiment with one themselves. Results will be reported in an early issue. Meanwhile, gardening hobbyists are invited to send questions or comments to the editors of POPULAR HOME, 300 W. Adams St., Chicago 6, Ill. We'll send details.

How to make life u

By Ruth Kain Bennett



■ **STERILE EFFICIENCY** is not enough for a successful kitchen. Since we live as well as work in our kitchens, they are truly the heart of our democratic homes. A well run kitchen is the general headquarters of a smooth running household. It is the drafting and planning room, the tool room and machine shop, the warehouse and distribution center... the center of conviviality and family gathering. No wonder it represents a considerable part of our household investment and merits the best planning and tools we can supply. On this and the following pages we give you a scrapbook of ideas to help you plan your kitchen.

1. Is there sunshine in your kitchen? Restful grass, a cool breeze and peace of mind replace a blank wall where mother can watch the children while she works. The dining corner boasts a large window with a garden view. Storage space to ceiling, good lighting aid efficiency in this L shaped kitchen. Home of Dr. & Mrs. Lee Gladstone. Architects: John van der Meulen, Ralph Rapson.

2. Are there neighbors in your kitchen? Even though we love our neighbors, no one likes them on the outside looking in. If your problem is too close proximity or an unattractive view, Mr. & Mrs. George Elin have a solution. Built-in seats and counter, window ledge and convenient telephone make a planning center and dining corner. U arrangement puts sink, range and refrigerator within easy reach. Architect: Bruce Goff.

3. Handsome wood cabinets, diffused ceiling panel lighting and a subtle color scheme add livability to this kitchen designed by Architect Rodney Walker for Arts & Architecture. Photograph: Robert Cleveland.

4. Is there a dining room in your house? Whether or not, this luxury liner design in the home of Mr. & Mrs. Howard B. Ahara of Winnetka, Ill. may have some ideas for you. Separating the kitchen and breakfast

room gains wall space for cabinets. Breakfast room doubles as serving pantry. Notice the blending of Lenox Rose (available in TEXOLITE Semi-Gloss Paint) with red tones and white. Cabinets in the breakfast room furnish well located storage for linens and serving pieces. Utility room beyond kitchen includes laundry, heating unit, storage cabinets and built-in desk.

5. Plan for easy entertaining and pleasant family living. This wide doorway establishes a friendly relationship between the well equipped corridor kitchen and the dining porch. Convenient, space-saving sliding doors could be used effectively. Home of Mr. & Mrs. Milton Kausal. Architect: John F. Kausal.

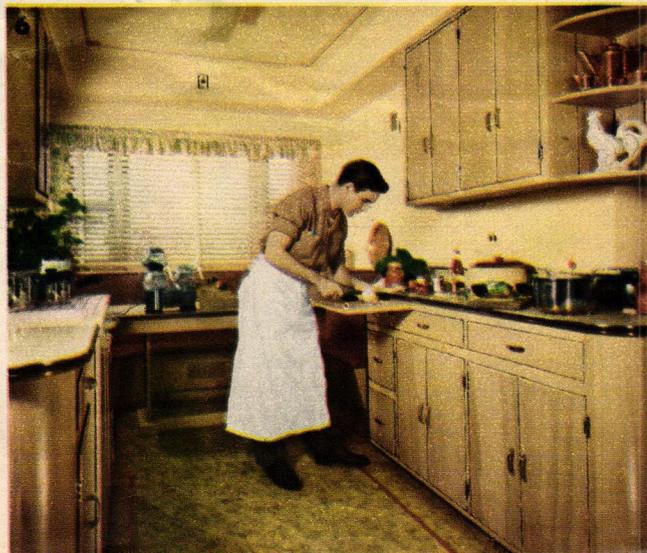
6. Is there a man in your kitchen? He will be quick to point out poor equipment or inadequate work space. Mr. & Mrs. W. D. Stromberg like their built-in dining corner for late snacks and family breakfast. Natural wood cabinets add warmth. Pull-out cutting board* is of special value in limited space. See Photo Plan 50-6 for how-to-make one.

7. Compact planning corner in the kitchen of Hilltop House, shown on page 5. You can make a handy corner desk by following instructions in the Handyman section of Photo Plan 50-6 on Hilltop House.* Includes how-to-build Ten Kitchen Conveniences!

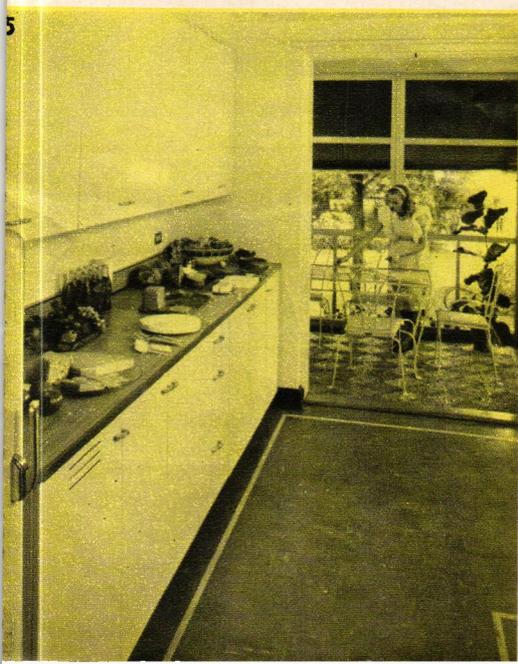


PHOTOGRAPHY: HEDRICH-BLESSING

*See how to build these kitchen conveniences in Photo Plan 50-6



th living in the kitchen



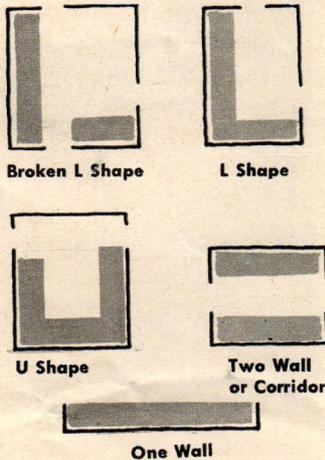


How to make life worth living in the kitchen (continued)

■ DO YOU KNOW how to plan a kitchen? Here is a brief outline to provide a framework for your planning. Consider all major functions, 1) planning and bookkeeping, 2) food preparation and storage, 3) cooking and serving and 4) clean-up. These are your work centers and remember, both vegetables and dishes must be washed.

Analyze each major job. Make a sample motion study diagram just like the experts. Draw a floor-plan and trace the path of every step taken in one of your daily kitchen tasks. Plan possible changes reducing steps and body motions to a minimum.

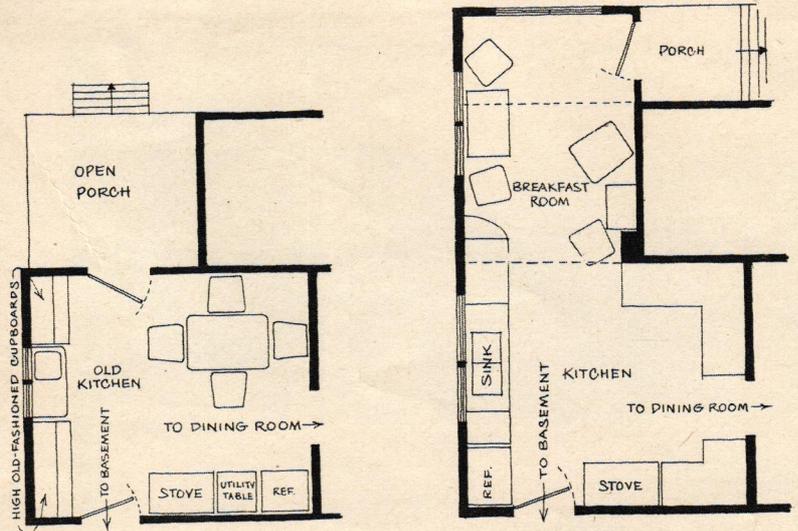
Study these basic kitchen plans. Whether remodeling or building, you'll find



one will be best for *you* and your family. All have their advantages.

Consider the physical requirements. Will moving a door gain wall space necessary to place equipment in best relative position? Most steps are from sink to refrigerator, sink to range. Include work counters between appliances.

Remember work surface heights should suit your height. Cross traffic through work area is a headache when company's on the way. Serving equipment should be kept near dining area. Safety should be a built-in factor in your *planned* kitchen. Your kitchen deserves a pattern cut to fit your family's habits.



before

after

The partition between back porch and kitchen was removed. About four feet was added to accommodate a stairway. Outside door opens at right of new area.

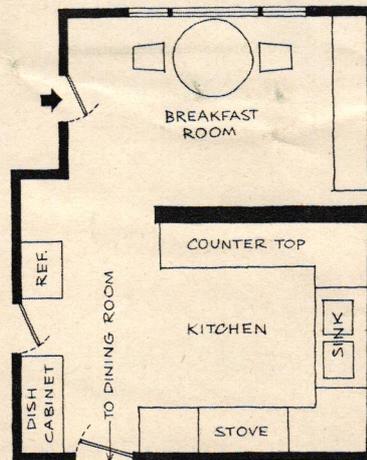
Note that while work and living areas are essentially separate, a free flow of space has been maintained. This arrangement makes the added area doubly useful.



Moving this badly located door made possible a compact U shaped kitchen and eliminated an inconvenient diagonal path that previously crossed the dining room.



This efficient and attractive unit is the result. Note the uninterrupted work space, convenient cabinets and appliances. Now there's no cross traffic through work area.



after



Pass-through window facilitates serving and admits daylight. New cupboards are easy to reach. House exhaust fan and flush lighting fixtures are located over sink. Architect: Richard S. Smith

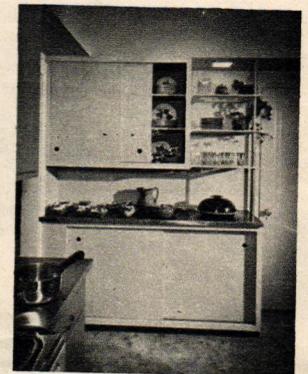


Is there companionship in your kitchen? Mr. & Mrs. W. F. Dreves of Elkhart, Ind., made sure of it when they enclosed the back porch to make a useful living-dining area. RED TOP insulation, plaster and SHEETROCK gypsum wallboard are excellent materials for this purpose. Sliding Anderson windows here give fine visibility and ventilation, help gain open feeling for area.



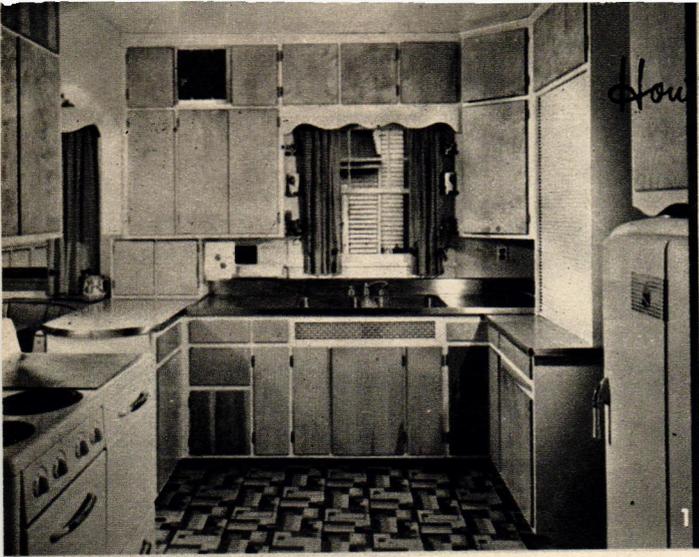
The rocking chair, Provincial wallpaper and wall decoration make this friendly play area for rainy afternoons. For small tots, it would be an ideal location for the play pen. Sunlight Yellow walls in the kitchen (available in TEXOLITE Semi-Gloss) add to the bright atmosphere of comfortable family living.

Are there children in your kitchen? With good planning and an eye to the future, the L. R. Berners of Gary, Ind., will be prepared when their twin daughters concoct their first waffle suppers for high school friends. The recently enclosed porch provides a living, playing and dining area close to the kitchen. Cabinets under window are useful for sewing, linen storage, or sideboard.



This decorative dish cupboard and serving cabinet is located on the traffic lane to dining room making it easy for family to help serve guests through door at left. Glass shelves allow light to filter through. All cabinets are birch plywood rubbed with thin French gray paint exposing the wood grain . . . then finished with liquid wax. Cabinet interiors repeat the bright colors of the wallpaper . . . apple red, leaf green and bright peach. If you have an open porch, consider including it *inside* your house and insure temperature comfort with RED TOP insulation.





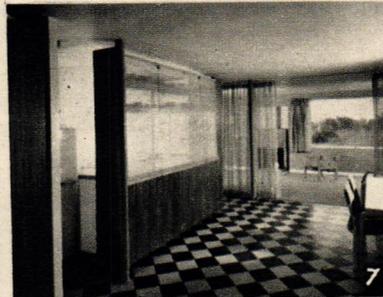
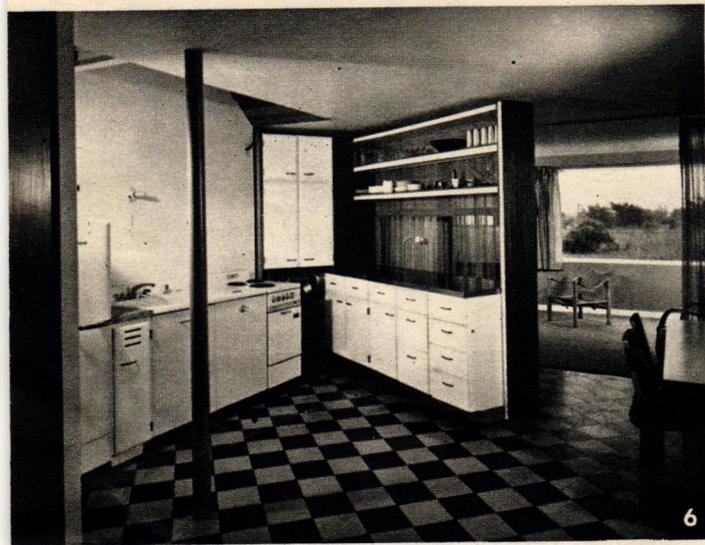
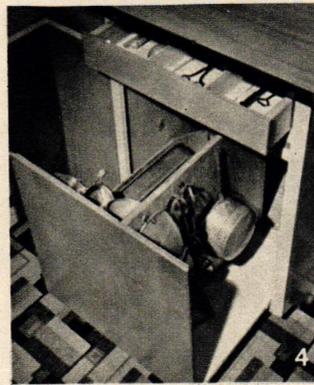
1. **OUTSTANDING** example of planning by homeowners Mr. & Mrs. Marion Hartzler of Goshen, Ind., incorporates best professional principles. A 10x12 kitchen and 6x8 breakfast nook serves family of six. Planning factors were (a) minimum lost motion (b) place for everything where used (c) visibility of every item (d) logical placing of work centers (e) beauty, by choice of cabinets and colors.

2. **Cooking center** is within reach of stove. Note trash chute in floor that leads to basement container.

3. **Baking center** with all supplies for complete mixing. Sliding door made from an old roll top desk.

4. **Utensil drawer** has vertical partition with hooks.

5. **Corner cabinet** has Lazy Susan, notched drawer and angled door.

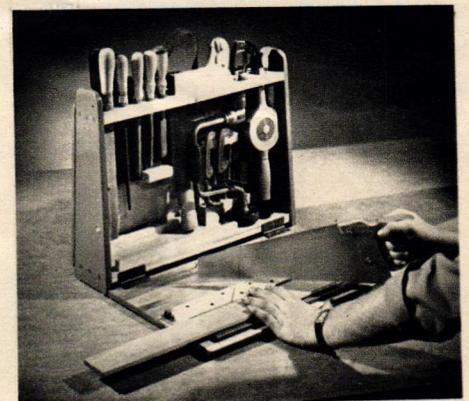


Is there company in your kitchen? Here is a truly contemporary solution by Architect Harry Weese for his own house. Both Mr. Weese and his designer wife enjoy the flexible freedom of mobile walls. (6) One kitchen "wall on wheels" may swing out to provide maximum floor space or, with its reed blind drawn up, act as a service bar to the living room. (7) In repose, the kitchen closes snug as a tool chest leaving (8) this floor area free for other activities.



Why lose 'em? USE A TOOL KIT

■ **DON'T** waste time and steps looking for tools. Keep them handy and in good order for every job around the house. **POPULAR HOME'S** exclusive knocked-down tool kit is available to you ready for assembly with all parts cut, drilled, sanded and complete with instructions. There are notches for every tool, sides which open to provide a miter jig, shown at right, and a hold down clamp for drilling, planing, etc. Available through your local dealer listed on the back cover of this magazine. Get it today!



quieter living in your home



■ SPURRED by the warwhoops of young Hopalong Cassidy fans, the science of sound absorption and insulation has spread its benefits from restaurants and business offices into the home. Living rooms, recreation rooms and children's playrooms are the places where sound treatment has been found to be most worthwhile for residential use.

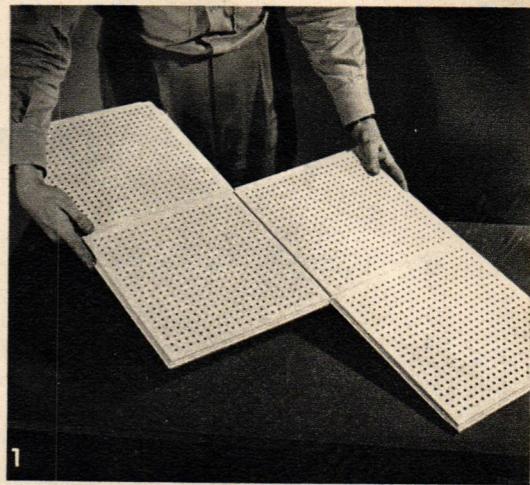
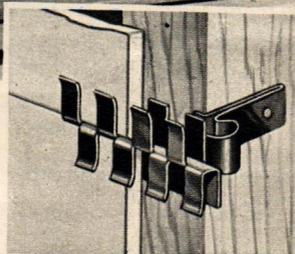
If you're having trouble "hearing yourself think" when the noise around the house is at its height, consider this:

Wall and ceiling surfaces of the normal room reflect about 97 percent of the noise energy that strikes them—not just once, but many times by bouncing from wall to wall at 770 miles per hour until the noise is no longer audible to the ear.

By installing the proper type of sound treatment, 50 to 75 percent of the noise energy created in the room can be absorbed at each "bounce". This means that the noise loudness in an average 12x20 foot room is reduced about 35 percent immediately.

It's true that the sound of a shoe dropped upstairs or the neighbor's saxophone will penetrate your noise-controlled sanctum whatever is applied—but the difference is amazing when sounds originating within the room are considered. Some rooms in the house already have the sound-absorbing help of carpeting, large rugs, upholstered furniture and heavy draperies—making the complete job that much easier.

The three proven methods outlined and illustrated at right are recommended for giving your ears a break.



1. QUIETONE acoustical board tile, a bone-white ceiling surface, is adaptable to new or old construction and can be easily applied either to furring strips or a solid backing. This now comes in standard 12x12 inch square tile and in TWIN-TILE 12x24 inch units that have the appearance of separate tiles but cut installation time up to 50 percent. QUIETONE is available in three thicknesses, of 1/2, 3/4 and 1 inch. It possesses sound absorption of 50 to 75% and high light reflection qualities. It can be repeatedly cleaned with standard wallpaper cleaner or rubber sponge, and may be repainted. The 12x12 tile has a beveled-square edge for applying to solid backing with adhesive. The 12x24 TWIN-TILE is supplied with the KWIK-LOK joint (illustrated) for easy stapling or nailing.

2. SABINITE acoustical plaster. Easily applied in old or new buildings, this has a porous surface which soaks up 60 percent of most sound striking it, and is the most economical of acoustical treatments. Recommended for ceilings of all "noise centers" in the home, it is incombustible, readily painted and cleaned, and is available in five colors. SABINITE may be applied over most existing surfaces through use of an asphalt emulsion bonding coat.

3. USG resilient lathing. This system, which serves to float the finished wall or ceiling surface free from the framing, offers excellent resistance to sound transmission while giving added protection against plaster cracks. Resilient spring clips (Inset, left), are attached to ROCKLATH plaster base, permitting limited movement of framing members and reducing the strain on the plaster coat. Since only the steel spring of the clip is nailed to the studs or joists, sound waves are "dampened" as they pass through the framework. Where QUIETONE and SABINITE absorb sound, this system insulates against it.

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What's your **M**inimum house?



Since 1949 Mr. Scheick has been executive director of the Building Research Advisory Board, in Washington, D. C., continuing the work for which he received wide recognition as director of the Small Homes Council of the University of Illinois, from 1945 to '49. He was a faculty member in the university's department of architecture for 14 years, practiced privately.

Don't judge your family's needs by floor space alone, research expert advises

■ THE Federal Housing Administration has established minimum standards for various rooms to protect the investment in houses in case of resale. The "master" bedroom must be not less than 100 square feet, the second bedroom for single occupancy not less than 70 square feet. There are similar minimums for the living room, kitchen, utility room and closets.

No one intended that all of these minimum room sizes should ever be used in one house. But, as construction costs increased and builders attempted to hold down final selling prices, thousands of homes were built with FHA minimum rooms throughout. Unfortunately, a collection of minimum rooms results in a less-than-minimum total living space needed by most families.

The size of some typical houses being built today can be shown in a chart. These areas are estimated by using overall interior dimensions. The sizes in left-hand column below are very small in each class, with all room sizes just above FHA minimum standards. Sizes in right-hand column contain at least some rooms above minimum and usually have more adequate facilities for closets, utility purposes, etc.

2-bedroom Houses	
24 x 28=672 sq. ft.	24 x 32=768 sq. ft.
24 x 30=720 sq. ft.	24 x 36=864 sq. ft.
3-bedroom Houses	
24 x 36=864 sq. ft.	24 x 40=960 sq. ft.
Other than rectangular or more than 1 story	
1100 to 1300 sq. ft.	

A family might live with more satisfaction in a 24 ft. x 28 ft. house that contains no "nuisance factors" than in a 24 ft. x 36 ft. house with many of them.

Here are some typical nuisance factors: a kitchen with insufficient cabinets or work counter; a laundry in a dark, damp basement, or in a basementless house without provisions for drying or ironing; no storage space for vacuum cleaner, card tables, and similar household equipment; small, inconvenient clothes closets; no place for towels, medicines and supplies handy to the bathroom; a roomy attic reached only by stepladder and small trap-

door, when a pull-down stair could be provided; cubby holes called utility rooms—no garden tool storage, etc.

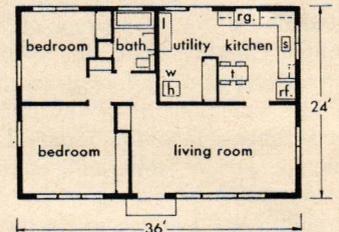
The first rule on size for the minimum house is: Eliminate the nuisance factors before adding area just to have more space.

In planning under a limited budget, flexibility of space is very desirable. For instance, one well-planned area can include the kitchen, laundry, and play space with proper storage for each activity. The combined, "flexible" space will be more useful in a smaller area than three rooms to serve each purpose separately. Another good combination is kitchen-dining-play space, where the table does double duty. This combination calls for careful provision of storage space.

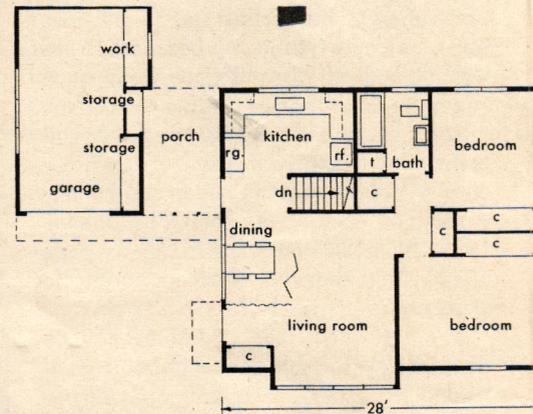
Along with the choice of a lot big enough to allow for the expansion, for the smallest houses expandability is most desirable, and may help in resale.

Problems of size always raise the lively question of basement vs. no basement. Various studies show that the cost saved by eliminating the basement under a 24 x 28 ft. house will build only a relatively small first-floor area for utility purposes. When cost limitations hold the total first floor area to less than 900 sq. ft., then most families will get more usable space with a basement. If about 900 sq. ft. or more can be built within the cost limits, then some choice is indicated.

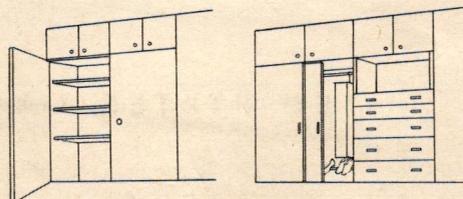
Not enough attention has been given to the value of the garage, and the nuisance factor of its absence. Storage space can be built into a garage more economically than anywhere else. Without a basement, this kind of storage space is almost mandatory.



On the lower limit considered satisfactory for basementless dwellings is this 24 x 36-foot plan incorporating 864 sq. ft. of floor space. Large living room, kitchen arrangement are good points. Among its chief faults are lack of general storage space and entrance hall.



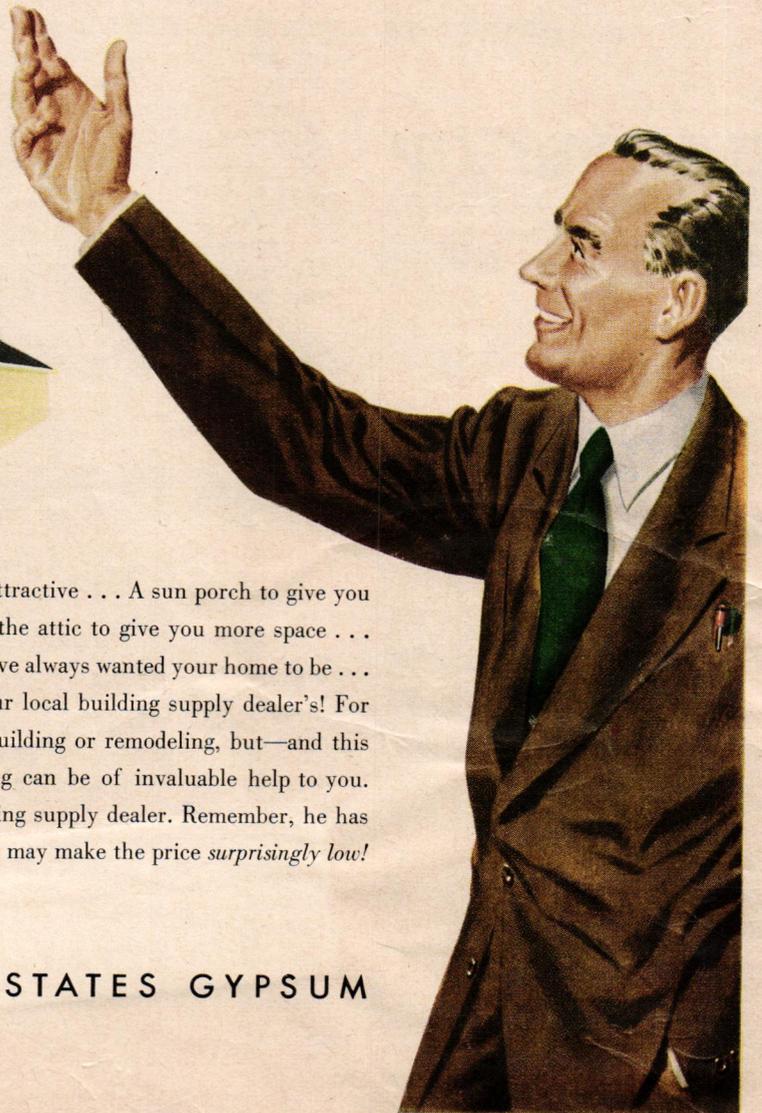
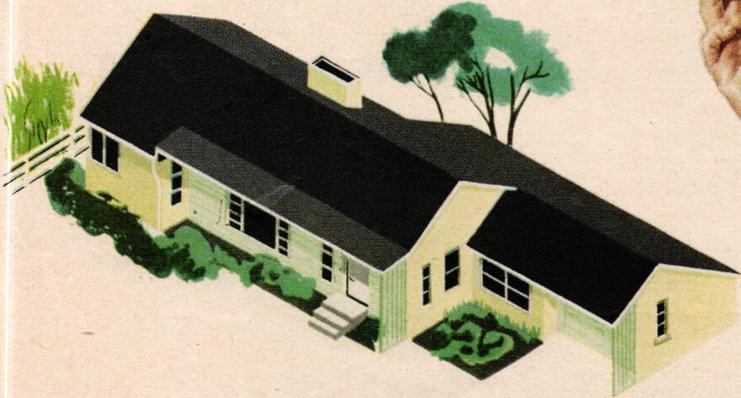
This near-minimum plan is for a 28 x 28-foot house of 784 sq. ft., requiring a basement and garage to make it entirely satisfactory. Kitchen arrangement, storage space, window placement and location of entrances are the best features worth "shopping" for.



Engineered storage space may be planned from the beginning in a new house or provided by remodeling closets in an existing house. These alternate arrangements, built to full ceiling height, provide either for adjustable shelves or built-in drawers, dresser shelf and mirror. Whether built simply on the job or installed as custom cabinet work, either is far more efficient than usual closet.



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