

Wheatoncrest & the Modern Home



arts &



architecture

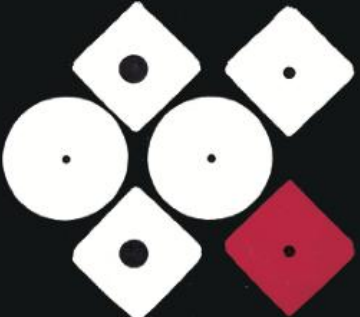
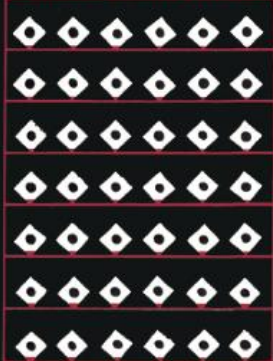
PRICE 33 CENTS



FEBRUARY 1945



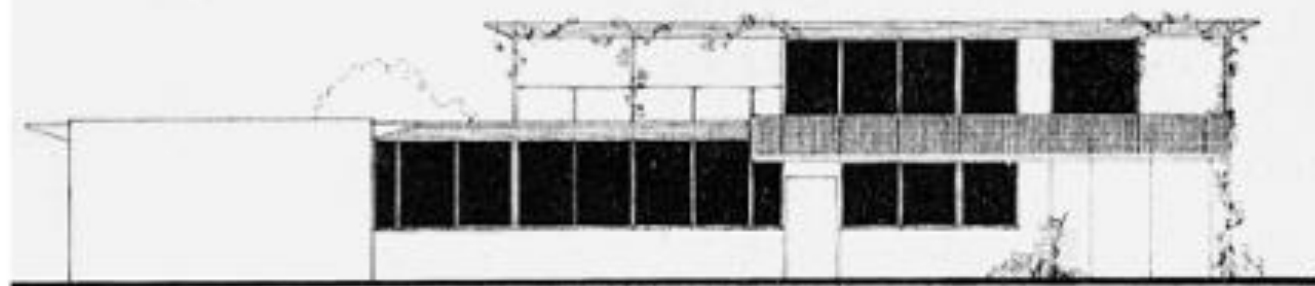
WINNERS SECOND ANNUAL SMALL HOUSE COMPETITION



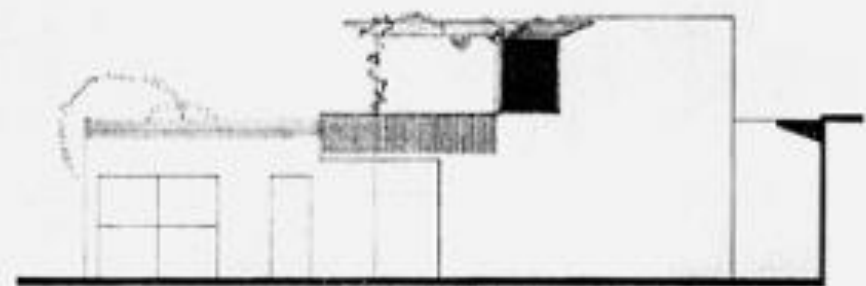
CASE STUDY HOUSE #1

mafer

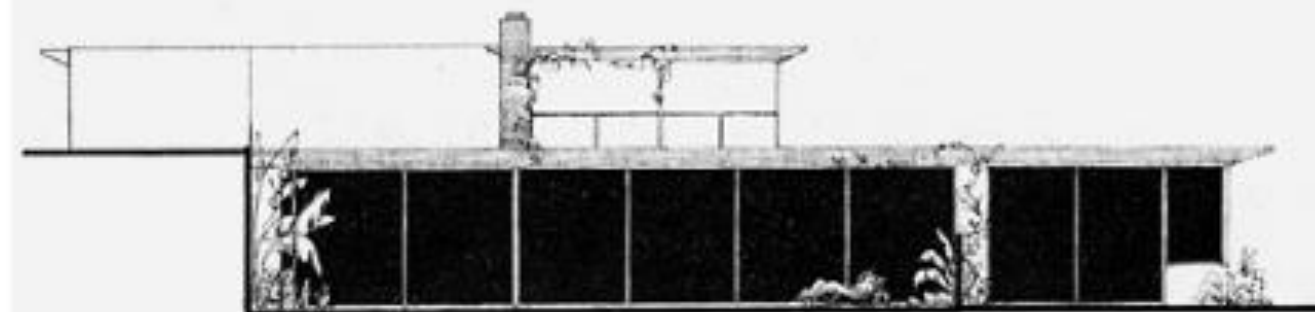




NORTH ELEVATION



WEST ELEVATION



1

CHARLES D. WILEY



space definition for living

a new division,
based on family life permits varied
activities by all members of the family
without cellular limitation

the basically needed areas are

a domestic center



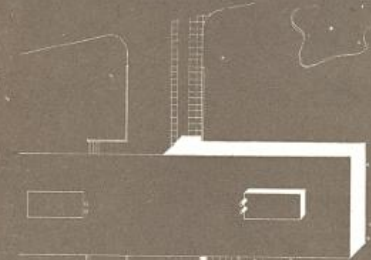
an activity center



and a quiet zone



plus a flexible space for sleeping



the part of the house with space for smoking, eating, laundry, sitting and child reading

the mechanical center includes all plumbing and heating, lighting and controls by electric, cooling space may be taken by lowering the ceiling, not shown

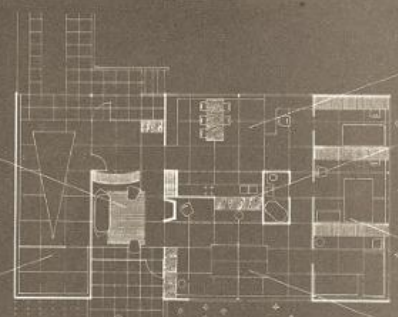
the sleeping rooms changeable in size and number by moving the movable partitions the main room may be reduced to a living closet and the other two rooms increased

the place where the family can make a mess and clean it up wash shop, play room, electric room, hall, reading, play room, study room, child's room, the heart of the household life is here

that part of the house that is always in use, used for rest and dinner, has the place, music and books

storage room for the month, chairs and equipment

sunken terrace provides privacy and protection for the entrance





A Fireproof House for \$5000

Estimated to Cost That Amount in Chicago, and Designed Especially for The Journal

By Frank Lloyd Wright



One Side of the House, Showing the Terrace Extension

THE cost of building has increased nearly forty per cent. in the past six years. The three hundred-dollar wooden house of six years ago would cost nearly five thousand dollars now; so at present time it would seem that five thousand dollars ought to represent a low enough cost standard, if the result be permanent and the cost of maintenance lessened.

Changing industrial conditions have brought reinforced concrete construction within the reach of the average home-maker. The maximum strength peculiar to the nature of both concrete and steel is in this system utilized with great economy. A structure of this type is more enduring than if carved from solid stone, for it is not only a masonry smooth but interlaced with steel fibres as well. Insulated with an impervious non-conducting inner coating it is damp-proof; it is too warmer than a wooden house in winter and cooler in summer.

The plan for a small house of this type, submitted here, is the result of a process of elimination due to much experience in planning the inexpensive house. What remains seems sufficiently complete and the enable an improvement over the usual cut-up, over-trimmed boxes doing duty in this class, wherein architecture is a matter of "make-do" and the "features" are apt to feel.

As an added grace in summer foliage and flowers are arranged for as a decorative feature of the design, the only ornamentation. In winter the building is well proportioned and complete without them.

NO ATTIC, no "burler's pantry," no back stairway have been planned; they would be unnecessarily cumbersome in this scheme, which is trimmed to the last ounce of the superfluous. A closet on the level of the attic landing takes care of trunks and suit-cases, and a dry, well-lighted basement storeroom care for whatever doesn't classify in the various closets.

The open kitchen, with pantry conveniences built into it, is more pleasant and as useful as the compartment of kitchen, kitchen, pantry and "burler's pantry." Access to the stairs from the kitchen is sufficiently private at all times, and the front door may be easily reached from the kitchen without passing through the living room.

The walls, floors and roof of this house are a monolithic casing, formed in the usual manner by means of wooden false work, the chimney at the centre carrying, like a huge post, the central loaded floor and roof construction. Floors and roof are reinforced concrete slabs approximately five inches thick if gravel concrete is used. The roof slabs overhang to protect the walls from sun and the top is waterproofed with a tar and gravel roofing pitched to drain to a downspout located in the chimney-flue, where it is not likely to freeze. To afford further protection to the second-story rooms from the heat of the sun a false ceiling is provided of plastered metal lath hanging eight inches below the bottom of the roof slabs leaving a circulating air space above, exhausted to the large open space in the centre of the chimney. In summer this air space is fed by the opening noted beneath the eaves outside. These openings may be closed in winter by a simple device reached from the second-story windows.

All the interior partitions are of metal lath plastered both sides, or of brick built in situ upon the floor slabs after the reinforced concrete construction is complete. After coating the inside surfaces of the outside concrete walls with a non-conducting paint, or lining them with a plaster-board, the whole is plastered two coats with a rough sand finish.

The floor surfaces are finished smooth with wooden strip laid for fastening floor coverings, or at additional cost trowel they may be finished over a rough structural concrete with a half-inch thick dressing of magnetic mixed with sawdust, which renders them less hard and cold to the touch, and when waxed presents a very agreeable surface in any color.

The interior is trimmed with light wood strips nailed to small, porous terra-cotta blocks, which are set into the forms at the proper points before the concrete.

IN THE composition of the concrete for the outside walls only finely screened half-eye gravel is used with cement enough added to fill the voids. This mixture is put into the boxes quite dry and tamped. When the forms are removed the outside is washed with a solution of hydrochloric acid, which cuts the cement from the outer face of the pebbles, and the whole surface glistens like a piece of gray granite. This treatment insures uniformity of color, and if the wooden forms have been properly made of narrow flooring smoothed on the side toward the concrete and oiled, the surface throughout should be smooth and even without unsightly seams.

The house has been designed four sides alike in order to simplify the making of these forms, and so that, if necessary, forms made for one side may serve for all four.

The windows are casement type, swinging outward. The screens or storm sash are fitted within as a part of the window trim, swinging in when the windows need cleaning. All windows may be operated independently of screens by a mechanical device accessible from within at all times and closing beneath the window-sills. The outer sash might at no very great additional expense be made of metal.

The trellis over the entrance might give place to a concrete roof slab similar to the roof of the house, should a covered porch be a necessity.

The house may be placed with either the living room front or the terrace front to the street, as indicated in the exterior perspective.

Estimate of Cost
Concrete construction, masonry and plastering \$1500
Carpentry, millwork, sash doors and trimmings 1100
Painting and glazing 400
Wiring 70
Hardware 50
Total \$3020
If magnetic floor as used add 150
Total \$3170

NOTE—The architect, Mr. Frank Lloyd Wright, Food and Chicago Avvenues, Oak Park, Illinois, has agreed to furnish plans, specifications, and a book of plans for less per cent. of the cost of the house. In these plans, specifications and details only are worked into detail. The book of plans, which is a part of the cost, provides the purchaser agrees to employ a competent carpenter and painter to execute the structure, without charge, upon in advance with the architect. As the estimate is based on Chicago prices it will be somewhat different in different parts of the country. The figures will vary, according to local conditions.

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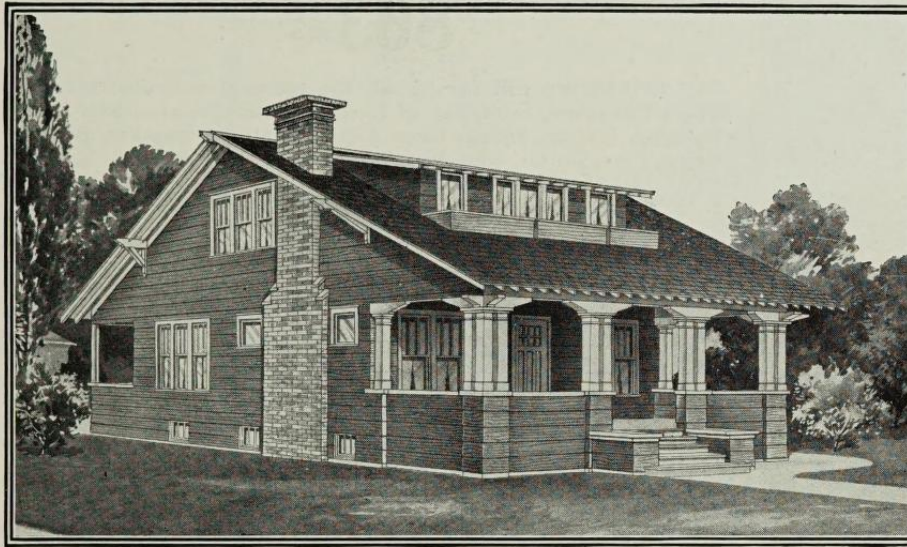
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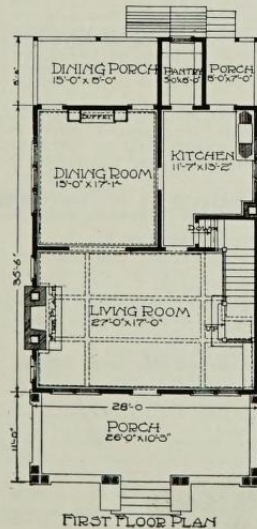
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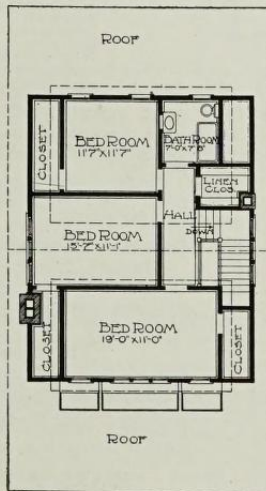
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MODERN HOME No. 225



FIRST FLOOR PLAN



SECOND FLOOR PLAN

\$1,381⁰⁰

For \$1,381.00 we will furnish all the material to build this Seven-Room Bungalow, consisting of Lumber, Lath, Shingles, Mill Work, Flooring, Ceiling, Siding, Finishing Lumber, Building Paper, Pipe, Gutter, Sash Weights, Hardware and Painting Material. NO EXTRAS, as we guarantee enough material at the above price to build this house according to our plans.

By allowing a fair price for labor, cement, brick and plaster, which we do not furnish, this house can be built for about \$2,800.00, including all material and labor.

For Our Offer of Free Plans See Page 3.

THIS charming bungalow will appeal to the discriminating home builder. The exterior is very attractive and has many good features. The long sloping roof relieved by the wide dormer, the grouping of columns at the corners of the porch, the flower boxes and the brick chimneys showing on the outside walls. The wide porch extending entirely across the front of the house, together with the open air dining room at the back of the house, afford plenty of room for outdoor living. The large living room is 17 feet wide by 27 feet long, has a beamed ceiling. A large casement opening divides the living room from the dining room. A large Craftsman buffet of oak is built in across one end of the dining room. The kitchen has a good size pantry, in which is built a handy pantry case.

First Floor.

The front door is 1 3/4 inches thick, made of oak in the Craftsman style, glazed with rich plate glass. Inside doors are made in the Craftsman style, 1 3/4 inches thick, of veneered oak, with Craftsman oak trim to match. Rear door is of white pine 1 3/4 inches thick, glazed with "A" quality double strength glass. Beamed ceiling in the living room, plate rail entirely around the dining room. Oak floor in the living room and dining room. Maple floor in the kitchen and pantry.

Second Floor.

An elegant oak stairway leads to the second floor. Doors are made of birch in the two-panel design, with birch trim to match. Good size clothes closet in each of the three bedrooms. Maple floor for the entire second floor, except in the bathroom, which has a mosaic tile floor.

Built on a concrete foundation. Framing timbers of the best No. 1 quality, and cedar shingles. Basement has cement floor and is 7 feet from floor to joists. First floor is 9 feet from floor to ceiling.

Second floor, 7 feet 6 inches from floor to ceiling. Stain and paint for exterior, varnish and wood filler for interior.

This house requires a lot at least 50 feet wide to set it off properly.

Complete Warm Air Heating Plant, for soft coal, extra.....	\$ 90.35
Complete Warm Air Heating Plant, for hard coal, extra.....	92.34
Complete Hot Water Heating Plant, extra.....	203.80
Complete Steam Heating Plant, extra.....	158.05
Complete Plumbing Outfit, extra.....	120.40

SEARS, ROEBUCK AND CO.



CHICAGO, ILLINOIS



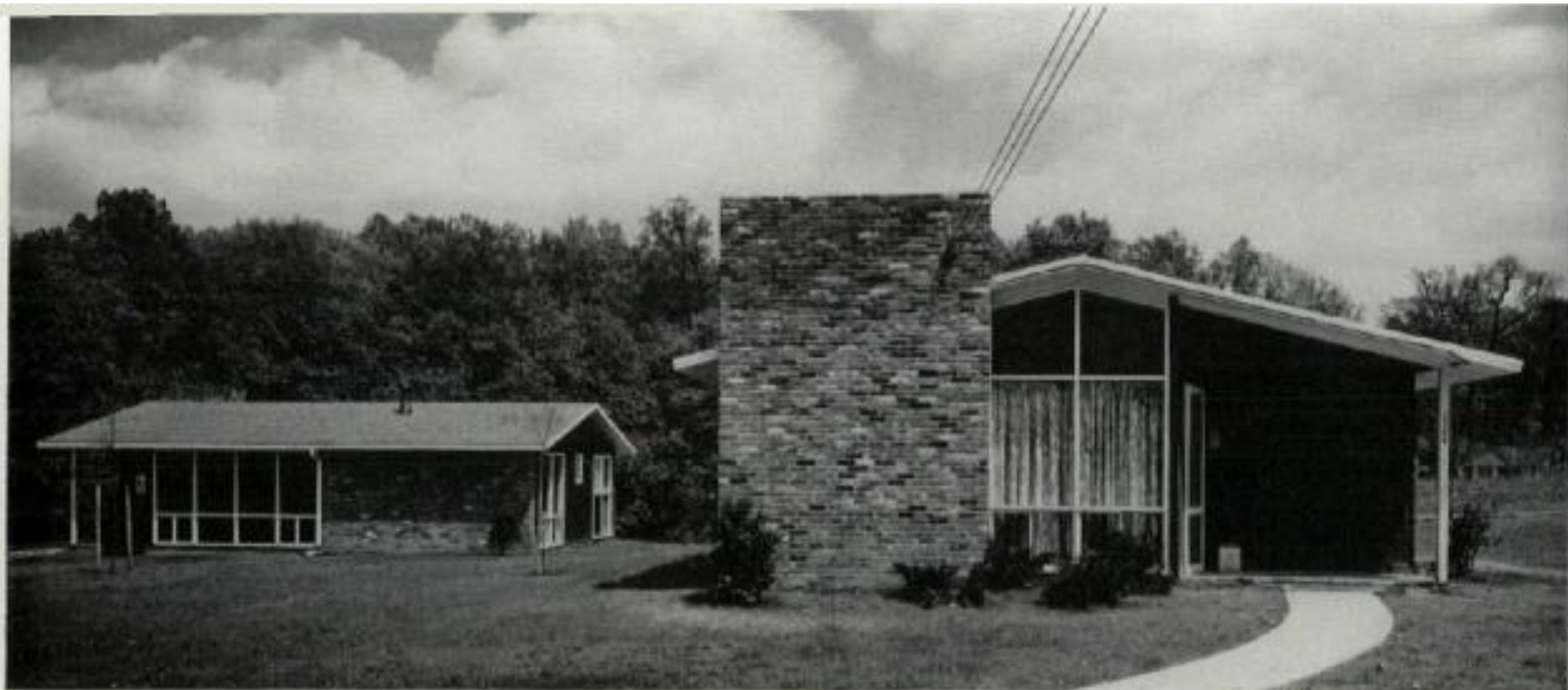




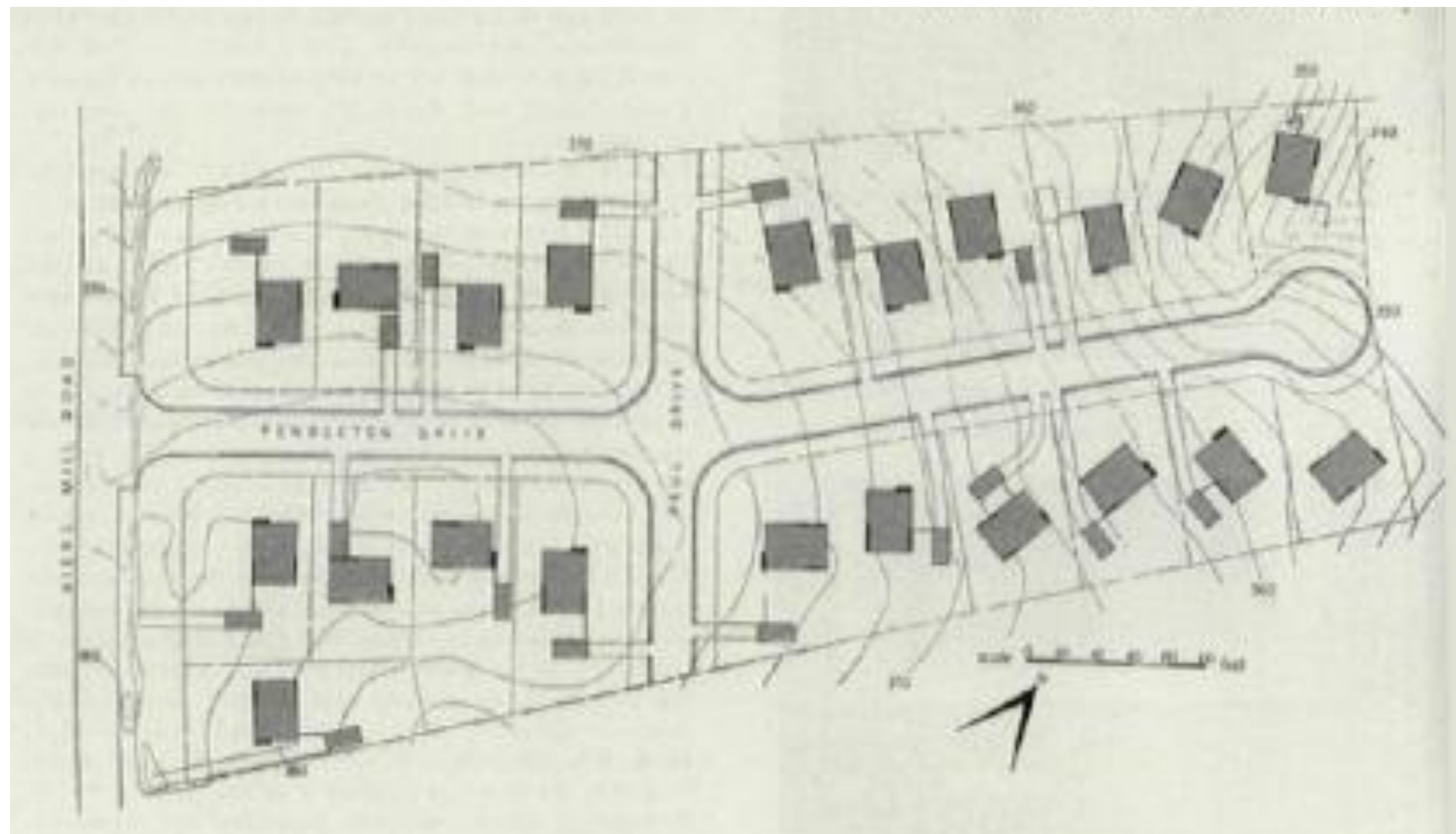


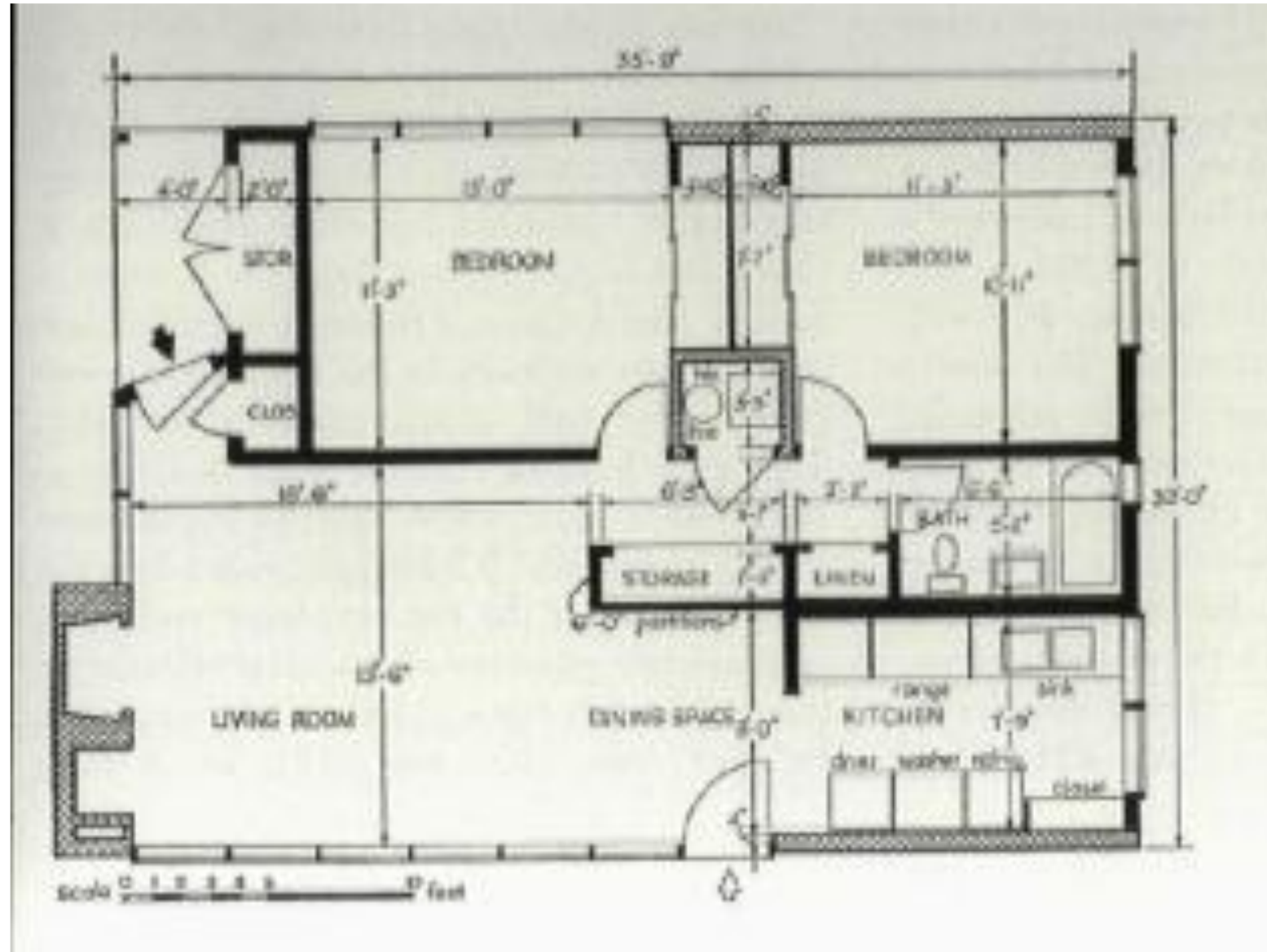






TRIM DESIGN and an imaginative site plan are the easy-to-sell products of architect-builder collaboration







0 5 10 15 20 feet

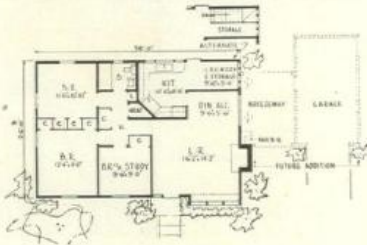


The variety of Lakewood's floor plans and exterior treatments (above) is lost in the expanse and gridiron planning of the tract (below).





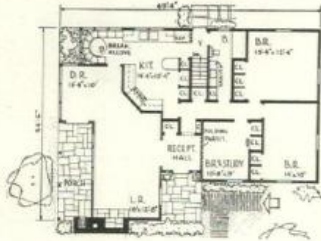




1948—The nation-wide search for the "Economy Home," Modern & York feel, boosted this layout into top billing for the year. The alternate with basement drew more heavily than the slab scheme with laundry, storage.



1949—The economy home idea still influenced readers, and the biggest seller of the year didn't change much in plan or elevation over its predecessor. Like other best-sellers, this model had a basement.



1950—Not quite so budget-minded was this plan of the year, with its special porches, entry hall, long cross hall, super-kitchen and breakfast alcove, rear entry scheme, bathroom vanity, sliding doors to bedroom-study.



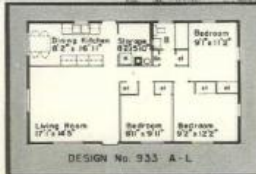
1951—York's second prizewinner in the Long Island Home Builders Institute contest drew an average of five times as many inquiries as the more modern first place design. Innovations: split bath, two-way fireplace, rear living room.

RESULTS speak for themselves!

A FEW TYPICAL EXAMPLES OF AMERICAN'S '52 SERIES

Design	BUILDER	LOCATION	SELLING PRICE (with land)
52-933	Lane & Company	Huntsville, Ala.	\$9,150
3 bedrooms	Earl M. Shahan, Jr.	Tullahoma, Tenn.	9,500
	S. J. Anderson	Glen Burnie, Md.	9,800
	Arlington Development Co., Inc.	Auburn, N. Y.	9,990
52-703	Triangle Development & Sales Co.	Charlotte, N. C.	5,700
2 bedrooms	Ben & Tod Smith, Builders	Riviera Beach, N. J.	7,500
	Burns Bros.	Fayetteville, N. Y.	7,500

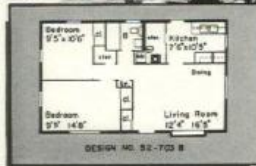
Selling prices depend upon variations in design, location, land costs, heating and kitchen equipment.



American's new '52 SERIES gives more house for the money

Today's low-cost house market demands houses like these!

Quality houses with more living space—more and larger rooms—more comfort and convenience. Houses selling from \$6,000 to \$10,000 complete with land.



Illustrated on this page are plans for two houses in American's '52 SERIES. Other plans and variations are available. Write today for the complete story. Address Dept. M-12.

AMERICAN HOUSES, INC.

165 West 46th Street • New York 36, N. Y.
Plants: Allentown, Pa., Lumberton, N. C., Cookeville, Tenn.

SQUARISH PLAN WITH INSIDE BATH

saves space and costs, permits variable siting, of builder's \$14,300 houses

LOCATION: Wheaton, Md.
CHARLES M. GOODMAN, Architect
HAMMOND HOMES, INC., Builders

Here is an advanced house planned by one of the country's best builder house architects, Charles Goodman.

Its combination of novel features includes a squarish (28' x 37') floor plan built around an inside bath, a skeleton frame with no interior bearing walls, floor-to-gable glass walls at both ends with almost no windows on the side, a 3' x 6' storage shed accessible only from the outside, a plank roof on big beams, an attached chimney, and diagonal siting of all the houses.

Some of these experiments paid off better than others. All are an interesting demonstration of what the most modern architects are trying to contribute to the builder's house.

Separately and in combination, they determine the highly contemporary appearance of the houses, but none of them was adopted merely for appearance sake. All of them were introduced for highly practical reasons, and many of them offer substantial economies.

Two of these features were particularly important:

1. Squarish plan with interior bath has numerous advantages: 1) it yielded 36 sq. ft. more area than a 25' x 40' plan with the same periphery; 2) it left the entire periphery free for major rooms; 3) it permitted short hallways, and the combination of more total area and shorter halls left more space available for bigger bedrooms.

Goodman drew up 11 plans before settling on this one as the most efficient, but many an architect might be tempted to put the bath in the storage and heater space, turn the kitchen around, eliminate the bathroom clerestory and widen the living room at its dining end. Goodman preferred the inside bath plan because it allowed a slightly larger storeroom and made possible a second kitchen-to-bedroom route through the storage area.

2. Skeleton construction—The entire roof-ceiling is supported on the mullions of the glass end-walls and on three pairs of pitched beams each supported on three posts. One of these posts stands free in the living room. The others are hidden in the side walls or in the interior partitions (where two of them do double duty as door jambs). Advantages and economies of this construction include: 1) the roof could be built first, the house built under shelter afterwards—avoiding weather delays; 2) a plank roof could be used which would supply the finished ceiling, the structure (without rafters), and half the insulation at one nailing; 3) with this skeleton construction the interior partitions were all prefabricated on jigs in the shop. This minimized the extra cost of fitting these stud and dry wall partitions to the sloping ceiling line.

Other features:

▶ The long narrow living room (12' x 23') gains the illusion of almost unlimited width because the unbroken floor-to-ceiling window wall lets both the floor plane and the ceiling plane continue indefinitely with no solid barrier anywhere to inter-

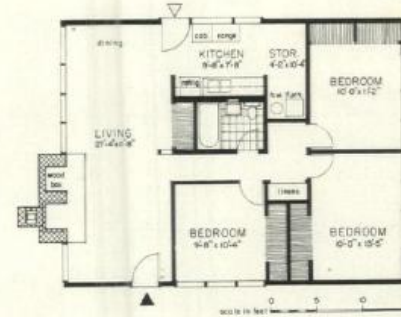


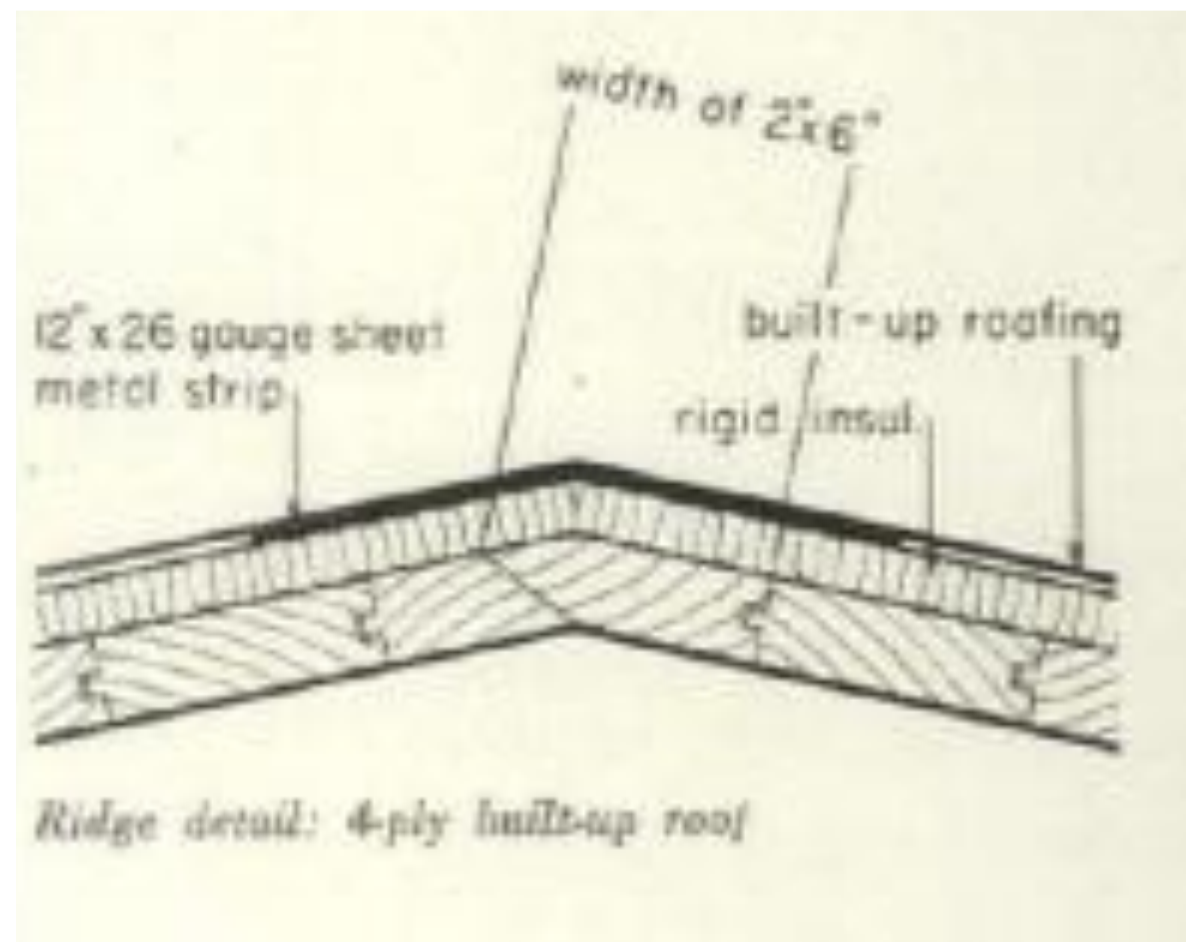
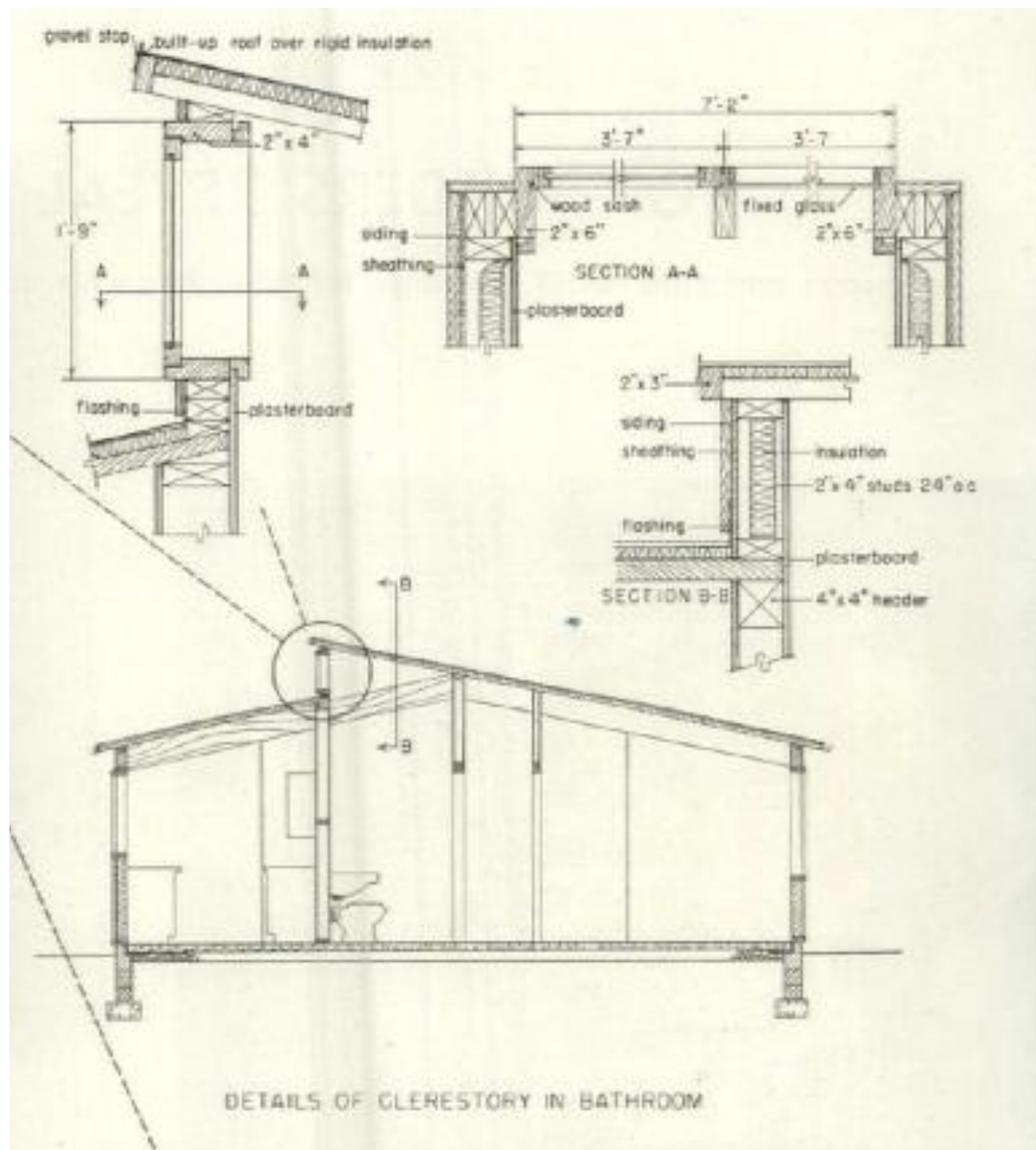
Photo: Robert C. Eastman

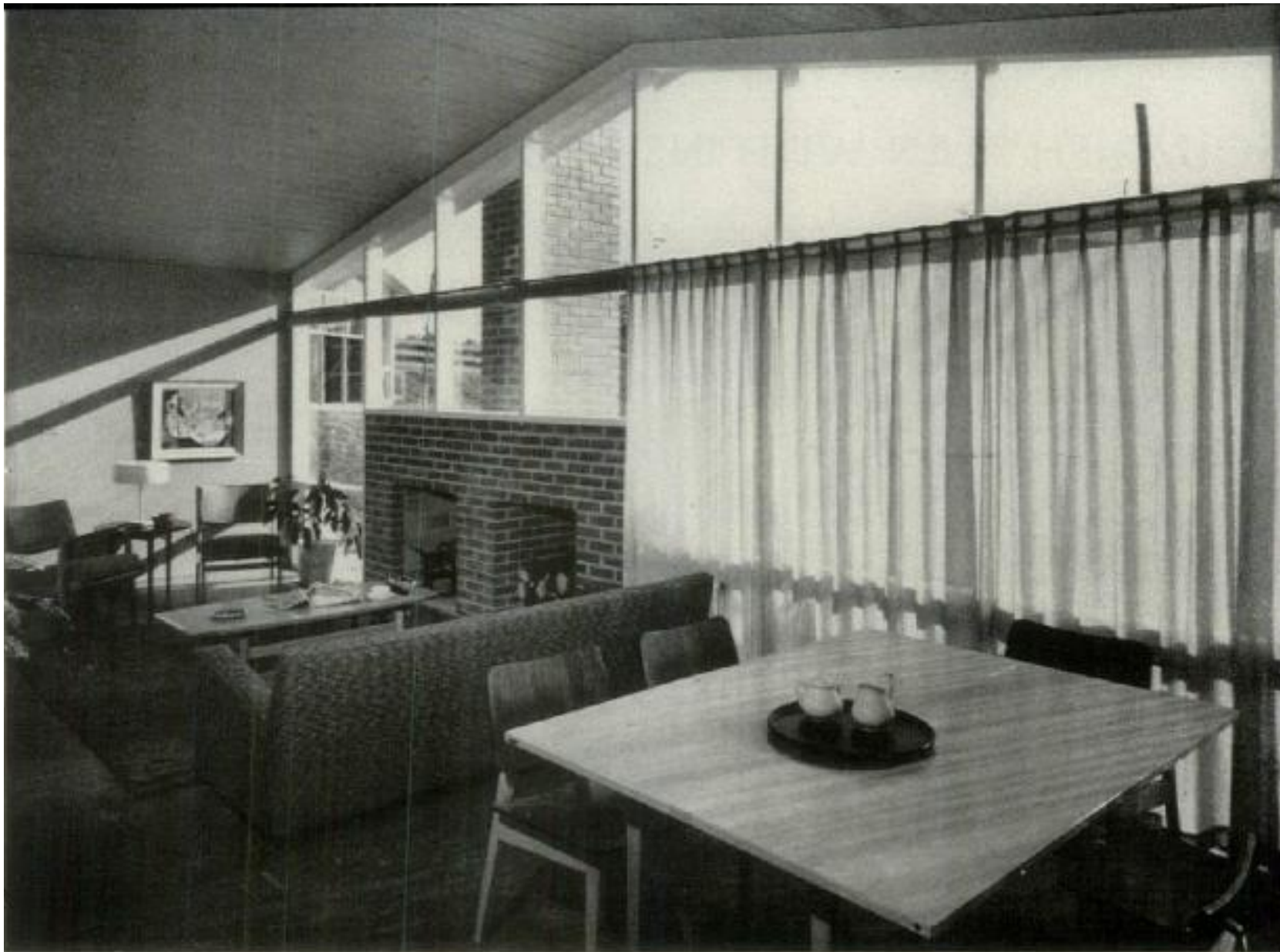


Small lots, averaging about 60' x 125', and lack of big trees called for considerable ingenuity in siting. Some privacy is achieved by angling the houses; and some by use of planting-screens, good-sized pines grouped in front of living room window-walls. To add home variety and interest, the cypress siding walls are painted dark red, yellow or brown.





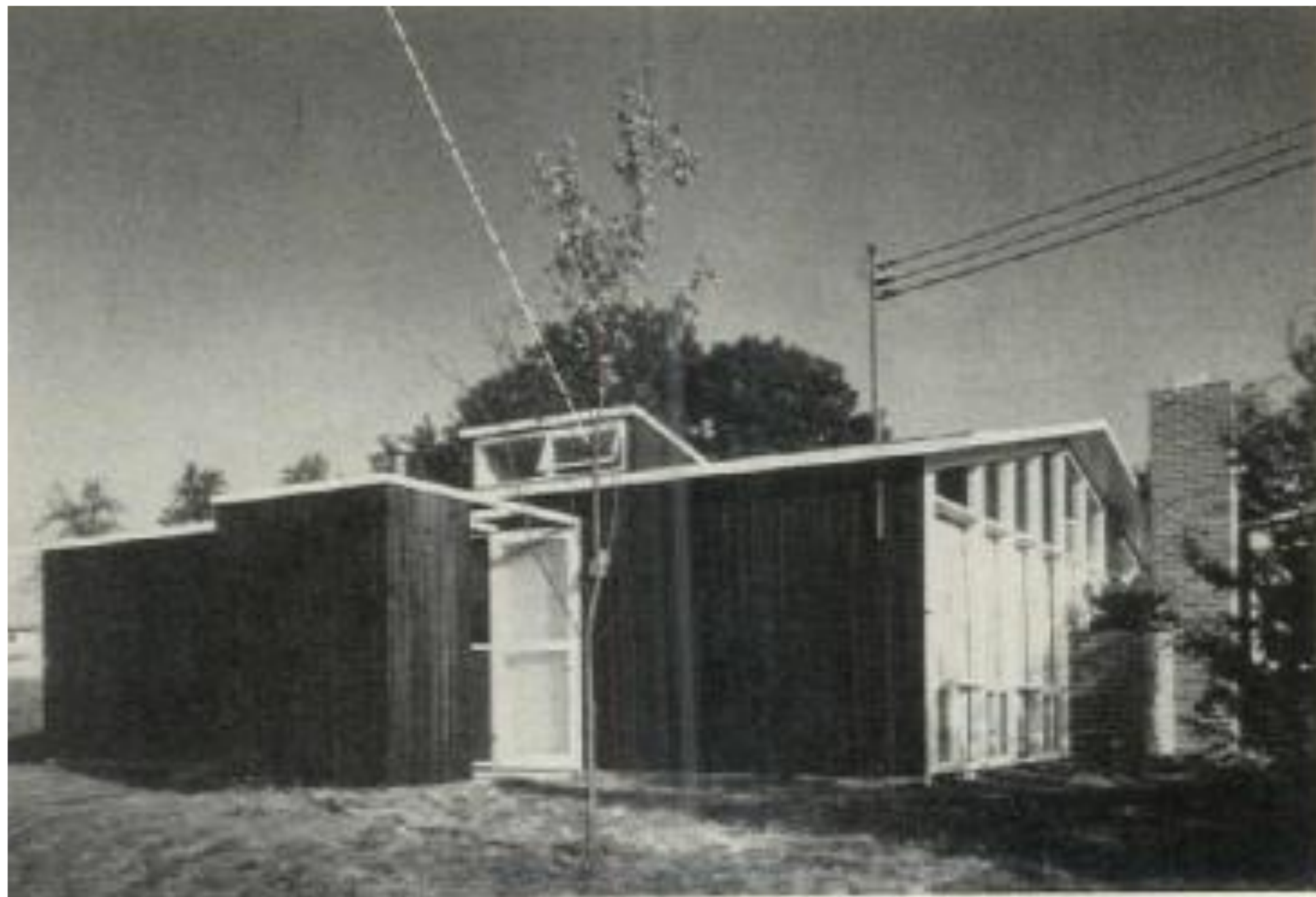


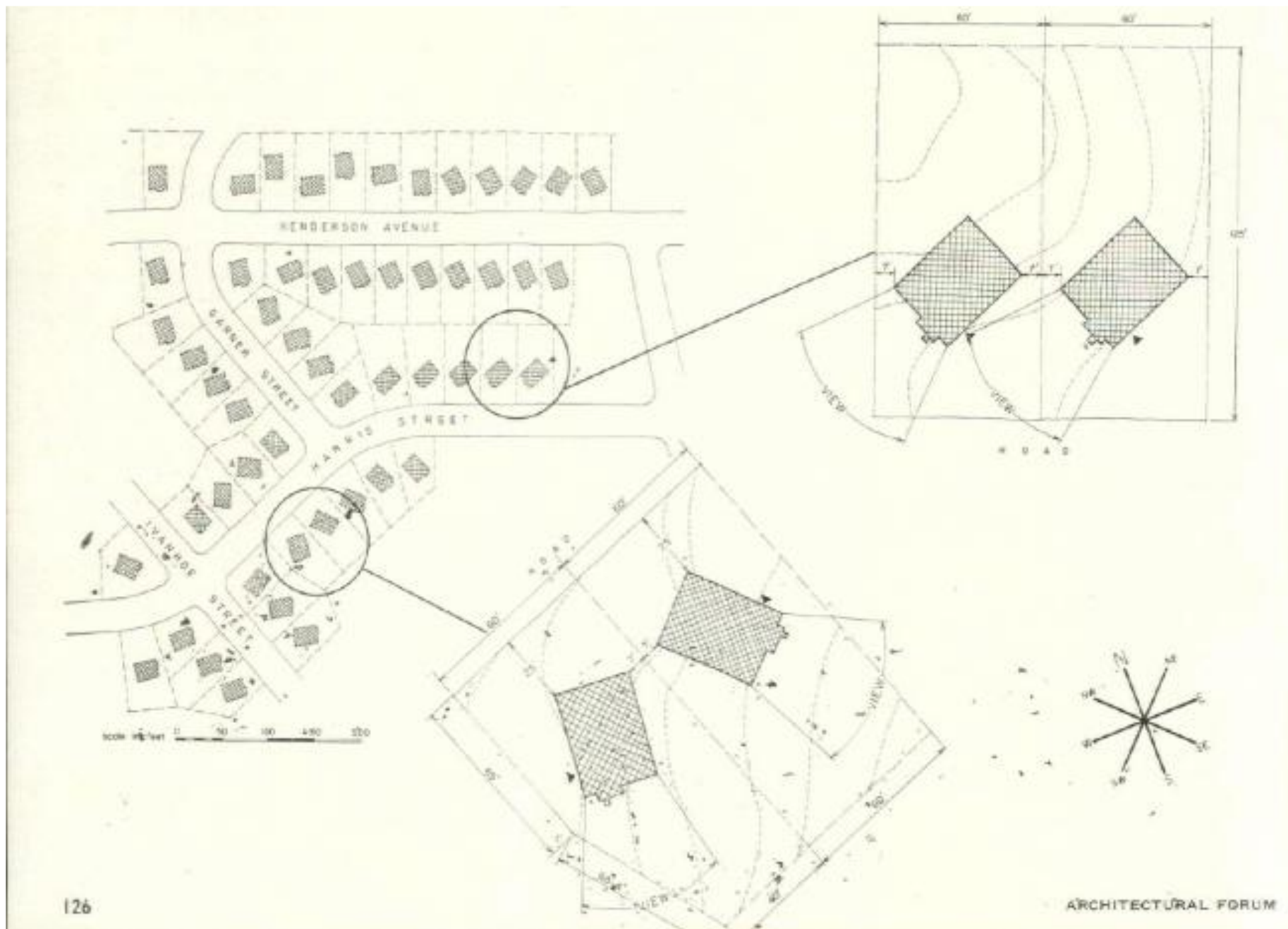


Living room is 28' long; fireplace is a nice texture contrast. Still-unsolved problem: draperies for a gable window.









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Builders..**

go **NATIONAL...**



... and **GO PLACES!**

The new 1952 National "Super-Thrift" Homes are a *proven* success. During National Home Week, our dealers' open houses drew over half a million people, produced thousands of sales. The public goes for National beauty, variety, economy. Sell success — sell NATIONAL. Write today.

**NATION'S LARGEST
PRODUCERS OF
PREFABRICATED HOMES**

