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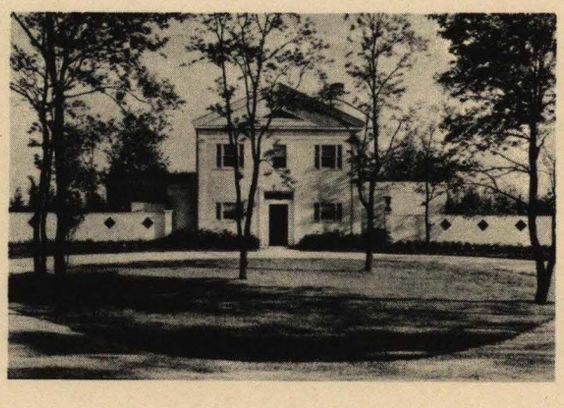
THE 1936 BOOK OF SMALL HOUSES

BY THE EDITORS OF

THE ARCHITECTURAL FORUM



NEW YORK

SIMON AND SCHUSTER, INC.

1936

DEDICATED TO
THE ART OF LIVING
AND TO THE PROFESSION
THAT HAS CONTRIBUTED MOST TO IT—
ARCHITECTURE

—THE EDITORS OF THE ARCHITECTURAL FORUM

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HOW TO USE THIS BOOK...

This book is replete with a great variety of plans, specifications, cost data, and interior detail. The average prospective homebuilder will find it a constant source of reference and guidance throughout the course of his homebuilding program.

AN OUTLINE OF SOME OF THE USES OF THIS BOOK:

1. Before purchasing the lot: (SEE PAGE 16) Consult the check list of items to question. It will save you unpleasant surprises and money.

2. When deciding on style of architecture: A review of the examples shown in this book will save you hours of tiresome roaming over the countryside.

3. When planning the floor layout: To guide your architect properly and to save you time and money in the later correction and changing of plans, study carefully the infinite variety of floor layouts shown.

4. Specifications: At this stage, you will find yourself immersed in such perplexing problems as:

Shall we use wood, brick or stone?
Shall we heat with coal, gas, or oil?
What about air conditioning?
What about insulation?
. . . and myriad similar probelms.

A review of the construction outline (specifications) set forth in connection with each house pictured in this book will give you the information that you would get by calling personally on each of the 115 homeowners represented.

It is not to be inferred that these specifications carry any recommendation or endorsement. They are merely the list of products specified for the particular houses shown in this book. Specifications for any house can be properly determined only by your local architect.

5. Interior Detail: Numerous ideas for the handling of walls, and floors, and doors, and fixtures will reward those who review the selections made by the architect and home builders represented.

6. Interior Decoration: Here again the matter of personal taste enters a great deal. You can get a host of suggestions as well as learn what you like and dislike by reviewing the hundreds of pictures of interiors in this volume.

7. Landscaping: How the finished house will look to you and your visitors will depend substantially on the proper placing of shrubs, trees and plants. Here again a review of the book will give you a basis for intelligently guiding your landscape architects or gardener.

NOTE: The figures given as costs refer to the house and include the architect's fee but in no case do they include the cost of land, landscaping or furnishing. It is of the utmost importance to note that there is a wide difference in the cost of the same house in different localities, sometimes even in neighboring towns. These costs, therefore, are relative and not the actual cost of the same house in your community. Consult your architect for local cost figures.

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INTRODUCTION

SMALL houses for you, and you . . .

. . . And for thousands like you who want to build their own homes with complete understanding of every step and every expense involved. This book will not tell you how to build a mansion; but it will tell you how to go about building a small house. And it will tell you how to find out how much the house you want will cost—and why; how to choose a building site; how to design, plan, and finance your home.

Architectural and technological advances during recent years have completely changed the small house picture of 1936. The building professionals—architects, builders, mortgage-money lenders, manufacturers—all are prepared for a new boom in small house construction. Ready, too, are important banking laws and new agencies of government—particularly the Federal Housing Administration—to help the small-house builder finance the establishment of his long-hoped-for home.*

The small house reveille of 1936 marks the end of building inactivity and the death of that long era when sound housing economics were ignored and people built without benefit of architect.

To meet this building revival, then, comes this book. Complete plans, costs and construction data, together with authoritative criticisms intended only to increase the value of the book as a reference manual, are here included to guide the beginner along the whole route—from hope to home.

And the pictures! They are attractive; but that is not the only reason they were chosen. Each was selected because, in the opinion of the editors, it presented some interesting or particularly useful treatment of plan, exterior design, or space economy. Hence each and all deserve as careful a study as the construction analyses, costs and criticisms.

When you build your home you will have to choose the real estate dealer best able to secure the property you need, the architect who can design the home which best fits your requirements, and the builder who can build the house your architect designs—exactly and economically. In this book special care has been taken to help you choose these three wisely. For upon them depend all the satisfaction and contentment you rightly expect in building and owning your own home.

Briefly then, this is the complete 1936 reference book on small houses—for you, and you!

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*No government agency loans money for private individual home building. The FHA, however, insures approved mortgages, thus facilitating financing.

GETTING DOWN TO BUILDING

THE URGE TO BUILD

Of course you do not have to build. There are many well-designed and carefully constructed houses on the market, some of which may in a greater or less degree fulfill your particular requirements. But barring miracles, the only way you will get a house which is entirely suitable to all your needs and tastes is to build one. A ready-built house can be thoroughly inspected and quickly purchased. In short, it will save you some time and trouble, but you will miss the creative pleasure of seeing a house emerge which is perfectly adapted to your requirements, and afterwards, the satisfaction that comes from living in a house in whose building you played an important part. And tastes, as well as needs, are changing today: new materials, new planning, new equipment make today's house vastly different from the house of five or ten years ago. Add to all this the feeling of permanence, stability, and security that comes from living in a house which is your own in a very special sense—and there you have the incentive to build.

SELECTING AN ARCHITECT

Your urge to build, unless guided by a capable architect, may well end in disaster. A builder, armed with your own plan sketches or clippings from a magazine, can put up a house, but it is not likely that you will be happy with the result. Few builders, if any, are equipped by training to handle the infinity of details that go into designing a successful house, nor is it likely that you will find one who has any grasp of even the elementary principles of good design. So before you build, before you plan, before, if possible, you purchase a site, select your architect. Architects, like other professional and business men, are good, bad, and indifferent. If you are in doubt about which to choose, get a list of all the architects in your locality, find out what they have done, how well pleased their clients are, and proceed to a selection in this manner. When the choice has narrowed down to a few, talk to them about your problem and be guided by your personal reactions. The relation between architect and client is a very personal one. Make sure there is no clash of personalities. Some people will prefer to select a man who has had a considerable amount of experience; others lean towards a younger man who may be more in sympathy with new ideas. In any event, in whatever way you select an architect, once you have made the decision, give him your full confidence and submit all of your ideas for his consideration. In no other manner can you take fullest advantage of his valuable services.

THE LOCALITY AND THE SITE

The progressive, well-kept, restricted community is the first place you think of when you attempt to determine just where you want to live. Fine residential suburbs mean additional living expenses and, if you work in a nearby city, higher transportation costs to and from your place of business. But the value of your property as an investment, the quality of your neighbors and the good schools and good companionship afforded your children may very likely make such additional living expenses worthwhile. Select the highest type of locality possible, but be sure you can afford it.

If you choose a neighborhood that is already settled, you will not be called upon later to share the expense of installing sewer, water, gas and electric ducts, or street pavement and sidewalks. Choose a neighborhood that is free of substandard homes, well protected against deteriorating influences, replete with tangible and intangible values. Only the socially and physically integrated community can provide that sense of being "established." And it is the best kind of community for growing children. As an investment, your property should continue to be worth its original cost, and may increase in value. Neighborhoods become more and more valuable as they develop, and property in a business section is relatively higher in value than residential property. Certainly you do not want your home in a future business district—unless you expect to be driven out at a profit; but you do want to be conveniently near the schools, churches and stores. Study the tide of development to avoid settling in a neighborhood of depreciating character.

When you have surveyed the locality you wish to live in, you will need a real estate dealer who is thoroughly familiar with the community, well-known and long-established. If you try to buy property directly from the owner, you will pay too much for it. Property owners have a habit of enlarging upon the value of their land when they think someone wants to buy it. And while it may be possible for them to fool you, they cannot fool the established real estate man who knows local property values.

You should never place a deposit on your homesite until you have looked at many pieces of property and have definitely decided which one suits you best. Weigh the values and advantages of one piece of property against

those of the others you look at; consider the terrain—whether it is high or low, wet or dry—and bear in mind that it will cost more to excavate rock than it will soft soil, that it costs money to level or grade property, that trees may add several hundred dollars to the value of your lot, and that it is better to have too many trees than too few.

Have your architect look at the homesites you like best before you decide definitely which one you will buy. He can estimate the advantages and disadvantages of each, and his services as an adviser will prove invaluable.

The usual procedure in buying property is simple enough. A cash deposit (definite figures or percentages applicable everywhere are impossible) is required when you agree to buy. This is supplemented by a second installment when you take title, after you have had the title searched. Payments are made by agreement with your real estate man, who, incidentally, can assist you step by step in completing the transaction. And a clear title (free of all claims) is absolutely necessary if you expect to borrow building money on your property. Official ownership of the property is established when you have the deed recorded with the local county officials.

DESIGNING AND PLANNING

When you have the property, your architect can start work on the plans for your home. If you are building in a restricted area in which a specific type of house predominates, you may want your home styled and designed in keeping with the neighboring dwellings, but not to such an extent that it fails to meet fully the requirements of your family. A good architect can plan a house that will include all the features you need and still conform sufficiently to the other houses in your neighborhood. In unrestricted neighborhoods, the type of house may be determined completely by your own taste and preferences and how much you can afford to pay for it. It is a wise precaution to avoid style eccentricities and other features of doubtful acceptability in your locality in case you should ever need to sell or rent the house. There is plenty of room for individualtiy without marking your house forever as "Smith's Folly."

Not the least of the factors governing the plan of your home is your ability to pay for the particular kind of house you want. Houses are designed to meet the individual requirements of the client so far as possible, but every house becomes a compromise of requirements and dollars as planning progresses; and no client has ever approached an architect with full and complete understanding of just what he wants.

To get the home you want and can afford—or the nearest possible approach to it—you must be ready to spend considerable time with your architect, summing up your preferences, your likes and dislikes, your financial limitations, and the needs and necessities of your family. Your architect then arranges the rooms, determines the heating, plumbing, and electrical systems you need, and provides whatever extra features your means warrant. The exterior of the 1936 house is never planned until a useful interior arrangement has been devised.

The esthetic factor in modern house design is important, but it is secondary to livability, economy and utility. In former times architects first plotted the exterior of the house, then jimmied the rooms into this shell as best they could. But the small house of 1936 is a different structure altogether, with its light, airy rooms designed to ease the pace of modern life.

Modern conveniences like thermostatic heat control, built-in showers, extra lavatories, efficiency kitchens and similar amenities can do much to make your home more livable and completely satisfactory. And yet these things cost relatively little, considering how greatly they enhance the value of your house as a home. Your architect can help you decide what extra conveniences you need and what part of the total cost of your home should be apportioned for these features.

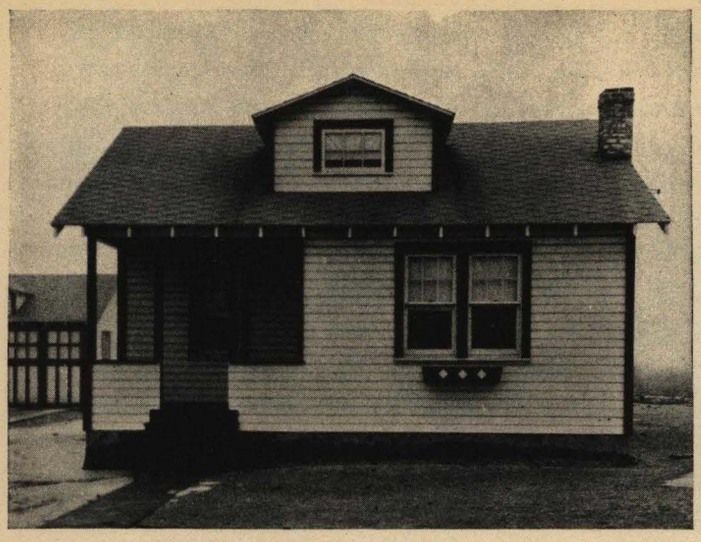
THE IMPORTANCE OF THE ARCHITECT

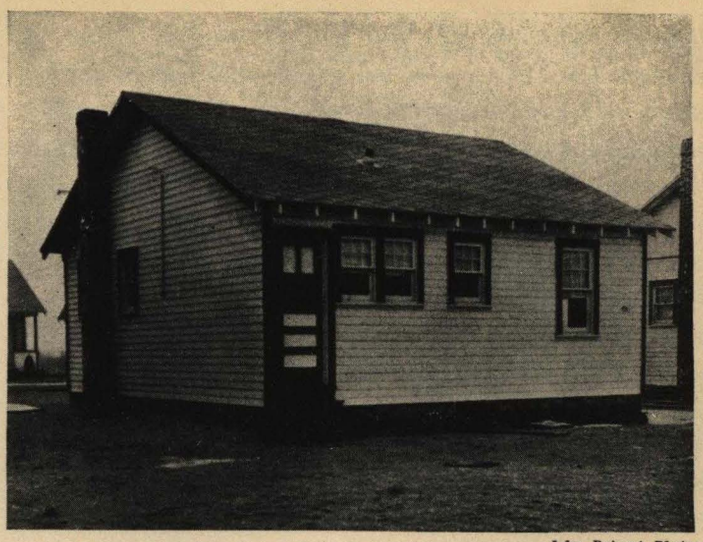
Remember that the more carefully and thoroughly you plan with your architect, the better your home will be. Planning your home is far and away the most important step you have to take, and you should make it count for all time. Be sure there are no important omissions while your house is still "on paper," for you may not be able to add them satisfactorily, if at all, after the house is built. At best, any structural change will be considerably more expensive as an after-thought than as part of the original plant. Architects have to be mind-readers under any circumstances. You should make it as easy as possible for them to anticipate your particular wishes.

Frequently an architect can save enough on the cost of your house to pay his own fee. While no fixed sum can be set down as the architect's fee, it is generally ten per cent of the cost of your house, including all plans, specifications, designs (elevations), and supervision of construction.

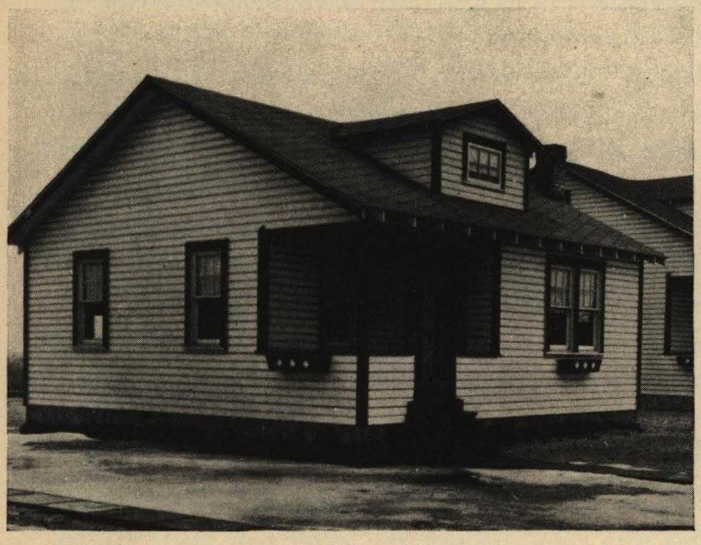
(See the illustrations on the next two pages)

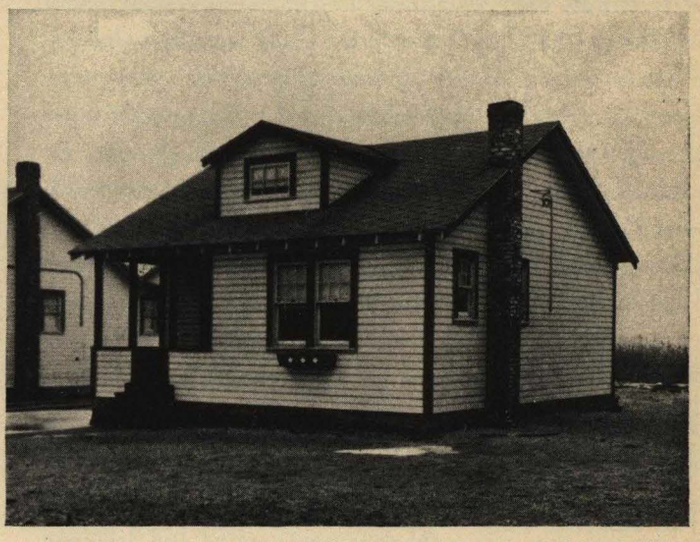
. . . without benefit of Architect



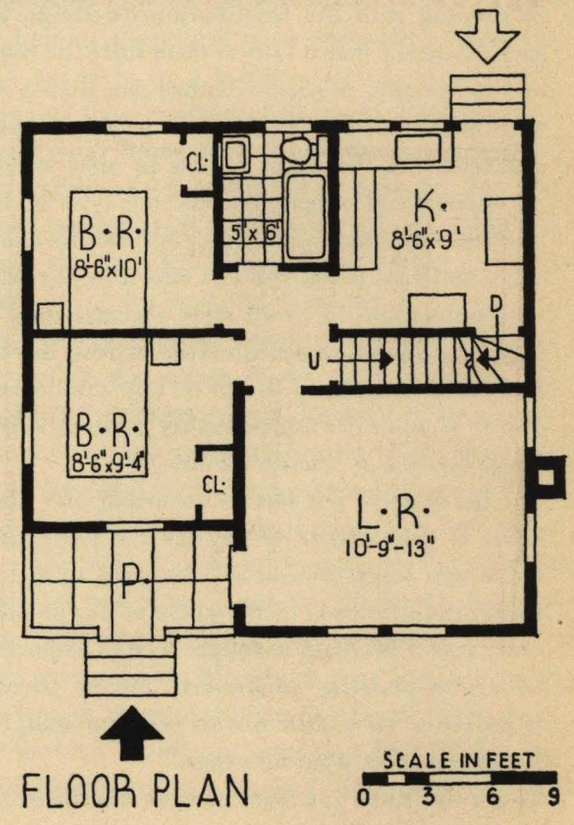


John Beinert Photos





EVEN the smallest house can ill afford to be built without benefit of architect, a point sufficiently illustrated by this example, no better, no worse than thousands of its kind. With a small living room, two bedrooms, and a kitchen it comes close to the practical minimum for decent accommodation, yet one-third of America's families can afford nothing larger. There is no question about the immensity of the problem and no question about the inadequacy of the usual solution. The exterior of this house, viewed from any side, is not handsome: haphazard windows are accentuated by dark trim; a large dormer exists only as a meaningless protuberance, and the microscopic porch adds little to the amenities. These and other easily discoverable defects are perhaps minor: the house does provide shelter and its plan could be a great deal worse. The evil lies, not in this single example, but in the multiplication of this ugliness, in the building of whole developments whose original attractiveness and lack of planning result in the blighted quarters that no U.S. city has escaped.



FLOOR PLAN

SCALE IN FEET
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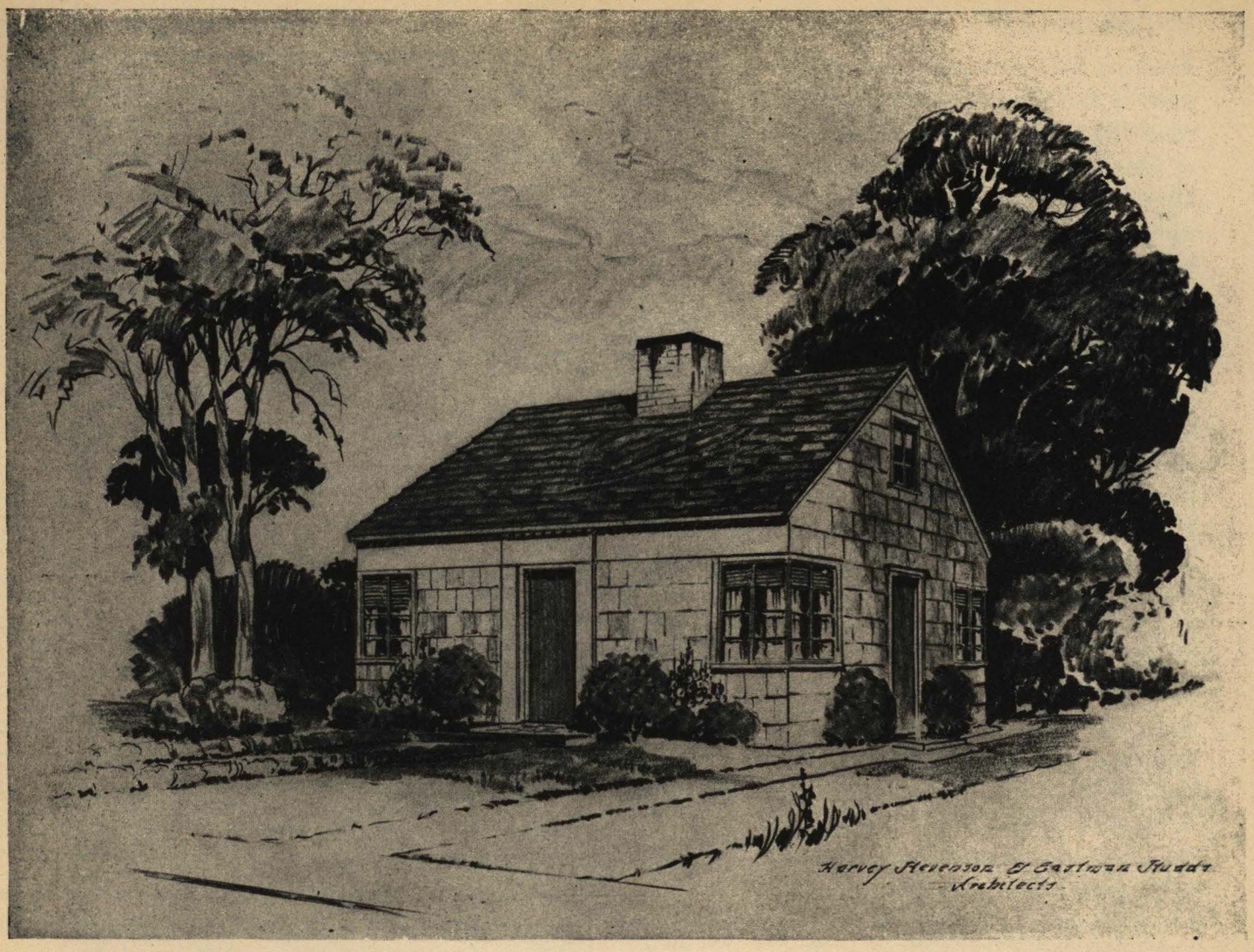
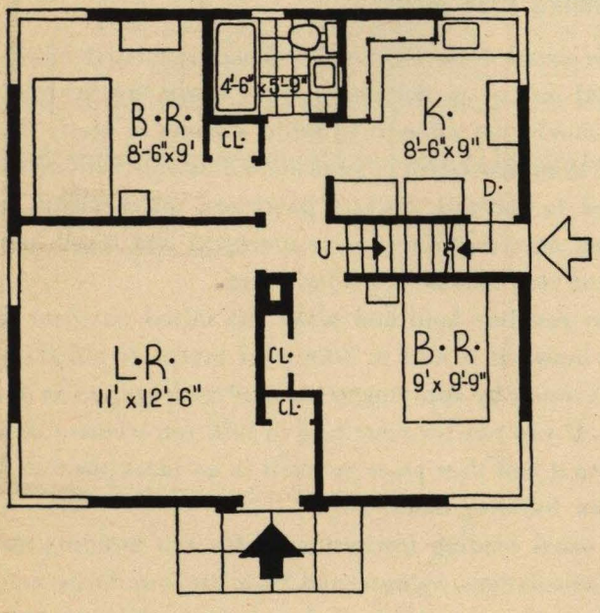


HARVEY STEVENSON AND EASTMAN STUDDS, ARCHITECTS



FLOOR PLAN

THIS study is one architect's solution, equal in size and accommodations to the house on the opposite page. While the landscaping gives it a certain initial advantage, a few trees and shrubs are not too much to hope for, and the house itself, still in the minimum class, is one in which self-respecting, intelligent people could live. Obviously corner windows and a center chimney are not the only answer: an equally successful design could have been produced with the elements of the contractor-designed dwelling; the superiority of this solution lies in its acceptance of the fact that simplicity and good proportions are the two indispensables in small house design, without which only caricature can result. The plan likewise shows improvement: the side entrance opens on the stair hall, leaving more work space in the kitchen, closets are placed so that they do not break up the rooms, the unsightly, inadequate porch has been eliminated, and walls allow better arrangement of furniture. Good planning and design do not raise house costs, do, more often, produce savings.

BUILDING YOUR HOME

When you have plans and specifications in hand, you are ready to deal with a building contractor. The plans are blueprints indicating the exact dimensions of every part of your house, and the specifications are typewritten instructions to the builder telling what materials and equipment are to be used, and how they are to be installed. On the basis of these plans and specifications bids are submitted.

It is not necessary to have a general contractor. You may let out the work to the different sub-contractors yourself, but it requires considerable time and experience to do this. Since the almost invariable procedure is to let the contract to a general contractor, it will be assumed here that this is the arrangement you will make.

If you have not already decided upon a builder, your architect will obtain bids from several. These should be considered from every angle before the contract is awarded. The lowest bidder should not be accepted for that reason; but the lowest bidder with the best reputation for doing a good job is the man you want to build your home. If you accept the low bid of an unreliable contractor, you will pay more for your home in the end, for he may fall down in the middle of the job or skimp in the basic construction of the dwelling.

Your contract with the builder will provide for a method of payment. There are in common use:

1. *Lump sum contract:* A fixed sum for the entire building job. This covers materials, labor and contractor's profit.

2. *Cost plus percentage:* Cost of materials and labor, plus a pre-determined percentage of the total cost as the contractor's profit.

3. *Cost plus fixed fee:* Cost of materials and labor, plus a fixed sum mutually agreed upon beforehand.

The "lump sum" method is the most popular method since it offers the most definite figure and leaves less possibility for repeated upward revision as construction progresses. It is desirable to keep an accurate record of all payments, cost, etc., during construction. Many States have laws allowing mechanics or materials men, who have not been paid for their services, to file a "mechanic's lien" against the property under improvement. Such a lien prevents sale of the property until the obligation has been satisfied and the owner's title is again cleared. Therefore, it is important that you make sure your contractor pays all sub-contractors fully and promptly.

Before building operations begin, you usually obtain a building permit from the local authorities. In some localities where there is no building code, this will not be necessary. But wherever it is necessary your architect or contractor can secure the permit for you.

A WORD ABOUT MAINTENANCE

The most economical house, in the long run, is that which costs least to live in. The cost of occupancy includes all operating expenses for fuel, light, gas, maintenance and repair. Your house, like every other house, will depreciate somewhat with the passing of years. But the rate at which it depreciates depends largely upon the quality and worth of the materials used in constructing it.

It is false economy to use inferior materials. They apparently serve their purpose well for awhile; but presently your walls develop cracks, your water becomes rusty, and pipes begin to leak. The result is not mere replacement of plaster and pipe. Flooring must be taken up and walls must be torn out to reach the rusted pipe; and after new rustless pipe has been installed, plaster replaced and painted, and new flooring put in, you discover that repairs have cost you several times the sum you would have paid if you had bought the best materials in the first place. This experience, repeated in many disagreeable forms, is the penalty of pinching quality. The cost difference between the right product and the wrong product is never enough to justify the use of the latter.

Every home-owner faces the periodic problem of maintaining the original value of his house investment. Repainting and redecorating every few years keep your house proof against time and weather depreciation and is real economy in the long run.

FINANCING YOUR HOME

There are no definite rules governing the relation of your annual income to the cost of your home. But certainly you should not attempt to build a home so costly that more than one-fourth of your annual income will be consumed in meeting interest payments, maintenance expenses, amortization of your mortgage and taxes; one-fifth of your income is a safer figure.

When you buy land and make the initial payment on your house, it is well to limit your mortgage obligation at the outset by applying as much of your savings as possible. If you pay for your land in full, you secure a clear title to it and thus place yourself in an ideal position to borrow building money.

The usual lending institutions today are building and loan associations, national and State banks and trust companies and savings banks. Life insurance companies also make home loans, through representatives appointed

locally. It will pay you to consider very carefully the costs of borrowing funds from different types of institutions, as interest rates vary greatly and special charges lurk where they are sometimes unexpected.

No Government agency lends money directly to home builders; but there are two important Government agencies facilitating building loans by private institutions. These are the Federal Housing Administration and the Federal Home Loan Bank System. The Federal Housing Administration insures mortgages handled by institutions approved by the Federal Housing Administrator, providing such mortgages contain provisions for monthly payments to repay the loan in not more than twenty years. This agency will insure only first mortgages, at a maximum of 80 per cent of the value of house and lot, but not exceeding $16,000. The FHA does not insure mortgages made by private individuals. The Federal Home Loan Bank System serves only as a credit reservoir for private home-financing institutions. Through its twelve regional Home Loan Banks, the Federal Home Loan Bank System makes available to its 3,500 member institutions ample credit, at low cost, for making loans to home owners.

To reduce financing to its simplest form and to eliminate the irritating extra fees which home builders sometimes fail to anticipate, the FHA requires that taxes, fire insurance, interest and other fees be computed as a lump sum before the financing institution makes its loan. This sum is then broken down into equal parts, and added to the monthly payments against the loans. Literature explaining the advantages of the FHA plan may be had free of charge upon application to the Federal Housing Administration, Washington, D. C.

Where this system has been adopted, the job of home financing has been greatly simplified. Everywhere a desire on the part of the institutions to invest idle funds profitably has made mortgage money plentiful and comparatively cheap. If you are ready to take advantage of this ideal situation by building your home now, your banker, building and loan or real estate man is ready to provide you with funds in a manner and at a cost more satisfactory to the home builder than ever before in history.

THE COST OF BUYING HOMES, PRICED FROM $5,000 TO $20,000, BY THE FHA PLAN

Cost of House and Lot	Assuming 80% Loan		MONTHLY PAYMENT REQUIRED																	
			Under 10-Year Plan						Under 15-Year Plan						Under 20-Year Plan*					
	Cash Required for Equity	Amount of Mortgage	Installment incl. interest at 5%	Service Charge	FHA Insurance	Taxes†	Fire Insurance‡	Total	Installment incl. interest at 5%	Service Charge	FHA Insurance	Taxes†	Fire Insurance‡	Total	Installment incl. interest at 5%	Service Charge	FHA incl. insurance	Taxes†	Fire Insurance‡	Total
$5,000	$1,000	$4,000	$42.49	$1.60	$1.67	$8.33	$0.52	$54.56	$31.64	$1.64	$1.67	$8.33	$0.52	$43.80	$26.40	$1.64	$1.67	$8.33	$0.52	$38.56
7,500	1,500	6,000	63.66	2.40	2.50	12.50	.78	81.84	47.46	2.46	2.50	12.50	.78	65.70	39.60	2.46	2.50	12.50	.78	57.84
10,000	2,000	8,000	84.88	3.20	3.32	16.66	1.04	109.10	63.28	3.28	3.32	16.66	1.04	87.58	52.80	3.28	3.32	16.66	1.04	77.10
12,500	2,500	10,000	106.10	4.00	4.17	20.83	1.30	136.40	79.10	4.10	4.17	20.83	1.30	109.50	66.00	4.10	4.17	20.83	1.30	96.40
15,000	3,000	12,000	127.32	4.80	5.00	25.00	1.56	163.68	94.92	4.92	5.00	25.00	1.56	131.40	79.20	4.92	5.00	25.00	1.56	115.68
17,500	3,500	14,000	148.54	5.60	5.83	29.16	1.82	190.95	110.74	5.54	5.83	29.16	1.82	153.09	92.40	5.54	5.83	29.16	1.82	134.75
20,000	4,000	16,000	169.76	6.40	6.64	33.32	2.08	218.20	126.56	6.56	6.64	33.32	2.08	175.16	105.60	6.56	6.64	33.32	2.08	199.20

†Assumed at 2% of actual appraised value annually.
‡Assumed at ⅓ of .5% of assumed value at 75% of total cost of house and lot.

NOTE: These figures should be checked locally as they are subject to change.

85 HOUSES IN TABULAR SURVEY

THE 85 houses* in the tabulation below may be taken as representative of architect-designed dwellings of $5,000 and under. They were built in all sections of the country, and for convenience of comparison are grouped by States and regions. An examination of the tabulation brings to light these interesting facts, most surprising of which is that in these examples there is no appreciable variation in construction costs between different sections of the country. The average cubic foot cost in Northern States, for example, is 23.1 cents; in the South the cost is 22.7 cents. North and South show marked differences in some respects, however. The one-story house is most common in the South and Southwest, and these regions seem to prefer galvanized iron flashing to copper. For heating, of course, a much less elaborate plant is required in the South. The inexpensive warm air heating system was the most widely used. Insulation is fairly common, particularly in the North, although by no means universal. Plaster is the most common interior finish, even in bathrooms, tile and wallboard being used to some extent. In spite of the appearance of numerous new structural systems, almost all of these houses are built with wood frames; if and when other types of structure are used for the house below $5,000 it will probably only be after wide use in the higher price brackets makes cheap production methods feasible.

***The numbers do *not* correspond with numbers of houses shown in this volume.**

	LOCATION		COST								
	CITY	STATE	TOTAL	STRUCT.	PLUMB.	HEAT.	ELEC.	CUBAGE	CU. FT. COST	FLOOR AREA	SQ. FT. COST
1	CAPE ELIZABETH	ME.	$5,000	$4,050	$370	$370	$210	20,500	$.24	1838	$2.72
2	AUBURN	ME.	5,000	4,150	350	350	150	20,000	.25	1600	3.12
3	E. HARTFORD	CONN.	4,975	4,000	350	450	175	20,000	.25	1462	3.40
4	ROCKY HILL	CONN.	4,620	3,537	375	575	133	21,532	.21	1100	4.20
5	TAPPAN	N. Y.	4,500					15,000	.30	1316	3.42
6	HEMPSTEAD	N. Y.	3,200	2,400	365	275	60	15,525	.21	1230	2.60
7	GRINDSTONE IS.	N. Y.	2,222	1,959		263		6,827	.33	601.5	3.69
8	FOREST HILLS	N. Y.	4,900					20,250	.24	1796	2.73
9	E. GREENBUSH	N. Y.	4,030	3,468	227	215	120	15,200	.26	1354	2.97
10	PINES LAKE	N. J.	2,000	1,765	200		35	11,800	.17	695	2.88
11	HARVEY CEDARS	N. J.	3,600	2,975	300		125	17,000	.21	1700	2.12
12	CONVENT	N. J.	4,400	3,200	460	600	140	20,430	.22	1900	2.31
13	SHREWSBURY	N. J.	4,090					23,208	.18	1411	2.90
14	LAKE MOHAWK	N. J.	4,225	3,300	320	450	155	15,590	.27	1272	3.32
15	LAKE MOHAWK	N. J.	3,900	3,100	285	420	105	12,420	.31	1130	3.45
16	LAKE MOHAWK	N. J.	5,000	4,055	355	480	110	19,500	.26	1545	3.23
17	NEW HOPE	PENN.	2,420					11,961	.20	800	3.02
18	KANAWHA CITY	W. VA.	4,710	4,059	445		216	14,855	.32	1380	3.41
19	TROY	O.	3,300	2,900	200	200		11,700	.28	936	3.52
20	PAINESVILLE	O.	4,580	3,490	390	475	225	14,300	.32		
21	OXFORD	O.	4,975					19,687	.25	1820	2.70
22	LANCASTER	O.	3,115	2,319	291	135	100	16,500	.19	1369	2.27
23	CINCINNATI	O.	4,687					20,450	.23		
24	TOLEDO	O.	4,990	3,600	490	700	200	21,616	.23	2128	2.34
25	ARTHUR	ILL.	5,000	3,466	533	510	510	26,400	.19	2352	2.13
26	BLOOMINGTON	ILL.	4,951	4,212	347	240	151			1589	3.12
27	FARM CITY	ILL.	4,185	3,500	350	250	85	27,000	.16	1471	2.84
28	LAPEER	MICH.	1,750	1,515		160	75	15,060	.12	1060	1.65
29	LANSING	MICH.	4,706			200		18,048	.26	1460	3.20
30	ST. MARY'S LAKE	MICH.	4,310	3,149	355	165	210	18,270	.24	1500	2.90
31	SHORE ACRES	WISC.	4,910	3,500	650	550	210	21,000	.23	1370	3.60
32	WISCONSIN RAPIDS	WISC.	3,800	2,900	400	300	200	18,000	.21	1440	2.64
33	WISCONSIN RAPIDS	WISC.	4,157	3,100	635	242	180	18,000	.23	1200	3.46
34	GRANVILLE	WISC.	4,980					26,000	.19	1935	2.60
35	BARREN	WISC.	4,400	2,870	420	805	150	15,000	.29	1240	3.55

TOTAL COST includes architect's fee but does not include land or landscaping.

STRUCTURE COST is total cost less cost for plumbing, heating and electrical work.

PLUMBING COST includes kitchen, laundry, and bathroom equipment.

ELECTRICAL COST includes wiring and lighting fixtures.

CUBAGE is as stated by architects.

FLOOR AREA is figured as follows:

Calculated in full: the finished and livable floor area above the basement, including enclosed porches and built-in garages.

Calculated as one-half actual area: finished recreation rooms or other quarters in basement, semi-finished areas of attics, open porches. Measurements are to outside of exterior walls or enclosing partitions.

LEGEND

A. Cd.	Air Conditioning	I. B. & Ins. Bd.	Insulating Board
Alc.	Dining Alcove	I. L. & Ins. L.	Insulating Lath
Asb. Sh.	Asbestos Shingle	Ldy.	Laundry
Asp. Sh.	Asphalt Shingle	Lin.	Linoleum
B.	Basement	Pl.	Plaster
Bk.	Brick	Pl. Pt.	Plastic Paint
Bk. Vr.	Brick Veneer	Prep. R.	Prepared Roofing
Blt.-up	Built-Up Roofing	Pty.	Pantry
Brk. Rm.	Breakfast Room	Refl.	Reflective Insulation
C.	Car	Rk. Wl.	Rock Wool
Can.	Canvas	Rubb.	Rubber
Cin. Bl.	Cinder Block	St.	Stone
Conc.	Concrete	Stl.	Steel
Conc. Bl.	Concrete Blocks	Stm.	Steam
Cop.	Copper	Stor.	Stories
El. Un.	Electric Unit Heaters	Stuc.	Stucco
Fld. St.	Field Stone	Sty.	Study
Fpl.	Fireplace	Tl.	Tile
G. I.	Galvanized Iron	W. A.	Warm Air
G. Un.	Gas Unit Heaters	Wd.	Wood
H. W.	Hot Water	Wd. Sh.	Wood Shingle
Heat. Rm.	Heater Room	Wl. Bd.	Wall Board
I.	Iron	Wtp. P.	Waterproof Paper

CONSTRUCTION AND FINISH — PLAN

	WALL			ROOF			BATH		HEAT	NUMBER							AREA SQ. FT.	
	FINISH	INSUL.	INT. FINISH	FINISH	INSUL.	FLASH.	FLOOR	WALL		STOR.	NO. RMS.	NO. BATHS	GAR.	BED RMS.	DIN. RM.	OTHER ROOMS	LIV. RM.	DIN. RM.
1	Wd.	Ins. L.	Pl.	Asp. Sh.		G. I.	Lin.	Pl.	Stm.	2B	5	1	1C	2	Yes	Game R.	288	168
2	Wd.	Quilt	Pl.	Asp. Sh.	Quilt	G. I.	Rubb.	Pl.	W. A.	2	6	1	....	3	Yes		190	105
3	Wd.	Refl.	Pl.	Wd. Sh.	Rk. Wl.	Cop.	Tl.	Tl.	H. W.	2B	7	1½	1C	2	Yes		276	144
4	Wd.	Ins. L.	Pl.	Wd. Sh.	Refl.	Tin	Lin.	Pl.	H. W.	1B	4	1	....	2		Pty.	275	
5	Cin. Bl.		Pl. Pt.	Asp. Sh.	Rk. Wl.	Cop.	Lin.	Pl. Pt.	Stm.	2	5	1	1C	3	No		240	
6	Wd.		Pl.	Wd. Sh.		Cop.	Tl.	Tl.	A. Cd.	2B	6	1	....	3	Yes		300	110
7	Wd		Wd.	Wd.		Cop.	Wood	Wd.	Fpl.	1	3	1	....	1	No		289	
8	Stucco		Pl.	Prep. R.	Rk. Wl.	Cop.	Wood	Pl.	Stm.	1B	6	1½	1C	3	Alc.		322	120
9	Wd.	Refl.	Pl.	Asp. Sh.	Refl.	Cop.	Tl.	Pl.	W. A.	2B	6	1	1C	3	Yes		198	90
10	Logs		Logs	Asp. Sh.		Cop.	Lin.	Wd.		1	4	1	1C	2	No		140	
11	Wd.	Ins. Bd.	Ins. Bd.	Can.	Ins. Bd.	Cop.	Lin.	Wl. Bd.		2½	6	1	1C	3	Alc.		345	80
12	Wl. Bd.	Ins. Bd.	Ins. Bd.	Prep. R.			Conc.	Wl. Bd.	Stm.	1B	6	1	1C	3	Yes	Ldy.	361	180
13	Wd.		Pl.	Asp. Sh.		Cop.	Lin.	Tl.	H. W.	2B	6	1	1C	3	Yes		204	95
14	Wd.	Rk. Wl.	Pl. Bd.	Wd. Sh.	Rk. Wl.	Cop.	Wd.	Tl. Bd.		2B	5	1	1C	3	No		336	
15	Wd.	Rk. Wl.	Pl. Bd.	Wd.	Rk. Wl.	Cop.	Lin.	Tl. Bd.	A. Cd.	1½	5	1	1C	3	No		217	
16	Cin. Bl.		Pl.	Wd. Sh.	Rk. Wl.	Cop.	Wd.	Pl.	A. Cd.	2	6	1	1C	3	Yes		242	100
17	Wd.	Quilt & I. L.	Pl.	Wd. Sh.	Quilt & I. B.	Zinc	Lin.	Pl.	W. A.	1	4	1	....	1	Yes		365	72
18	Wd.		Pl.	Wd. Sh.	Rk. Wl.	Tin	Tl.	Pl.		2	5	1	1C	2	Yes		265	70
19	Steel	Rk. Wl.	Stl.	Stl.	Rk. Wl.	Stl.	Lin.	Stl.	W. A.	1	4	1	....	2	Alc.		265	80
20	Cin. Bl.		Pl.	Asp. Sh.	Ins. Bd.	Tin	Lin.	Pl.	W. A.	2	5	1	1C	3	Alc.	Ldy.	220	90
21	Wd.	Quilt	Pl.	Wd. Sh.	Quilt	Tin	Lin.	Pl.	W. A.	2B	6	1	1C	3	No	Sty., Ldy.	295	
22	Wd.		Pl.	Asp. Sh.		Tin	Lin.	Pl.	W. A.	2B	5	1	....	2	No	Ldy.	250	144
23	Wd. & St.		Pl.	Wd. Sh.		G. I.	Wd.	Pl.	W. A.	1B	5	1	1C	2	Yes	Ldy.	225	100
24	Bk. & Stuc.	Ins. Bd.	Wl. Bd.	Blt.-Up	Ins. Bd	G. I.	Lin.	Wl. Bd.	A. Cd.	2	4½	1½	1C	2	No		320	
25	Wd.	Rk. Wl.	Pl.	Asb. Sh.	Rk. Wl.	Cop.	Lin.	Pl.	W. A.	2B	8	2½	....	3	Yes		285	175
26	Bk. Vr.	Rk. Wl.	Pl.	Asp. Sh.	Rk. Wl.	G. I.	Tl.	Pl.	W. A.	1B	6	1	1C	2	Yes		250	110
27	Wd.	Refl.	Pl.	Wd. Sh.	Refl.	Tin	Tl.	Pl.	W. A.	2B	5	1	....	2	Yes		300	70
28	Wd.	Ins. Bd.	Wl. Bd.	Asp. Sh.	Ins. Bd	G. I.	Lin.	Wl. Bd.	W. A.	2B	6	1	1C	2	No		218	
29	Wd.		Pl.	Wd. Sh.		G. I.	Tl.	Pl.	W. A.	2B	5	1½	1C	2	Yes	Ldy.	209	110
30	Asp. Sh.	Ins. L.	Pl.	Asb. Sh.	Fill	G. I.	Lin.	Pl.	W. A.	1B	4½	1	1C	2	Yes		245	100
31	Stone	Ins. Bd.	Pl.	Asb. Sh.	Refl. & I. Bd.	Cop.	Wd.	Pl.	W. A.	1B	4	1	1C	2	No		325	
32	Wd.	Refl. & I. B.	Pl.	Asb. Sh.	Refl. & I. Bd.	G. I.	Lin.	Pl.	W. A.	2B	6	1	....	3	Yes	Ldy.	299	140
33	Asb. Sh.	Ins. Bd.	Pl.	Asp. Sh.	Ins. Bd.	G. I.	Wd.	Pl.	W. A.	1B	4	1	....	2	Alc.		209	60
34	Bk. Vr.	Rk. Wl.	Pl.	Wd. Sh.	Rk. Wl.	G. I.	Tl.	Pl.	W. A.	2B	5	1	1C	2	Yes		192	150
35	Logs	Fill	Wd.	Blt.-Up	Fill		Wd.	Wd.	H. W.	1	5	1	1C	2	Alc.		225	65

85 HOUSES IN TABULAR SURVEY

	LOCATION		COST								
	CITY	STATE	TOTAL	STRUCT.	PLUMB.	HEAT.	ELEC.	CUBAGE	CU. FT. COST	FLOOR AREA	SQ. FT. COST
36	OSHKOSH	WISC.	2,950					10,250	.29	780	3.80
37	MADISON	WISC.	4,100				75			1213	3.38
38	RICHLAND CENTER	WISC.	4,500					20,500	.22	1820	2.47
39	MADISON	WISC.	4,900							1651	2.96
40	MINNEAPOLIS	MINN.	4,150	3,092	365	348	150	16,000	.26	1390	2.98
41	TOPEKA	KAN.	3,830	2,680	350	450	150	16,151	.23	1314	2.93
42	UNIVERSITY CITY	MO.	4,850					16,300	.30	1561	3.11
43	FESTUS	MO.	4,230					23,850	.18	1328	3.19
44	GLASGOW	MO.	4,750	3,505	495	450	150	22,000	.22	1383	3.43
45	LITTLE ROCK	ARK.	4,800	4,280	270	70	180	23,772	.20	1317	3.65
46	LOUISVILLE	KY.	4,750	3,950	375	330	95	22,200	.21	2173	2.18
47	STARKVILLE	MISS.	4,960	3,900				35,818	.14	2169	2.26
48	STARKVILLE	MISS.	3,968	3,480	257	88	143	31,623	.13	1800	2.20
49	NASHVILLE	TENN.	4,650	4,002	358	175	115	26,500	.18	1416	3.28
50	NASHVILLE	TENN.	4,850	4,130	400	200	120	22,000	.22	2198	2.21
51	BALTIMORE	MD.	4,000					15,870	.25	946	4.23
52	BALTIMORE	MD.	4,950						.22	1513	3.27
53	SILVER SPRINGS	MD.	3,700	2,980	165	385	130	16,300	.23	950	3.90
54	CHARLOTTESVILLE	VA.	3,503	2,753	211	327	61	8,906	.39	785	4.45
55	CHARLOTTESVILLE	VA.	4,955	4,034	225	627	69	14,637	.34	1339	3.70
56	CHARLOTTESVILLE	VA.	4,875	3,789	485	475	126	17,008	.29	1580	3.10
57	BELLE HAVEN	VA.	4,970	3,385	500	795	120	19,150	.26	1650	3.00
58	HIGH PT.	N. C.	4,960	3,400	550	450	190	42,000	.12	2506	1.98
59	WINSTON-SALEM	N. C.	4,144	3,120	389	270	125	19,388	.21	1253	3.29
60	RALEIGH	N. C.	4,802	3,827	383	450	142	19,460	.25	1628	2.95
61	TAMPA	FLA.	3,700					11,115	.33	1084	3.40
62	WINTER PK.	FLA.	5,000	3,615	710	565	110	23,780	.21	2084	2.39
63	GAINESVILLE	FLA.	3,600		480		80	20,707	.18	1304	2.76
64	COCONUT GROVE	FLA.	3,200	2,650	225		125	15,800	.20	1314	2.44
65	COCONUT GROVE	FLA.	4,900	3,852	550		138	17,000	.29	1530	3.20
66	COCONUT GROVE	FLA.	5,000	3,850	508		250	19,600	.25	1302	3.84
67	COCONUT GROVE	FLA.	4,150	3,170	449		160	18,500	.22	1238	3.35
68	COVINGTON	LA.	3,800					31,950	.12	1900	2.00
69	COLLEGE STA.	TEX.	2,700	2,331	362		107	15,850	.17	1263	2.14
70	SAN ANTONIO	TEX.	4,340	3,840	350		150	12,600	.34	1919	2.26
71	DALLAS	TEX.	4,500	3,890	350	80	180	22,500	.20	1316	3.42
72	AUSTIN	TEX.	4,200	3,696	350		154	16,590	.25	1293	3.24
73	AUSTIN	TEX.	4,960	4,127	659	20	153	22,862	.22	1578	3.15
74	BEAUMONT	TEX.	4,800							2570	1.87
75	BEVERLY HILLS	CAL.	4,550					15,180	.30	1571	2.89
76	LOS ANGELES	CAL.	4,400	3,725	450	125	100	23,055	.19	1903	2.31
77	BERKELEY	CAL.	3,800	3,215	406	74	105	19,476	.19	1913	1.99
78	HOLLYWOOD	CAL.	5,000	3,750	435	378	494	20,195	.25	2894	1.73
79	SAN MARINO	CAL.	5,000	4,214	437	182	167	20,632	.25	1550	3.23
80	PULLMAN	WASH.	4,877	3,898	536	285	158	27,700	.18	1869	2.61
81	YAKIMA	WASH.	4,000	3,335	250	290	125	26,000	.15	1982	2.02
82	SUMNER	WASH.	4,825	3,625	275	700	225	24,000	.20	2282	2.13
83	VANCOUVER	WASH.	3,475	2,411	330	303	219	22,770	.15	1220	2.84
84	LAKE SERENE	WASH.	3,400					22,700	.15	1359	2.50
85	HELENA	MONT.	4,200	3,275	425	350	150	12,122	.34	980	4.30
	AVERAGES		$ 4270	% 79.1	% 9.2	% 8.2	% 3.5	cu.ft. 18.575	$ .23	sq.ft. 1448	$ 2.95

CONSTRUCTION AND FINISH — PLAN

	WALL			ROOF			BATH		HEAT	NUMBER							AREA SQ. FT.	
	EXT. FINISH	INSUL.	INT. FINISH	FINISH	INSUL.	FLASH.	FLOOR	WALL		STOR.	NO. RMS.	NO. BATHS	GAR.	BED RMS.	DIN. RM.	OTHER ROOMS	LIV. RM.	DIN. RM.
36	Wd.		Pl.	Wd. Sh.	Ins. Bd.	G. I.	Lin.	Pl.	W. A.	2B	4	1	....	2	Alc.		170	35
37	Conc. Bl.		Pl.	Blt.-Up	Ins. Bd.	G. I.	Tl.	Pl.	W. A.	1½B	5	1	2C	3	No		150	
38	Wd.		Pl.	Blt.-Up	Rk. Wl.	G. I.	Tl.	Pl.	W. A.	2	5	1	1C	2	No		290	
39	Wd.		Wl. Bd.	Blt.-Up	Rk. Wl.	G. I.	Lin.	Wl. Bd.	W. A.	2	5	1	1C	2	No		375	
40	Wd.	Quilt & I. L	Pl.	Wd. Sh.	Quilt & I. L.	Cop.	Lin.	Pl.	W. A.	2B	5	1	....	2	Yes	Ldy.	216	120
41	Stuc.		Pl.	Wd. Sh.	Rk. Wl.	Tin	Lin.	Lin.	A. Cd.	1B	4	1	....	2	No	Ldy.	375	
42	Bk.		Pl.	Asp. Sh.	Rk. Wl.	Cop.	Tl.	Tl.	W. A.	2B	5	1	....	2	Yes		200	120
43	Bk.		Pl.	Asp. Sh.		I.	Tl.	Pl.	W. A.	1B	4	1	....	2	Alc.		208	88
44	Wd.		Pl.	Asp. Sh.	Rk. Wl.	G. I.	Tl.	Tl.	A. Cd.	1B	4	1	1C	1	No	Brk. Rm.	420	
45	Bk. Vr.	Ins. Bd.	Pl.	Asp. Sh.	Ins. Bd.	G. I.	Tl.	Tl.	G. Un.	1	7	1	....	2	Yes		270	169
46	Bk. Vr.		Pl.	Asp. Sh.	Ins. Bd.	G. I.	Tl.	Tl.	Stm.	2B	6½	1	....	3	Yes	Brk. Rm.	273	153
47	Bk. Vr.		Wd.	Asp. Sh.		G. I.	Tl.	Tl.	G. Un.	1	7	2	....	2½	Yes	Brk. Rm.	336	216
48	Wd.		Can.	Asp. Sh.		G. I.	Lin.	Can.	G. Un.	1	6	2	....	3	Yes	Brk. Rm.	322	193
49	Bk. Vr.		Pl.	Asp. Sh.		Tin	Tl.	Tl.	W. A.	1B	6	1	....	2	Yes	Brk. Rm.	265	162
50	Wd.		Pl.	Asp. Sh.	Rk. Wl.	Tin	Lin.	Lin.	H. W.	2	6	2	1C	3	Yes		308	189
51	Wd. & Bk.		Pl.	Slate	Rk. Wl.	Cop.	Tl.	Tl.	H. W.	2B	5	1	....	2	Yes		200	150
52	Wd.		Pl.	Asp. Sh.	Rk. Wl.	Tin	Tl.	Wtp. P.	H. W.	2B	5	1	1C	2	Yes		240	150
53	Wd.		Pl.	Asp. Sh.		G. I.	Tl.	Pl.	H. W.	2	5½	1	....	2	Yes		200	110
54	Wd.	Ins. L.	Pl.	Asp. Sh.		I.	Lin.	Cem.	H. W.	1	3	1	....	1	No	Heat.Rm.	270	
55	Wd.	Ins. L.	Pl.	Asp. Sh.		I.	Lin.	Cem.	H. W.	1	5½	1	....	2	Yes	Heat.Rm.	261	152
56	Fld. St.		Pl.	Slate	Rk. Wl.	Tin	Lin.	Lin.	H. W.	2	5	1	2C	2	Yes	Pty.	270	120
57	Fld. St.	Rk. Wl.	Pl.	Slate	Rk. Wl.	Cop.	Tl.	Wtp. P.	H. W.	2B	5	1	1C	2	Yes		264	143
58	Bk. Vr.		Wl. Bd.	Asp. Sh.	Ins. Bd.	G. I.	Lin.	Wl. Bd.	W. A.	2	6	1	2C	3	Yes		285	180
59	Wd.		Pl.	Asp. Sh.		I.	Lin.	Tl. Bd.	W. A.	1B	6	2	....	3	Yes		260	63
60	Wd.		Pl.	Asp. Sh.		G. I.	Tl.	Cem.	H. W.	2B	6½	1	1C	2	Yes	Brk. Rm.	240	121
61	Bk.		Wd.	G. I.		G. I.	Tl.	Tl. Bd.		1	4	1	1C	2	No		280	
62	Wd.		Pl.	Asb. Sh.	Rk. Wl.	Cop.	Tl.	Pl.	W. A.	2B	6	2	1C	3	Yes		315	140
63	Bk. Vr.		Pl.	Asp. Sh.		Cop.	Tl.	Cem.	G. Un.	1	6	1	....	3	Yes		266	168
64	Wd.		Wd.	Wd. Sh.	Ins. Bd.	Cop.	Wd.	Wl. Bd.		1	5	1	....	3	No		286	
65	Wd.		Pl.	Wd. Sh.	Ins. Bd.	Cop.	Lin.	Pl.		2	5½	1	1C	2	Yes		315	88
66	Wd.		Pl.	Wd. Sh.		Cop.	Lin.	Pl.		1	6	2	....	3	Yes		320	110
67	Wd.		Wd.	Wd. Sh.		Cop.	Tl.	Pl.		1	5	2	....	3	No		240	
68	Wd.		Pl.	Asp. Sh.		G. I.	Lin.	Pl.	G. Un.	1	5	2½	1C	2	Alc.	Ldy.	405	85
69	Wd.		Wd.	Wd. Sh.		G. I.	Lin.	Wl. Bd.	G. Un.	1	5	1	1C	2	Yes		216	125
70	Bk.		Pl.	Tile	Fill	G. I.	Tl.	Pl.		1	5	1	2C	2	Yes	Brk. Rm.	360	180
71	Bk. Vr.		Wl. Bd.	Wd. Sh.	Ins. Bd.	G. I.	Tl.	Tl.	G. Un.	1	6	1	....	2	Yes	Brk. Rm.	247	161
72	Bk.		Can.	Wd. Sh.		G. I.	Tl.	Cem.	G. Un.	1	6	1	....	2	Alc.		227	110
73	Br. Vr.		Can.	Wd. Sh.		G. I.	Tl.	Cem.	G. Un.	1	6	2	1C	3	Yes		266	168
74	Wd.		Can.	Wd. Sh.		I.	Lin.	Wl. Bd.	G. Un.	1	6	2	....	3	Yes	Brk. Rm.	315	210
75	Wd.		Pl.	Wd. Sh.		G. I.	Tl.	Pl.	El. Un.	1	6	2	....	3	No	Ldy.	512	
76	Wd.		Pl.	Wd. Sh.		G. I.	Tl.	Tl.		1	5	2	2C	2	Yes		392	100
77	Wd.		Ply Wd.	Blt.-Up		G. I.	Wd.	Ply Wd.	G. Un.	2	5	1½	1C	2	No		222	
78	Stucco	Ins. Bd.	Pl.	Blt.-Up	Ins. Bd.	G. I.	Lin.	G. L.	El. Un.	3	6	2	2C	3	Yes	Ldy.	300	195
79	Wd.	Ins. Bd.	Pl.	Wd. Sh.		I.	Tl.	Wtp. P.	W. A.	1	4	1	1C	2	Alc.	Ldy.	288	110
80	Wd.		Pl.	Wd. Sh.	Fill	I.	Lin.	Pl.	W. A.	2B	5	1	1C	1	No	Brk. Ldy.	350	
81	Wd.		Pl.	Wd. Sh.		G. I.	Lin.	Pl.	W. A.	2B	5½	2	....	..	.....	Play Rm.		
82	Wd.	Ins. Bd.	Pl.	Wd. Sh.		I.	Lin.	Pl.	A. Cd.	2	6	1½	1C	2	Yes	Ht.,Ldy.	322	132
83	Wd.		Pl.	Wd. Sh.		G. I.	Lin.	Pl.	W. A.	1B	5	1	1C	2	Yes	Ldy.	260	145
84	Wd.		Pl.	Wd. Sh.		G. I.	Tl.	Pl.	W. A.	1	5	1	1C	2	Yes		260	70
85	Wd.	Ins. L.	Pl.	Wd. Sh.	Fill		Lin.	Pl.	W. A.	1	5	1	....	2	No	Pl.Rm.,St.	143	

A BRIEF CHECK LIST OF QUESTIONS

TO ASK YOURSELF BEFORE BUILDING A HOME

About the Neighborhood

Has my architect approved my choice of site?

Is the neighborhood appropriate for my means?

Are stores convenient?

Is the school convenient?

Is the church convenient?

Are parks and playgrounds convenient?

Are there facilities for the sports and recreation I am interested in?

How far removed is the railroad station?

Are buses or trolleys near at hand? How often do they run? What is the fare?

Is police protection adequate?

Is the firehouse reasonably near?

How expensive is fire insurance in this neighborhood?

Are the streets well lighted after dark?

Is this neighborhood restricted so as to keep out ugly buildings?

Am I protected in this respect for a number of years?

Is this section improving, deteriorating, or standing still?

How will my house compare in appearance to others in the neighborhood?

About the Lot

Will the lot size, building restrictions, and location of adjoining houses make possible the development of a good indoor and outdoor living arrangement?

Will the surroundings make possible a correct orientation of rooms without lack of privacy?

Are there trees or shrubs on the lot?

Can these be saved?

Is the lot graded so that surface water will not drain into the cellar?

Are adjacent lots graded so that they will not drain into mine?

If there are stone walls, are there "weep" holes in them to facilitate proper drainage?

Is the back yard suitable for children playing? For hanging out wash? For sitting out back if I want to? For a garden if I want one?

Is the back yard properly separated from neighbors'?

Can I take care of snow removal in winter, or is there so much walk and steps to handle that I may frequently need help, adding to cost?

Does the general situation protect me against undue exposure to the north in winter which may raise my heating bills ten, twenty, or even fifty dollars a winter over some other location?

Is the location cool in summer?

Will the lawn be reasonably easy to mow or must I hire help?

Am I next to a vacant lot full of weeds which will make a good lawn impossible?

Is the lot in keeping with the house? (The lot should be worth about $\frac{1}{5}$ as much as the house itself. A more expensive lot adds nothing to total value if you are buying.)

Are the lot dimensions as stated by the renter or seller?

About the House

If there is a view, does the plan take full advantage of it?

Are the main rooms properly oriented in relation to sun and prevailing winds in summer?

If there should be need of future additions does the plan provide for them?

Is the plan sufficiently adaptable to the requirements of an average family so that the house might be readily sold if necessary?

Will the exterior materials require frequent repair or replacement, or are they well suited to local conditions?

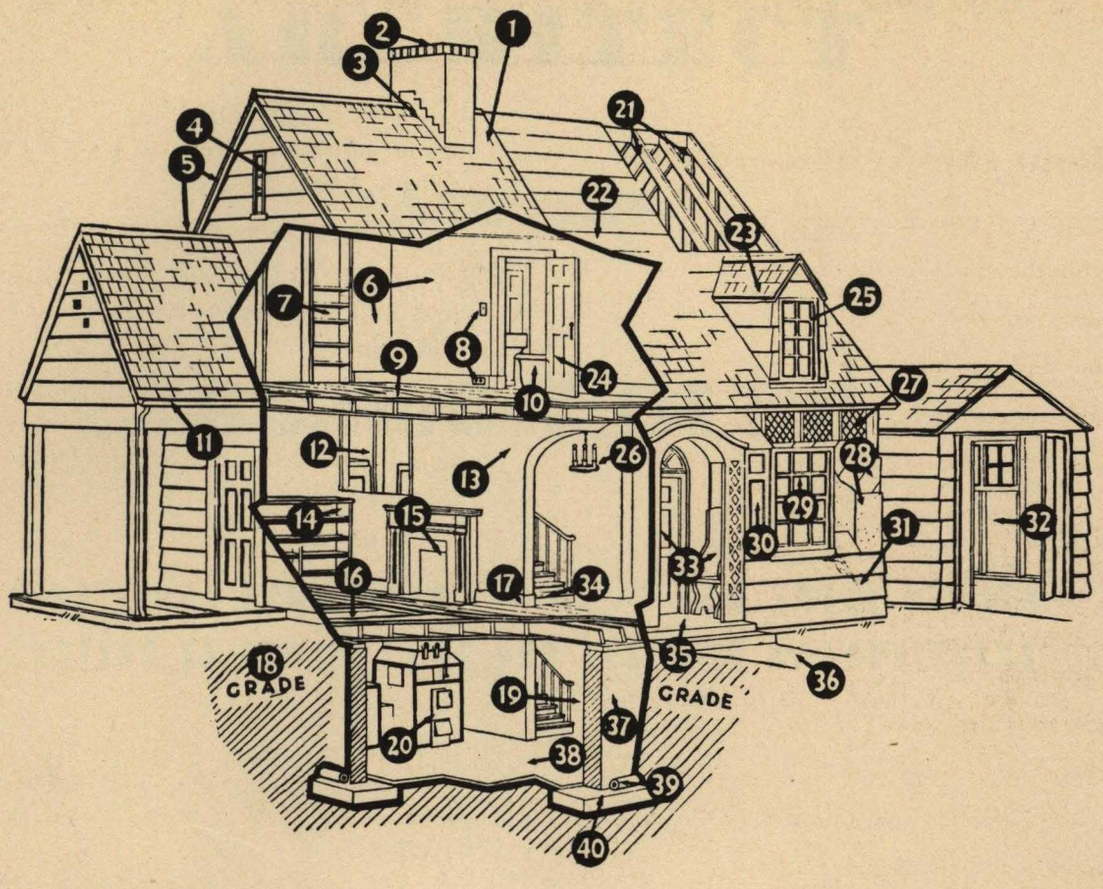
Is circulation within the house easy? Is it necessary to pass through the living room to get to the private quarters? Has the guest room sufficient privacy?

Does the house "furnish" well? Is there ample space for beds, couches, tables, etc?

Is it so unusual in appearance that it will get tiresome though it attracts us today?

Is it compact and without ells and other projections which may make it costly to heat?

40 IMPORTANT POINTS IN HOUSE CONSTRUCTION



1. Roof
2. Chimney masonry, cap, etc.
3. Flashing
4. Attic ventilation, attic room
5. Exterior trim
6. Wall-board, plaster, etc.
7. Closet space, shelves, etc.
8. Outlets and wiring
9. Flooring—finished lumber, tile, linoleum, etc.
10. Plumbing and fixtures
11. Gutters, downspouts
12. Kitchen equipment
13. Paint, wallpaper, interior decoration
14. Built-in book-shelves, cabinets, cupboards, etc.
15. Fireplace, mantel, flue, etc.
16. Joists and subflooring
17. Interior trim
18. Grading and landscaping
19. Recreation room, laundry, workshop, etc.
20. Heating plant
21. Rafters, studding
22. Roof sheathing
23. Dormers
24. Doors and hardware
25. Weather-stripping
26. Electric fixtures
27. Lath
28. Sheathing and insulation
29. Window frames and sash
30. Blinds, shutters
31. Exterior walls
32. Garage—tool space, workshop, etc.
33. Porch—bench, transom, door columns, etc.
34. Stairway—treads, rails, balusters, etc.
35. Steps—brick, wood, concrete, tile, etc.
36. Walks and drives
37. Foundation walls
38. Basement floor
39. Drain tile
40. Footing

THE ARCHITECT AND THE $5,000 HOUSE

A NATIONAL DEMONSTRATION OF 46 NEW SMALL HOUSES COSTING $5,000 OR LESS AND DESIGNED BY ARCHITECTS

PEOPLE take it for granted that architects do not design small, inexpensive houses. And they take it for granted that architects do not want to. And most of all they take it for granted that it is not necessary to have an architect for such a house. The pages which follow demonstrate the fallacy of those assumptions. Every house presented here costs $5,000 or less. Every house presented here was designed by an architect; some for individual clients whose requirements were known, others for sale to unknown buyers whose requirements had to be averaged. The Architectural Forum counts it a privilege to offer for the first time a conclusive demonstration of the fact that the small house, no less than the soaring skyscraper, is a better building—better to live in, better to look at, better built, better to hold and better to sell—with benefit of architect.

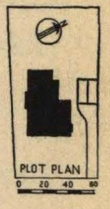
For purposes of comparison all floor plans are reproduced at the same scale.

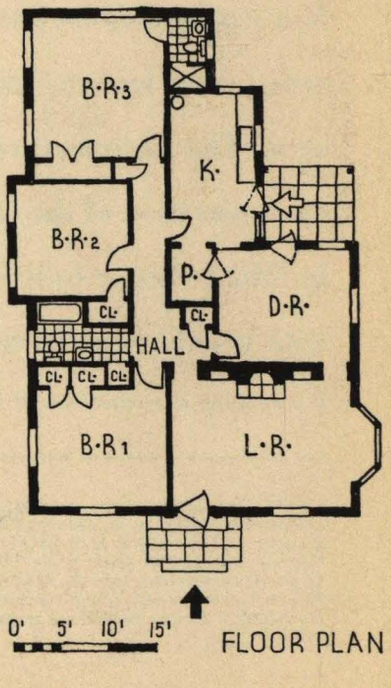
NOTE: The figures given as costs refer to the house and include the architect's fee but in no case do they include the cost of land, landscaping or furnishing. It is of the utmost importance to note that there is a wide difference in the cost of the same house in different localities, sometimes even in neighboring towns. These costs, therefore, are relative and not the actual cost of the same house in your community. For an indication of varying costs according to locality see the tabular survey in this book. Consult your architect for local cost figures.

It is not to be inferred that the specifications given carry any recommendation or endorsement. They are merely the list of products specified for the particular houses shown in this book. Specifications for any house can be properly determined only by your local architect.

1. HOUSE AT PEMBERTON HEIGHTS, AUSTIN, TEXAS

University Photos



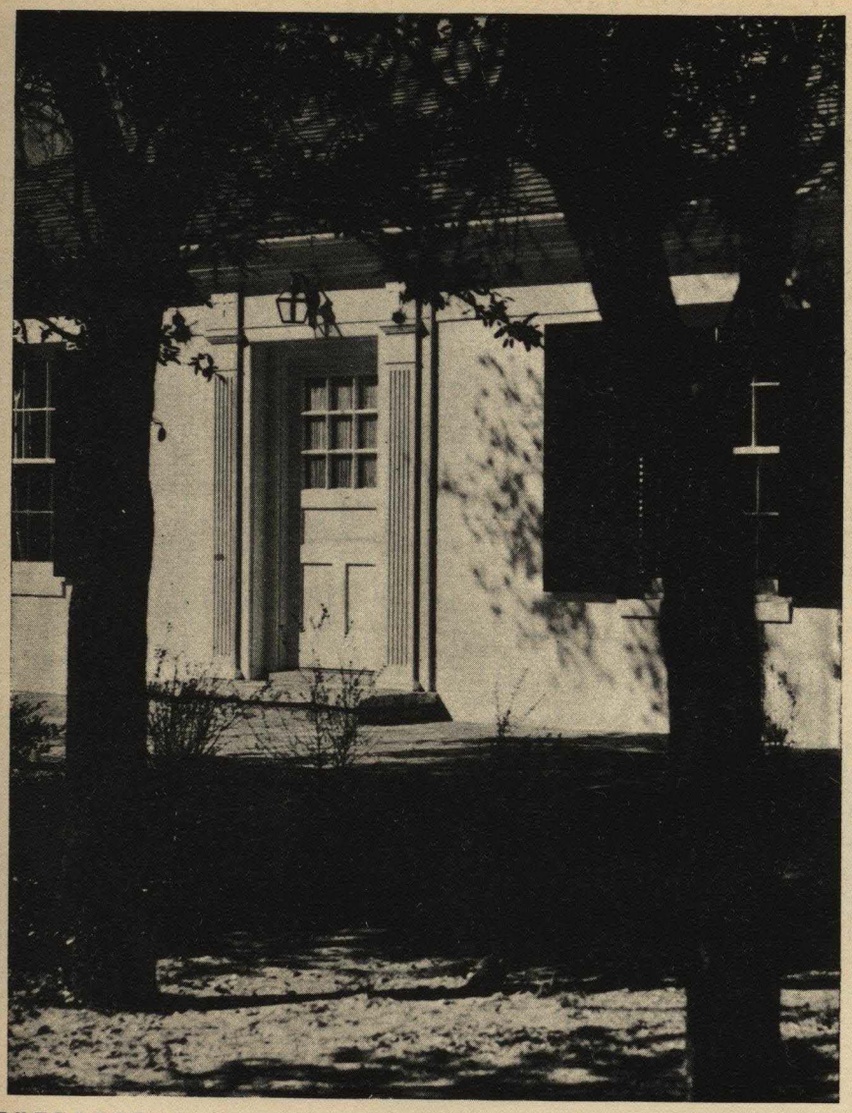


PROBLEM: House designed for sale.

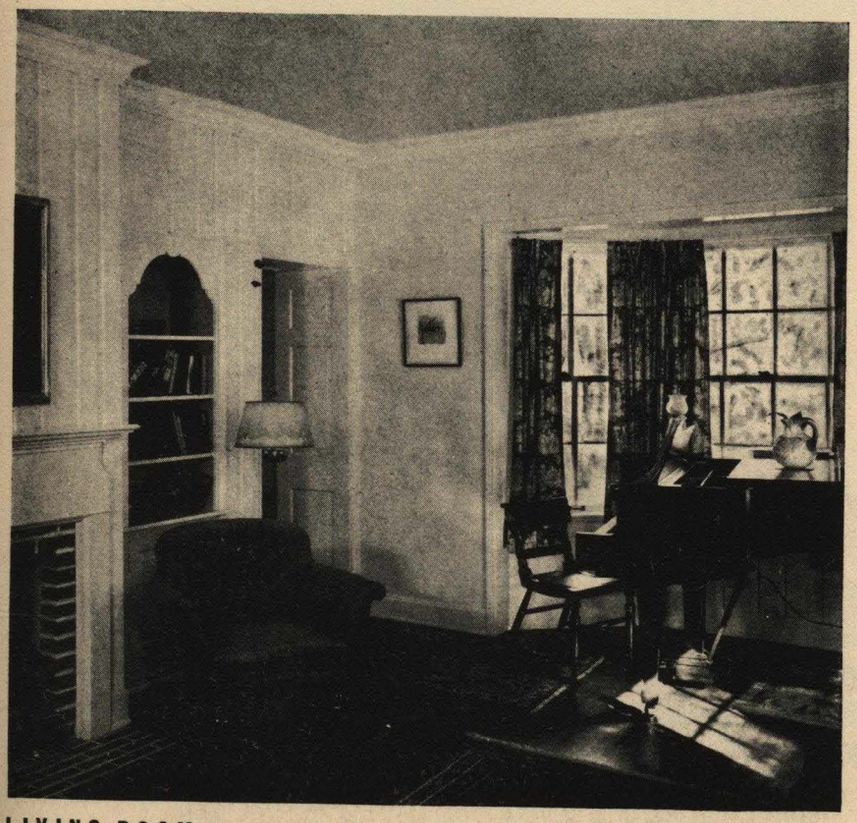
Designed as a demonstration house under the FHA program, this home was erected in Pemberton Heights, a residential section of Austin, Texas. Brick walls, painted white to match the exterior woodwork, repel the sun's rays. Blinds on the front windows dress up the facade. The plan is simple and compact. All three bedrooms are located on the southern side, leaving the cooler exposure for the living and dining rooms. To make room for the corridor connecting the bedrooms, without loss of area to the middle bedroom, the exterior wall at this point has been jogged out the width of the corridor. Built-in shelves and cabinets save space. The unattached garage is placed slightly to the side and rear of the house, with access from the kitchen. Cost: $4,960. Cubage: 22,862 at about 22 cents.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

H. F. KUEHNE, ARCHITECT



ENTRANCE



LIVING ROOM

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

CONSTRUCTION OUTLINE

FOUNDATION
Footings, continuous and piers concrete. Walls—8 in. brick up to level of floor joists.

STRUCTURE
Exterior walls—4 in. common brick veneer anchored to wood sheathing; 15 lb. felt applied as building paper between brick and No. 3, 1 x 12 in. shiplap sheathing applied horizontally to 2 x 4 in. studs, 24 in. o.c. Interior wall surface is finished with paper applied to canvas on No. 2, 1 x 6 in. center match sheathing. Interior partitions—2 x 4 in. studs and 1 x 6 in. No. 2 center match on each side, finished like outside walls. Floor construction—2 x 8 in. No. 1 yellow pine joists, 16 in. o.c. bridged; No. 3 shiplap sub-floors, 2 x 6 in. joists for attic floor, sheathing and canvas for ceiling.

ROOF
Construction—2 x 4 in. rafters, trussed to ceiling joists below. Finish—18 in. No. 1 Perfection edge grain red cedar shingles laid 5½ in. to the weather on 1 x 6 in. shingle ribs, 11 in. o.c.

CHIMNEY
Common brick. Lining—terra cotta. Fireplace—damper, H. W. Covert Co.

SHEET METAL WORK
Flashing, gutters, leaders—28 gauge galvanized iron.

INSULATION
None.

WINDOWS
Sash—double hung, multi-light. Frame—white pine, galvanized ball-bearing pulleys, Samson spot cord. Glass—quality B, single strength. Screens—white pine frame with pearl wire screen. Blinds—white pine.

FLOORS
Living room, bedrooms and halls—select beech, waxed. Kitchen—1 x 4 in. No. 1 pine, inlaid linoleum. Bathrooms—one tile and one like kitchen. Porches—limestone flagstone.

WALL COVERINGS
All rooms wall papered. Kitchen—paper with Masonite Temprtile wainscot. Bathrooms—tile shower walls. Keene's cement wainscot. Other portion of walls papered.

WOODWORK
Trim—molded white pine base and casing trim. Shelving and cabinets—yellow pine, cabinets special built to detail B & B yellow pine, paneling, yellow pine. Doors, interior—6 panel, 1⅜ in. white pine. Doors, exterior—1¾ in. special white pine. Garage doors—built up of No. 1 select yellow pine.

HARDWARE
Interior—Colonial type, bronze, bit-key type locks. Exterior—bronze, Yale cylinder.

PAINTING
Interior: Walls—wainscot, in kitchen and bath 4 coats enamel. Floors—machine sanded, filled, given 2 coats varnish and waxed. Trim and other interior woodwork—baths and kitchen 4 coats gloss enamel, 3 coats lead and zinc paint Exterior: Walls—brick veneer, 2 coats of Bondex, Reardon Co. Roof—2 coats Cabot's shingle stain.

ELECTRICAL INSTALLATION
Wiring system—2 wire Romex flex-loom complete with meter loop, meter, fuse box, radio plugs and iron outlets. Switches—flush, toggle, single pole, Bakelite face plate in color to match woodwork.

KITCHEN EQUIPMENT
Stove—piped for gas stove. Refrigerator—piped for gas refrigerator and wired for electric refrigerator. Sink—two compartment sink with two duo-strainers, Kohler Co. Cabinet—tile and linoleum covered work top.

BATHROOM EQUIPMENT
Lavatory—Hudson regular enamel, wall hung. Tub—Metropolitan white enamel recess bath. Toilet—Reverse trap bolted type closet combination. Shower—Tipton chromium plated concealed two valve type with self cleansing head, all fixtures by Kohler Co. Cabinet—special medicine cabinet, steel copper back, Venetian type mirror on door.

PLUMBING
Pipes—cast iron and galvanized steel.

HEATING
Gas unit heaters.

2. HOUSE FOR MRS. THOMAS TOWLES, UNIVERSITY,

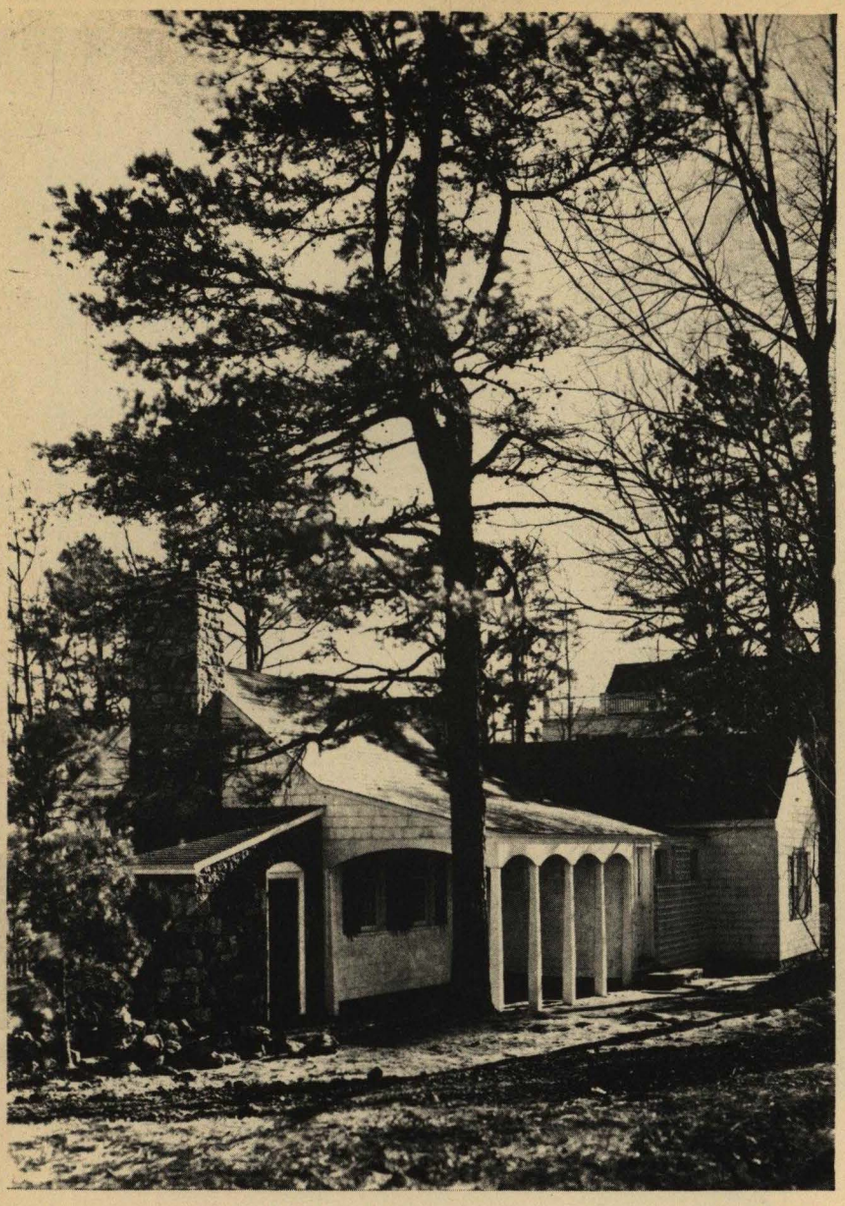
FRONT

PROBLEM: Colonial House for a family of two. Automatic mechanical equipment mandatory because husband's profession requires his absence from the city at frequent intervals. Lot size 60 x 185 ft.

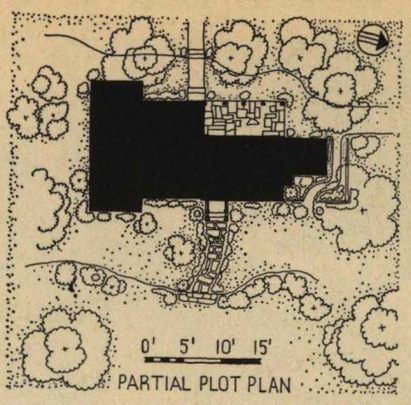
The local building tradition is strong in this section of the country, and the house was designed to conform with it. While it is rather broken up for so small a house, its parts are in good scale and enrichment is confined to small areas. The use of fieldstone for chimney and heater room is practical, and attractive in combination with wood shingles. The rear of the house is most successful, with its old-fashioned porch and large expanse of gently sloping roof. Cost: $4,955. Cubage: 14,637 at about 34 cents.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

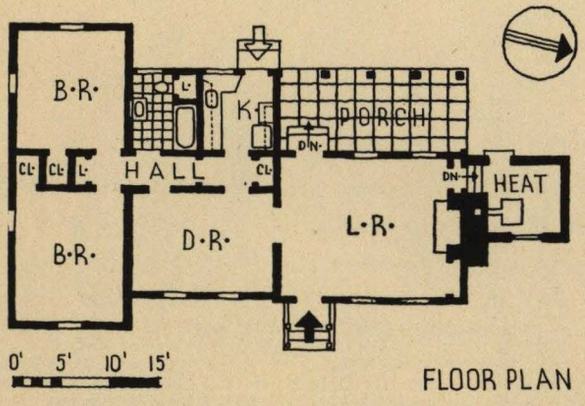
CHARLOTTESVILLE, VA., MILTON L. GRIGG, ARCHITECT



REAR



PARTIAL PLOT PLAN



FLOOR PLAN

PLAN: Compactly laid out. Unusual use of dining room as circulation between living room and bedrooms and bath. Incorporation of dining room and living room might have left more space for storage, closets, etc.

CONSTRUCTION OUTLINE

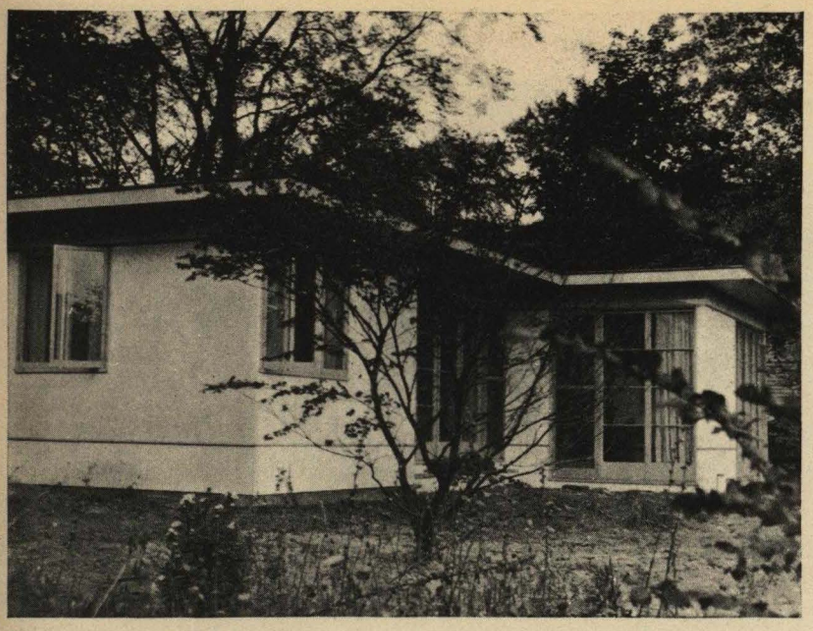
FOUNDATION
Walls—continuous, local field stone.
STRUCTURE
Exterior walls—redwood shingles, ⅞ in. sheathing, 2 x 4 in. studs, Celotex lath and plaster. Interior partitions—2 x 4 in. studs, Red Top rock lath and sand finish plaster, U. S. Gypsum Co., Keene's cement in bath and kitchen, Best Bros. Floor construction—2 x 10 in. joists, sub-floor, ceiling 2 x 8 in, joists, rock lath and plaster.
ROOF
Construction—2 x 8 in. rafters, 30 lb. felt and sheathing. Finish—Flintkote tapered strips composition shingles.
CHIMNEY
Field stone. Lining—terra cotta. Fireplace—oversize hand made brick, Old Virginia Brick Co., damper specially designed.
SHEET METAL WORK
Flashing—Armco iron.
INSULATION
Celotex lath on outside walls and all ceilings. Attic floor—rock lath. Weatherstripping—Monarch Metal Weatherstrip Corp.
WINDOWS
Sash—redwood, double hung except in kitchen and bath which are casements. Frame—yellow pine. Glass—quality A, double strength, Pittsburgh Plate Glass Co. Screens—bronze in redwood frames, sliding. Blinds—stock louvered.
FLOORS
Living room, bedrooms and halls—2¼ in. red oak, Barnes Lumber Co., Inc. Kitchen and bath—2¼ in. fir covered with linoleum, Armstrong Cork Products Co. Porches—flagstone, local quarry.
WOODWORK
Paneling in living room, redwood. Trim—redwood, special detail. Shelving and cabinets—yellow pine and fir plywood, special design. Doors, interior and exterior—redwood, special design.
HARDWARE
Hand wrought iron, special, Reading Iron Co.
PAINTING
Interior: Paneling—filled and waxed. Walls and ceilings—Farbo cold water paint, Farboil Paint Co. Floors—filled, stained and waxed. Trim and sash—Wallhide, Pittsburgh Plate Glass Co. Exterior: Shingles—Safety White whitewash, all other surfaces, trim, etc., Double White, Samuel Cabot Co.
ELECTRICAL INSTALLATION
Wiring system—BX cable, General Electric Co. Switches—General Electric Co. Fixtures—special, Ritchie Electric Co.
KITCHEN EQUIPMENT
Stove—Standard Electric Stove Co., Toledo, O. Refrigerator—Frigidaire. Sink—Standard Sanitary Mfg. Co. Cabinet—wood, special design.
BATHROOM EQUIPMENT
All fixtures by Standard Sanitary Mfg. Co.
PLUMBING
Pipes—Glaymorgan cast iron. Water supply—wrought iron, Reading Iron Co.
HEATING
Hot water with pressure pump. Boiler—tubular, American Radiator Co. with Timken oil burner. Radiator—Corto, American Radiator Co. Thermostat—Timken Silent Automatic Co. Hot water heater—summer and winter hook-up on oil burner.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

3. HOUSE FOR W. V. KING, CONVENT, NEW JERSEY

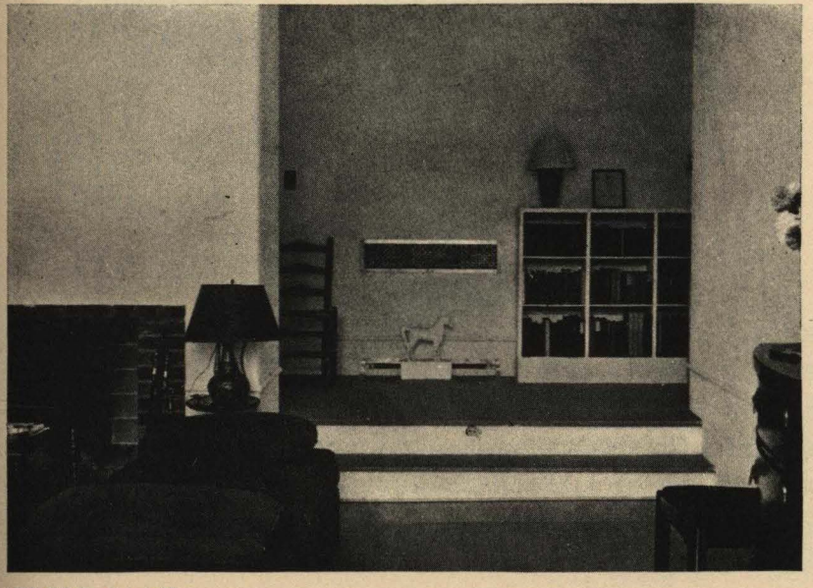
No small factor in keeping down the final cost of this small house was the architect's choice of Homasote building board for both the exterior and the interior walls. In this house, the 8 x 14 ft. boards were used at their full height, 1 in. wood trim being added to cover the joint. The proportionment of window space has been carefully studied with excellent results. The wide overhang of the roof is necessary with so much glass area to protect in the extreme weather. The interiors, thought out in terms of large, flat areas, are simple and restrained. The fireplace, a portion of which is seen in the lower photograph, is particularly well done. In plan, much space has been saved by using closets to eliminate partitions, as shown between the master's and the children's rooms. Provision has been made for laundry and storage in the basement. Cost: $4,400. Cubage: 20,430 at about a little over 21½ cents.

DESIGNED BY JAN RUHTENBERG



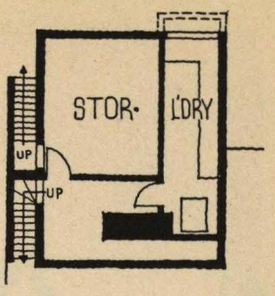
TERRACE

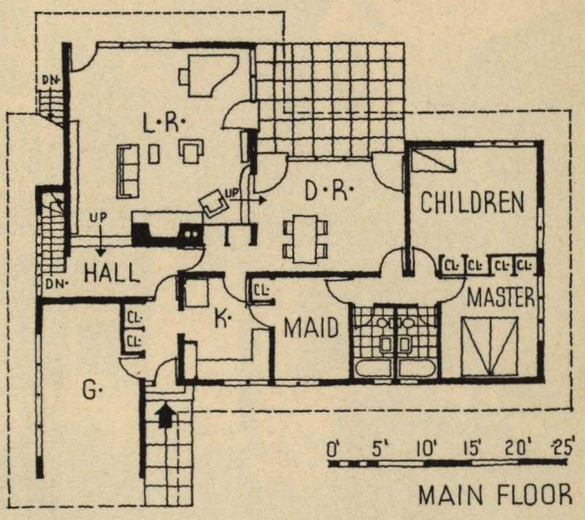
WINTER



LIVING ROOM

BASEMENT





MAIN FLOOR

CONSTRUCTION OUTLINE

FOUNDATION
Basement—2 walls existing. Footings—concrete blocks. Cellar floor—existing concrete.

STRUCTURE
Exterior walls—2 x 4 in. wood frame, 8 x 14 ft. Homasote building board outside and inside, Agasote Millboard Co., Trenton, N. J. Interior partitions—same as exterior walls. Floor construction—living room, existing concrete, balance wood. Ceilings—Homasote nailed to underside of beams.

ROOF
Construction—wood. Finish—1 layer of prepared asphalt roofing.

CHIMNEY
Fire brick.

INSULATION
Homasote building board, airspace between roof and ceiling joists.

WINDOWS
Sash—wood casements to detail, some fixed. Glass—quality B, double thick. Screens—galvanized iron mesh, wooden frames.

FLOORS
Living room—cement. Bedrooms and halls—wood. Covered with straw matting. Kitchen—wood. Bathrooms—concrete, painted.

WOODWORK
Trim—pine. Closets—standard sized units of wood frames, covered on both sides with Masonite, closets are built in between rooms eliminating partitions. Doors—flush, special made.

PAINTING
Interior: walls and ceilings—cold water paint. Trim and sash—3 coats oil paint. Exterior: walls—plastic waterproof paint.

ELECTRICAL INSTALLATION
Wiring system—BX cable. Switches—toggle, Pass & Seymour.

KITCHEN EQUIPMENT
Stove—gas, Tappan Stove Co. Refrigerator—General Electric. Sink—Standard Sanitary Mfg. Co. Cabinet—wood, special made.

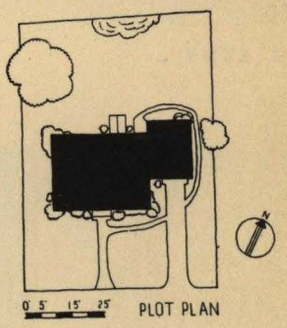
BATHROOM EQUIPMENT
Fixtures—Standard Sanitary Mfg. Co.

PLUMBING
Pipes—galvanized iron throughout. Septic tank.

HEATING
Two pipe steam. Boiler—oil fired, American Radiator Co. Radiators—American Radiator Co. Thermostat—Minneapolis-Honeywell Regulator Co. Hot water heater—connected with the boiler.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

4. HOUSE FOR ROBERT R. CHANEY, CAPE ELIZABETH,



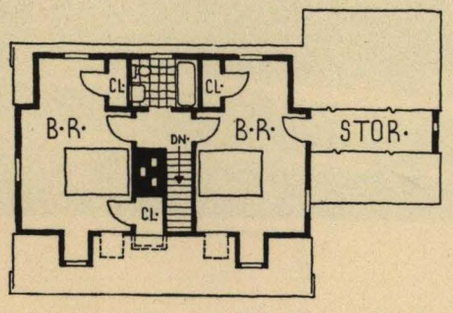
PROBLEM: To build for man, wife, and small child, a Colonial house with an attached garage, to cost not more than $5,000. Lot size 63 x 90 ft.

The house, both in plan and elevation, is typically New England work in this price class. It was planned originally to finish the space over the garage and to use the room as a child's bedroom when there were guests, but it could not be done within the budget. The exterior has been designed with considerable regard for good precedent. The placing of the windows on the front simplifies the elevation and accentuates the entrance. While the plan is a standard one, the kitchen is unusually large, and has sufficient space for eating and laundering as well as cooking. Its proximity to the living room is an added convenience. Cost: $5,000 including walks, drive, and grading. Cubage: 20,500 at 24 cents.

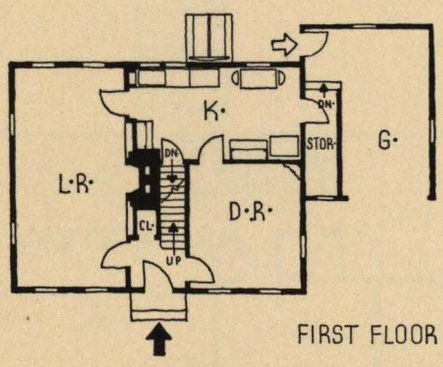
CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

MAINE, WILLIAM O. ARMITAGE, ARCHITECT

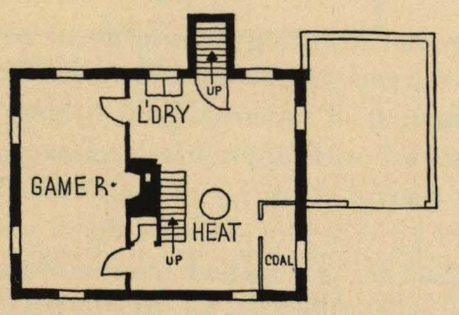
LIVING ROOM



SECOND FLOOR



FIRST FLOOR



BASEMENT

CONSTRUCTION OUTLINE

FOUNDATION
Walls—below grade, concrete 1-3-5 mix. Above grade, common brick with air space. Cellar floor—gravel fill, concrete 1-2-4 mix, colored cement finish in play room. Waterproofing—1 coat of hot asphalt outside.

STRUCTURE
Exterior walls—2 x 4 in. spruce studs, sheathing, building paper and 6 in. cedar clapboards laid 4 in. to weather, inside lath and plaster. Interior partitions—Red Top insulating lath 18 x 48 in., ½ in. thick, wood fiber plaster, U. S. Gypsum Co. Red Top trowel finish, Keene's cement in kitchen and bath. Floor construction— 2 x 8 in. wooden beams. Ceilings—plaster on Red Top insulating lath.

ROOF
Construction—2 x 6 in. rafters and sheathing. Finish—black composition shingles.

CHIMNEY
Common brick. Lining—8½ x 13 in. clay. Fireplace—poker control, Donley Bros.

SHEET METAL WORK
Flashing and leaders—Armco galvanized iron. Gutters—stock fir.

WINDOWS
Sash—double hung, stock white pine. Glass—quality A, Pennvernon, Pittsburgh Plate Glass Co. Blinds—stock slat.

STAIRS
Plain oak treads, white pine risers and stringers.

FLOORS
First floor—random width oak cellized planks screwed and plugged. Second floor—2¼ in. face clear white oak. Kitchen and bathroom—linoleum, Armstrong Cork Products Co.

WALL COVERINGS
Living room—paneling, native pine. Wall paper above dado. Bedrooms and halls—wall paper.

WOODWORK
Trim, cabinets and doors—white pine. Garage doors—white pine sheathing made sectional on job to take Crawford Overhead Door hardware.

HARDWARE
Iron for exterior and in living room, remainder brass with glass knobs, Sargent & Co.

PAINTING
Interior: Walls—paneling in living room stained with Colonial stain, dado of living room, kitchen and bath, sized and painted 2 coats. Ceilings—plaster left natural. Floors—filled and stained, 2 coats shellac and 2 coats wax. Trim and sash—oil paint. Exterior: Walls, trim and sash—Dutch Boy white lead, National Lead Co.

ELECTRICAL INSTALLATION
Wiring system—BX. Switches—General Electric. Fixtures—interior pewter finish, exterior black iron, Brighton Chandelier Co.

KITCHEN EQUIPMENT
Stove—gas. Sink—slate. Cabinet—white pine, to detail. Laundry sink—slate trays.

BATHROOM EQUIPMENT
All fixtures by Kohler Co. Cabinet—metal with lights, Miami Cabinet Division, Philip Carey Co.

PLUMBING
Pipes: Soil—cast iron. Waste and vent—galvanized iron. Water supply—brass. Tank—30 gal. hot water tank, copper.

HEATING
One pipe steam. Fuel—coal. Boiler, radiators and valves, American Radiator Co. Hot water heater—coil, indirect for winter, gas for summer.

PLAN: Very compact. Circulation direct and easy. The dining room is of ample size and storage and closet space is adequate.

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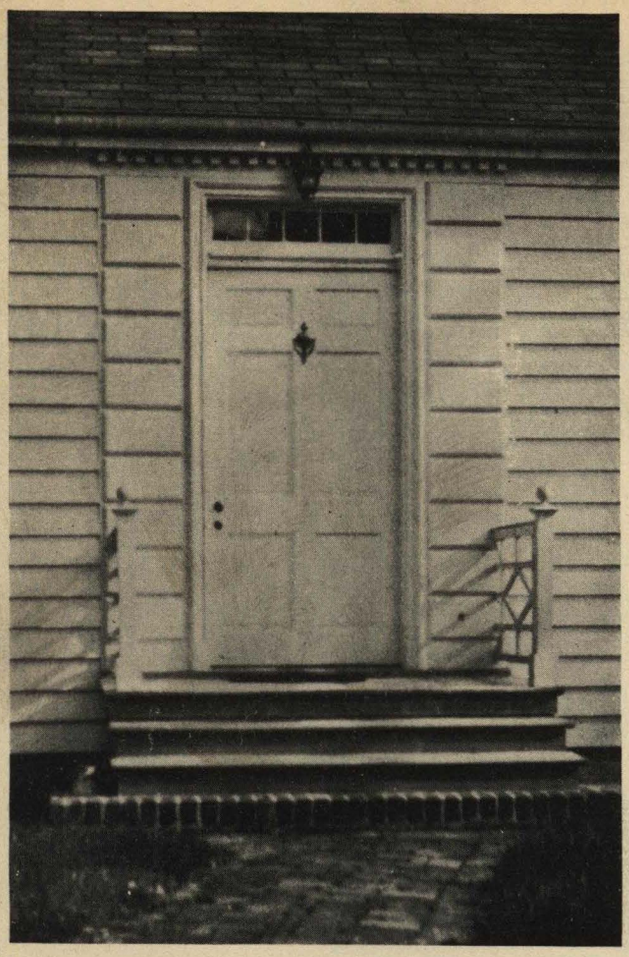
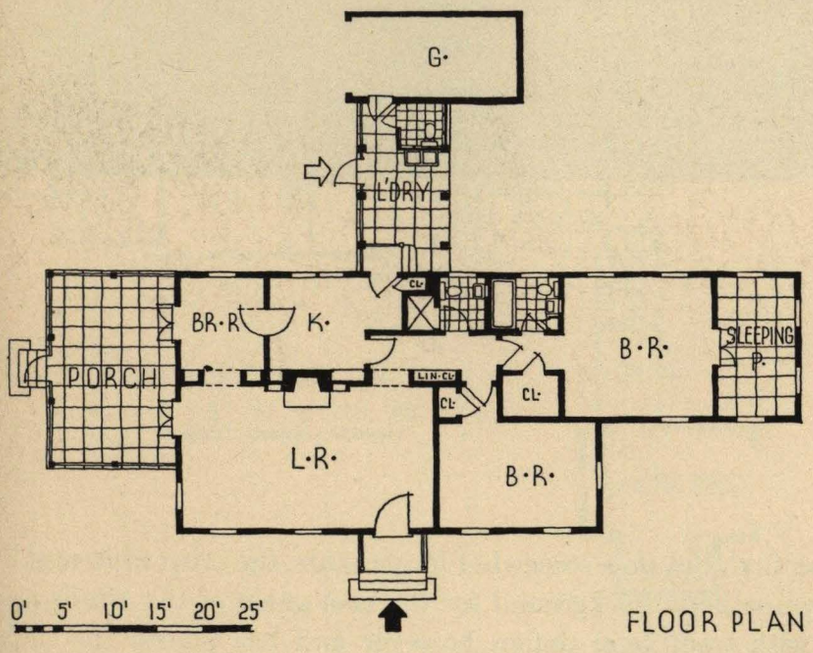
5. HOUSE FOR WILLIAM RUSSELL, COVINGTON, LOUISIANA

The owner found that he could build a house under present financing plans at a cost no higher than the rent he was paying. Unusually ample in its accommodations, the house reflects the local climatic conditions which dictated the rambling plan, the elimination of basement and heating plant, and the extensive use of screened porches. The exterior is handled with appropriate restraint, and the slight enrichment of the main entrance is in keeping with the general character of the house. The small house requires remarkably little embellishment; the pattern provided by windows, doors, and walls is almost invariably sufficient for a pleasing effect. Here, in spite of the general lack of ornamentation, there is no effect of bareness, and the simplicity of the treatment is an excellent foil for the fine trees which surround the house. Cost: $3,800. Cubage: 31,950 at 12 cents.

DOUGLASS V. FRERET, ARCHITECT





FLOOR PLAN

PLAN: Living accommodations for owner, wife, and daughter. The dining room has been eliminated, with a small breakfast room in its place, so located that the porch can be conveniently used for dining. With storage space all on one level, the indicated closet arrangement seems rather meager. An effect of apparent size has been created by the use of porches. Ventilation, most important in this part of the country, has been well provided for by the plan.

CONSTRUCTION OUTLINE

FOUNDATION
Brick piers on concrete footings.
STRUCTURE
Exterior walls—pine siding, felt, 2 x 4 in. studs, 16 in. o.c. Inside—wall board and plaster. Interior partitions—wall board and plaster. Floor construction—sub-floor and felt on wooden beams.
ROOF
Construction—2 x 6 in. rafters, 20 in. o.c., 1 x 6 in. sheathing, felt. Finish—asphalt shingles.
CHIMNEY
Common brick, terra cotta flue lining.
SHEET METAL WORK
Flashing, gutters and leaders—galvanized iron.
INSULATION
None. Weatherstripping—front door.
WINDOWS
Sash—double hung, cypress. Glass—quality A, double strength. Screens—16 mesh copper, cypress frames. Blinds—cypress, Venetian blinds.
FLOOR
Living room, bedrooms and halls—⅞ x 3¼ in. long leaf yellow pine. Kitchen and bathrooms—covered with linoleum. Porches—1⅛ x 3¼ in. long leaf yellow pine.
WALL COVERINGS
All rooms are wall papered.
HARDWARE
Interior—brass with glass knobs. Exterior—brass.
PAINTING
Interior: Trim and sash—2 coats lead and oil, 1 coat enamel. Floors—sanded, filled, varnished, waxed. Exterior: Walls—aluminum primer, 2 coats lead and oil.
KITCHEN EQUIPMENT
Stove—gas. Refrigerator—electric. Sink—Standard Sanitary Mfg. Co.
BATHROOM EQUIPMENT
All fixtures by Standard Sanitary Mfg. Co.
PLUMBING
Soil and vent pipes—cast iron. Supply pipe—galvanized iron.
HEATING
Gas unit heaters in rooms.

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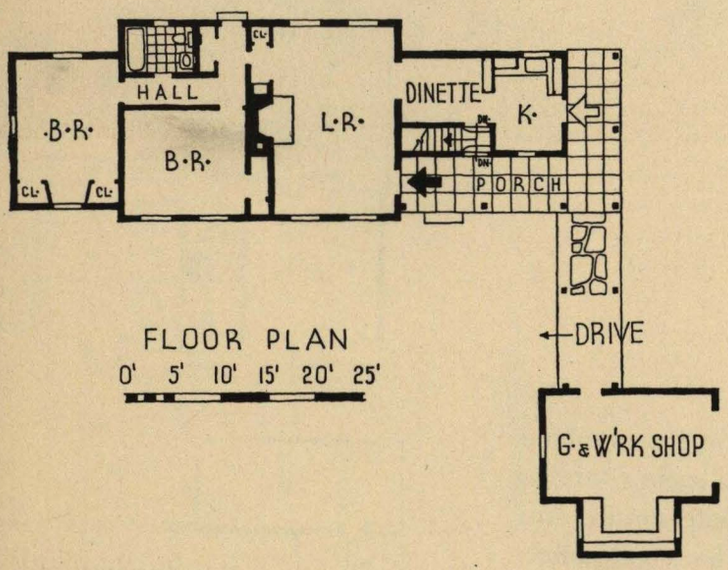
6. MODEL FARM HOUSE (PUGET MILL CO.), LAKE SERENE,

Todd Hazen Photos

PROBLEM: House designed for sale on a lot 120 x 400 ft.

Resembling the type of house found on Cape Cod, but on a somewhat larger scale, the crisp whiteness of the wall surfaces and chimneys presents a sympathetic background for the cool green of the blinds and shrubbery. The architect has taken liberties with traditional design however and has placed the main entrance on the side. To relieve the two double window spaces of the main facade, he planted a large decorative evergreen that completely fills the conventional front entrance space. Breaking the shape of the house by means of subordinate set backs, the designer achieved a pleasant rambling dwelling that adequately fits the site. The garage, built at some distance from the residence but of the same material, is connected to the main portion by a long covered porch that is lined, in typical Cape Cod fashion, on either side by a small picket fence. Cost: $3,400. Cubage: 22,700 at a little over 15 cents.

WASHINGTON, GEORGE WELLINGTON STODDARD, ARCHITECT



PLAN: The position of the main entrance on the side wall was dictated by the location of the front drive. The basic plan is very neat and compact, with a minimum of cluttering partitions and haphazard closet areas. The kitchen, as is very necessary on a farm, has well lighted, roomy working area.

CONSTRUCTION OUTLINE

FOUNDATION
Walls—continuous 8 in. concrete. Cellar floor—3½ in. concrete. Waterproofing—hot asphalt.

STRUCTURE
Exterior walls—Royal shingles, 10 in. exposed, Excel Shingle Co., building paper, shiplap sheathing, 2 x 4 in. studs. Inside—wood lath and plaster. Interior partitions—wood lath and plaster on wood studs. Floor construction—wood joists, shiplap sheathing, ceiling plastered.

ROOF
Construction—2 x 4 in. rafters, 1 x 3 in. roof boards. Finish—5 in 2 perfect shingles, 5 in. exposed, Excel Shingle Co.

CHIMNEY
Common brick, Tri-stop damper.

SHEET METAL WORK
Flashing, gutters and leaders—galvanized iron.

INSULATION
None.

WINDOWS
Sash—double hung wood. Glass—quality B, double strength, Libbey-Owens-Ford Glass Co.

FLOORS
Living room, bedrooms and halls—red oak. Kitchen—fir covered with linoleum, Armstrong Cork & Products Co. Bathrooms—tile, Gladding, McBean & Co. Porches—fir.

WALL COVERINGS
Living room, bedrooms and halls—paper, Imperial Paper & Color Corp.

WOODWORK
All stock, fir—Elmer, Moody & Co.

HARDWARE
Interior and exterior—black iron, Yale & Towne Mfg. Co.

PAINTING
Interior: Walls—kitchen and bath, oil paint. Ceilings—calcimine, I. F. Laucks Inc. Trim and sash—oil paint. Exterior: Walls and sash—oil paint. Roof—stain. All oil paint and stain by Schorn Paint Co.

ELECTRICAL INSTALLATION
Wiring system—knob & tube. Switches—Hart & Hegeman. Fixtures—direct, Dwyer & Co.

KITCHEN EQUIPMENT
Sink—Standard Sanitary Mfg. Co.

BATHROOM EQUIPMENT
All fixtures by Standard Sanitary Mfg. Co.

HEATING
Warm air—Lennox Furnace Co. Coal fired hot water heater—electric.

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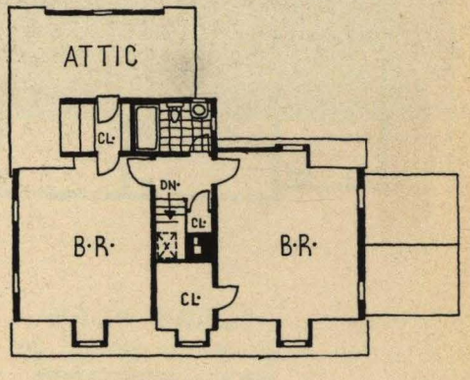
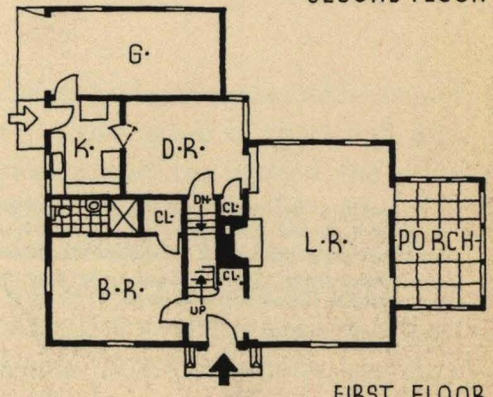
7. HOUSE FOR L. V. BLEDSOE, WINTER PARK, FLORIDA

Page Photos

PROBLEM: Colonial house on a lot 135 x 65 ft. for a man, his wife and child, requiring on the first floor a living room, dining room, kitchen, guest bedroom, bath, sun porch and connected garage, and on the second floor, two bedrooms, a bath and an attic. Cost not to exceed $5,000.



SECOND FLOOR



FIRST FLOOR

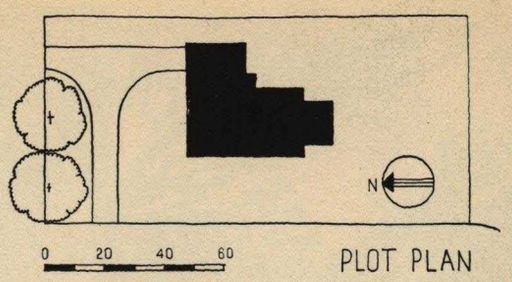
With so many rooms required on the ground floor, the involved passage from the kitchen to the front door does not seem a serious drawback. The Colonial doorway, with its delicate detail, and the main cornice lend distinction to the house. The wood paneling in the living room (shown in the photograph) gives way to plaster on the other three sides. The fireplace, reminiscent of Cape Cod, is painted white. In plan, the full size of the house may be quickly appreciated. An excellent feature is the first floor bedroom which can be converted into a private guest suite. The second floor shows a closet almost the size of the kitchen. Cost: $5,000. Cubage: 23,780 at about 21 cents.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

JAMES GAMBLE ROGERS II, ARCHITECT

LIVING ROOM

ENTRANCE



PLOT PLAN

CONSTRUCTION OUTLINE

FOUNDATION
Walls—8 x 8 x 16 in. cement blocks. Cellar floor—cement on sandy loam. Dampproofing—strip of 30 lb. felt mopped in place with hot pitch on top of all piers and foundation walls.

STRUCTURE
Exterior walls—re-sawed siding, 30 lb. felt paper, 2 x 4 in. studs, wood lath and 3 coats plaster. Interior partitions—2 x 4 in. studs, plastered 3 coats. Floor construction—wood joists, ¾ in. sheathing felt paper, wood of first floor is treated with Zinc-Meta-Arsenite.

ROOF
Construction—wood rafters, sheathing, 15 lb. felt. Finish—No. 35 slate colored Asbestos shingle in random widths, Johns-Manville.

CHIMNEY
Lining—terra cotta. Damper—Majestic Mfg. Co.

SHEET METAL WORK
Flashing—16 oz. Anaconda copper.

INSULATION
Roof—Red Top insulating wool, U. S. Gypsum Co.

WINDOWS
Sash—cypress casements, some double hung. Glass—quality B, single strength, Libbey-Owens-Ford Glass Co. Screens—18 mesh bronze in cypress frames. Blinds—cypress, stationary louvers, close from outside.

STAIRS
Main stair—oak treads, cypress risers, long leaf pine stringers.

FLOORS
Living room—$^{13}/_{16}$ x 2¼ in. oak. Bedrooms and halls—first floor, oak, second floor, yellow pine. Kitchen—yellow pine covered with linoleum, Armstrong Cork Products Co. Bathrooms—1 x 2 in. ceramic tile. Porches—6 x 6 in. red quarry tile.

WALL COVERINGS
Living room—north wall paneled with v-jointed cypress boards, balance plastered.

WOODWORK
Trim—cypress. Shelving and cabinets—cypress, local manufacturer. Doors, interior—fir stock, 5 cross panel.

HARDWARE
Interior and exterior—solid brass, Russell & Erwin Mfg. Co. Garage doors—overhead hardware, Overhead Door Co.

PAINTING
Interior: Floors, trim and sash—2 coats Minwax. All plaster to be wall papered later. Exterior: Siding and sash—lead and oil paint, E. I. DuPont.

ELECTRICAL INSTALLATION
Wiring system—BX armoured cable. Switches—tumbler, Bakelite plates.

KITCHEN EQUIPMENT
Stove—gas. Refrigerator—Frigidaire. Sink—flat rim, Standard Sanitary Mfg. Co. Drainboards, back and side, Hood Rubber Tile. Cabinet—local manufacture.

BATHROOM EQUIPMENT
Lavatory, Tub and Toilet—Standard Sanitary Mfg. Co. Seat—Sani-white, Church Mfg. Co.

PLUMBING
Pipes: Soil, waste and vent—cast iron. Water supply—galvanized iron.

HEATING
Warm air gravity. Boiler—equipped with oil burner, Williams Oil-O-Matic Heating Corp. Thermostat—Minneapolis-Honeywell. Hot water heater—Crane "Kero" storage tank, automatic kerosene heater.

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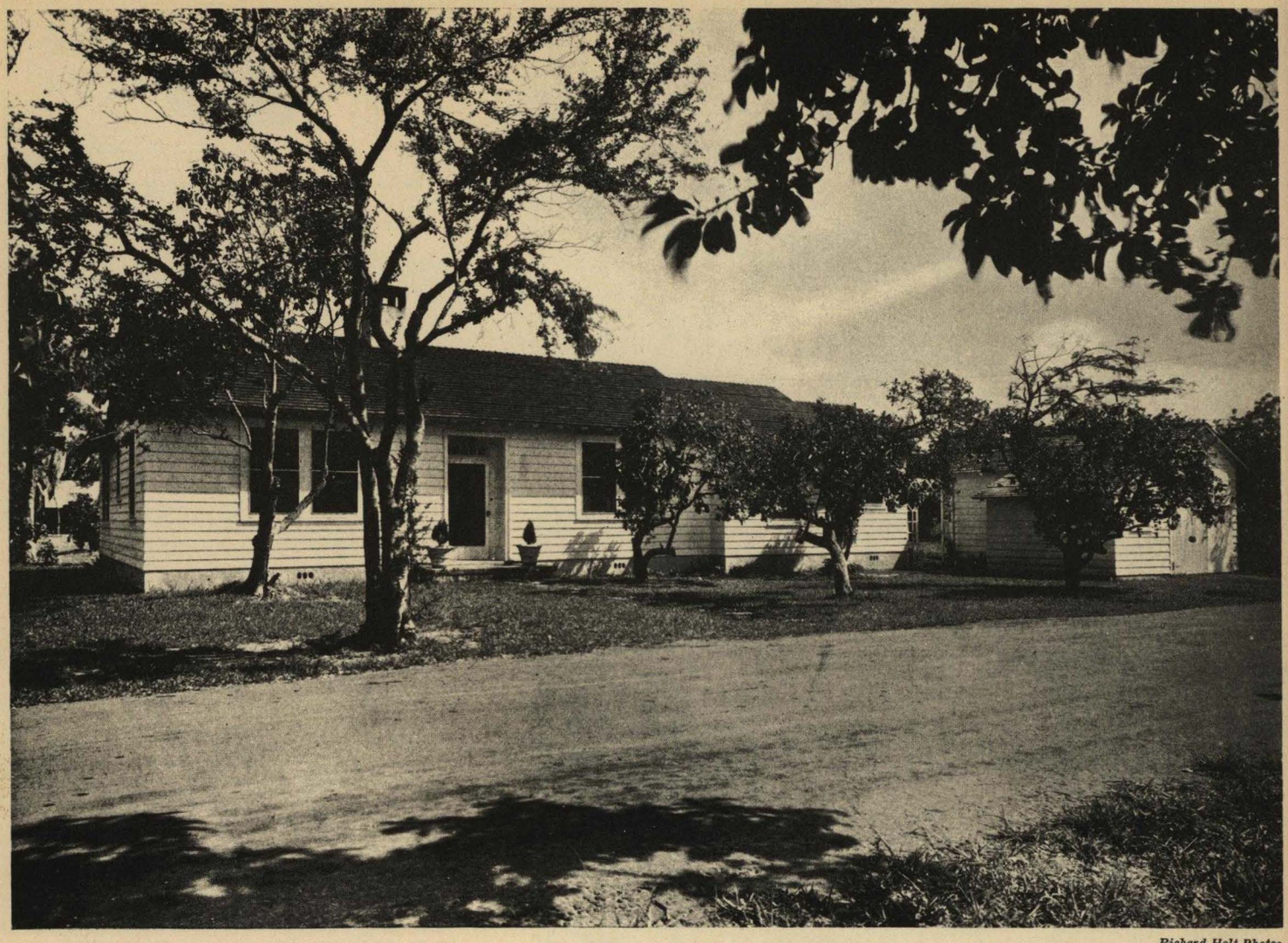
8. HOUSE FOR D. V. GODARD, COCONUT GROVE, FLORIDA

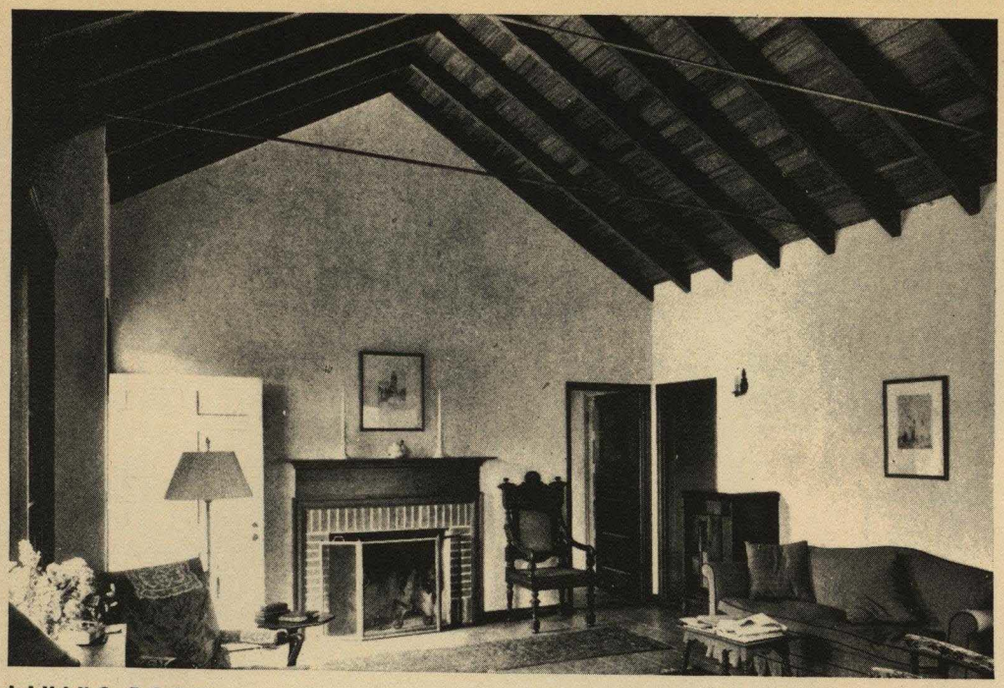


Richard Holt Photos

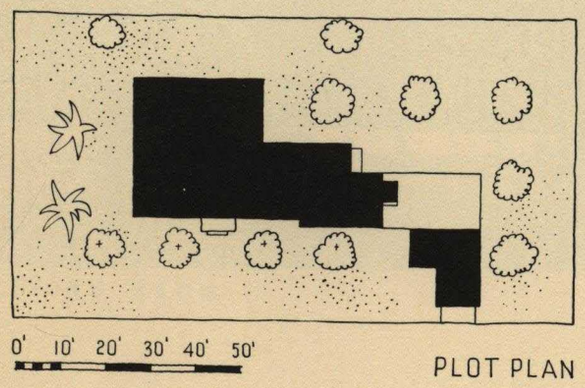
PROBLEM: House for a lot 70 x 130 ft. to have three bedrooms, two bathrooms, living room, dining room and kitchen.

This house has the low rambling appearance of the Monterey type although the frame construction and shingled roof indicate its Eastern origin. From the standpoint of design, the house has been reduced to its most elementary terms. Every detail has been kept in its most fundamental form. In the lack of window blinds, cornice detail, and any decorative frill, the architect has—to a point of severity—refused to force an effect. Yet the result is neither severe nor dull, the carefully studied placement of the windows, the break in the line of the wall, and the use of small trees as decorative motifs, combine to give the house an air of life and vitality. The interiors have been treated with the same restrained discrimination. No doubt the architect was influenced by economy in leaving bare the ceiling construction of the living room and in so doing the room has gained in personality. Cost: $5,000. Cubage: 19,600 at 25½ cents.

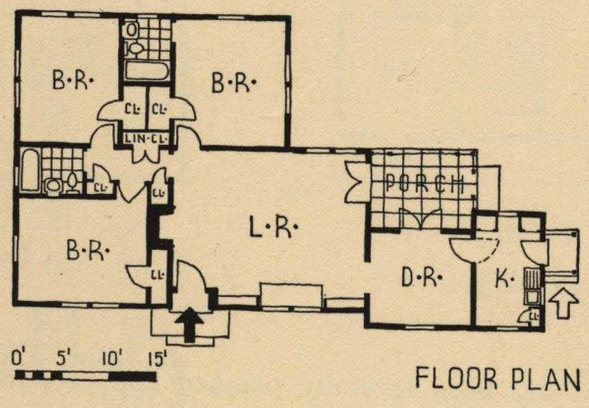
MARION I. MANLEY, ARCHITECT



LIVING ROOM



PLOT PLAN



FLOOR PLAN

PLAN: Although the main entrance leads directly into the living room, the sharpness is somewhat alleviated by the fact that the door itself has been set back a few feet from the facade. The location of the three bedrooms as a unit to which there is but really one central approach is commendable.

CONSTRUCTION OUTLINE

FOUNDATION
Footings—continuous concrete. Walls—concrete blocks.
STRUCTURE
Exterior walls—wood siding, 2 x 4 in. studs. Inside lath and fiberless putty color plaster. Interior partitions—wood studs, lath and plaster. Floor construction—reenforced concrete floor slab.
ROOF
Construction—wood rafters and sheathing. Finish—wood shingles.
CHIMNEY
Common brick. Lining—terra cotta.
SHEET METAL WORK
Flashing—16 oz. copper.
INSULATION
None.
WINDOWS
Sash—double hung, wood. Glass—quality A, double strength, Libbey-Owens-Ford Glass Co. Screens—wire mesh, full length.
FLOORS
Living room—Dycrome hardener and color applied to concrete, Master Builders Co. Bedrooms and hall—cellized wood on concrete. Kitchen and bath—linoleum on concrete, Armstrong Cork Products Co. Porch—brick.
WOODWORK
Trim, cabinets and doors—cypress.
HARDWARE
Yale & Towne Mfg. Co.
PAINTING
Interior: Ceilings—exposed rafters and sheathing, stained. Trim and sash—stained. Exterior: Walls and sash—white lead and oil, Dutch Boy, National Lead Co. Roof—shingles dipped.
ELECTRICAL INSTALLATION
Wiring system—Romex cable.
KITCHEN EQUIPMENT
Sink—Standard Sanitary Mfg. Co.
BATHROOM EQUIPMENT
Fixtures—Standard Sanitary Mfg. Co. Seat—No. 10 white, Church Mfg. Co.
PLUMBING
Water supply—copper tubing.
HEATING
None.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

9. HOUSE FOR STANLEY OZEMICK, EAST HARTFORD, CONN.

George E. Meyers

PROBLEM: House designed for sale.

The facade of this pleasing Dutch Colonial house has been carefully planned and proportioned, the two windows, metal leaders and dormers symmetrically balancing each other, leaving the main door—as it should be—the central point of interest. Typical of a great many speculatively built houses this example illustrates the lack of three-dimensional landscape treatment. Abruptly beginning at one corner of the facade the planting works across to the other corner and stops. Had the shrubbery been continued to take in the garage much would have been gained. Cost: $4,975. Cubage: 20,000 or almost 25 cents a cubic foot.

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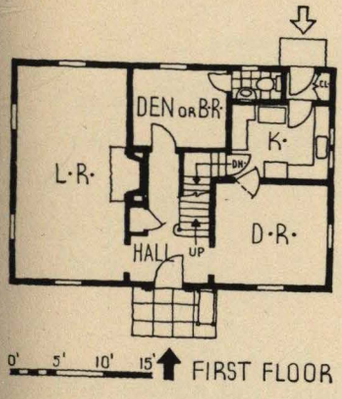
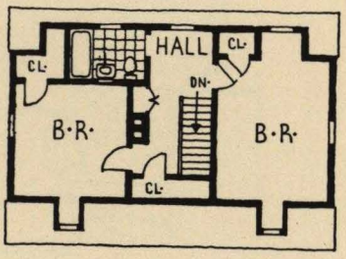
KEITH SELLERS HEINE, ARCHITECT

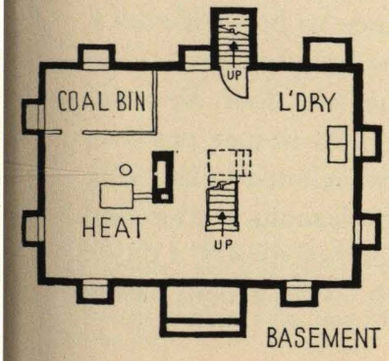
DETAIL LIVING ROOM



FIRST FLOOR



SECOND FLOOR



BASEMENT

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PLAN: The first floor plan gives the owner the option of a den or an extra bedroom, complete with bath. The allotment of a large amount of working space in the kitchen is an excellent detail.

CONSTRUCTION OUTLINE

FOUNDATION
Walls—concrete. Cellar floor—concrete. Waterproofing—hydrated lime in concrete.

STRUCTURE
Exterior walls—2 x 4 in. studding, 16 in. o.c., 1 x 6 in. roofers, building paper; No. 1 Perfection shingles. Inside plastered 2 coats on foil backed Gold Bond rock lath, National Gypsum Co. Interior partitions—2 x 4 in. studding, Gold Bond lath, plastered 2 coats. Floor construction—2 x 8 in. joists, 16 in. o.c., 1 x 6 in. yellow pine roofers for sub-floor, deadening felt. Ceiling 2 coats sand finish plaster on Gold Bond rock lath.

ROOF
Construction—2 x 6 in. rafters, 20 in. o.c. Finish—18 in. No. 1 Perfection shingles, stained.

CHIMNEY
Common brick. Lining—fireclay. Damper—Atlantic Steel Co.

SHEET METAL WORK
Flashing and leaders—16 oz. copper. Gutters—4 x 6 in. fir gutters.

INSULATION
Outside walls—foil backed Gold Bond rock lath. Attic floor—3½ in. rock wool, Johns-Manville. Weatherstripping—Silentite, Curtis Companies, Inc.

WINDOWS
Sash—Silentite, double hung, Curtis Companies, Inc. Glass—quality B single strength Lustra, American Window Glass Co. Screens—to fit Silentite frames. Blinds—Curtis Companies, Inc.

STAIRS
1⅛ in. select white oak treads, ¾ in. white pine risers and stringers.

FLOOR
Living room, bedrooms and halls—⅞ x 2¼ in. white oak. Kitchen—⅝ in. rift fir covered with inlaid linoleum. Bathrooms—tile. Porches—flagstones.

WALL COVERINGS
Living room, bedrooms and halls—wallpaper. Kitchen—paint. Bathrooms—tile wainscot.

WOODWORK
Trim—Mitertite. Cabinets—stock. Doors, interior—6-panel white pine. Doors, exterior—white pine. Garage doors—white pine, all woodwork by Curtis Companies.

HARDWARE
Interior and exterior—Stanley.

PAINTING
Interior: Walls, kitchen and lavatory—sized and painted 2 coats lead and oil paint. Ceilings—sand finished plaster. Floors—stain filler and 2 coats Johnson's floor wax. Trim and sash—1 coat lead and oil, 1 coat undercoating, 1 coat semi-gloss enamel, Marietta Paint & Color Co. Exterior: Walls—2 coats white lead and oil. Roof—1 coat Weatherbest shingle stain. Sash—2 coats white lead and oil paint.

ELECTRICAL INSTALLATION
Wiring system—BX cable. Switches—tumbler.

KITCHEN EQUIPMENT
Refrigerator—electric. Sink—Standard Sanitary Mfg. Co.

LAUNDRY EQUIPMENT
Sink—2 part cement laundry trays.

BATHROOM EQUIPMENT
Fixtures — Standard Sanitary Mfg. Co. Cabinet — Corcoran.

PLUMBING
Pipes: Soil—cast iron. Water supply—brass.

HEATING
Hot water—American Radiator Co. Fuel—coal. Hot water heater—Holyoke Heater Co.

10. HOUSE FOR IRA P. JONES, NASHVILLE, TENNESSEE

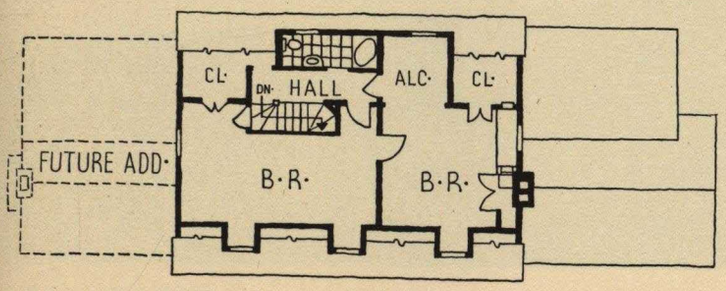
Wiles Photos

PROBLEM: House for two people, one child. Requirements: kitchen, dining room, living room, three bedrooms and two bathrooms. Cost not to exceed $5,000.

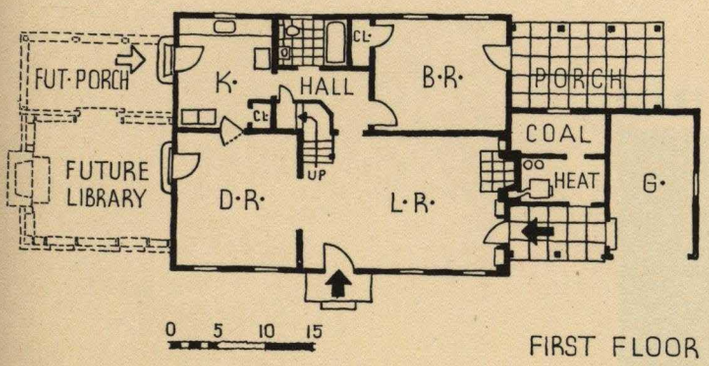
With the intention of adding to his home at some later time, the designer decided that a story and a half Cape Cod Colonial house would best fill his need. In outward appearance he has achieved a creditable result. The main portion of the house is typically Cape Cod, especially in balance and in the horizontal line maintained by the tops of the windows with the top of the front door. To avoid constructing a cellar, a heating unit was installed in a wing which, to keep its proper position, was set back a few feet from the line of the main facade. A one-car garage is included in this subordinate wing. The landscaping has been successfully continued to include both main portion and wing. The walls of the living room have been paneled and the construction beams exposed, a direct contrast to the staid puritanism of the exterior. Space has been saved with built-in book cases. Cost: $4,850. Cubage: 22,000 at about 22 cents.

IRA P. JONES, DESIGNER

LIVING ROOM



SECOND FLOOR



FIRST FLOOR

PLAN: The first floor bedroom, with its adjoining bath and private entrance, is a commendable feature. Influenced by the desire to save space an entrance hall was omitted, a suitable arrangement in the South. The garage has a covered access to the house by means of the front porch. When later additions are built, they will balance the subordinate wing, as shown in the dotted lines.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

CONSTRUCTION OUTLINE

FOUNDATION
Walls—native stone, continuous. Garage and boiler room, 8 in. poured concrete foundation.

STRUCTURE
Exterior walls—2 x 10 in. long leaf pine siding, resawn and shiplapped together with rough side turned out, Sisalkraft paper on wood studs. Inside wood laths and plaster. Interior partitions—wood studs, wood laths and plaster.

FLOOR CONSTRUCTION
First floor—joists 2 x 8 in., 12 in. o.c., no sub-floor. Garage wing has 3 in. concrete floor on fill. Second floor—4 x 8 in. wood beams, 24 in. o.c., no sub-floor.

ROOF
Construction—2 x 6 in. rafters, 24 in. o.c., each rafter braced by partition walls on second floor, No. 6 pine sheathing. Finish—Standard composition shingles, Johns-Manville.

CHIMNEY
Used brick. Lining—9 x 12 in. terra cotta for boiler flue, 12 x 12 in. for fireplace flue. Fireplace—damper, Peerless Mfg. Corp., Louisville, Ky.

SHEET METAL WORK
Flashing—30 lb. tin. Gutters—4 x 6 in. shadowline fir gutters, Long Fir Gutter Co. Leaders—26 gauge galvanized iron.

INSULATION
Roof—entire roof area including gable ends, sides, ceilings and all dormers 4 in. of loose wool, Johns-Manville Co.

WINDOWS
Sash—wood, Silentite, Curtis Companies, Inc. Frame—Silentite weather stripped white pine. Glass—Lustraglass, quality B, single strength, American Window Glass Co. Screens—full length "Prefit" with galvanized wire and hangers as furnished with the Silentite unit.

STAIR
Curtis stock stairway parts with special turned newels.

FLOORS
Random width No. 1 common pine. Bathroom—1 x 4 in. No. 1 pine.

FLOOR COVERINGS
Bedrooms on second floor covered with felt and matting. Bathrooms—covered with linoleum, Armstrong Cork Products Co.

WALL COVERINGS
Bathroom and first floor—covered from floor to ceiling with Linowall, Armstrong Cork Products Co. Second floor bath—3 ft. 6 in. wainscot of Linowall.

WOODWORK
Paneling—knotty white pine in living room and dining room, wainscot in kitchen. Trim, shelving and cabinets—stock Curtis white pine. Doors, interior—6 panel knotty white pine, manufactured by local mill. Doors, exterior—stock Curtis white pine. Garage doors—made by local mill and equipped with Curtis up-and-over hardware.

HARDWARE
Interior—cast iron, rim locks, wrought brass knobs, Yale & Towne Mfg. Co.

PAINTING
Interior: Walls—kitchen and baths painted above wainscot and ceiling, Bever Products Co. Ceilings—wood ceilings on first floor stained and waxed with wax, Acme Paint & Color Co. Trim and sash—wax stain. Exterior: Walls and sash—painted with Cabot's Old Virginia white.

ELECTRICAL INSTALLATION
Wiring system—knob and tube. Wire by Providence Insulated Wire Co. Switches—Bryant Electric Co. Fixtures—direct, Radiant Lighting Fixtures Co.

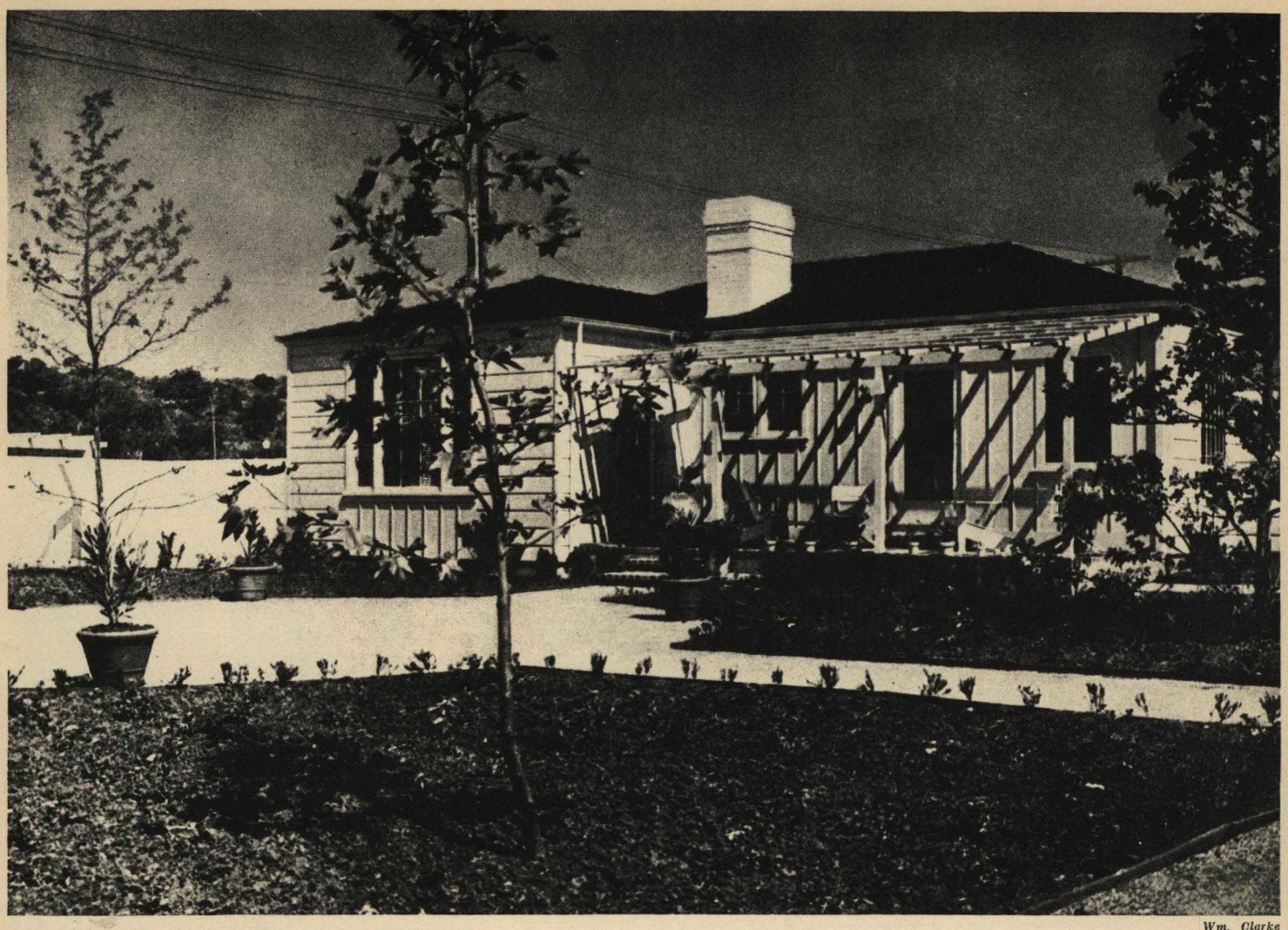
KITCHEN EQUIPMENT
Stove—Hotpoint, General Electric Mfg. Co. Refrigerator—Frigidaire, General Motors Co. Sink—Standard Sanitary Mfg. Co. Cabinet—stock Curtis.

BATHROOM EQUIPMENT
Lavatory, tub, toilet—Standard Sanitary Mfg. Co. Seat—Church Mfg. Co. Cabinet—stock Curtis.

PLUMBING
Pipes—Standard Sanitary Mfg. Co.

HEATING
Hot water—Standard Sanitary Mfg. Co. and American Radiator, combined. Boiler—coal hand fired, American Radiator Co. Radiators—Corto, American Radiator Co. Hot water heater—coal burning stove, Standard Sanitary Mfg. Co.

11-12. HOUSES FOR G. HOLBROOK AND F. CAREW,



Wm. Clarke

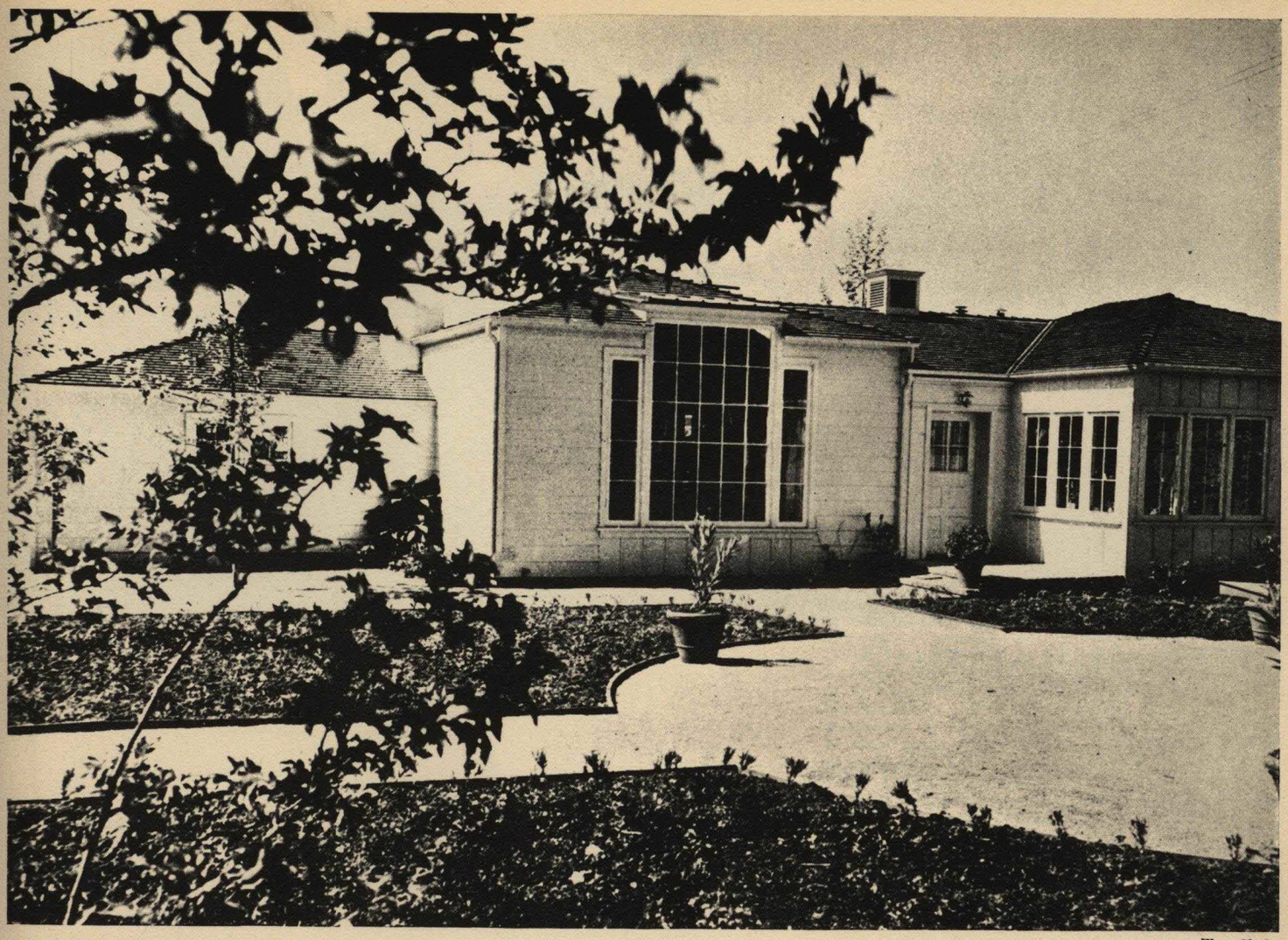
HOLBROOK HOUSE

PROBLEM: Two houses with a common garden, the one to have a large living room with studio space and north light, the other a subordinate main entrance with a patio off the living room. All bedrooms to have private baths. The houses to be so planned that either one can be sold.

An unusual problem in which the architect successfully demonstrated on a miniature scale the advantages of community planning. Built on adjoining lots, each 70 x 100 ft., with a large common garden between, each house retains a distinct degree of privacy with its own intimate terrace and patio space. To keep down the cost of construction, the architect chose stout, inexpensive materials, designed informal, nicely detailed individual homes. In both cases he varied the plans to meet the individual requirements without losing the basic relationship of one house to the other. All water, sewer, gas and other utility connections were kept entirely distinct to avoid difficulties should either property be sold. The landscape design is by Conrad Konrad. Cost: each house $4,400. Cubage: 23,065 at a little over .19 cents.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

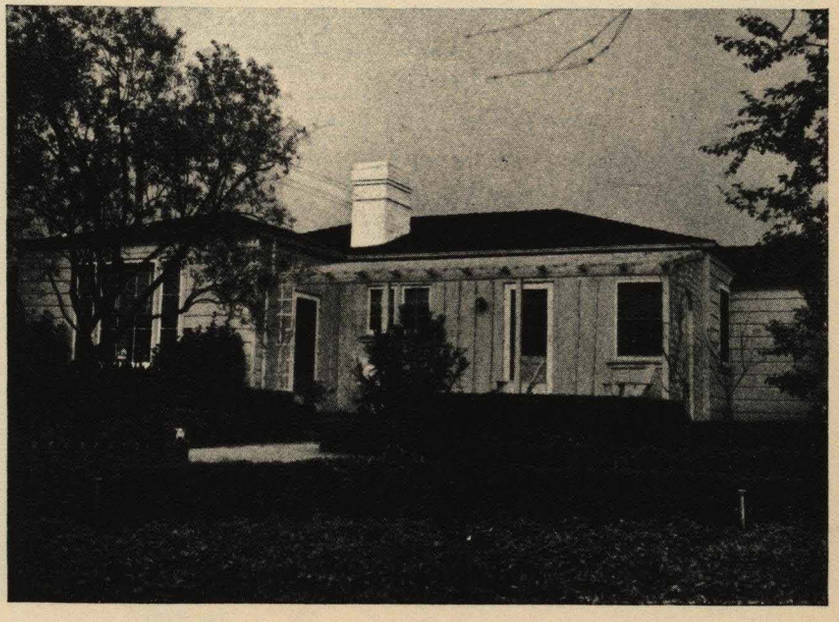
LOS ANGELES, CALIFORNIA, JONATHAN RING, ARCHITECT



CAREW HOUSE

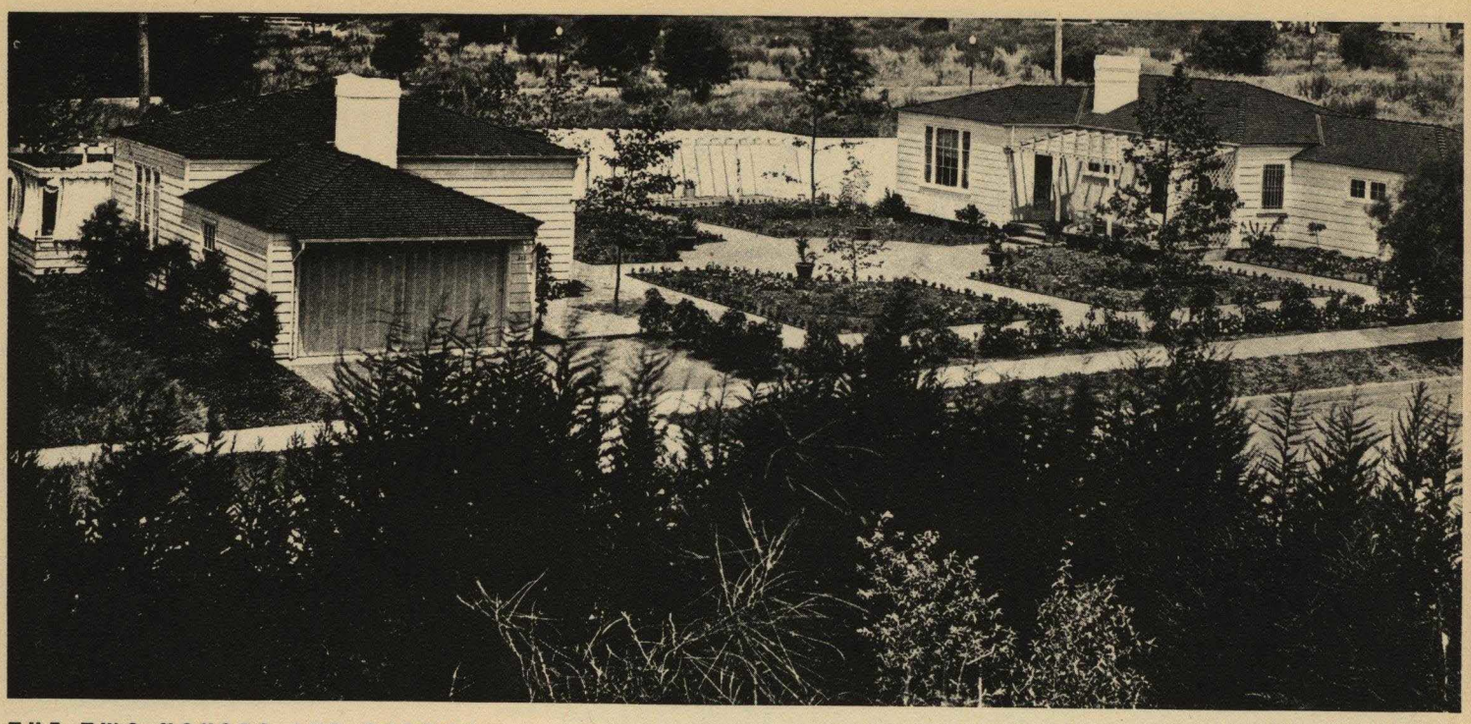
Wm. Clarke

PLANTING DEVELOPED



CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

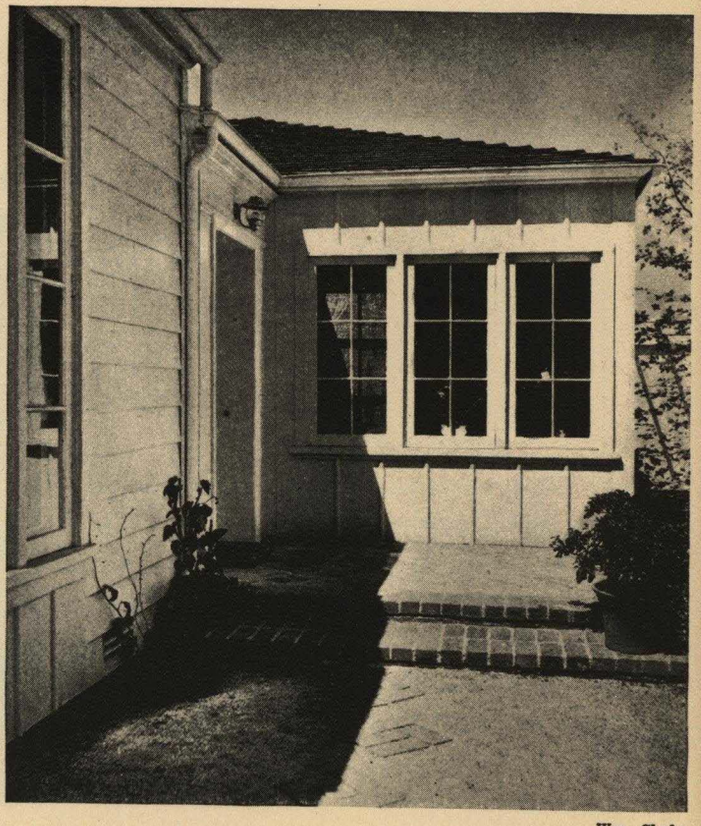
HOLBROOK AND CAREW HOUSES, LOS ANGELES, CALIF.



THE TWO HOUSES AND GARDEN

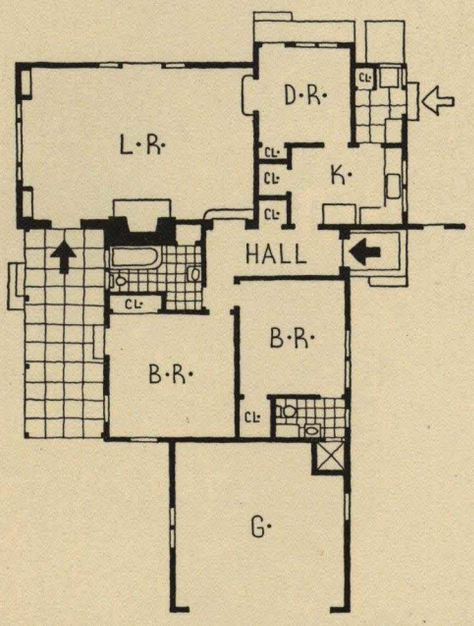
DETAILS

Wm. Clarke



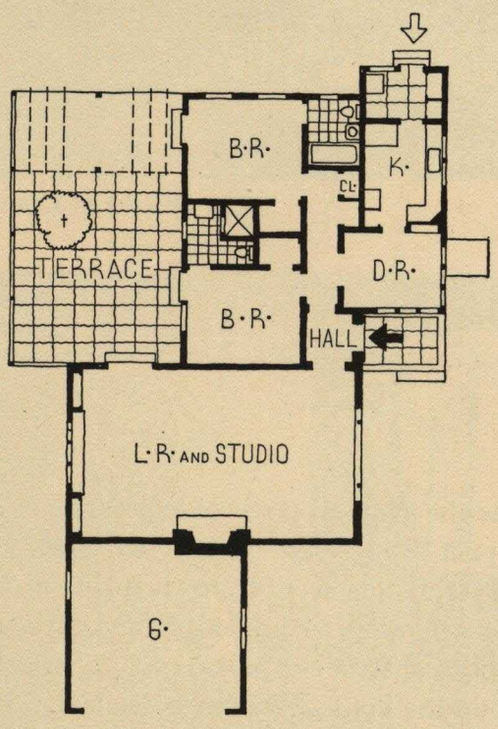
Wm. Clarke

PLAN: In accordance with both clients' wishes, bedrooms and dining rooms were kept as small as possible without sacrificing the mass interest of the exterior. In both cases, the attached garages have been placed in front, allowing all living portions of the houses to face the garden, and gaining quiet by their distance from the street.



FLOOR PLAN

HOLBROOK HOUSE



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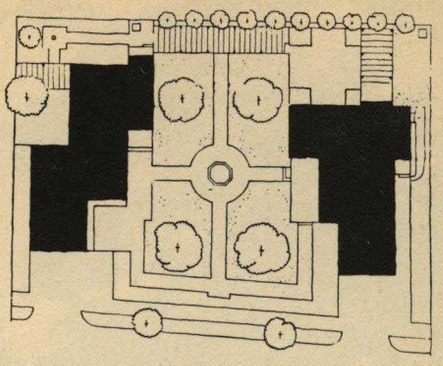
FLOOR PLAN

CAREW HOUSE



0 10 20 30 40 50

PLOT PLAN

CONSTRUCTION OUTLINE

FOUNDATION
Walls—6 in. concrete under outside walls, 4 x 4 in. posts 6 ft. o.c. under 4 x 6 in. girders supporting floor joists. Cellar floor—cement.

STRUCTURE
Exterior walls—2 x 4 in. studs, siding outside, plaster inside. Interior partitions 2 x 4 in. studs, plastered. Floor construction—2 x 6 in. joists on 4 x 6 in. girders 6 ft. apart, common sub-floor. Ceiling finish—plaster.

ROOF
Construction—2 x 4 in. rafters with shingle strips 1 x 3 in., 5 in. o.c. Finish—5 in 2 in., 16 in. western red cedar, 5 in. exposure.

CHIMNEY
Common brick, 9 in. Fireplace—damper, Superior Fireplace Co.

SHEET METAL WORK
Flashing—galvanized iron, Armco 26 gauge. Gutters and leaders—galvanized iron, Armco 24 gauge.

INSULATION
None.

WINDOWS
Sash—casement and double hung, California pine 1⅜ thick. Frame—Douglas fir. Glass—quality B, flat drawn single strength, Libbey-Owens-Ford Glass Co. Screens—galvanized No. 14 wire mesh in ¾ x 2 in. California pine frames.

FLOORS
Living room, bedrooms and halls, ½ x 2 in. white oak, 2nd grade plain sawn. Bathrooms—tile, matt glaze. Porches—common brick laid in 2 in. bed of sand.

WALL COVERINGS
All wall finish furnished by owner except: kitchen, Sanitas enameled. Bathrooms—tile wainscot in shower compartment.

WOODWORK
Trim—Douglas fir. Shelving and cabinets—California pine. Doors, interior—California pine, stock, 4 molded raised panels, 1⅜ in. thick. Doors, exterior—California pine, special design, 1¾ in. thick. Garage doors—Douglas fir, board and batten type, special design.

HARDWARE
Interior—butts painted, bright brass locks, Sargent & Co. Exterior—galvanized iron painted, entrance door brass.

PAINTING
Interior: Ceiling—sand finish calcimined. Floors—stained and waxed. Trim—Douglas fir, enameled 3 coats. Sash—enameled inside. Exterior: Walls—3 coats lead and oil paint, Fuller Paint Co. Roof—1 coat Creosote stain, Samuel Cabot. Sash—3 coats lead and oil.

ELECTRICAL INSTALLATION
Wiring system—rigid conduit, Steel & Tubes, Inc. Switches—Bryant Electric Co.

KITCHEN EQUIPMENT
Sink—acid resisting porcelain enameled, Standard Sanitary Mfg. Co. Cabinet—California pine. Wash tray—Kohler Co.

BATHROOM EQUIPMENT
Lavatory and tub—enameled iron. Toilet—porcelain, all by Kohler Co.

PLUMBING
Pipes—galvanized iron ¾ in. throughout. Cesspool—30 ft. deep.

HEATING
Warm air, 2 unit heaters controlled by push buttons in rooms. Hot water heater—30 gal. gas automatic storage type.

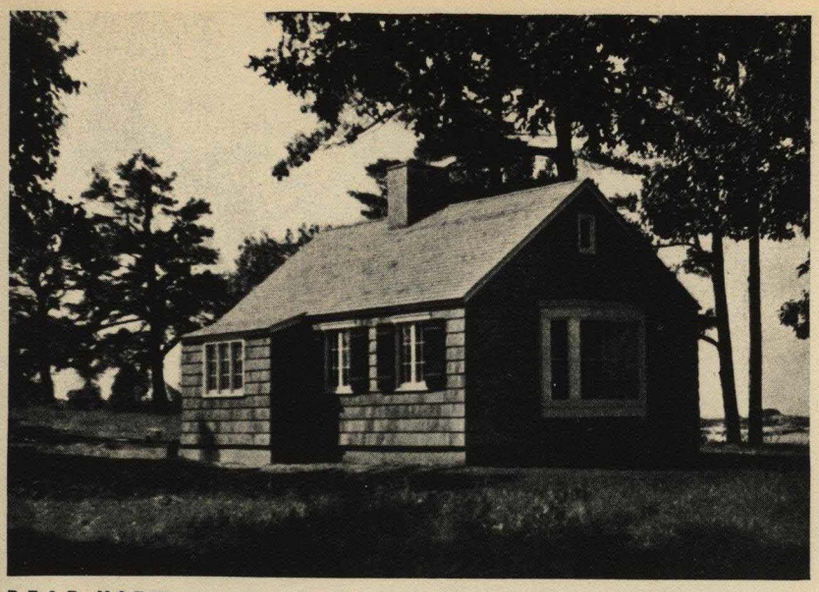
CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

13. HOUSE FOR DR. RAYMOND C. PARKER, CLAYTON, NEW YORK

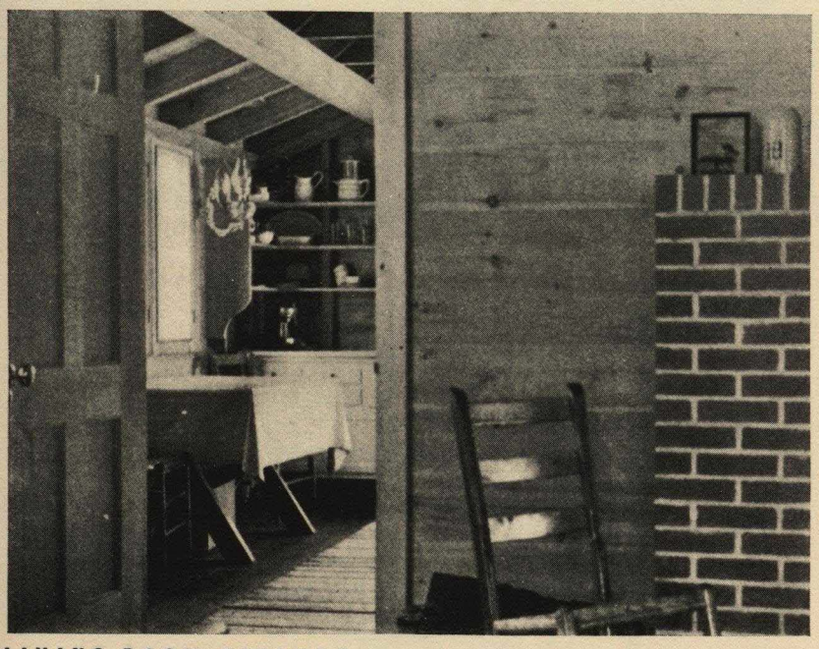
PROBLEM: A small house for one person. The site: a point of land—two acres, extending north into river from Grinstone Island, bounded on three sides by water. The house to have provision for guests: two bunks in the bedroom and a double bed in the living room.

The rustic setting and the owner's desires called for the simplest possible expression of his requirements. The architect wisely designed a plain, compact Cape Cod type of cottage, with central chimney and shingled walls. In the interior, however, he departed from the usual Early Colonial and left the wood sheathing and rafters exposed. The result is both pleasing and satisfactory. The fireplace, without wood mantel or frills, is as simply constructed as the rest of the house, and reiterates the desire of the architect not to dress up the house. Well proportioned, a bay window with a built-in seat balances the large fireplace. The cost would have been less had it not been necessary to transport by boat, labor and materials from the nearest settlement seven miles away. Cost: $2,222. Cubage: 6,827 at about 32½ cents.

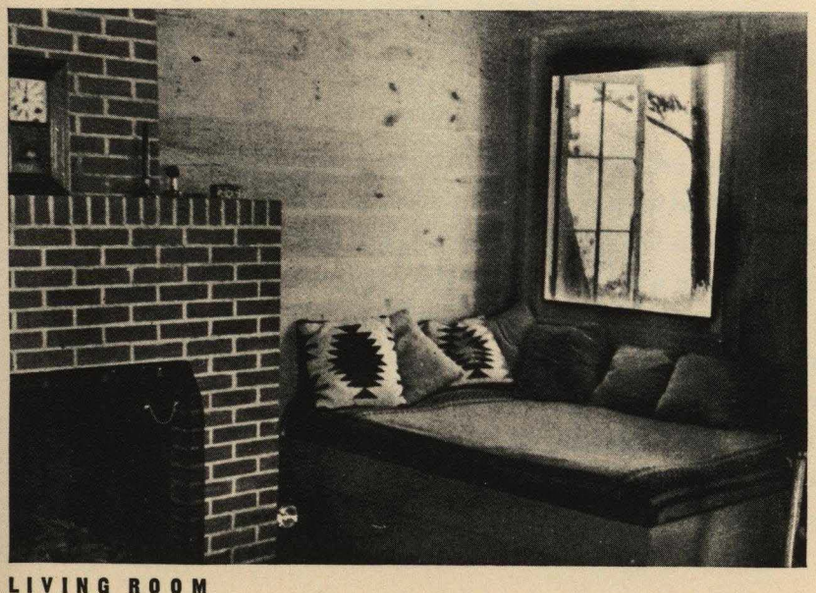
ROBERT S. HUTCHINS, ARCHITECT



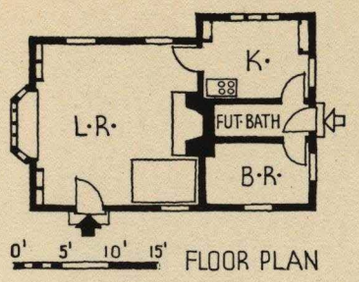
REAR VIEW



LIVING ROOM-KITCHEN



LIVING ROOM



FLOOR PLAN

PLAN: The plan is as compact as it is simple. The imposition of the double bed in the living room makes the only access to the bedroom through the kitchen, a minor consideration. With space provided for a future bathroom, equipment will be installed later.

CONSTRUCTION OUTLINE

FOUNDATION
Footings—continuous poured concrete. Waterproofing—tar felt, all walls and floors.

STRUCTURE
Exterior walls—Creo-dipt shingles, tar felt, horizontal wood sheathing, wood studs exposed inside. Interior partitions—wood studs with flush jointed ship lap boards. Floor construction—wood joists, tar felt, rough and finish flooring, fir. Ceiling living room exposed joists and ties.

ROOF
Construction—wood rafters, ties, sheathing and tar felt. Finish—Creo-dipt shingles.

CHIMNEY
Common brick with firebrick hearth. Fireplace with asbestos insulation, Heatilator Co.

SHEET METAL WORK
Flashing—16 oz. copper. Roofing over bay window—copper.

INSULATION
None.

WINDOWS
Sash—wood casement, white pine. Storm shutters to fasten from inside. Screens—inside, in wooden frames.

FLOORS
Wood throughout.

WOODWORK
Trim, shelving and cabinets, pine, local millwork. Doors, interior and exterior—solid six panel, pine.

HARDWARE
Interior and exterior—Yale & Towne Mfg. Co.

PAINTING
Interior: Walls—ceilings, trim and sash left natural. Floors—stained dark and waxed. Exterior: Walls and roof—Creo-dipt shingles, silver gray. Sash—white, 4 coats of lead and oil.

ELECTRICAL INSTALLATION
None.

KITCHEN EQUIPMENT
Stove—kerosene.

BATHROOM EQUIPMENT
None.

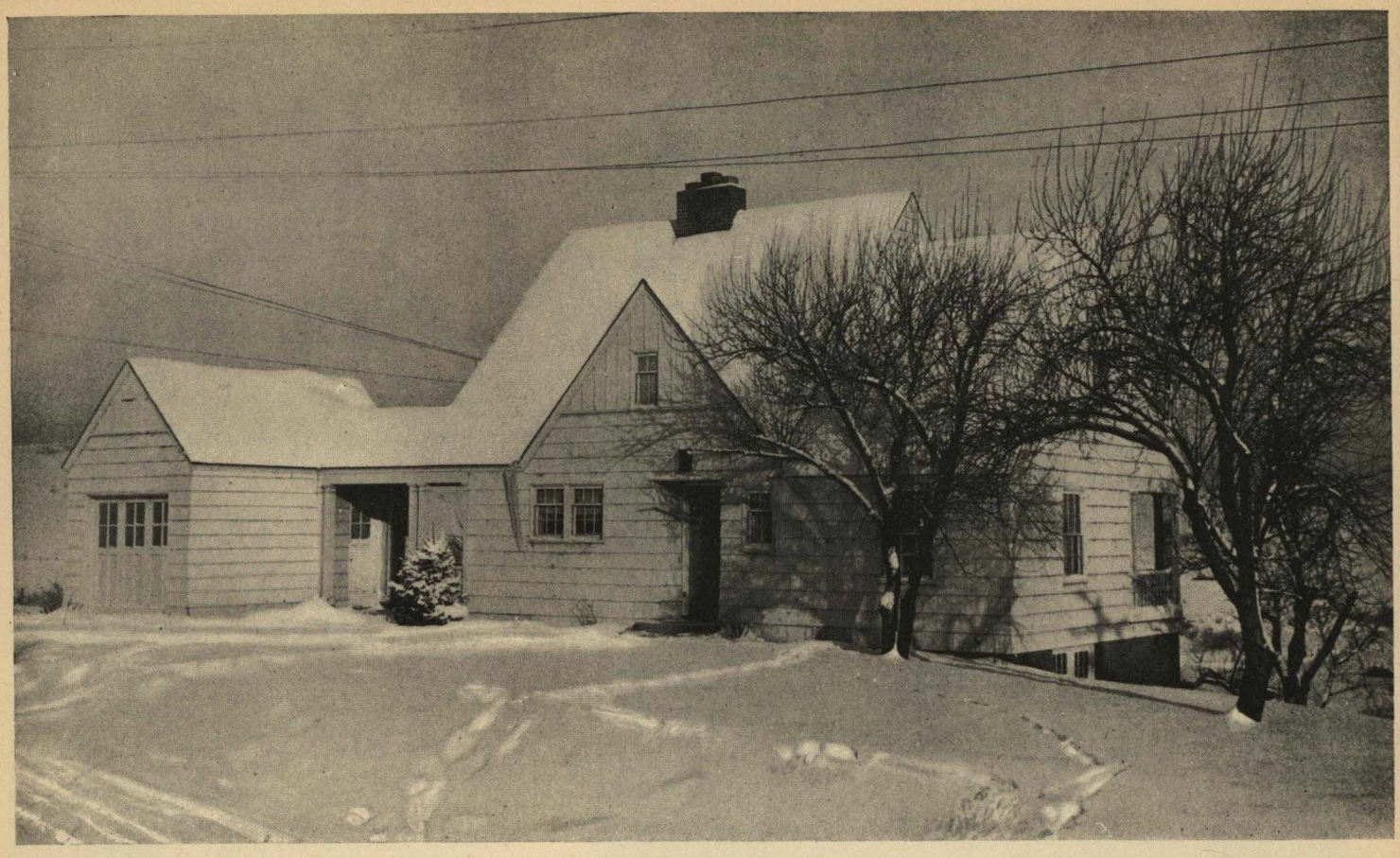
PLUMBING
None.

HEATING
Warm air circulating generated by Heatilator fireplace, centrally located to serve three rooms.

SPECIAL EQUIPMENT
Venetian blind on large bay window.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

14. HOUSE FOR HARRY C. WELLER, PULLMAN, WASHINGTON

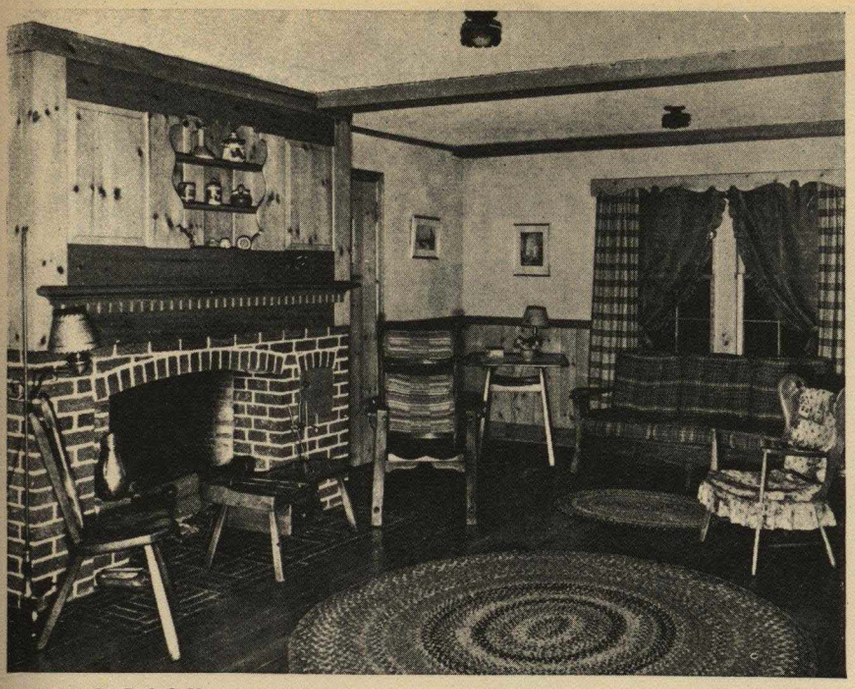


PROBLEM: Given a sloping corner lot 100 x 120 feet with a superlative view to the north, to design a house for two people so that the full natural advantage of the location is retained. Covered connection with the garage required.

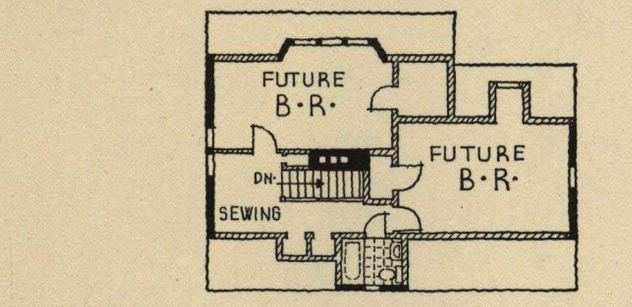
In designing this house, the architects were obviously restricted by the topography, there being but one level place on the site where a car would drive in. Orienting the garage, they composed the house from that spot. The exterior conforms to the general character of the surrounding country while the plan satisfies all the requirements. The abrupt drop of the terrain in the rear permitted the construction of a game room in the basement that takes full advantage of the view to the north. The walls in the living room repeat in wainscoting the wood paneling found over the fireplace. The combination living and dining room opens on three directions and large portions of the wall space have been given over to windows. Despite the gangling appearance of the plan, it is actually quite compact, with all rooms except the garage easily accessible from the entrance hall. By leaving the second floor unfinished, the cost of the house was accordingly kept down. Cost: $4,877. Cubage: 27,700 at a little over 17½ cents.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

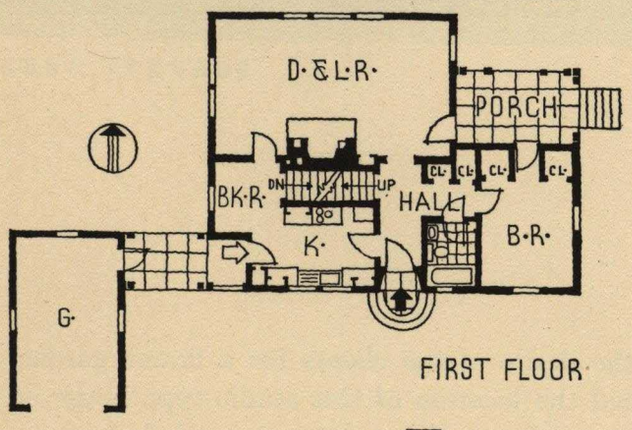
SMITH AND WELLER, ARCHITECTS



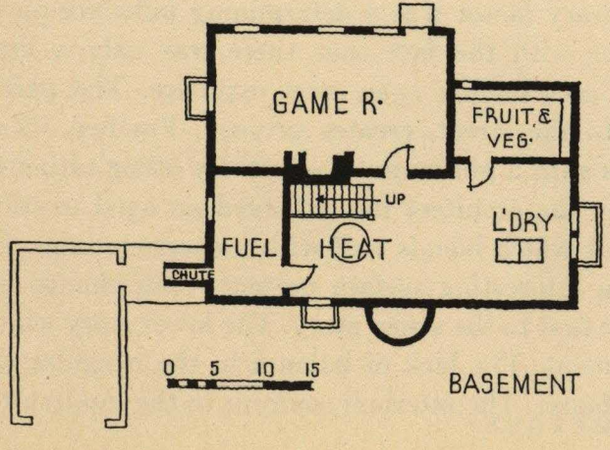
LIVING ROOM



SECOND FLOOR



FIRST FLOOR



BASEMENT

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

CONSTRUCTION OUTLINE

FOUNDATION
Walls—concrete.Cellar floor—4 in. concrete slab. Game room floor—rough shiplap floor on 2 x 2 in. sleepers, finish floor factory grade maple.

STRUCTURE
Exterior walls—2 x 4 in. stud wall, rough sheathing, building paper, 24 in. Royal Shingles, 10 in. to weather. Interior—wood lath and plaster. Interior partitions—wood lath and plaster. Plastering three coats, sand finish throughout except putty coat in kitchen and bathroom. Floor construction—2 x 12 in. wood joist construction bridged once for narrow spans, twice for wide spans. Ceiling finish three-coat plaster on wood lath.

ROOF
Western red cedar shingles, 4½ in. to the weather, laid over open sheathing; sheathing laid tight at eave line and covered with one layer of heavy building paper.

CHIMNEY
Hard burned common brick. Fireplace facing and hearth—select common brick. Lining—12 x 12 in. terra cotta. Damper—H. W. Covert Co.

SHEET METAL WORK
Flashing—Armco Tin.

INSULATION
Attic floor—3 in. of Unifil. Weatherstripping—Banner.

WINDOWS
Sash—double hung, Idaho white pine. Frame—Idaho white pine. Glass—quality B, Libbey-Owens-Ford. Screens—two panel screens with galvanized mesh.

FLOORS
Living room—random width V groove oak flooring, Tavern grade, put down with pegs, Bruce Co. Bedrooms—vertical grain fir. Halls—oak. Kitchen and bathrooms—wood covered with linoleum, Armstrong Cork Products Co. Porches—vertical grain fir.

WOODWORK
Trim—pine in kitchen and bathroom. Knotty Idaho white pine in hall, living room, and for wainscot around living room. Ceiling beams in living room, Douglas fir. Shelving and cabinets—Idaho white pine. Doors, interior—Idaho knotty white pine made special and fir doors. Doors, exterior—main entrance door made up special of Idaho white pine. Other exterior doors and garage doors, Douglas fir.

HARDWARE
Interior and exterior—pounded black iron.

PAINTING
Interior: Walls—calcimine, kitchen and bathroom walls enameled. Ceiling—calcimine. Floors—finished with Bruce floor finish and waxed. Trim—hall and living room finished with Bruce floor finish and waxed. Bedroom, oil stain; kitchen trim and cupboards, enamel, W. P. Fuller Co. Sash—finished to match woodwork in each room. Exterior: Walls—1 coat Concreta. Sash—3 coats paint, W. P. Fuller Co. Roof—1 coat roof stain, Jones & Dillingham.

ELECTRICAL INSTALLATION
Wiring system—BX. Switches—toggle.

KITCHEN EQUIPMENT
Stove—Westinghouse. Refrigerator—Kelvinator. Sink—Crane Co. Cabinet—built to detail.

LAUNDRY EQUIPMENT
Sink—two compartment laundry tray. Washing machine—Thor washer and mangle, Hurley Machine Co.

BATHROOM EQUIPMENT
Lavatory. Tub—built in. Toilet, fixtures by Crane Co.

PLUMBING
Pipes—wrought iron throughout.

HEATING
Gravity warm air system with ducts. Hot water heater—electric.

SPECIAL EQUIPMENT
Radio outlets in living room and game room.

15. HOUSE FOR RAY BOYNTON, BERKELEY, CALIFORNIA

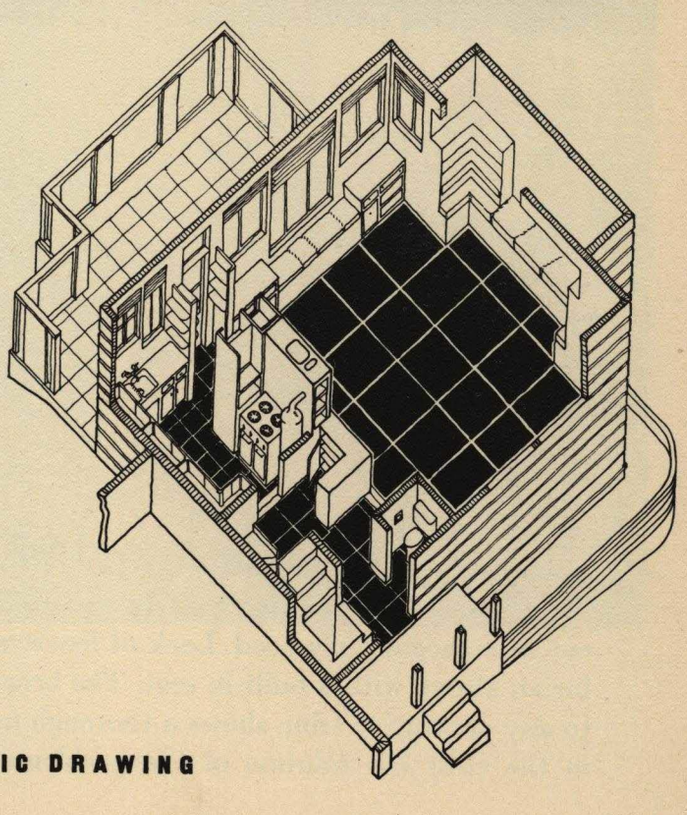
VIEW FROM ROAD

Richardson Photos

The shadow cast by a neighboring house, and the desire of the clients for a flower garden and an unrestricted view of the Golden Gate, dictated the location of this studio-type house on the corner of the lot nearest the sidewalk. This arbitrary factor was a determining influence on plan and design. Heavy traffic on the corner, together with the fact that there was only a limited view beyond, led to a concentration of window area on the open west exposure. The partially protected patio, despite its apparent proximity to the street, creates privacy. Further, its easy accessibility to the kitchen permits outdoor meals with a minimum of effort. By oiling rather than painting the exterior redwood boards of the house, the architect has achieved an aged, rustic appearance which is not only attractive in itself, but which blends well with its surroundings. Horizontal and vertical boards on the sides create an interesting surface pattern, their change of direction serving to mark the transition from the first to the upper story. The lower story windows reflect the requirements of the interior arrangement. The lack of balance in the irregular shape of the windows is not uncommon in this type of house. The interiors conform to the modern trend

MICHAEL GOODMAN, ARCHITECT

LIVING ROOM TERRACE



AXONOMETRIC DRAWING

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

HOUSE FOR RAY BOYNTON, BERKELEY, CALIFORNIA

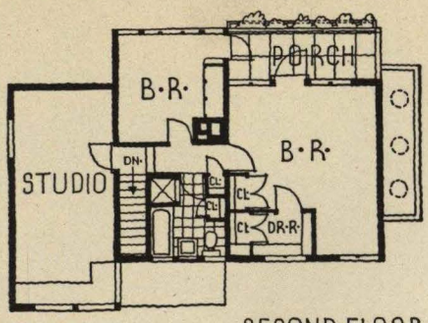
LIVING ROOM

of built-in details to increase the size of the established room dimensions. The handling of the living room has been particularly smart. The floor, walls, and ceiling have been finished throughout in mahogany plywood. Lack of fenestration in the north wall has permitted use of this span for an alcove with a built-in seat. The broad, simple handling of the wall spaces, without recourse to any decorative trim, shows a thorough understanding of the material and is an additional factor in the clear cut solution of the problem. Cost: $3,800. Cubage: 19,476 at about 19½ cents.

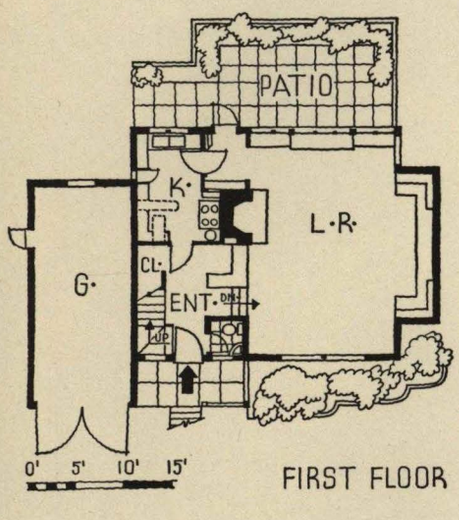
DETAIL - LIVING ROOM

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

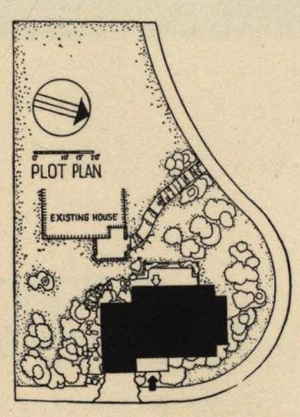
SERVICE ENTRANCE AND KITCHEN



SECOND FLOOR



FIRST FLOOR



PLAN: Designed for a couple who asserted their prerogative in locating the site, the architect has made a compact two-story house that makes no provision for either servants or expansion. One interesting feature of the plan is the fact that although no specific provision has been made for a dining room, two areas lend themselves to this use: the living room and the patio. Like a good many California designs, there is no direct access from the house to the garage even though, as in this case, the garage is part of the house. The upper floor is mainly given over to sleeping quarters, both bedrooms opening out to the upper porch. A studio has been constructed over the garage and, in case of need, can be converted into a guest room. Provision has been made for a cellar but, although excavated, it has not been finished.

CONSTRUCTION OUTLINE

FOUNDATION
Walls—piers and continuous, reenforced concrete. Basement—excavated but not finished.

STRUCTURE
Exterior walls—1 in. redwood boards and battens, or rustic on double-kraft building paper on 1 in. O.P. sheathing and studding. Interior finish ¼ in. plywood. Interior partitions—all interior finish ¼ in. plywood, either mahogany, Oregon pine or maple. Floor construction—wood joists, double-kraft building paper on 1 in. diagonal sub-flooring, all ceilings ¼ in. plywood.

ROOF
Construction—wood joists covered with diagonal 1 in. Oregon pine sheathing. Finish—4 ply tar and gravel, Paraffine Co., Inc. Deck finish—12 oz. canvas, painted.

CHIMNEY
Common brick. Lining—terra cotta 13 x 18 in. flue lining. California Clay Products Co. Damper—Miller.

SHEET METAL WORK
Flashing and leaders—No. 24 gauge galvanized iron, American Rolling Mill Co. Gutters—California redwood.

INSULATION
None.

WINDOWS
Sash—wood, white pine casement. Frame—redwood sills, white pine jambs and heads. Glass—grade B, single strength, Libbey-Owens-Ford Glass Co. Calking—Hydroseal, The Paraffine Co., Inc. Venetian blinds—Ry-Lock Co.

STAIRS
Oregon pine throughout.

FLOOR
Living and bedrooms—⅛ in. mahogany (ribbon grain) on ½ in. O.P. plywood in 4 x 4 ft. squares. Halls—select plain white oak, ½ x 2 in. T. & G. Kitchen—quarry tile, diamond pattern, California Tile Company. Bathrooms—vertical grain pine.

WOODWORK
Trim—California white pine. Shelving and cabinets—kitchen cabinets Oregon pine plywood. Living room cabinets, mahogany plywood. Doors, interior—Oregon pine plywood flush doors; built-up on job, painted. Doors, exterior—mahogany plywood front door. All others glazed Oregon pine painted. Garage doors—same as interior doors.

HARDWARE
Interior—Schlage hardware throughout. Exterior—Valentine reversible hinges for all casement sash. Schlage hardware for doors.

PAINTING
Interior: walls and ceilings—mahogany and maple plywood, shellacked, sanded and waxed. Oregon pine in kitchen and baths, painted. Others stained. Floors—filled and stained and waxed. Bath floors painted with porch and deck paint. Trim—stained. Exterior: walls—rustic and boards and battens, oiled with 2 coats of boiled linseed oil. Sash—painted. All paint materials by Sherwin-Williams.

ELECTRICAL INSTALLATION
Wiring system—knob and tube. Switches—General Electric flush tumbler type. Fixtures—Sears, Roebuck kitchen units in kitchen and baths. All others built-in ceiling boxes.

KITCHEN EQUIPMENT
Stove—Wedgewood gas range, James Graham Mfg. Co. Refrigerator—5 cu. ft. Coldspot, Sears, Roebuck and Co. Sink—double compartment, Standard Sanitary Mfg. Co. Washing machine—Maytag Co.

BATHROOM EQUIPMENT
Lavatory—18 x 24 in. vitreous china. Tub—5 ft. 6 in. enameled iron recess type. Toilet—vitreous china syphon jet type. All fixtures by Standard Sanitary Mfg. Co. Cabinet—built on job.

PLUMBING
Pipes: Soil and waste—extra heavy cast iron. Vent—galvanized iron, pipes by Walworth Co. Water supply—cold water, wrought iron pipe, John Byers. Hot water, copper tubing, sweat fitting, Chase Brass & Copper.

HEATING
Suspended floor gas unit heaters by Payne. Hot water heater—30 gal. galvanized iron tank automatic storage, Ruud Mfg. Co.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

16. HOUSE FOR W. H. BADGETT, COLLEGE STATION, TEXAS

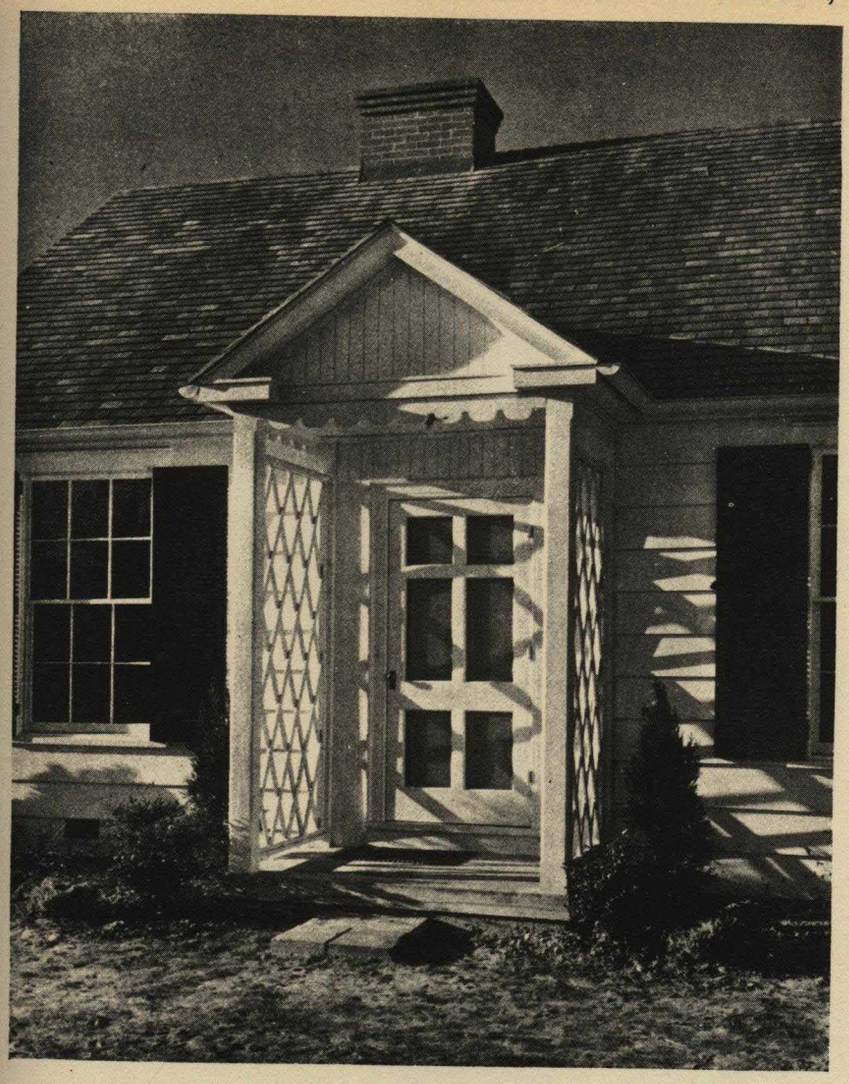
Howard Berry Photos

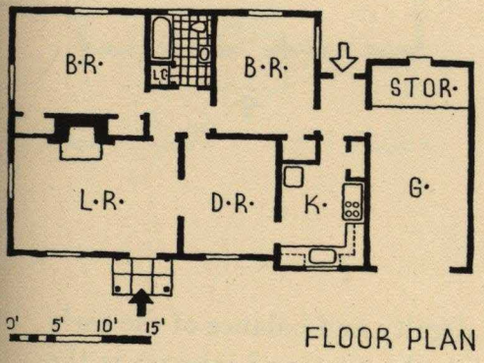
PROBLEM: House for a couple. The requirements: two bedrooms, a small dining room, an attached garage. Total cost not to exceed $2,750.

Cost was the first consideration in the designing of this house. From the client's point of view it had to be simple and direct, not too small, yet compact and in good taste. The architects' interest was in soundness of construction, in the comfort and the convenience of the plan. The profusion of trees at the rear of the lot dictated that the house be built near the street, that the attached garage face the street. The architects designed a pleasing, simple exterior. The main entrance dominates the front, the large window areas balance the door. Cost: $2,700. Cubage: 15,850 at about 17 cents.

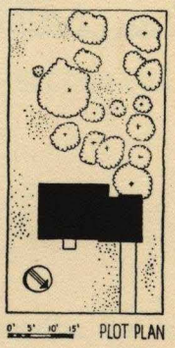
CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

J. COSBY BYRD AND W. H. BADGETT, ARCHITECTS





FLOOR PLAN



PLOT PLAN

PLAN: The plan is a fine example of the utilization of all available space. Despite the small cubage, the rooms are ample. The bedrooms, on the side away from the street, are sensibly placed on either side of the bathroom. The kitchen has adequate working area. The garage opens into a small service porch which connects not only with the kitchen and the outside, but also with one of the bedrooms.

CONSTRUCTION OUTLINE

FOUNDATION
Footings—continuous concrete beam on piers.

STRUCTURE
Exterior walls—1 x 12 in. yellow pine clapboard, 15 lb. felt, 1 x 6 in. yellow pine sheathing, 2 x 4 in. studs. Inside 1 x 6 in. yellow pine sheathing, wall paper. Interior partitions—1 x 6 in. yellow pine on 2 x 4 in. studs and sheathing. Floor construction—2 x 10 in. joists, 1 x 6 in. yellow pine laid diagonally for sub-floor, 15 lb. felt between. Ceiling—wall paper on 1 x 6 in. sheathing.

ROOF
Construction—2 x 6 in. yellow pine rafters, 1 x 4 in. nailing strips, wood shingles. Finish—No. 1 Perfection shingles.

SHEET METAL WORK
Flashing, gutters and leaders—26 gauge galvanized iron, Toncan, Republic Steel Corp.

INSULATION
None.

WINDOWS
Sash—double hung, white pine, except kitchen which has twin casements, operators on casement, Wm. Cameron & Co. Glass—double strength, Libbey-Owens-Ford Glass Co. Screens—bronze wire, white pine frames. Blinds—white pine, Wm. Cameron & Co.

FLOORS
All rooms—red oak, No. 1, 1 x 3 in. Kitchen and bath—covered with inlaid linoleum, Armstrong Cork Products Co.

WALL COVERINGS
All rooms, walls and ceilings—papered, New York Wall Paper Co. Bathrooms—Masonite wainscot.

WOODWORK
Trim and cabinets—detailed white pine, Wm. Cameron & Co. Doors, interior and exterior—white pine, 6 panel Colonial. Garage doors—yellow pine, made on job, V-joint car siding, herring bone fashion, four doors folding and rolling on inside.

HARDWARE
Interior and exterior—forged finish, Colonial, Sargent & Co.

PAINTING
Interior: Floors—filler floor seal, 2 coats wax, Sherwin-Williams Co. Trim and sash—satin finish enamalastic, E. I. Du Pont. Exterior: Walls and sash—outside white, 3 coats, Sherwin-Williams Co.

ELECTRICAL INSTALLATION
Wiring system—knob, tube and loom. Switches—Despard type, Pass & Seymour, Inc. Fixtures—Westinghouse Electric & Mfg. Co.

KITCHEN EQUIPMENT
Stove—gas, G. D. Roper Corp., Rockford, Ill. Refrigerator—Westinghouse Electric & Mfg. Co. Sink—Duostrainer, Kohler Co.

BATHROOM EQUIPMENT
Lavatory, tub—recessed by Kohler Co. Toilet—T/N one piece, W. A. Case & Son Mfg. Co. Cabinet and heater—The F. H. Lawson Co., Cincinnati, O.

PLUMBING
Pipes—cast iron and steel. Water supply—galvanized iron. Septic tank.

HEATING
Wood burning fireplaces and gas space heaters, Ohio Furnace & Mfg. Co. Hot water heater—De Sota automatic storage type, Ruud Mfg. Co.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

17.. HOUSE IN LOUISVILLE, KENTUCKY

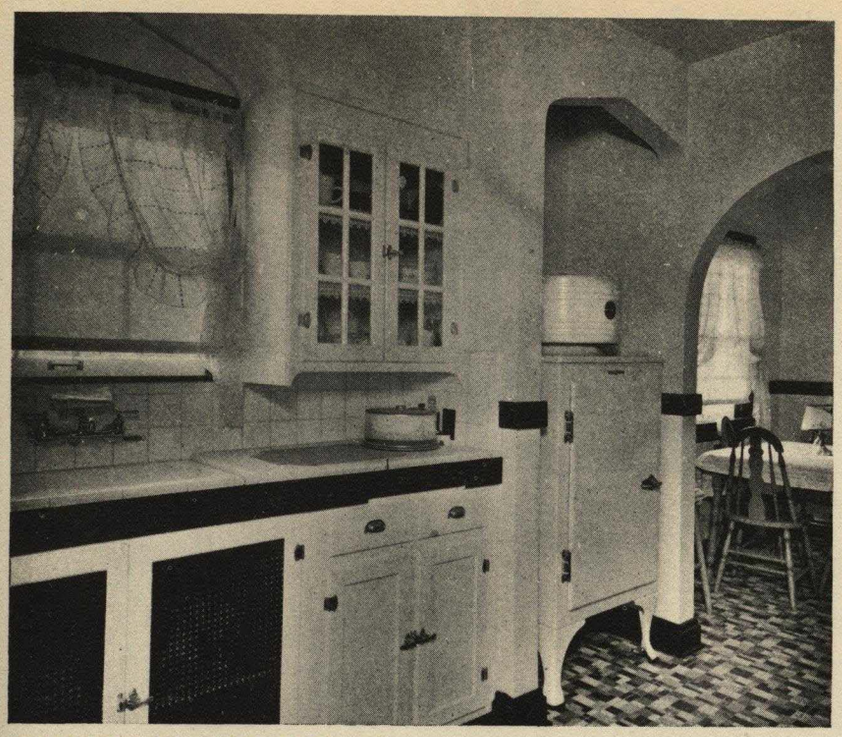
Fischer Photos

PROBLEM: House for a couple with two children.

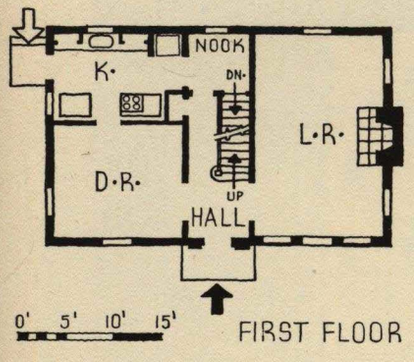
Both in structure and plan the architect has adhered to the calm dignity and balance of the early Colonial. With brick veneered walls painted to match the white trim, the center of interest is the carefully detailed doorway, surmounted by a broken pediment. The blinds are green. Further interest is focused on the entrance by the shrubbery which might well have been continued around the sides of the house. The handling of the interiors has been clean and direct. This house is one of 350 small houses designed by this architect during the last three years. In no case has he used an identical plan. The exteriors have been varied by using new brick in lieu of old, different types of front entrances and cornices, additions of side porches, etc. Cost: $4,750. Cubage: 22,200 at a little over 21 cents.

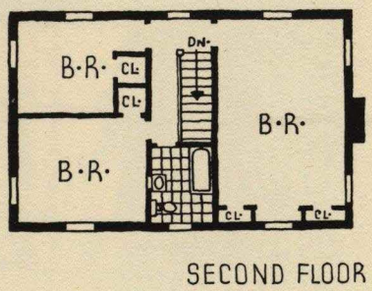
CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

EDGAR W. ARCHER, ARCHITECT



KITCHEN-DINING ALCOVE





PLAN: The plan is conventional, the sole innovation being the small allotment of space for a breakfast nook near the kitchen. Access from the master's bedroom to the bath is inconvenient. Including a full basement, part of which is converted into a one-car garage, the living portions of the room provide ample room for the family.

CONSTRUCTION OUTLINE

FOUNDATION
Walls—10 in. concrete. Cellar floor—4 in. concrete. Waterproofing—Speed's waterproof cement for floors.

STRUCTURE
Exterior walls—4 in. brick veneer, 1 in. air space, Sisalkraft paper, 2 x 4 in. studs. Inside rock lath and plaster. Interior partitions—studding, rock lath, patent plaster, U. S. Gypsum Co. Floor construction—2 x 10 in. wooden joists, 16 in. o. c., plaster ceiling. Attic floor—2 x 6 in. wooden joists and plaster ceiling.

ROOF
Construction—wooden rafters, covered with composition shingles on sheathing, Philip Carey Co.

CHIMNEY
Lining—12 x 12 in. terra cotta. Fireplace—patent damper.

SHEET METAL WORK
Flashing, gutters and leaders—galvanized iron.

INSULATION
Outside walls—rock lath, U. S. Gypsum Co. Attic floor—Celotex. Weatherstripping—copper.

WINDOWS
Sash—wood double hung, mill built, Brickley Lumber Co. Basement, metal casement. Glass—quality A, double-strength, Pittsburgh Plate Glass Co. Screens—Vista, frame stationary. Blinds—mill made.

STAIRS
All sap gum, select.

FLOOR
Living room and halls—oak, $^{13}/_{16}$ x $3\frac{1}{4}$ in. ship deck. Kitchen and bedrooms—oak, $^{5}/_{16}$ x $1\frac{1}{3}$ in., kitchen linoleum covered. Bathrooms—tile, hexagon 1 in. square. Porches—concrete.

WALL COVERINGS
Bedroom and halls—wall paper. Bathrooms—tile wainscot.

HARDWARE
Interior and Exterior—dull brass, Belknap.

PAINTING
Interior: Walls and ceilings—unpainted. Floors—filled, stained and shellacked. Trim, Doors and Sash—3 coats enamel, E. I. Du Pont. Exterior: Walls—3 coats white lead, sash and trim—3 coats white enamel, Cabot's Virginia paint.

ELECTRICAL INSTALLATION
Wiring system—BX cable and conduit. Switches—Bryant Electric Co. Fixtures—direct, Chase Brass & Copper Co.

KITCHEN EQUIPMENT
Sink—Crane Co. Cabinet—wood, mill made.

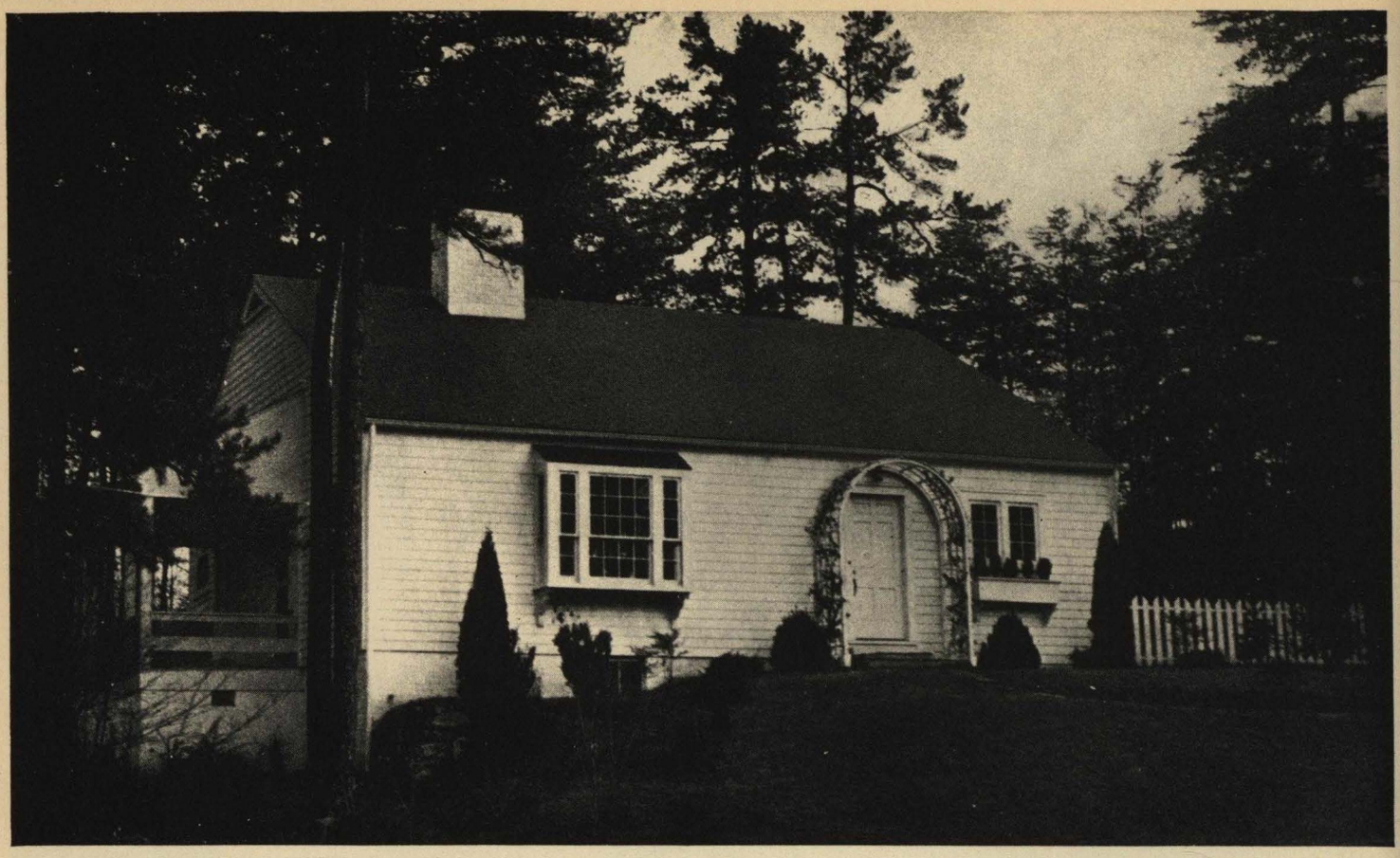
BATHROOM EQUIPMENT
Fixtures—Crane Co. Cabinet—Fairfacts Co.

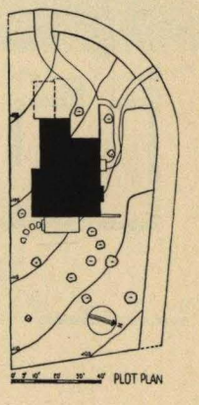
PLUMBING
Pipes—galvanized iron throughout.

HEATING
One pipe steam, coal fired boiler. Thermostat—Minneapolis-Honeywell. Hot water heater—Ruud Mfg. Co.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

18. HOUSE FOR MRS. EVELYN HATFIELD, WINSTON-SALEM,

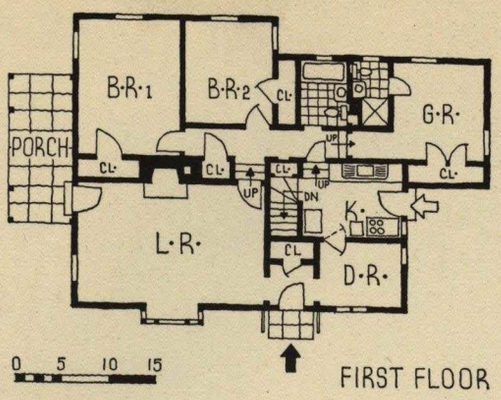




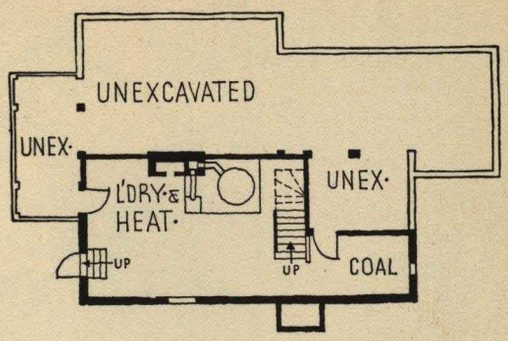
PROBLEM: A one-story house, suggesting Cape Cod antecedents, and providing bedrooms for the owner, her daughter, and a guest.

The requirements given by the owner were effectively solved, particularly in the matter of style, which suggests a Cape Cod ancestry without slavish adherence to precedent. The lines are simple and the scale of the house is intimate without any suggestion of deliberate picturesqueness. The living room bay, attractively treated on the interior, might have been enlarged better to light the room and to improve the facade. The porch, which opens off the living room, is noteworthy for the broad handling of its details and its pleasant proportions. Cost: $4,144. Cubage: 19,388 at 21 cents.

NORTH CAROLINA, LUTHER LASHMIT, ARCHITECT



FIRST FLOOR



BASEMENT

PLAN: Two-way circulation from front door to bedroom; compactly placed plumbing. Cross-ventilation in all main rooms. Fireplace well located for furnishing. Ample closet space.

Johnston & Johnston

DETAIL

CONSTRUCTION OUTLINE

FOUNDATION
Walls—local common brick, concrete footings. Cellar floor—concrete furnace platform, hard clay elsewhere.

STRUCTURE
Exterior walls—N. C. pine studs, sawn red cedar shingles, black building paper and wood sheathing. Inside Sheetrock and 3 coats patent cement plaster, U. S. Gypsum Co. Interior partitions—N. C. pine studs, Sheetrock, patent cement plaster. Floor construction—N. C. pine joists, subflooring, paper.

ROOF
Construction—N. C. pine rafters, sheathing and felt. Finish—asphalt strip shingles, Bird & Son.

CHIMNEY
Lining—terra cotta. Fireplace—damper, H. W. Covert Co.

SHEET METAL WORK
Flashing, gutters and leaders—iron-copper alloy.

WINDOWS
Sash—pine, stock double hung and casements. Glass—quality A, single thick, Libbey-Owens-Ford Glass Co. Screens—pine frames, black wire, ½ screens, sliding.

FLOORS
Living room, bedrooms and halls—2nd quality red oak. Kitchen and bathrooms—pine covered with linoleum, Armstrong Cork Products Co. Porches—rift pine.

WALL COVERINGS
Living room—wall paper and knotty pine paneling on fireplace wall. Bedrooms and halls—wall paper. Kitchen—Sanitas, Standard Textile Products Co. Bathrooms—plaster and Masonite Temprtile, Masonite Corp.

WOODWORK
Trim—poplar and knotty pine. Shelving, cabinets and interior doors—white pine. Doors, exterior—yellow pine, weatherstripped.

HARDWARE
Interior—mortise lever and tumbler locks, black cast metal trimmings. Exterior—cylinder mortise locks, black cast metal trimmings.

PAINTING
Interior: Floors—stain shellac and wax. Trim and sash—shellac and wax and 3 coats lead and oil. Exterior: Walls and sash—3 coats Cabot's Old Virginia white.

ELECTRICAL INSTALLATION
Wiring system—non-metallic cable, Romex. Switches—flush tumbler.

KITCHEN EQUIPMENT
Stove—electric, Tappan Stove Co. Refrigerator—electric, General Electric Co. Sink—roll-edge enameled iron set in counter top, Kohler Co.

BATHROOM EQUIPMENT
All fixtures by Kohler Co. Shower—enameled steel, Weis Mfg. Co.

PLUMBING
Pipes: Soil, waste and vent—cast iron, standard weight. Water supply—wrought iron. Galvanized iron hot water storage tank.

HEATING
Gravity warm air. Boiler—Holland Furnace Co. Fuel—coal, hand-fired. Hot water heater—laundry stove with coil for summer, coil in furnace for winter.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

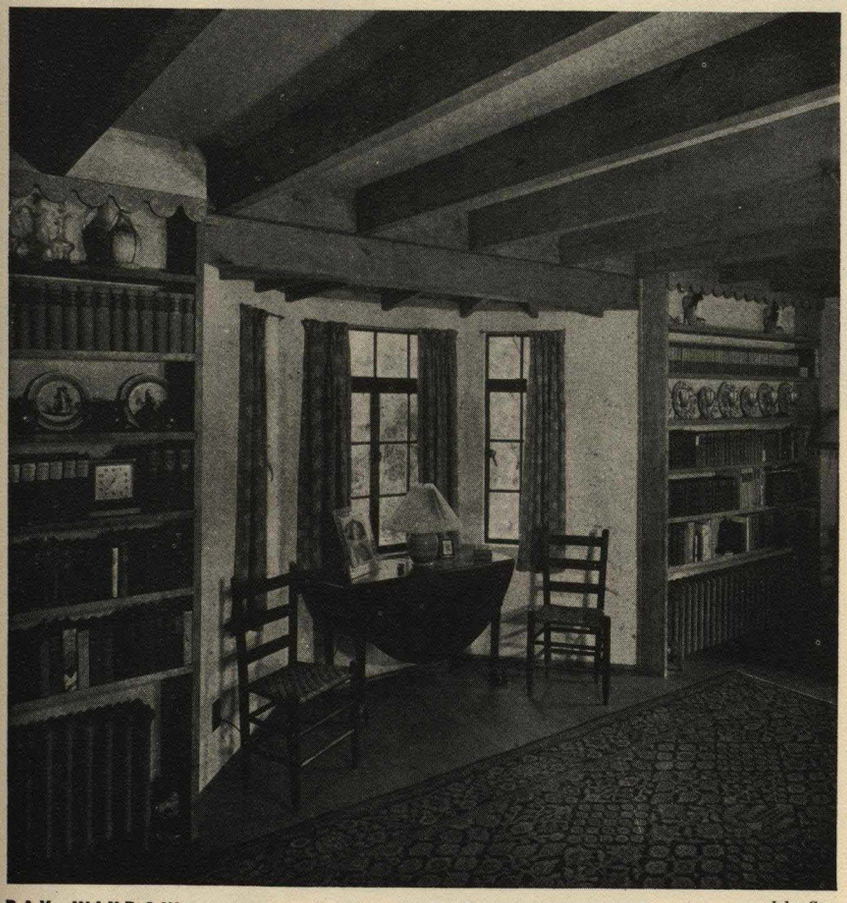
19. HOUSE FOR CAMPBELL CLARENDON, TAPPAN, N. Y.

Courtesy, Portland Cement Assn.

Built, both inside and out, of concrete cinder blocks, every bit of material and construction of this distinctive little house is modern. The paneled and cinder block interiors repeat the virile personality of the facade. The living room, largest room in the house, further increases its own size with wide built-in book cases, boasts a fireplace with a simple wood mantel. With three large bedrooms, and an attached garage, the home offers every provision for the comfort of two or three people who prefer living in a quiet modest way. The garage is attached although no direct or protected access to the house has been provided. The presence of a large bedroom on the first floor—which can be completely cut off from the rest of the house—makes an ideal guest room. The large amount of space devoted to storage on the second floor should prove useful. Cost: $4,200. Cubage: 13,780 at 30½ cents.

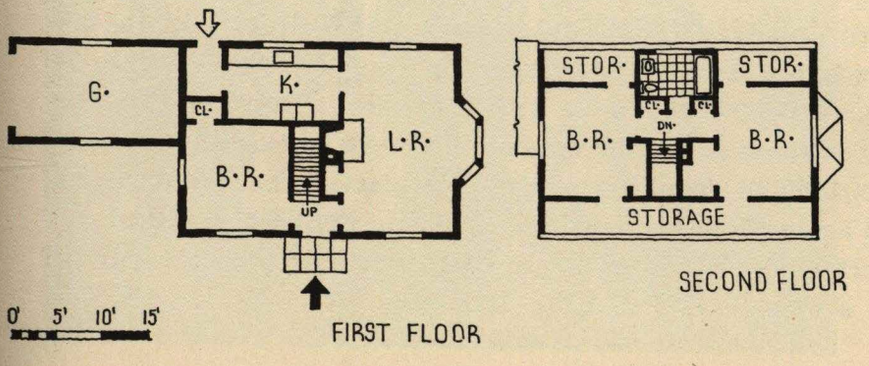
FRANK HARPER BISSELL, ARCHITECT

LIVING ROOM



BAY WINDOW

John Gass



CONSTRUCTION OUTLINE

FOUNDATION
Walls—concrete blocks on concrete footings. Cellar floor—concrete on cinder fill.

STRUCTURE
Exterior walls—cinder blocks. Interior partitions—same. Floor construction—precast concrete joists and slabs. Second floor—3 x 8 in. wood joists, left exposed.

ROOF
Construction—2 x 6 in. wood joists and sheathing. Finish—asphalt slate surface shingles.

CHIMNEY
Brick, terra cotta flue lining, patent throat damper.

SHEET METAL WORK
Roof of bay window and flashing—copper.

INSULATION
Rock wool between rafters.

WINDOWS
Steel casements—Detroit Steel Products Co. Glass—quality B, double thick. Screens—rolling copper.

STAIRS
Oak treads, pine risers.

FLOOR
Living room—white oak. Bedrooms and halls—N. C. pine. Kitchen and bathrooms—linoleum.

WALL FINISH
Living room—knotty pine paneling, all other walls painted with Medusa white, Portland cement paint.

WOODWORK
White pine throughout.

HARDWARE
Interior and exterior—hand wrought iron.

ELECTRICAL INSTALLATION
Wiring system—BX. Switches—push button.

KITCHEN EQUIPMENT
Stove and refrigerator—electric. Sink—Standard Sanitary Mfg. Co.

BATHROOM EQUIPMENT
All fixtures by Standard Sanitary Mfg. Co.

PLUMBING
Pipes: soil, cast iron; supply, brass.

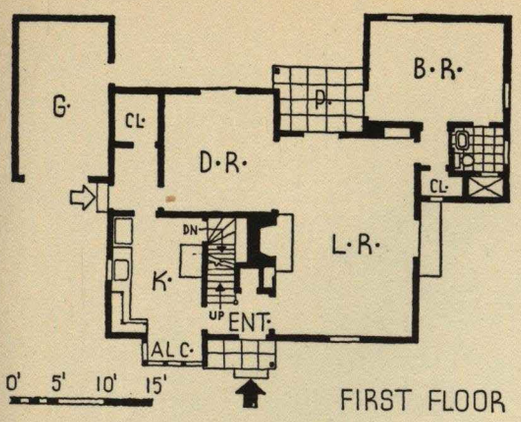
HEATING
Steam. Boiler, radiators and valves—American Radiator Co. Oil burner—Timken. Gas fired hot water heater.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

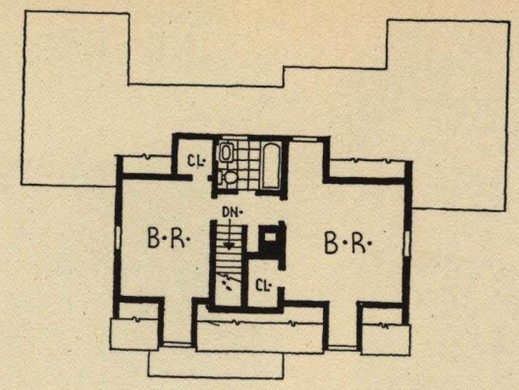
20. HOUSE FOR FRED YOUNG, SAN MARINO, CALIFORNIA

Fairly typical in its modified Colonial form, this West Coast house aspires to individuality by the projection of its kitchen to form, with the entrance, an important element in the exterior design. The only unusual requirement given by the owner, who shares the house with his widowed sister and her son, was that his bedroom be given a separate entrance so that he would not have to go through the living room if guests were being entertained. Contrary to customary landscaping practice the shrubbery was placed away from the house and massed against a picket fence, improving the appearance of the property as well as giving the occupants a certain amount of privacy. The interiors are more conventional in treatment. The house is situated on a lot 66 x 135 ft. Cost: exclusive of architect's fee $5,000. Cubage: 20,632 at 24 cents.

ARTHUR KELLY AND JOE ESTEP, ARCHITECTS

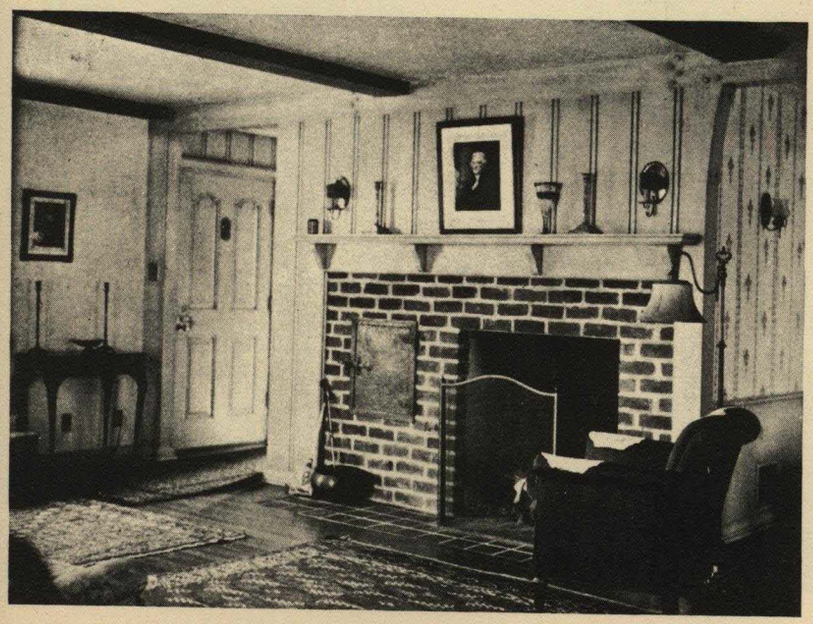


FIRST FLOOR



SECOND FLOOR

PLAN: The use of an open plan does much to increase the spaciousness of the living quarters. Garage and service entrance well located, with the kitchen conveniently close to the front door.



CONSTRUCTION OUTLINE

FOUNDATION
Walls—continuous concrete. Cellar floor—cement. Waterproofing—Anti-Hydro in front wall of cellar.

STRUCTURE
Exterior walls—Underpinning and joists—Wolmanized, American Lumber and Treating Co. 2 x 4 in. Oregon pine stud wall with redwood siding on exterior and interior lath and plaster. Interior partitions—wooden stud and plaster, some partitions studs and 1 in. boards. Floor construction—first floor, 2 x 8 in. joists. Second floor—2 x 10 and 2 x 12 in. joists, plastered ceilings.

ROOF
Construction—wood. Finish—Royal western red cedar shingles.

CHIMNEY
Common brick. Lining—terra cotta, wire cut brick fireplace face. Firebrick in fire box.

SHEET METAL WORK
Flashing, gutters and leaders—Toncan metal, 26 gauge, Republic Steel Corp.

INSULATION
Armstrong Temlock insulating board on exterior walls and second floor ceiling.

WINDOWS
Double hung and casement, made of sugar pine. Frame—vertical grained Oregon pine. Glass—single strength, Libbey-Owens-Ford Glass Co. Screens—14 mesh bronze wire in sugar pine frames. Blinds—1⅛ in. movable slat shutters made of sugar pine.

STAIRS
Oak treads, vertical grained Oregon pine risers and stringers.

FLOORS
Living room, bedrooms and halls—oak. Kitchen—linoleum cemented to oak floor. Bathrooms—tile. Porches—brick.

WALL COVERINGS
Living room and halls—wood paneling and plaster. Bedrooms—wall paper. Kitchen—Sanitas. Bathrooms—Sanitas and tile wainscot.

WOODWORK
Trim, shelving and doors, interior—vertical grained Oregon pine. Exterior doors and garage doors—vertical grained sugar pine.

HARDWARE
Colonial brass throughout.

PAINTING
Interior: Ceilings—tinted. Floors—stained and waxed. Trim and sash—4 coats enameled with glaze coat. Exterior: Walls and sash—3 coats lead and oil paint.

ELECTRICAL INSTALLATION
Wiring system—rigid conduit and switches, General Electric. Fixtures—specially designed.

KITCHEN EQUIPMENT
Stove—gas. Refrigerator—Electrolux, gas. Sink—acid resisting enamel iron, Standard Sanitary Mfg. Co.

BATHROOM EQUIPMENT
All fixtures by Standard Sanitary Mfg. Co.

PLUMBING
Pipes—soil, cast iron; vents and supply—genuine wrought iron.

HEATING
Warm air unit heating systems, gas fired and controlled by pilot light and push button. Hot water heater—Superbo Mfg. Co.

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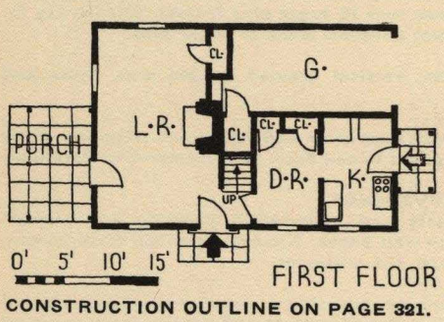
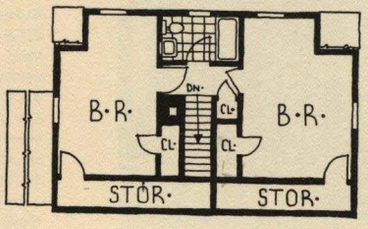
21-25. HOUSES FOR WEST VIRGINIA COAL LAND CO.

Bollinger



FIRST FLOOR



SECOND FLOOR

Cost: $4,700. Cubage: 15,348 at 30½ cents.

CONSTRUCTION OUTLINE ON PAGE 321.

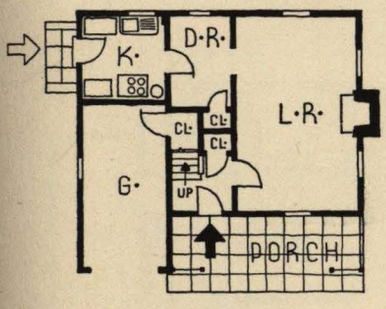
PROBLEM: A block of houses designed for sale.

GENERAL VIEW OF HOUSES

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

KANAWHA CITY, W. VA., WARNE, TUCKER AND SILLING, ARCHITECTS

Bollinger



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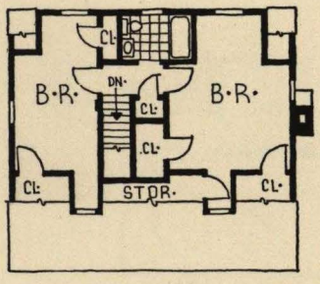


SECOND FLOOR

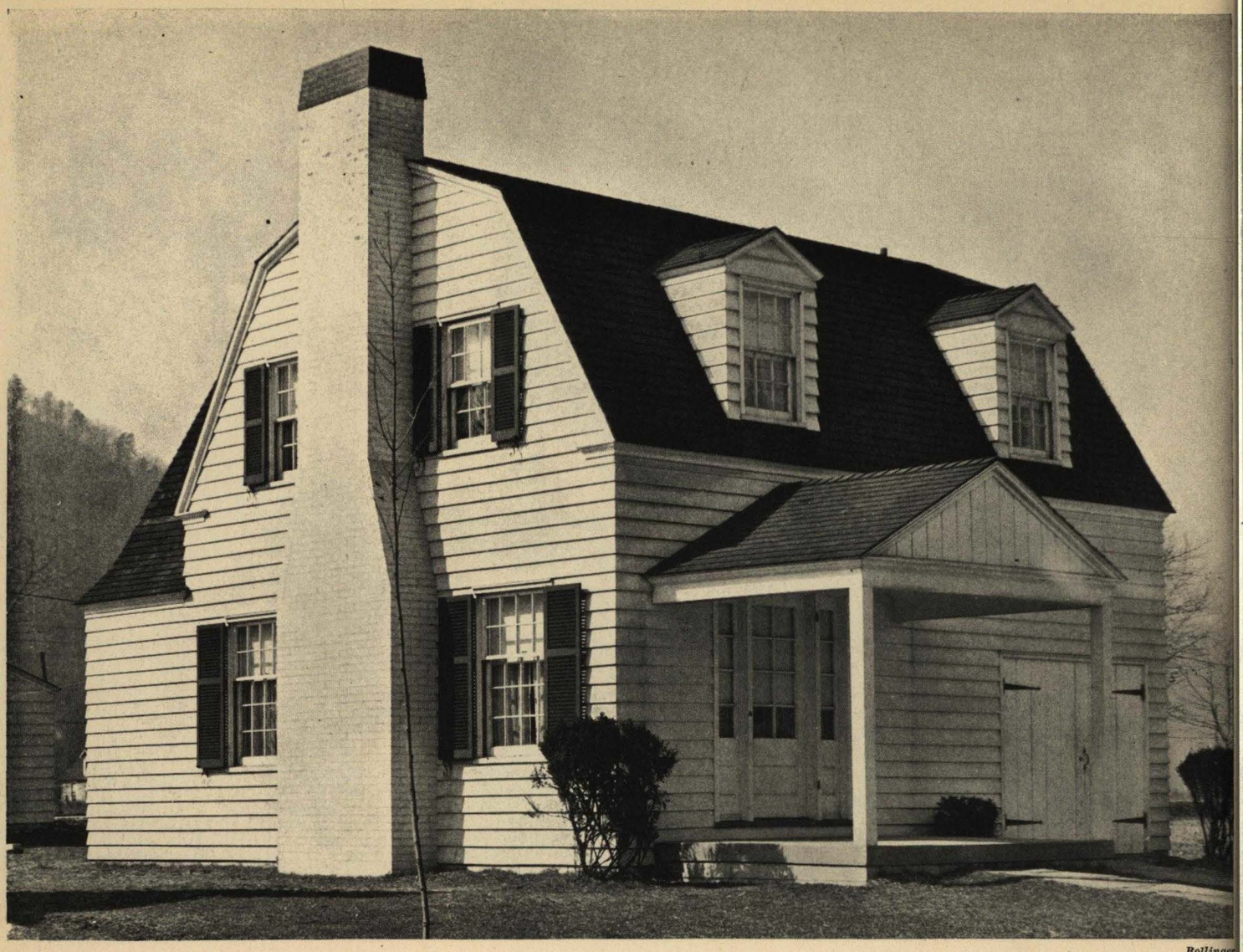
0' 5' 10' 15'

CONSTRUCTION OUTLINE ON PAGE 321

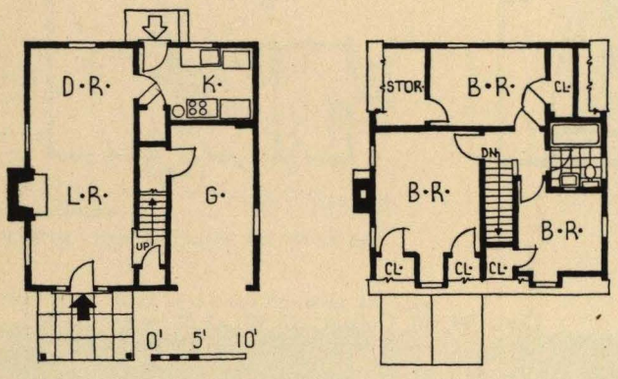
Cost: $4,820. Cubage: 15,860 at 30 cents.

An enterprising and public-spirited banker was convinced by the architects that capital invested in houses would bring a twofold return—direct profit and indirect local business stimulation. The houses were offered on a 10 per cent above cost basis, this representing the down payment with the balance payable in monthly installments competitive with neighboring properties. The results exceeded anticipation. The houses were all sold upon completion and proved to be the primer which set off a local construction boom, proof again that in many U.S. communities today there exists a potent demand

HOUSES FOR WEST VIRGINIA COAL LAND CO., KANAWHA CITY, W. VA.



Bollinger



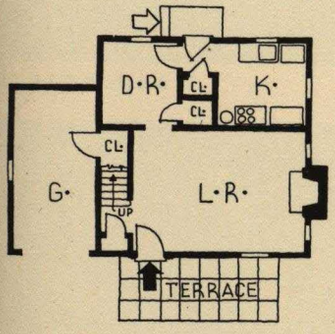
FIRST FLOOR SECOND FLOOR

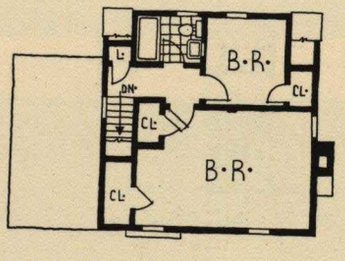
Cost: $4,725. Cubage: 15,536 at 30½ cents.

CONSTRUCTION OUTLINE ON PAGE 321

for well-built, well-designed, low cost houses. Although many of the houses which followed ranged around the $10,000 figure and eight or ten exceeding even $15,000, all of the houses shown here are in the under $5,000 class. Eight in all, five basic plans were used, three repeated, a factor that played its part in keeping the final cost below the established price limit. While all are similar in construction and appearance, the architects sufficiently varied the exteriors to satisfy even the most individualistic prospective owner. One house was given a gambrel roof, another sports a pedimented doorway. By

Bollinger





0' 5' 10'

FIRST FLOOR

SECOND FLOOR

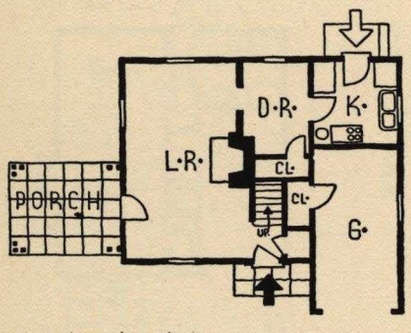
Cost: $4,610. Cubage: 14,880 at 31 cents.

CONSTRUCTION OUTLINE ON PAGE 321

arbitrarily changing the location of the dormers and chimneys, porches and doors, the architects have been able to retain a consistent character without monotonous repetition. The plans show greatly modified treatment of the ground floors. In several, the entrance hall was omitted entirely, in others a small one was provided. One house finds the dining room running into the living room, another separates the two with a front hall. In all but one case the garage has been placed in front, in three out of five the black-topped chimney has been set in the side wall, twice in the center.

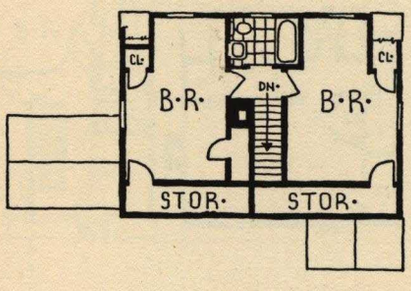
HOUSE FOR WEST VIRGINIA COAL LAND CO., KANAWHA CITY, W. VA.

Bollinger



0' 5' 10' 15'

FIRST FLOOR



SECOND FLOOR

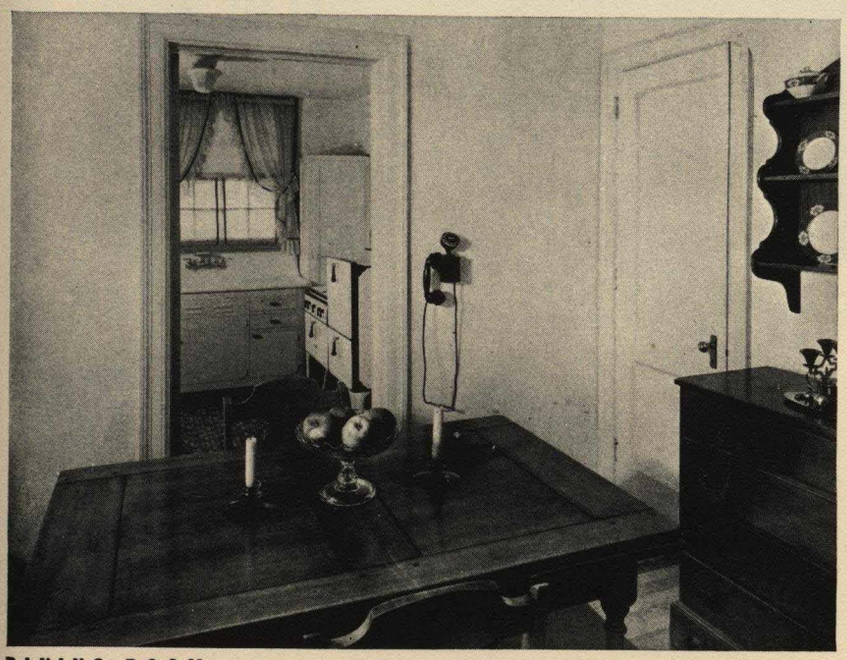
Cost: $4,710. Cubage: 14,855 at 31½ cents.

CONSTRUCTION OUTLINE ON PAGE 321

In all cases the first floor has provided the same number of rooms, the same approximate amount of floor area. The second floor plans are very similar, only one showing more than two bedrooms. Grouping of these houses around a central landscaped court with the backs of the houses facing the street suggests a further desirable feature if this plan is repeated. In price the houses range from $4,610 to $4,820. In cubage area from 14,855 to 15,860 at a cost of from 30 to 31 cents.

THREE TYPICAL INTERIORS

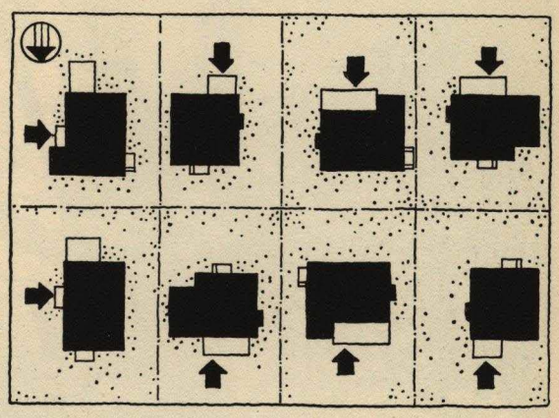
LIVING ROOM



DINING ROOM

KITCHEN

Bollinger Photos



PLOT PLAN

CONSTRUCTION OUTLINE

FOUNDATION
Walls—continuous wall of load bearing tile on concrete footing.

STRUCTURE
Exterior walls—2 x 4 in. studs, 16 in. o.c., ⅞ in. sheathing, building paper, wood siding or wood shingles. Inside—Rocklath plaster base and ¾ in. plaster, hard white finish. Interior partitions—2 x 4 in. studs 16 in. o.c., Rocklath plaster base and ¾ in. plaster both sides. Floor construction—2 x 10 in., 16 in. o.c., ⅞ in. oak sub-floor.

ROOF
Construction—wood rafters, 2 x 6 in., 16 in. o.c., ⅞ in. wood sheathing, felt paper. Finish—wood shingles.

CHIMNEY
Common brick with terra cotta flue linings, steel throat and damper, fire brick fireplace lining, brick hearth and facing with stock Colonial mantel.

SHEET METAL WORK
Flashing—tin. Gutters and leaders—galvanized iron.

INSULATION
Roof—2 in. rock wool.

WINDOWS
Wood, double hung. Glass—quality A, double strength, Libbey-Owens-Ford Glass Co. Blinds—wood.

STAIRS
Pine stringers, oak treads, gum risers.

FLOORS
All rooms—first quality red oak except bathroom which has tile floor and base. Porches—cement and tile.

WOODWORK
Trim—gum. Shelving and cabinets—poplar. Doors—white pine. Garage doors—white pine, overhead and side hinged.

HARDWARE
Interior—Colonial brass; exterior—Swedish iron, P. & F. Corbin Co.

PAINTING
Interior floors—filler, 2 coats varnish and wax. Trim and sash—5 coats enamel, Ripolin, Glidden Co. Exterior walls—2 coats double white. Roof—Creosote stain. Sash— 3 coats double white, all exterior paint by Samuel Cabot, Inc.

ELECTRICAL INSTALLATION
Wiring system—BX. Switches—Despard, Pass & Seymour, Inc.

KITCHEN EQUIPMENT
Sink—cabinet type, Crane Co.

BATHROOM EQUIPMENT
All fixtures by Crane Co. Medicine cabinet—Corcoran, Fries & Son Steel Construction and Engineering Co.

PLUMBING
Soil and waste—cast iron, galvanized iron vents and 87 per cent brass for supply.

HEATING
Unit gas heaters. Hot water heater—tank with thermostatic controlled coil heater, gas fired.

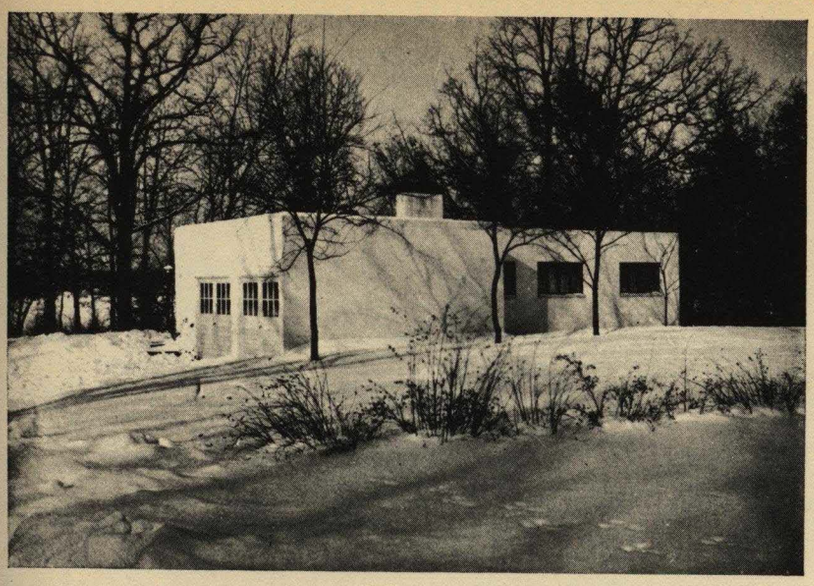
CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

26. HOUSE FOR HAMILTON BEATTY, MADISON, WISCONSIN

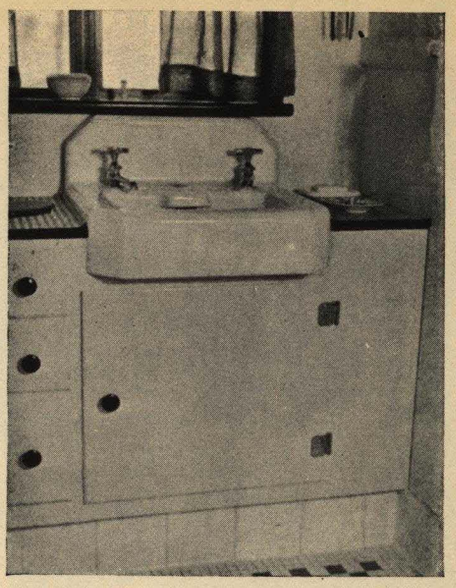
PROBLEM: A house for parents and two children. No service quarters.

The Wisconsin landscape, hospitable to the modern trend in architecture, lends itself admirably to this rugged, individualistic house near Madison. Attacking their problem in the contemporary manner, the designers chose concrete block walls, large unbroken window areas and a flat roof. The location of the house—several miles from town—required the construction of a two-car garage. To take advantage of a view through the woods to a lake below, the designers oriented the living room in that direction, concentrated the window area there. Space was saved by the use of built-in details. Cost: $4,100.

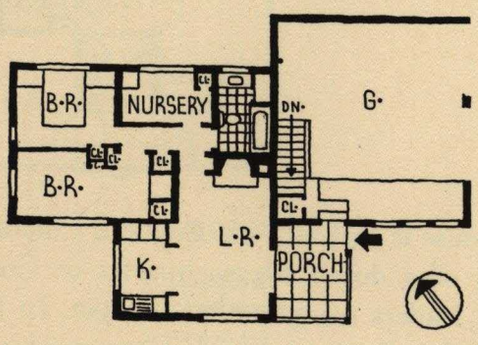
HAMILTON AND GWENYDD BEATTY, DESIGNERS



NORTH



KITCHEN



FLOOR PLAN

PLAN: Compact and complete, the plan is simplified by the omission of a dining room. The inconvenience attached to going through the garage to get to the heater in the basement is moderated by the covered porch. But having the entrance into the living room from the front door, without benefit of a hall in which to remove heavy or wet clothing, is doubtful practice in cold Wisconsin.

CONSTRUCTION OUTLINE

FOUNDATION
Walls—8 in. poured concrete with 12 in. footings. Cellar floor—4 in. concrete on gravel soil. Waterproofing—10 per cent hydrated lime in concrete.

STRUCTURE
Exterior walls—8 in. slag concrete blocks, cement paint outside, 3 coats plaster inside (putty finish). Interior partitions—wooden frame, ½ in. Insulite plaster base, 3 coats plaster. Floor construction—wood joists, subflooring (shiplap) and paper.

ROOF
Construction—wood joists, shiplap and paper ceiling ½ in. Insulite plaster base, 3 coats plaster. Finish—5-ply built-up asphalt and felt roofing.

CHIMNEY
Local sand lime brick, cement paint. Lining—terra cotta. Fireplace—Colonial damper, 42 in.

SHEET METAL WORK
Flashing—24 gauge galvanized iron. Leaders—3 in. steel pipe inside.

INSULATION
Roof—air space and ½ in. Insulite. Weatherstripping—felt at all windows.

WINDOWS
Sash—metal casements, Truscon Steel Co. Glass—quality A, double strength, American Window Glass Co. Screens—roll-screens, Truscon Steel Co.

FLOORS
All rooms, select oak except bath which is tile.

WOODWORK
Trim and cabinets—pine. Doors, interior—single panel pine. Garage doors—stock pine.

HARDWARE
Throughout—Sargent & Co.

PAINTING
Interior: Walls, trim and sash—flat finish paint, Mautz Paint & Varnish Co., Madison, Wis. Floor—Dura-seal, International Chemical Co., Chicago. Exterior: Walls—Medusa White Portland Cement Paint and yearly application of whitewash. Roof—whitewash every spring for summer cooling—disappears by winter. Sash—oil paint.

ELECTRICAL INSTALLATION
Switches—General Electric. Fixtures—special design, built-in.

KITCHEN EQUIPMENT
Stove and refrigerator—General Electric. Sink—Rundle-Spence Mfg. Co., Milwaukee.

LAUNDRY EQUIPMENT
Washing Machine—Kenmore, Sears, Roebuck and Co.

BATHROOM EQUIPMENT
Lavatory and tub—Kohler & Co. Toilet—Crane Co., flush valve, Sloane-Blabon Corp.

PLUMBING
Pipes—cast iron. Water supply—galvanized iron. Pump—260 gal. per hour capacity, Crane Co.

HEATING
Furnace—Schwab Furnace & Mfg. Co., Milwaukee, Wis. Oil burner—Wisconsin Oil Burner Co.

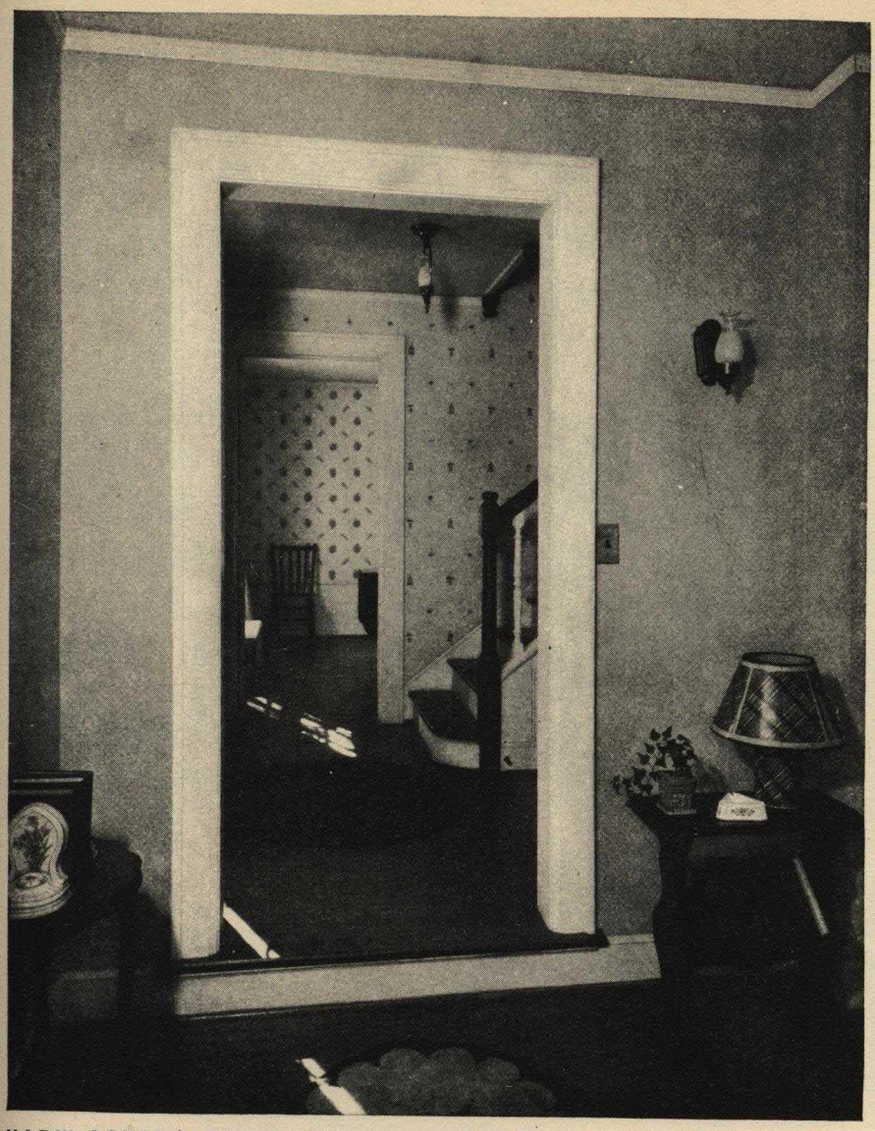
CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

27. HOUSE FOR NED BALL, RALEIGH, NORTH CAROLINA

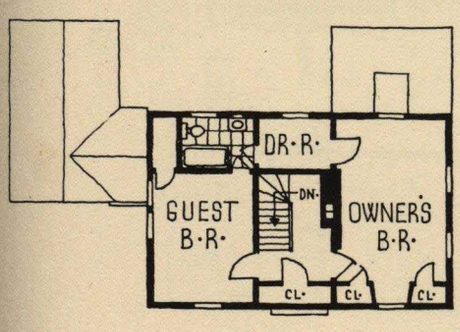
PROBLEM: A house that will permit later additions.

In character and style, appearance and setting, this house is just as New England Colonial as can be found in Dedham, Concord, Groton or any other of a dozen Massachusetts or Connecticut towns. Snow covered ground, stately pines and tin leaders complete the illusion. In his placement of the windows, his use of materials, his small subordinate attached garage and his excellent "purist" doorway, the architect has lost none of the traditional classicism, none of the dignity of proportion of the Early Colonial. To find an adaptation or an importation of a Northern style house in the South—one that retains its Yankee accent—is always architectural news. The plan had to admit of future additions. Accordingly the architect chose a logical central plan that would permit a wing to be added to the living room without upsetting the balance of the facade. In its present condition, the plan is conventional and practical. The attached garage has direct access to the house. Cost: $4,802. Cubage: 19,460 or about 24½ cents.

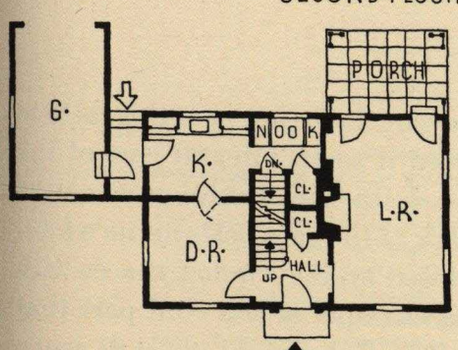
THOMAS W. COOPER, ARCHITECT



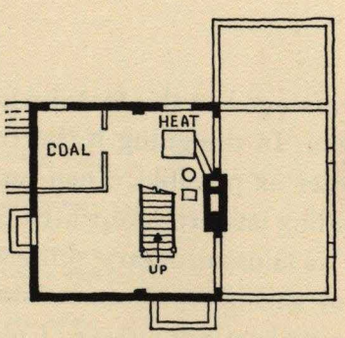
VIEW LIVING ROOM HALL



SECOND FLOOR



FIRST FLOOR



BASEMENT

0' 5' 10' 15'

CONSTRUCTION OUTLINE

FOUNDATION
Walls—continuous 9 in. brick. Cellar floor—4 in. concrete floor on earth fill. Waterproofing—1 in. cement plaster on outside of walls from footings to grade line.

STRUCTURE
Exterior walls—beveled-siding, Neponset paper, Bird & Son, Inc., ¾ x 6 in. T. & G. pine sheathing, 2 x 4 in. studs, rock lath and 3 coat smooth white plaster, U. S. Gypsum Co. Interior partitions—2 x 4 in. pine studs, rock lath and 3 coat plaster, U. S. Gypsum Co. Floor construction—2 x 10 in. joists, 16 in. o.c., ¾ x 6 in. T. & G. sub-floor, building paper, plaster ceiling on rock lath. Attic floor—2 x 8 in. ceiling joists, rock lath and plaster.

ROOF
Construction—2 x 6 in, rafters, 16 in. o.c., with collarties, ¾ x 6 in. T. & G. pine roofers, 15 lb. roofers felt. Finish—220 lb. asphalt shingles, Johns-Manville.

CHIMNEY
Lining—vitrified tile flue lining. Fireplace—throat and damper, Donley Bros.

SHEET METAL WORK
Flashing—galvanized iron. Gutters—galvanized half-round, hanging gutters. Leaders—3 in. round, galvanized.

INSULATION
None. Weatherstripping—extruded bronze thresholds at outside doors.

WINDOWS
Sash—white pine, double hung. Frame—No. 1 N. C. pine. Glass—quality A, double strength, Pittsburgh Plate Glass Co. Screens—half sliding, white pine, bronze mesh, mill made. Blinds—white pine stock slat shutters.

STAIRS
No. 1 N. C. pine throughout.

FLOORS
Living room, bedrooms and halls—random width, clear flat sawed N. C. pine with pegs. Kitchen—3/16 in. asphalt tile, Tile-Tex Co., Chicago. Bathrooms—ceramic tile floor, 6 in. cover base. Porches—concrete, marked off in squares.

WALL COVERINGS
Living room, bedrooms and halls—wall paper. Bathrooms—cement wainscot, Keene's.

WOODWORK
Trim, shelving and cabinets—No. 1 N. C. pine. Doors, interior—fir, 2 panel. Doors, exterior—white pine. Garage doors—redwood.

HARDWARE
Interior—wrought brass, glass knobs; exterior—polished cast brass, all by Sargent & Co.

PAINTING
Interior: Walls—oil paint in kitchen and bath. Ceilings—oil paint. Floors—filled, shellacked and waxed. Trim and sash—3 coats semi-gloss enamel. Exterior: Walls and sash—3 coats lead and oil paint.

ELECTRICAL INSTALLATION
Wiring system—BX cable. Switches—toggle type, dull brass.

KITCHEN EQUIPMENT
Stove—electric. Refrigerator—electric. Sink—60 in. roll-rim, Standard Sanitary Mfg. Co. Cabinet—mill made wood cabinets.

BATHROOM EQUIPMENT
Fixtures by Standard Sanitary Mfg. Co. Seat—white, Church Mfg. Co. Cabinet—Venetian type, all metal, Hess Warming & Ventilating Co.

PLUMBING
Pipes: Soil, waste and vent—standard weight cast iron. Water supply—copper service from street, galvanized steel inside.

HEATING
Boiler—coal, hand fired, American Radiator Co. Radiators—Corto. Valves—Hoffman Specialty Co. Hot water heater—Taco Heaters, Inc.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

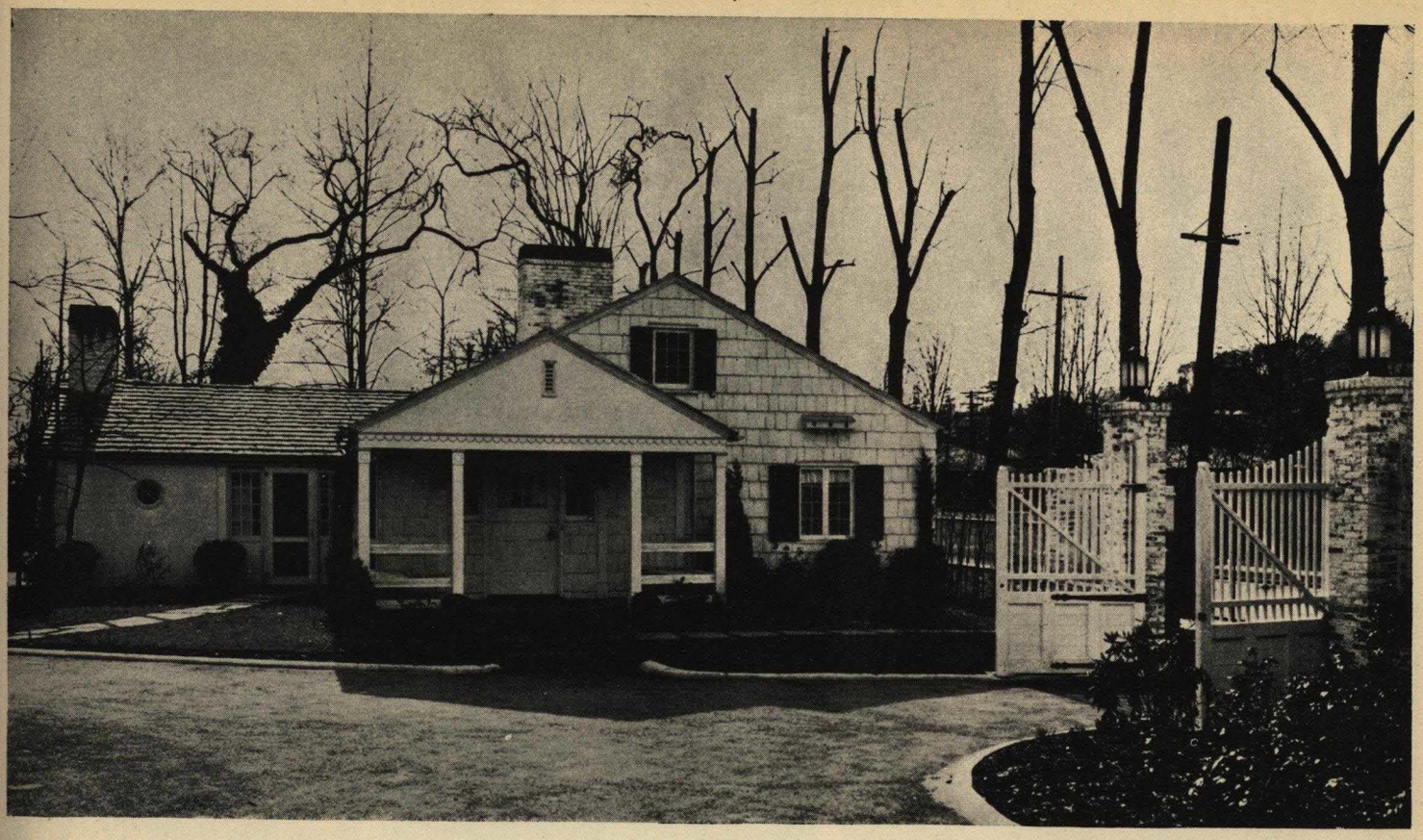
28. GATE LODGE, SEATTLE, WASHINGTON

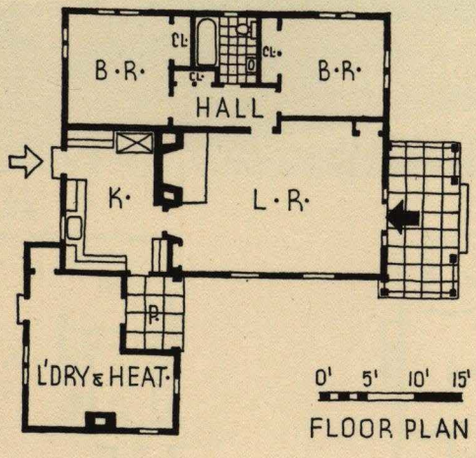
Todd Hazen Photos

PROBLEM: On a lot unlimited in size, to build a gate lodge for two people.

The function of gate keeping went out years ago but this fact did not prevent the architect of this cottage from drawing upon an old romantic custom. In designing it, he conceived it as an integral part of the domain, set it as near the threatened border as possible. Then, not tied down with tradition or actual danger, he constructed the lodge of flush siding and trim, repeated the brick of the gate posts in the white-washed chimneys. For the exterior walls, he chose ordinary shingles, dressed up the window spaces with attractive ornamental blinds. The use of shrubbery is an outstanding example of the vital part that landscaping plays in presenting a house to its best advantage. Cost: $4,385. Cubage: 20,530 at 21 cents.

GEORGE WELLINGTON STODDARD, ARCHITECT





FLOOR PLAN

PLAN: The main entrance makes use of a covered porch to avoid an entrance hallway, consequently leads directly into the living room. The plan, in its division of the two bedrooms—with their common hall and bath—from the rest of the house is successful. The service entrance to the kitchen is, of necessity, on the same side of the house as the front entrance but the setback completely subordinates it to its minor position.

CONSTRUCTION OUTLINE

FOUNDATION
Walls—6 in. concrete walls.
STRUCTURE
Exterior walls—¾ in. handsplit shakes, 10 in. to weather, Excel Shingle Co., Sisalkraft paper, shiplap, 2 x 4 in. studs. Inside—wood lath and plaster. Interior partitions—wood lath and plaster on 2 x 4 in. studs. Floor construction—wood joists, shiplap sub-flooring.
ROOF
Construction—2 x 4 in. rafters, 1 x 3 in. roof boards. Finish—1 in. handsplit shakes, 8 in. to weather, Excel Shingle Co.
CHIMNEY
Hard burned common brick, Builders Brick Co. Fireplace—common brick facing, firebrick lining, Tristop damper.
SHEET METAL WORK
Flashing, gutters and leaders—16 oz. copper.
INSULATION
None.
Weatherstripping—Chamberlin Metal Weather Strip Co.
WINDOWS
Sash—wood, both double hung and casement. Glass—double strength, Libbey-Owens-Ford Glass Co.
STAIRS
Stock treads, risers and handrail.
FLOORS
All rooms—Presdwood tile on fir flooring, Masonite Corp. Kitchen and bath—grade A linoleum, Armstrong Cork Products Co.
WALL COVERINGS
Living room, bedrooms and halls—wall paper, Imperial.
WOODWORK
Fir throughout, Elmer, Moody & Co.
HARDWARE
Interior and exterior—Yale & Towne Mfg. Co.
PAINTING
Interior: Walls and ceilings—oil paint, flat. Trim and sash—oil paint, enamel, Schorn Paint Mfg. Co. Exterior: Walls and sash—outside white, Schorn Paint Mfg. Co.
KITCHEN EQUIPMENT
Sink—Standard Sanitary Mfg. Co.
BATHROOM EQUIPMENT
All fixtures by Standard Sanitary Mfg. Co.
HEATING
Hot water, oil burner, Pacific Burner Co.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

29. HOUSE FOR C. J. VANDENHOOGEN, HEMPSTEAD, L. I.,

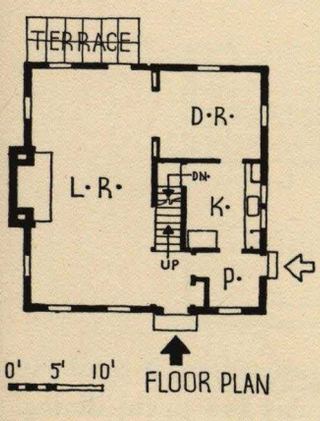
Murray Peters Photos

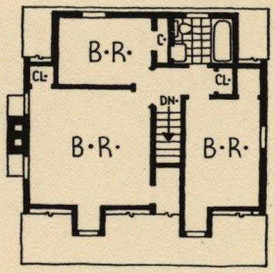
PROBLEM: House designed for sale.

Although this house was not designed for an individual client, the architect visualized a genial, sociable person who would utilize the large living room for gracious entertaining. Hence the designer devoted more than half of the first floor to the living room, saved additional space by eliminating the conventional hallway (although providing a closet) and constructing built-in features in the wood paneling. Although his treatment of the dining room differed in materials and detail from the living room, by eliminating the doorways, the architect was able to furnish additional multi-purpose space. The large kitchen area provides ample room for the preparation of refreshments. In outward appearance, the house is well balanced and pleasing. The effect would have been enhanced had the use of blinds and shrubbery been continued on all four sides. Cost $3,200. Cubage: 15,525 at approximately 21 cents.

NEW YORK, MAXMILLIAN R. JOHNKE, ARCHITECT

LIVING ROOM-DINING ROOM





PLAN: The large amount of space given over to the combined pantry and kitchen is unusual. The former serves double duty as reception room and storage space. A cleaner second floor plan would have resulted from a rearrangement of closet areas.

CONSTRUCTION OUTLINE

FOUNDATION
Walls—8 in. concrete block. Cellar floor—3 in. concrete with 1 in. cement finish. Waterproofing—skim coat of cement.

STRUCTURE
Exterior walls—frame construction with Perfection shingles staggered. Inside—plastered throughout except where wood wainscot.

ROOF
Construction—2 x 6 in. rafters, 16 in. o.c. shingle lath, 1 x 3 in. Finish—Perfection cedar shingles 5 in. to weather.

CHIMNEY
Terra cotta flue linings, old style damper—H. W. Covert Co.

SHEET METAL WORK
Flashing, gutters and leaders—copper.

INSULATION
Celotex on sloping portion of ceilings only. Weather-stripping—metal.

WINDOWS
Sash—double hung throughout except kitchen. Glass—single thick, Pittsburgh Plate Glass Co.

STAIRS
Oak treads and white pine risers and stringers—stock material.

FLOORS
Living room, bedrooms and halls—oak flooring, No. 2 select. Kitchen—covered with No. 3 grade linoleum. Bathroom—tile wainscot and floor.

WALL COVERINGS
Living and dining room—knotty pine wainscot. Bedrooms and halls—wall papered.

WOODWORK
Trim, shelving and cabinets—No. 2 white pine. Interior doors—6 panel Colonial, 1⅜ in. thick. Exterior doors—6 panel Colonial, 1¾ in. thick. Garage doors—1¾ in. thick, white pine.

HARDWARE
Interior and exterior—Sargent & Co.

PAINTING
Interior: Walls—wood wainscot, Minwaxed and waxed 2 coats. Bathroom and kitchen—above wainscot 3 coats and closets 2 coats. Ceilings—calcimine, Hylight Products Co. Floors—Minwax stained and waxed 2 coats. Trim and sash—painted 3 coats. Exterior: Walls—painted 2 coats. Roof—stained 2 coats. Sash—painted 3 coats.

ELECTRICAL INSTALLATION
Wiring system—BX cable. Switches—toggle switches. Fixtures—McPhilbin Co.

KITCHEN EQUIPMENT
Stove—Star range, Detroit Vapor Stove Co. Sink—combination laundry tub and sink, Kohler Co. Cabinet—Ridgeway. Built-in ironing board—Curtis Companies, Inc.

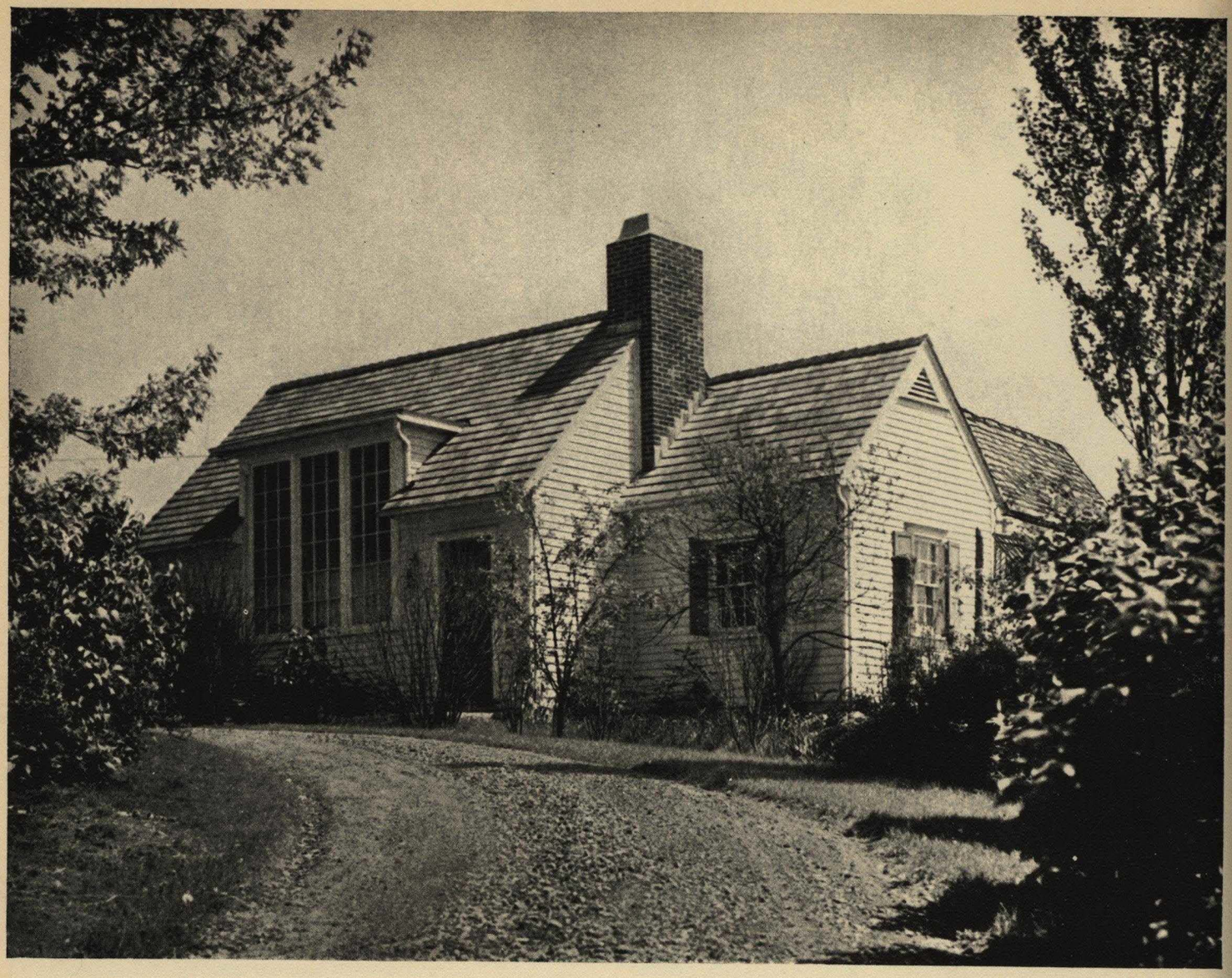
BATHROOM EQUIPMENT
All fixtures by Kohler Co. Cabinet—Ridgeway.

PLUMBING
Soil and vent pipes—extra heavy cast iron. Water supply—copper tubing. Tank—40 gal. Monel Metal storage, for hot water.

HEATING AND AIR CONDITIONING
Holland air heating system, coal fired boiler, forced air with water trough for humidifying, thermostatic control, no cooling. Hot water heater—coal fired.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

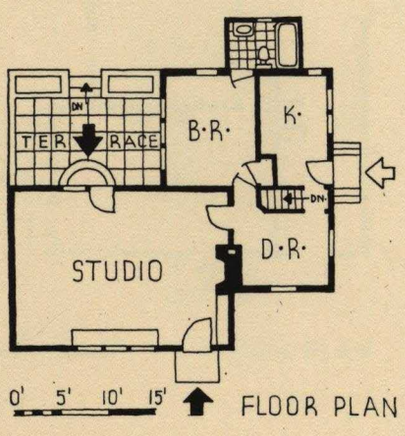
30. STUDIO COTTAGE, NEW HOPE, PENNSYLVANIA



THIS little studio cottage looks very well in its setting. Of economical frame construction, it comfortably accommodates two people, in a pinch can squeeze in a third by putting a day bed in the dining room or studio. Due to its protected southeast corner exposure, the terrace is usable practically all winter. Flower beds set in bottomless brick enclosures in the terrace keep flowers growing without drying up. In the winter, the flowers can be taken out and evergreens set in. For the size of the house, the fireplace is large enough to supply sufficient heat should the owner desire to live there all year. Cost: $2,420. Cubage: 11,961 at about 20 cents.

MARGARET F. SPENCER, ARCHITECT

STUDIO WINDOW *Hampton Hayes*



FLOOR PLAN

CONSTRUCTION OUTLINE

FOUNDATION
Walls—poured concrete. Cellar floor—6 in. concrete slab.

STRUCTURE
Exterior walls—white pine clapboards, Kraft building paper on diagonal sheathing, 2 x 4 in. studs. Inside—Celotex and plaster, galvanized wire over all joints and corners. Interior partitions—studs, Celotex and plaster. Floor construction—yellow pine joists, ends creosoted, T. & G. diagonal underflooring and Sisalkraft paper. Plaster ceilings on Celotex.

ROOF
Construction—fir plate and rafters, Celotex sheathing and shingle lath. Finish—24 in. wood shingles, Royal.

CHIMNEY
Brick. Fireplace—damper, H. W. Covert Co.

SHEET METAL WORK
Flashing—zinc. Valleys—40 lb. tin. Gutters and leaders—Toncan metal, Republic Steel Corp.

INSULATION
Outside walls—4 in. balsam wool quilt, beside Celotex on all walls, ceilings and roof.

WINDOWS
Sash—fixed sash for studio north light, otherwise double hung, clear white pine frames. Glass—double strength, quality A, Libbey-Owens-Ford Glass Co. Screens—wood frames, bronze mesh. Blinds—fixed slat.

FLOORS
All rooms—2½ in. selected yellow pine. Kitchen and bathroom floors are covered with linoleum, Armstrong Cork Products Co. Porches—flagstone.

WALL COVERINGS
Kitchen and bathrooms—wall board tile.

WOODWORK
Trim—white pine.

HARDWARE
Colonial pattern, brass and glass knobs—Sargent & Co.

PAINTING
Interior: Walls—3 coats "Stonetex" wash, Truscon Laboratories. Floors—2 coat oil and 3 coat wax. Trim—3 coat oil paint. Exterior: Walls, trim and sash—3 coat white lead and linseed oil, National Lead Co.

ELECTRICAL INSTALLATION
Wiring system—BX.

PLUMBING
By Crane Co. and Kohler Co.

HEATING
Warm air, outside fresh air ducts, furnace by Richardson & Boynton. Coal hot water heater.

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31. HOUSE FOR J. J. PACE, SAN ANTONIO, TEXAS

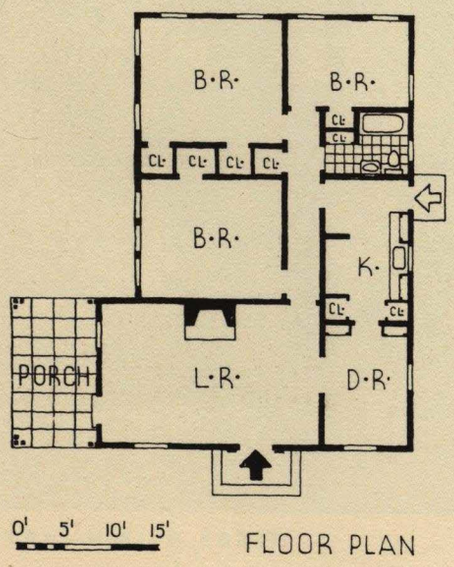
James Zintgraff Photos

PROBLEM: A house for a family of three and occasional guests. Lot (57.5 x 130 ft.) is on a corner.

Wood frame construction solved the problem for this San Antonio house. With a corner location, the architect chose north orientation as an east porch was required. Despite the small size of the porch in relation to the larger mass of the house, it completely dominates the façade, increasing the apparent size considerably. The balustrade has been applied as decoration, there being no access to the upper deck. Cost: $4,800. Cubage: 18,166 at 26½ cents.

BARTLETT COCKE, ARCHITECT

PORCH



FLOOR PLAN

PLAN: The plan is neat and clean. The porch, facing east, has direct access to the living room. The kitchen is well planned both for service and deliveries, has good working area. The closet spaces are well organized. The bedrooms, well located for the morning sun, center equally on the one bath.

CONSTRUCTION OUTLINE

FOUNDATION
Walls—wood girders on concrete posts.
STRUCTURE
Exterior walls—pine siding on wood studs, shiplap, canvas and paper on interior. Interior partitions—wood studs, shiplap, canvas and paper both sides. Floor construction—wood joists, shiplap sub-floor and building paper.
ROOF
Construction—wood joists and roof rafters. Finish—asphalt composition shingle. Deck construction—wood ceiling joists, and roof rafters. Finish—metal.
CHIMNEY
Terra cotta flue lining, cast iron damper—Alamo Iron Works.
SHEET METAL WORK
Flashing, gutters and leaders—Armco galvanized iron.
INSULATION
None. Weatherstripping—Metal Weatherstrip Co., Monarch outside doors only.
WINDOWS
Sash—double hung white pine. Frame—yellow pine, cypress sill. Glass—quality A, single strength. Screens—outside wood frames, galvanized netting. Blinds—cypress, do not operate.
FLOORS
Living room, bedrooms and halls—oak. Kitchen—pine with linoleum. Bathrooms—tile. Porches—cement, with brick edging.
WALL COVERINGS
Living room, bedrooms and halls—wall paper. Kitchen—Sanitas, The Standard Textile Products Co. Bathrooms—Keene's cement and wall paper.
WOODWORK
Trim—pine. Shelving and cabinets—pine and fir. Doors—white pine. Garage doors—yellow pine.
HARDWARE
Interior and exterior—P. & F. Corbin & Co.
PAINTING
Interior: Floors—dull coat, Pratt & Lambert. Trim and sash—enamel. Exterior: Walls and sash—Sunlight, Pittsburgh Plate Glass Co.
ELECTRICAL INSTALLATION
Wiring system—conduit. Switches—Harvey Hubbell.
KITCHEN EQUIPMENT
Refrigerator—Frigidaire. Sink—Crane Co. Cabinet—milled.
BATHROOM EQUIPMENT
All fixtures by Crane Co.
PLUMBING
Soil and vent pipes—cast iron. Supply pipes—galvanized iron.
HEATING
Gas outlets only. Hot water heater—Crane Co.

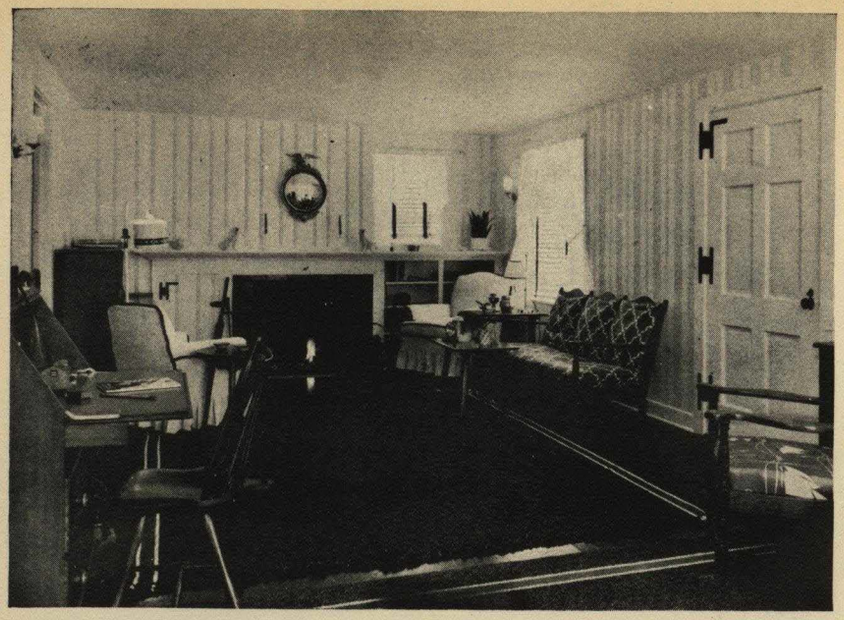
CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

32. HOUSE FOR C. G. RAIBLE, VERMILION LAGOONS,

PROBLEM: A summer residence for a family of five and occasional guests. Style to conform to community restrictions.

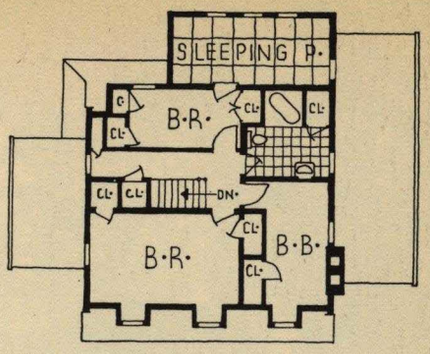
Situated some 40 miles west of Cleveland on Lake Erie is the residential district of Vermilion Lagoons. With a maze of waterways connecting the lagoon with the river and lake, the spot is an ideal haven for yachting and boat enthusiasts. The residences are definitely restricted to a Cape Cod style of architecture. In this case, the architect successfully adapted this style, used it with a certain amount of freedom. Oriented south, the house overlooks a formal lawn that terminates in a private wharf on the lagoon. The small picket fence, completely surrounding the property, repeats the material of the house and creates a sense of privacy. The interiors are consistent. Cost: $4,700. Cubage: 16,757 at 28 cents.

VERMILION, OHIO, W. NORMAN JEAVONS, ARCHITECT

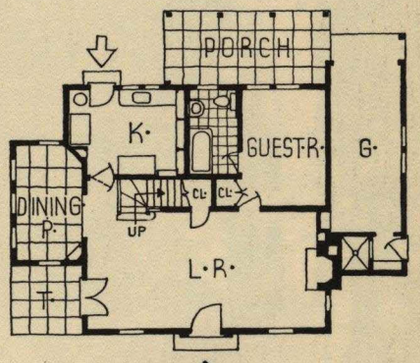


LIVING ROOM

LIVING ROOM—DINING PORCH



SECOND FLOOR



FIRST FLOOR

PLAN: The main entrance rightly faces the lagoon. There is no entrance from the street other than through the kitchen. The attached garage faces the street but opens on the lawn, has access to the house via the front door. The guest room, with its private bath, is a good feature. The second floor, given over to the family's sleeping quarters, provides ample room for parents and three children.

CONSTRUCTION OUTLINE

FOUNDATION
Walls—common brick.
STRUCTURE
Exterior walls—bevel siding on yellow pine frame. Interior partitions—white pine wood lath and prepared patent plaster, U. S. Gypsum Co. Floor construction—yellow pine joists and sub-flooring. Plastered ceilings.
ROOF
Construction—2 x 6 in. yellow pine rafters, shingle lath. Finish—Mauk double dipped wood shingles.
CHIMNEY
Common brick—damper, Donley Bros.
SHEET METAL WORK
Flashing—copper. Gutters and leaders—galvanized iron.
INSULATION
Outside walls and rafters—aluminum foil, Reynolds Metals Co. Weatherstripping—copper.
WINDOWS
Sash—white pine double hung and casement. Glass—single thick, quality A, Pittsburgh Plate Glass Co. Screens—copper mesh in wood frames.
FLOORS
Yellow pine. Bathrooms—rubber tile.
WALL COVERINGS
Wall tile dado—Marsh Wall Tile Co.
WOODWORK
Trim—yellow pine. Doors—white pine.
HARDWARE
"Patrician," Lockwood Hardware Mfg. Co.
PAINTING
Interior: Floors—heavy lacquer, mixed with color. Trim and sash—3 coat, eggshell finish. Exterior: Walls and sash—white lead and oil, dull glossy finish, Sherwin-Williams.
ELECTRICAL INSTALLATION
Wiring system—BX. Switches—toggle.
KITCHEN EQUIPMENT
Stove—Electromaster Inc.
Sink—enamel, roll top.
BATHROOM EQUIPMENT
Fixtures by Crane Co. Cabinet—built on job.
PLUMBING
Pipes—galvanized iron, Republic Steel Corp.
HEATING
None.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

33. HOUSE FOR ELEANOR TOWLES, CHARLOTTESVILLE,

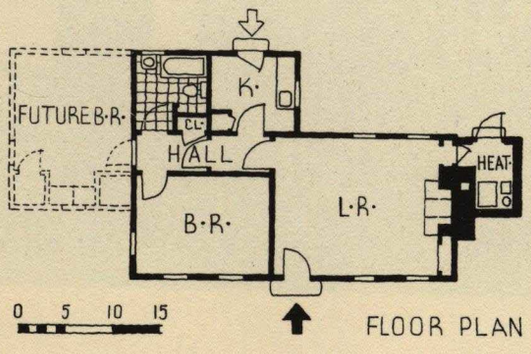
Hobinger Photos

PROBLEM: House for a lady who lives alone. Style to harmonize with house on adjoining lot.

The wide literary and historical interests of the client prompted the architect to design a house that would fittingly reflect the personality of the owner. The problem was handled with taste and restraint. The facade is studied and rigid, the twenty-four light windows carefully placed on direct axis. The same severe simplicity was carried into the interior where, in the living room, the shape of the door leading to the heating room is repeated by a built-in bookcase that balances the other side of the fireplace. Cost: $3,503. Cubage: 8,906 at a little over 39 cents.

VIRGINIA, MILTON L. GRIGG, ARCHITECT

LIVING ROOM



FLOOR PLAN

PLAN: The plan is not so conventional as the exterior appearance, being designed to fit the client's convenience, not any rule of academic rigidity. Space seems, at first glance, to have been lost in the construction of a hall between the bath and the bedroom, but should the proposed future bedroom ever be added, the foresight of the designer will be appreciated.

CONSTRUCTION OUTLINE

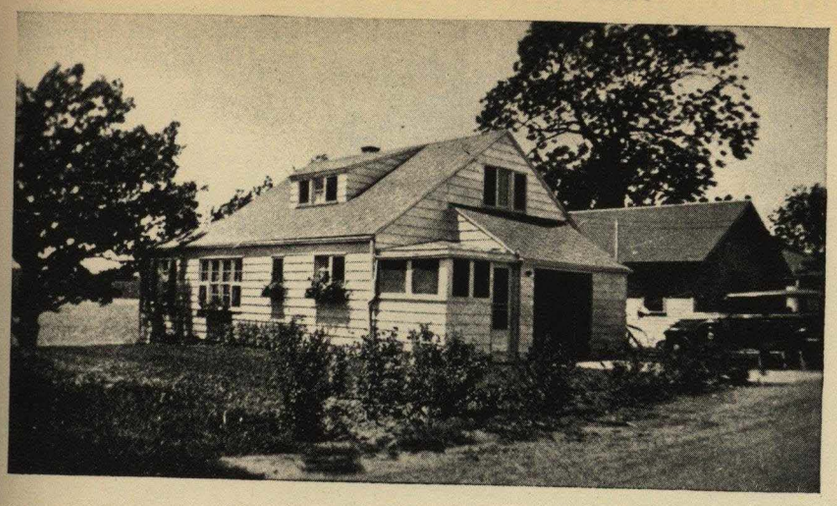
FOUNDATION
Walls—continuous brick.
STRUCTURE
Exterior walls—redwood shingles, ⅞ in. sheathing, 2 x 4 in. studs, Celotex lath and plaster. Interior partitions—2 x 4 in. studs, Red Top rock lath and sand finish plaster, U. S. Gypsum Co. Kitchen and bath—Keene's cement, Best Bros. Floor construction—2 x 6 in. joists, sub-floor. Ceiling—2 x 8 in. joists, rock lath and plaster.
ROOF
Construction—2 x 8 in. rafters—30 lb. felt and sheathing. Finish—Flintkote tapered strips composition shingles.
CHIMNEY
Field stone. Lining—terra cotta. Fireplace—oversize hand made brick, Old Virginia Brick Co. Damper—custom built.
SHEET METAL WORK
Flashing, gutters and leaders—Armco iron.
INSULATION
Outside walls—Celotex lath, rock lath on ceilings. Weatherstripping—Monarch Metal Weatherstrip Co.
WINDOWS
Sash—redwood, double hung except in kitchen and bath which are casements. Frame—yellow pine. Glass—double strength, quality A, Pittsburgh Plate Glass Co. Screens—bronze in redwood frames, half opening, sliding. Blinds—stock louvered.
FLOORS
Living room, bedrooms and halls—2¼ in. red oak, Barnes Lumber Co., Inc. Kitchen and bath—2¼ in. fir covered with grade D linoleum, Armstrong Cork Products Co.
WOODWORK
Trim—redwood, special detail. Shelving and cabinets—yellow pine and fir plywood, special design. Doors—redwood, special design.
HARDWARE
Hand wrought iron—special, Reading Iron Co.
PAINTING
Interior: Walls and ceilings—Farbo cold water paint, Farboil Paint Co. Floors—filled, stained and waxed. Trim and sash—Wallhide, Pittsburgh Plate Glass Co. Wall sheathing—natural redwood, filled and waxed. Exterior: Shingles—Safety White, whitewash. All other surfaces, Double White, Samuel Cabot Co.
ELECTRICAL INSTALLATION
Wiring system—BX cable, General Electric Co. Switches—General Electric Co. Fixtures—special, Ritchie Electric Co.
KITCHEN EQUIPMENT
Stove—Standard Range Co., Toledo, O. Sink—Standard Sanitary Mfg. Co. Cabinet—wood, special design.
BATHROOM EQUIPMENT
Fixtures—Standard Sanitary Mfg. Co.
PLUMBING
Soil, waste and vent pipes—cast iron. Water supply—wrought iron, Reading Iron Co.
HEATING
Hot water—hand fired coal. Boiler—tubular Red Flash, American Radiator Co. Fuel—coal, hand fired. Radiator—Corto. Hot water heater—coal fired, American Radiator Co.

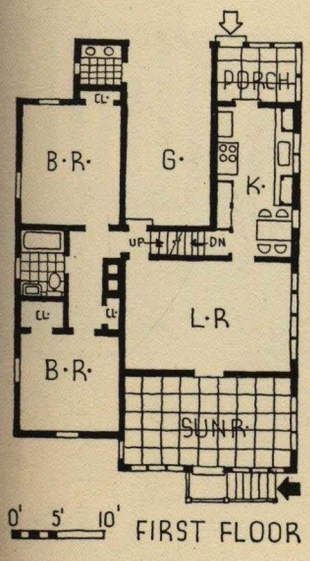
CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

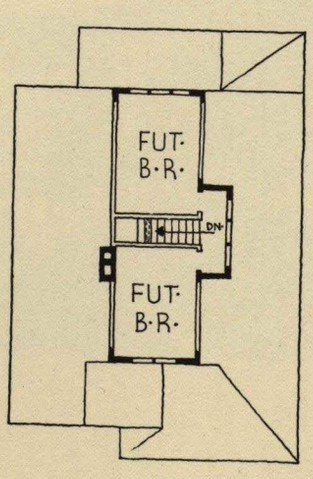
34. HOUSE FOR MRS. CHARLES VICKERY, LAPEER, MICHIGAN

Asked his opinion on purchasing a poorly built, five-room bungalow for $2,500, the designer offered to build the client a larger house, of better materials, for less, if she would allow him to try certain experiments. One involved insulation. Located on the edge of a 50-foot bluff, the house was exposed to a strong cold wind sweeping across the lake below. Instead of using sheathing, he nailed Sisalkraft building paper to the studs, then tacked it to the white pine siding along the horizontal seams. Thus he created a dead air space between the bevel of the siding, another between the Sisalkraft and the Celotex interior. No mill-made window frames were used. The exterior wood was oiled, then painted aluminum. Had it not been for the fact that all labor and materials had to be transported five miles from the nearest town, the cost of the house would have been even lower. Cost: $1,750 (with no plumbing). Cubage: 15,060 at approximately 11½ cents.

CORWIN WILLSON, DESIGNER







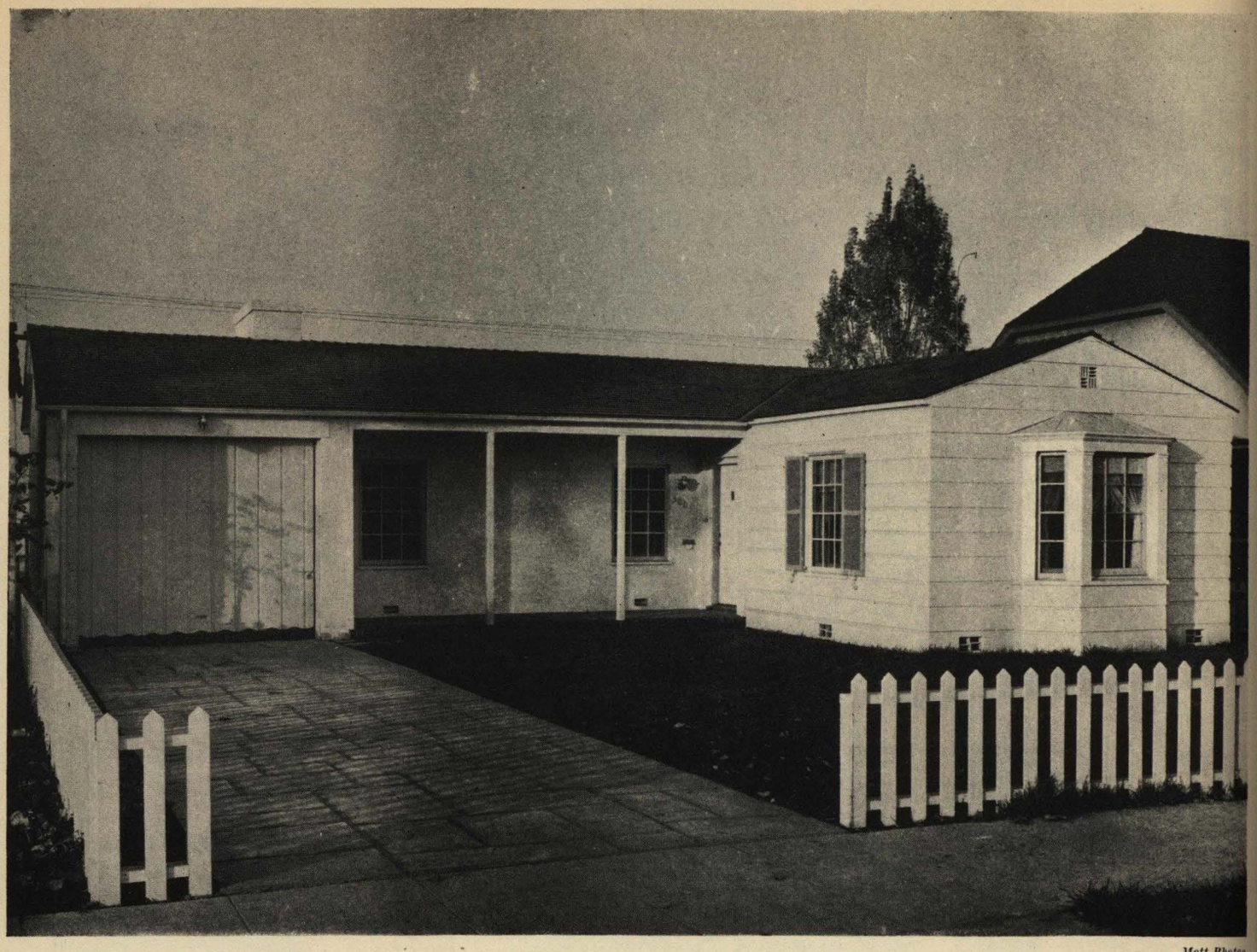
PLAN: The plan is unusual in the placing of the garage between the bedroom and the kitchen. The bath, shown between the two bedrooms, is actually a future room. A dry toilet was therefore appendaged on the bedroom closet. The plan also shows provision for future rooms on the second floor.

CONSTRUCTION OUTLINE

FOUNDATION
Walls—8 in. continuous concrete. Cellar floor—not yet finished.
STRUCTURE
Exterior walls—siding of 1 x 10 in. No. 3 white pine, no sheathing, Sisalkraft building paper tacked on 2 x 4 in. studs. Inside—Celotex finish with batten strips. Interior partitions—Celotex on 2 x 4 in. studs. Floor construction—1 x 3 in. No. 1 yellow pine single flooring on 4 x 4 in. yellow pine beams. Celotex ceiling.
ROOF
Construction—yellow pine sheathing over 2 x 4 in. rafters. Finish—asphalt shingles.
CHIMNEY
Common brick, terra cotta flue lining.
SHEET METAL WORK
Gutters and leaders—Toncan iron.
INSULATION
Celotex on walls and ceilings.
WINDOWS
Sash—stock double hung and wood casements with stock storm sash. Glass—quality B, single strength. Screens—wood frame, hooked inside, galvanized mesh.
STAIRS
No. 1 yellow pine throughout.
FLOORS
Living room, bedroom and halls—single flooring listed under structure. Kitchen and bathrooms—linoleum covered. Porches—No. 1, 1 x 3 in. yellow pine.
WALL COVERINGS
All rooms have Celotex, listed under "Structure."
WOODWORK
Trim—No. 1 yellow pine. Shelving and cabinets—No. 2 white pine. Interior doors—2 panel, yellow pine panels, white pine stiled. Exterior doors—French. Garage doors—one swing, two on track.
HARDWARE
Interior—stock dull brass. Exterior—same with Yale & Towne locks.
PAINTING
Interior: Floors—stained and oiled. Trim—stained except in kitchen and bath where it is painted. Sash—stained (oil). Exterior: Walls and sash—primed with linseed oil, painted 1 coat oil paint.
ELECTRICAL INSTALLATION
Wiring system—Romex. Switches—Bakelite. Fixtures—stock.
KITCHEN EQUIPMENT
Stove—electric, Universal, Landers, Frary & Clark. Refrigerator—Frigidaire, General Motors. Sink—Standard Sanitary Mfg. Co. Cabinet—built-in.
PLUMBING AND BATHROOM FIXTURES
Not included in cost.
HEATING
Warm air.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

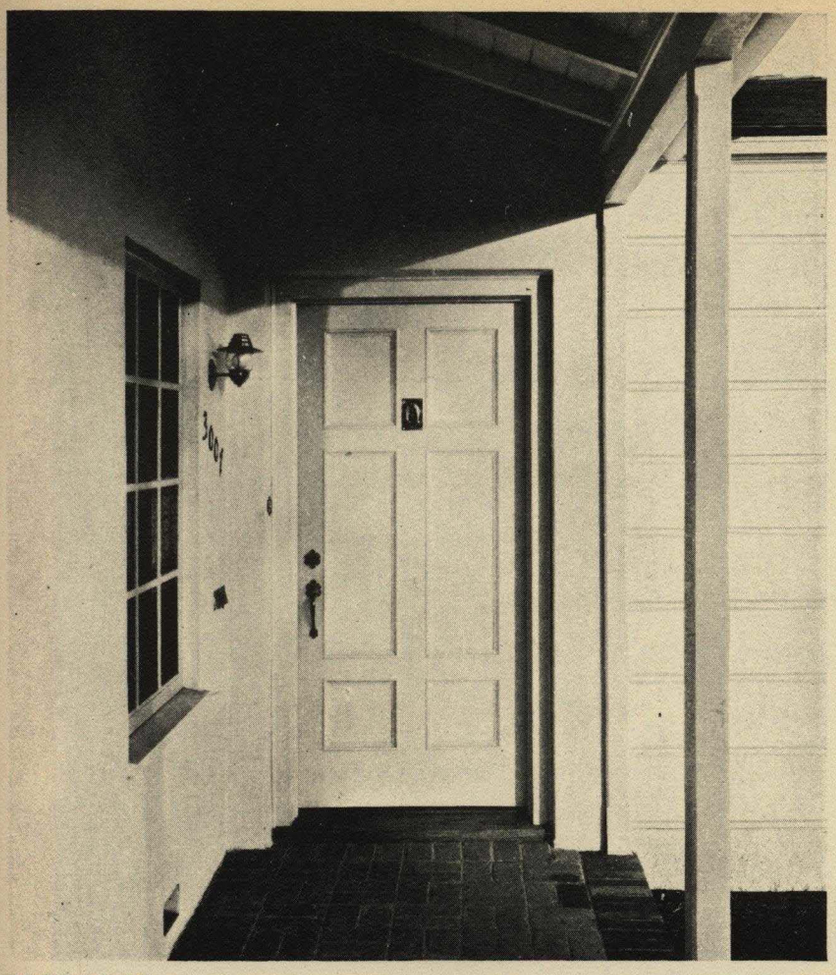
35. HOUSE FOR STUART HOOD, INGLEWOOD, CALIFORNIA



Mott Photos

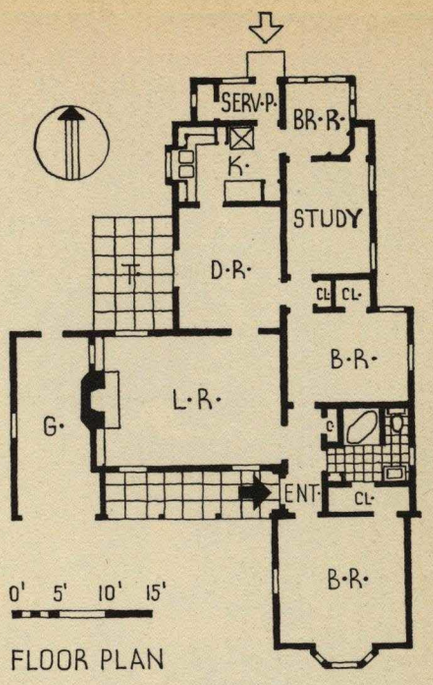
Direct, clean and neat, this house is constructed entirely of board and batten. The large skillfully handled bay window is the dominating feature of the facade, successfully balancing the vertical board pattern of the garage door. In its shape, the house was obviously inspired by the low-roofed, ranch type of house so popular in California but the picket fence, which creates a sense of privacy, derives from old Cape Cod. The house has been so planned that only the bedroom with the bay window faces the street. The plan is interesting in that the living quarters are separated from the utilitarian by a single—although often broken—partition. The main entrance has been placed on the side to allow a symmetrical wall surface in the living room. The garage is attached to the house but has no direct connection with it. Cost: $4,700. Cubage: 13,750 at about 34 cents.

HENRY CARLTON NEWTON AND ROBERT DENNIS MURRAY, ARCHITECTS



ENTRANCE

BREAKFAST ROOM



FLOOR PLAN

CONSTRUCTION OUTLINE

FOUNDATION
Walls—continuous concrete. Waterproofing—Suconem in concrete, Super-Concrete Emulsions, Ltd., Los Angeles.

STRUCTURE
Exterior walls—stucco on Douglas fir, 2 x 6 in. studding. Inside—lath and plaster. Interior partitions—2 x 4 in. Douglas fir studs lath and plaster. Floor construction—2 x 6 in. floor joists, ¾ in. Douglas fir, diagonal sub-floor. Ceiling—2 x 4 in. Douglas fir joists, wood lath and plaster.

ROOF
Construction—2 x 4 in. Douglas fir rafters, 2 x 4 Douglas fir stripping. Finish—Longlife shingles, Fisk & Mason, Los Angeles.

CHIMNEY
Common brick, smooth cement parged flue. Damper—H. W. Covert.

SHEET METAL WORK
Galvanized iron, The American Rolling Mill Co.

INSULATION
None.

WINDOWS
Sash—double hung, white pine. Frame—Douglas fir. Glass—single strength, quality A, Libbey-Owens-Ford Glass Co. Screens—fixed copper. Blinds—fixed louver. Venetian blinds—Columbia Mills, Inc.

FLOORS
Living room, bedrooms and halls—½ x 1½ in. T. & G. white oak, select. Kitchen—covered with linoleum. Bathrooms—rubber tile. Porches—brick.

WALL COVERINGS
Bedrooms, kitchen and bath—wallpaper.

WOODWORK
Vertical grain Douglas fir.

HARDWARE
Interior and exterior—Russwin.

PAINTING
Interior: Floors—dark finish 1 coat, Duraco. Trim and sash—3 coats paint and enamel. Exterior: Walls—Cemolith, waterproof 1 coat white, Super-Concrete Emulsions, Ltd. Roof—natural. Sash—3 coats paint.

ELECTRICAL INSTALLATION
Wiring system—black rigid conduit, Sherorduct, National Electric Products Corp. Switches—General Electric Co. Fixtures—direct, Roger Electric Co., Los Angeles.

KITCHEN EQUIPMENT
Stove—O'Keefe & Merritt, Los Angeles. Refrigerator—gas, Electrolux. Sink—acid resisting, Standard Sanitary Mfg. Co. Cabinet—vertical grain Douglas fir, built on job.

LAUNDRY EQUIPMENT
Sink—acid resisting, Standard Sanitary Mfg. Co. Washing machine—General Electric.

BATHROOM EQUIPMENT
All fixtures by Standard Sanitary Mfg. Co. Seat—4 star, Brunswick-Balke-Collender Co. Cabinet—vertical grain Douglas fir, built on job.

PLUMBING
Soil pipes—cast iron. Vent pipes—galvanized iron, malleable iron fittings. Supply pipes—galvanized iron, brass fittings.

HEATING
Unit wall heaters—Johnson, Los Angeles. Hot water heater—30 gallon, American Gas Products Corp.

36. HOUSE FOR MARTHA COBB PEABODY, WESTPORT, CONN.

Courtesy, Portland Cement Assn.

Situated on a little more than an acre of Connecticut land, the house savors of the style and plan of the old farmhouse in which the kitchen was the one room constantly lived in. Dictated by economy and utility, this old scheme of the kitchen-living room as the actual living center of the house, is still soundly serviceable today. The stove, which burns either coal or oil, heats the living room in winter while the windows on the three exposures provide means for cooling the kitchen in summer and for speedy removal of cooking odors. There is a view of Long Island Sound from the bay window of the living room. The house fits well into its surroundings without needing the customary fringe of planting at the base of the walls to tie it to the ground. Cost: $2,968. Cubage: 11,000 at 27 cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
Walls—concrete.

FRAME CONSTRUCTION
Rafters—wood.

MASONRY CONSTRUCTION
Cinder block walls—Bedford Hills Concrete Products Co.

ROOF
Wood shingles on shingle lath.

DOOR AND WINDOW FRAMES
Sash—steel casement.
Doors and frames (exterior)—wood.

PORCHES
Reenforced concrete.

EXTERIOR PAINT
Walls—white cement paint
Trim, Sash } painted.

LATH AND PLASTERING
No lath or plaster

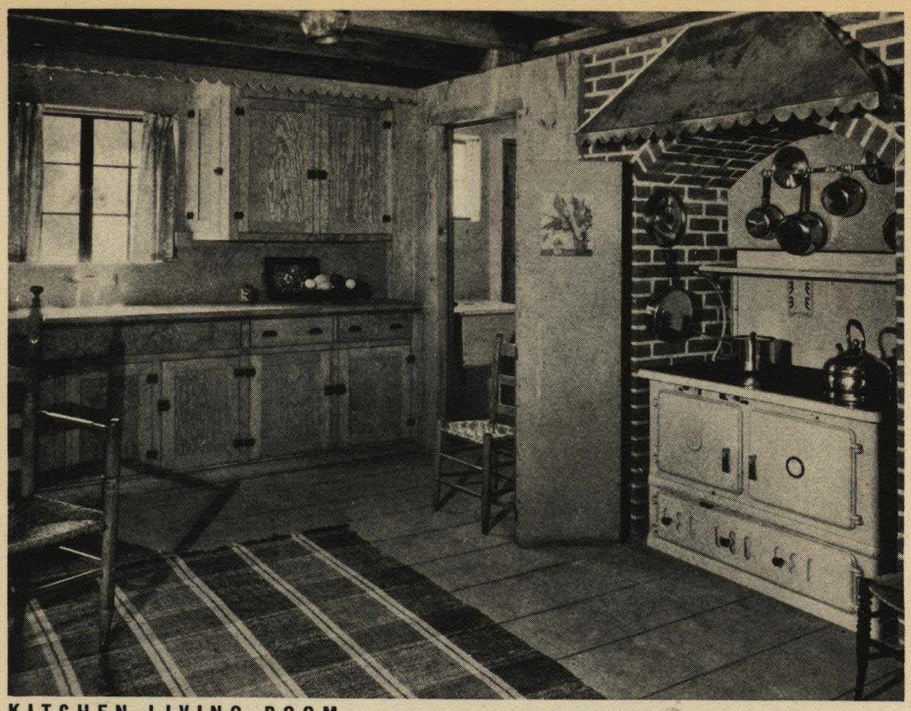
INTERIOR WOODWORK
Shelving and cabinets—wood.

INSULATING
Roof rafters—Cabot's quilt.
Weatherstripping on wood doors—copper.

INTERIOR FINISHES
Floors—Master Builders' cement coat, colored.
Trim—stained and waxed.
Sash—painted.
Walls—white cement paint.
Wallpaper—attic rooms.

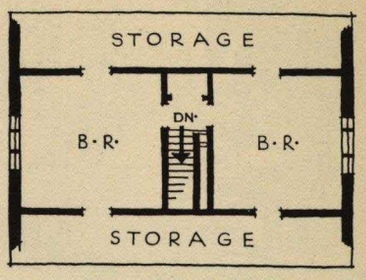
CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

FRANK HARPER BISSELL, ARCHITECT

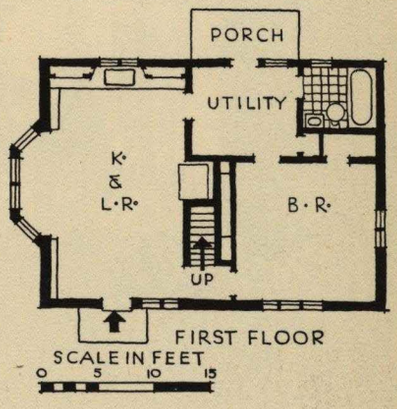


KITCHEN-LIVING ROOM

Thayer Photos



SECOND FLOOR



FIRST FLOOR

SCALE IN FEET
0 5 10 15

PLAN: Extremely simple with living room taking advantage of southern exposure and view. Dormer windows of the second floor would have given cross ventilation. They were omitted, not to protect the roof's lines, but for the sake of economy. Cross ventilation (north and south) may be had by leaving open the bedroom doors.

WIRING
- Cable—BX.
- Electrical fixtures—handwrought.
- Switches—push button.

LIGHTING
- Direct

PLUMBING
- Kitchen
  - Sink
  - Cabinet
  - Stove
  - Refrigerator

BATHROOM
- Bath tubs
- Toilets
- Seats

PIPES
- Brass

HEATING
- Coal or oil
- Hot water heater
- Thermostat and regulators

AIR CONDITIONING
- Fan blower

CHIMNEY
- Fireplaces
  - Facings—brick.

HARDWARE
- Interior and exterior—wrought iron.

SCREENS
- Roll type.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

37. HOUSE IN BEDFORD HILLS, NEW YORK

John Gass Photos

This cottage for one or two occupants has distinct and virile charm. It is built of cinder concrete blocks painted white; the inside walls are also of cinder concrete blocks painted, and every bit of material and construction is modern. Floors and ceiling, too, are of concrete construction, their surfaces treated to render them both practical for cleaning and agreeable to the eye. Not the least arresting feature is the compact plan. A work room shares an equal part of the basement with the laundry and heating apparatus. The ground floor has every provision for comfort and the amenities of modest, unlaborious living; the attic storage space is sure to prove useful: Cost: $4,400. Cubage: 13,800, at about 32 cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
- Walls—concrete blocks, Bedford Hills Concrete Products Corp.
- Cellar floor—ready mixed concrete, Bedford Hills Concrete Products Corp.
- Waterproofing—Mason lime.

MASONRY CONSTRUCTION
- Walls—concrete masonry units, cinder concrete, Bedford Hills Concrete Products Corp.

FLOOR CONSTRUCTION
- Joists—"Floroform" concrete, Bedford Hills Concrete Products Co.

ROOF CONSTRUCTION
- Plate, Rafters } wood.

ROOF
- Tile on sheathing—concrete tile set in mastic on roof paper.
- Gutters, Down spouts } copper.
- Flashing—none, heavy roof cement around chimney.
- Tile drains—concrete, Bedford Hills Concrete Products Corp.

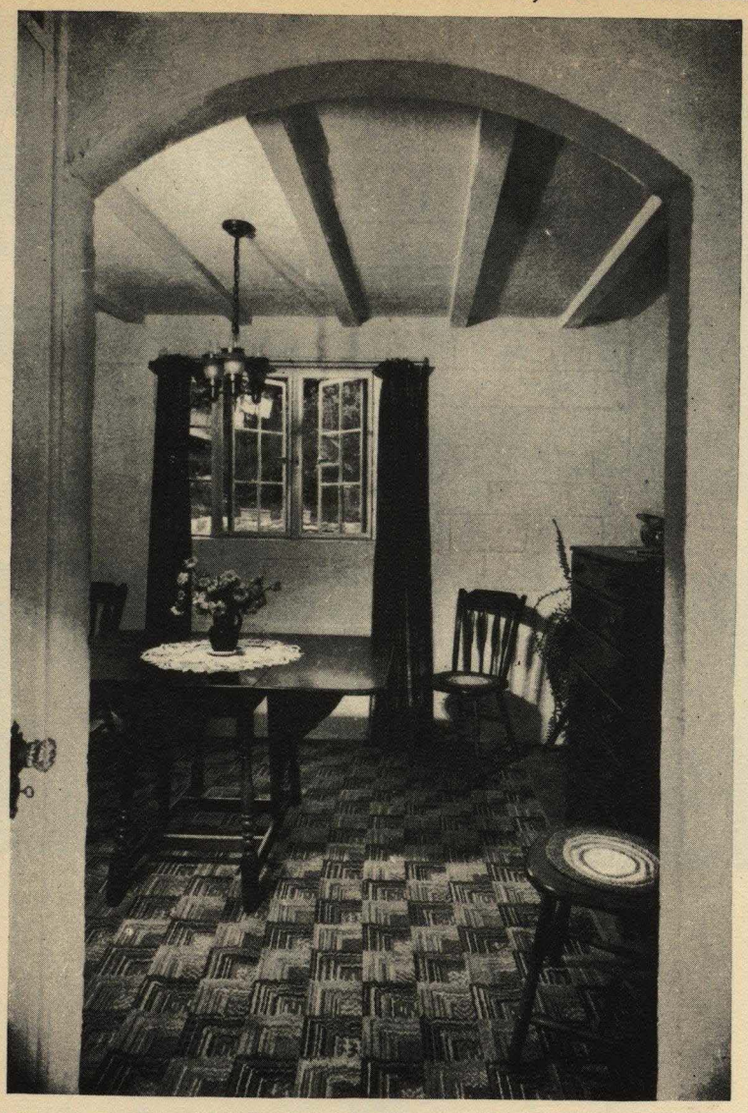
DOOR AND WINDOW FRAMES
- Sash and frames
  - Casement type—steel, Truscon Steel Co.
- Doors and frames (exterior)—pine wood.

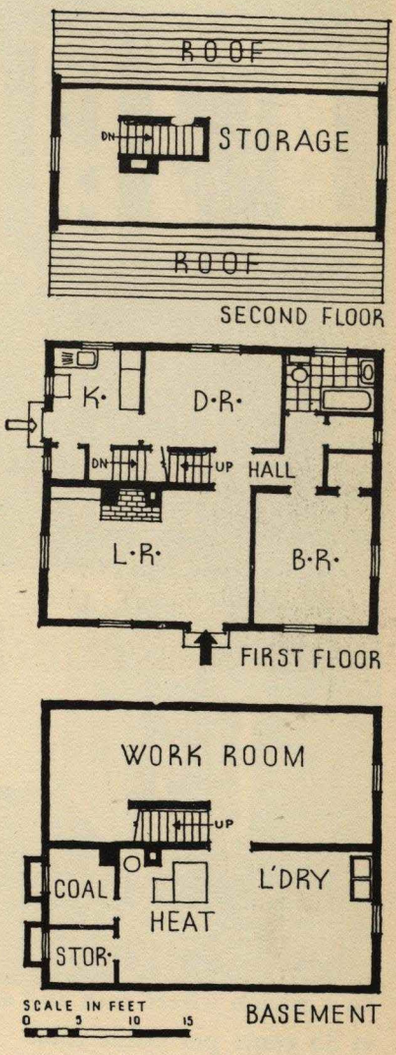
PORCHES
- Concrete flagging on terrace, Bedford Hills Concrete Products Co.

EXTERIOR PAINT
- Concrete masonry units painted with Bedford Hills Concrete Products Co. masonry paint.
- Trim
  - Priming and finish coat—Pittsburgh Plate Glass Co.
- Sash
  - Priming—shop coat.
  - Finish coat—aluminum paint.

LATH AND PLASTERING
- None.

C. EVERETT BURBANK, ARCHITECT





PLAN: Every room is well lighted and ventilated, and the bedroom and bathroom part of the cottage can be completely shut off from the rest. There is ample closet space. The kitchen is large enough to contain all necessary equipment for comfortable and efficient cookery.

Concrete blocks painted with masonry paint.

INTERIOR WOODWORK

Trim, Shelving and cabinets } pine.
Floors—concrete finish stained.

INSULATING

None.

INTERIOR PAINTING

Floors—acid stain on concrete.
Trim, Doors } Pittsburgh Plate Glass Co.
Sash—Aluminum paint.
Walls—masonry paint, Bedford Hills Concrete Products Co.

PLUMBING

Kitchen
Sink—"Priscilla," Sears, Roebuck & Co.
Stove—Westinghouse Mfg. Co.

BATHROOM

Fixtures—Standard Sanitary Mfg. Co.
Cabinets—Sears, Roebuck & Co.
Bath tubs, Toilets } Standard Sanitary Mfg. Co.

PIPES

Brass—Chase Brass & Copper Co.

HEATING

Coal.
Square boiler plate, hot air, Sears, Roebuck & Co.
Thermostat and regulators.

AIR CONDITIONING

Semi-system by Richmond & Decker.

CHIMNEY

Fireplaces
Facings — cinder masonry units painted with masonry paint by Bedford Hills Concrete Products Co.
Hearths—concrete, plain gray, by Bedford Hills Concrete Products Co.
Mantels—chestnut plank.

SCREENS

Casement side-hinged, Truscon Steel Co.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

38. HOUSE FOR A. V. DUNCAN, MOUNT KISCO, NEW YORK

The problem of the very small house is completely in its infancy. The background of U. S. architecture seems to have been framed in vast dimensions: railroad stations, office buildings, large residences, etc. The thoughtfully planned house of the above type remains rare. Of simple clapboard construction, this house is a direct, honest expression of its purpose. Because of economy, a front vestibule or shelter has been omitted. In a region where rain and snow are commonplace, this might be essential. Cost: $4,200. Cubage: 12,000 at 35 cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
Walls and columns—18" fieldstone, local.
Cellar floor—concrete, Atlas Cement Co.
Waterproofing—waterproofed cement, Anti-Hydro Waterproofing Co.

FRAME CONSTRUCTION
Wood by Weyerhaeuser Sales Co.

MASONRY CONSTRUCTION
Stone walls—18" fieldstone, local.

EXTERIOR SURFACE
Clapboards.

ROOF
Wood shingles on shingle lath—18" Perfection.
Valleys—closed, copper flashed.
Gutters, Down spouts, Flashing } copper, American Brass Co.

DOOR AND WINDOW FRAMES
Sash and frames—double hung, Curtis Companies, Inc.
Doors and frames (exterior)—pine.

PORCHES
Flooring—fir.

GLASS
American Window Glass Co.

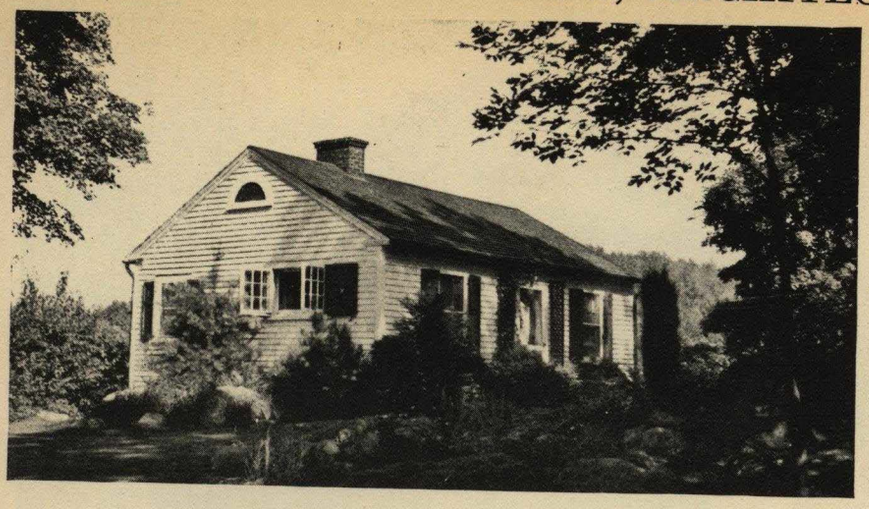
EXTERIOR PAINT
Shingles—brush stained.
Siding, Trim, Sash } white lead and oil, Sherwin-Williams.

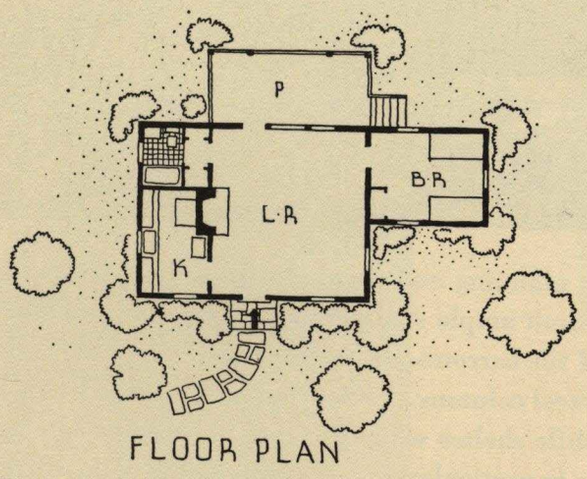
LATH AND PLASTERING
Lathing—metal, Truscon Co.
Plastering—patent plaster, hard white Red Top, Best Bros. Keene's cement.

INTERIOR WOODWORK
Floors—oak.
Trim, Shelving and cabinets } pine
Stock millwork—Curtis and Morgan.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

WALTER BRADNEE KIRBY, ARCHITECT





FLOOR PLAN

PLAN: Separation of bedroom from bathroom in a house of this character is permissible but open to question.

REAR

INSULATING
- Attic floor.
- Weatherstripping.

INTERIOR FINISHES
- Floors—stained, shellacked and waxed.
- Trim, Doors, Sash } painted, 3 coats lead and oil, Sherwin-Williams.
- Wallpaper—W. H. S. Lloyd Co., Inc.

WIRING
- Cable—BX.
- Switches—tumbler.

LIGHTING
- Direct.

PLUMBING
- Kitchen
  - Sink—Standard Sanitary Mfg. Co.
  - Cabinet—pine, Curtis Co.
  - Stove—Pyrofax gas by Carbide and Carbon Chemical Corp.
  - Refrigerator—General Electric.

BATHROOM
- Fixtures—Standard Sanitary Mfg. Co.
- Seats—Church Mfg. Co.

PIPES
- Brass, American Brass Co.

HEATING
- Coal.
- Hot water heater—coal-fired.

CHIMNEY
- Fireplaces
  - Facings, Hearths } common brick.
  - Mantels—wood.
  - Damper—H. W. Covert Co.

HARDWARE
- Interior and exterior—P. & F. Corbin.

SCREENS
- Wood frames.

WINDOW DRESSING
- Blinds—Curtis stock.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

39. WEEK-END HOUSE, NORTHPORT, LONG ISLAND

Described by the architects as a vacation house, its planning and treatment show the close relation with outdoor living which was sought. Two walls of glass admit ample sunlight, which may be controlled by awnings and curtains; they also give an excellent view of the surrounding countryside. A notable feature is that while the house consists of but one story, the light steel columns and flat roof give it three living levels: the space below is used for a porch as well as an automobile shelter while the roof is used for sun bathing and outdoor sleeping in summer. The facing of the house is particularly interesting, being of heavy canvas laid over tongued and grooved redwood flooring. Walls are insulated by aluminum foil placed as a continuous membrane between the exterior and interior of the 4 in. wall. The interior wall finish is $\frac{1}{4}$ in. plywood. Cost, including furnishings: $982.

CONSTRUCTION OUTLINE

FOUNDATION

Footings—concrete, tapered sides resting on concrete slab.

Pavement under house at ground level—concrete.

FRAME CONSTRUCTION

Columns—4" steel tubes (extra heavy section) support a pair of 2"x10"s bolted to a welded-on steel "fin" that penetrates columns. A 10" square steel plate ¾" thick is welded to base of each column. Columns not filled with concrete.

Joists—floor and roof 2"x8".

Bridging—double row.

Studding—two 2"x2"s to take membrane of aluminum foil between (see "Insulating")

Exterior facing—3" California redwood flooring laid diagonally. Exposed surface sanded.

EXTERIOR SURFACE

Facing given one coat of bedding paint (William L. Barrell & Co., New York) to serve as a preservative and adhesive base for canvas (Turner Halsey Co., New York) Canvas "Duck" No. 6, 42" wide stretched on wall; joints lapped 1½" and nailed ¾" apart with spiral, double clad zinc nails; surface of canvas sponged slightly; canvas paint (Devoe & Raynolds) applied as 2 surface coats; final paint aluminum.

Ground floor ceiling—Masonite.

ROOF

3" California redwood flooring laid diagonally covered with No. 4 cotton duck canvas "Mt. Vernon" treatment similar to walls.

Flashing—canvas surface requires no flashing.

Down spout—cast iron connected to copper drain pipe at center of house.

DOOR AND WINDOW FRAMES

Sash and frames, steel factory-type Fenestra sash throughout, 3 windows projecting, by Detroit Steel Products Co.

Doors and frames (exterior)—steel frame doors.

GLASS

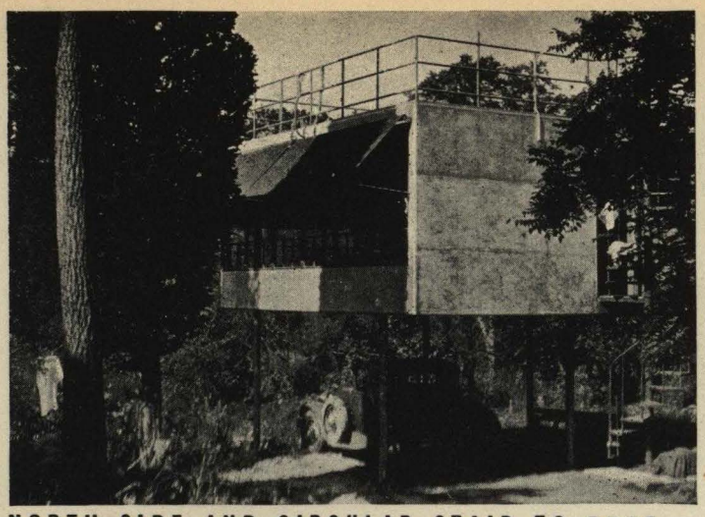
Lustra, ultra-violet, by American Window Glass Co.

EXTERIOR PAINT

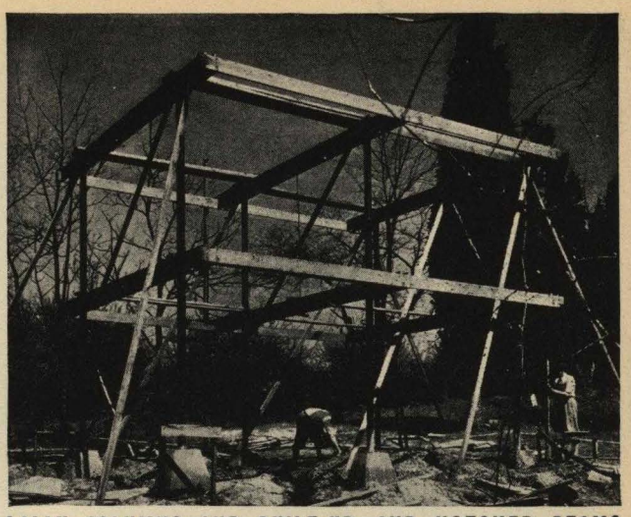
Walls and roof—listed under "Exterior Surface" and "Roof."

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

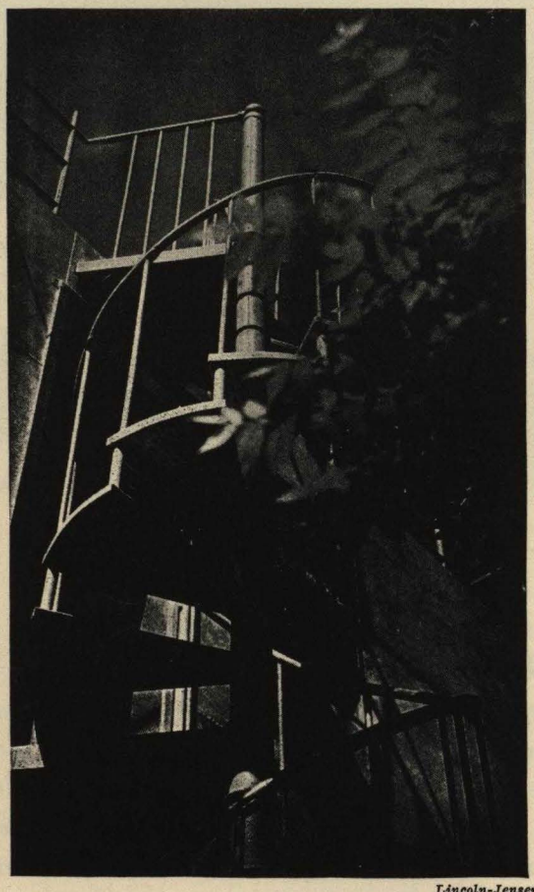
A. LAWRENCE KOCHER AND ALBERT FREY



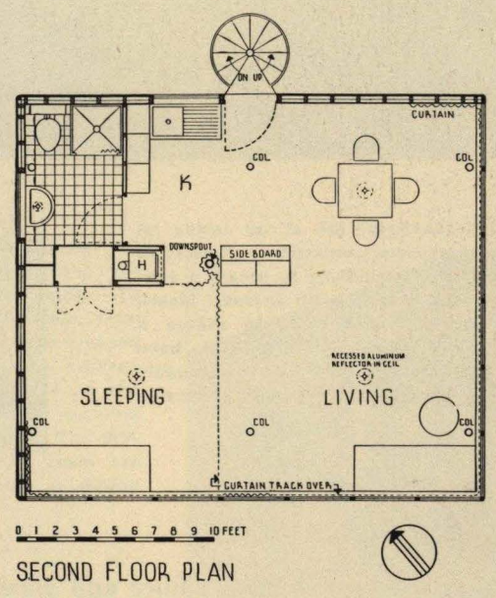
NORTH SIDE AND CIRCULAR STAIR TO ROOF



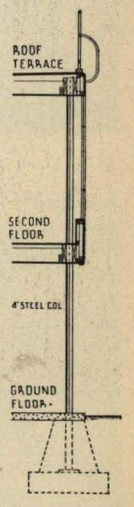
LALLY COLUMNS AND BUILT-UP AND NOTCHED BEAMS



Lincoln-Jensen



SECOND FLOOR PLAN



SECTION

PLAN: To reduce housework to a minimum, as well as to keep costs down, the plan is treated as a single open space, with the bathroom as the only wall-enclosed unit. This arrangement also gives a small area an effect of spaciousness. For sleeping the space may be subdivided by means of curtains into three bedrooms, each with free access to the bathroom. The simplicity of the plan is deceptive, and its admirable organization of the available space is worthy of study.

Ground floor ceiling—aluminum paint.
Sash and railing
Priming—metal paint.
Finish coat—"Duco," E. I. du Pont de Nemours & Co., Inc.

INTERIOR WOODWORK
Floor—California redwood covered with canvas and painted like outside but with color as finish coat.
Walls—¼" plywood, clear white pine, by U. S. Plywood Co.

INSULATING
Outside walls—continuous membrane of double-faced aluminum foil between studs providing two air spaces.
Floor and roof—continuous double-faced aluminum foil placed 2" below floor and roof, insulating against heat and cold.
2nd floor ceiling—rigid insulation board by Johns-Manville.

INTERIOR PAINTING
Floors—clear spar varnish in addition to canvas paint.
Walls, Doors } clear spar varnish.
Sash—metal paint and "Duco."

WIRING
Cable—BX
Electrical fixtures—factory-type aluminum reflectors recessed in ceiling.

LIGHTING
Direct.

PLUMBING
Kitchen
Sink—combination sink and laundry tray, green porcelain enamel by Standard Sanitary Mfg. Co.
Cabinets—metal by Hamilton Mfg. Co., Rahway, N. J.
Stove—electric.

BATHROOM
Fixtures, Shower cabinet } Henry Weis Mfg. Co., Inc.

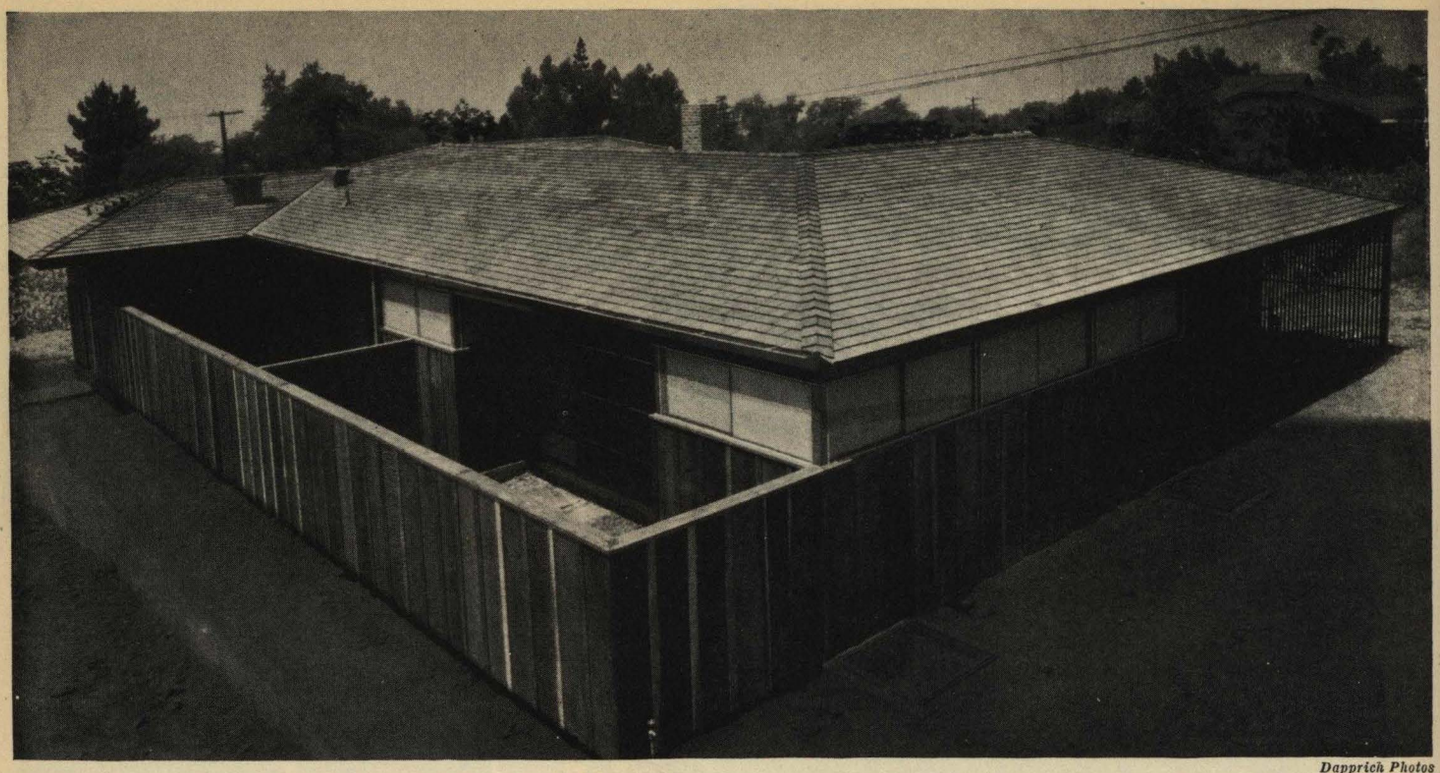
HEATING
Coal
Heater—Vecto No. 2 (central convection) by American Radiator Co.

SCREENS
Copper.

WINDOW DRESSING
Shades and curtains—made of Revolite by Johnson & Johnson, New Brunswick, N. J.
Awnings—for control of sun heat.

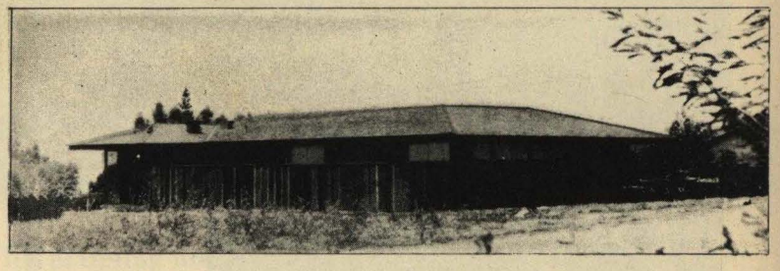
CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

40. HOUSE FOR PAULINE LOWE, ALTADENA, CALIFORNIA



Dapprich Photos

PROBLEM: To make economical use of an inside lot 49 ft. wide, securing privacy and some garden space; to have earthquake-resisting construction; to create a congenial setting for a sculptor imbued with Oriental ideals, reducing furnishings to bare essentials; to secure a spacious effect from a minimum of actual area; to have a sunny exposure for each room; to give as little valuable space as possible to the garage; and to secure seclusion from street and neighbors.



A few simple materials—wood, straw, fiber and glass—their natural origin left mostly undisguised, were used to secure simplicity and an environment harmonious with the sculptor's personality and work. To achieve spaciousness, large wall areas of glass were used, opening into paved gardens at bedroom floor level which make room and garden one living space. These glass walls are opposite the entrances to each room and thus create the longest vistas possible. Solid enclosures of wood frame the bedroom gardens. Both bedrooms and bathroom are placed to catch early morning sunlight; kitchen, dining room and living room have sunlight all day. Building ordinances required separation of garage from dwelling; though under the same roof, it is separated by a paved passage. Cost, $3,900.

CONSTRUCTION OUTLINE

FOUNDATION
Walls and piers—concrete.
Waterproofing—Asphaltum.

FRAME CONSTRUCTION
Douglas fir.
Sills—redwood.

EXTERIOR SURFACE
12" redwood vertical boards with battens.

ROOF
Wood shingles on shingle lath—16" redwood 5" to weather.

Gutters, Flashing, Down spouts } No. 24 gauge galvanized iron.

DOOR AND WINDOW FRAMES
Sash—horizontal sliding of white pine.
Doors (exterior)—Douglas fir.
Garage doors—horizontal sliding redwood.

PORCHES
Brick floor—common red brick.

GLASS
Single weight Pennvernon. "Glass Cloth" in translucent windows by Turner Bros.

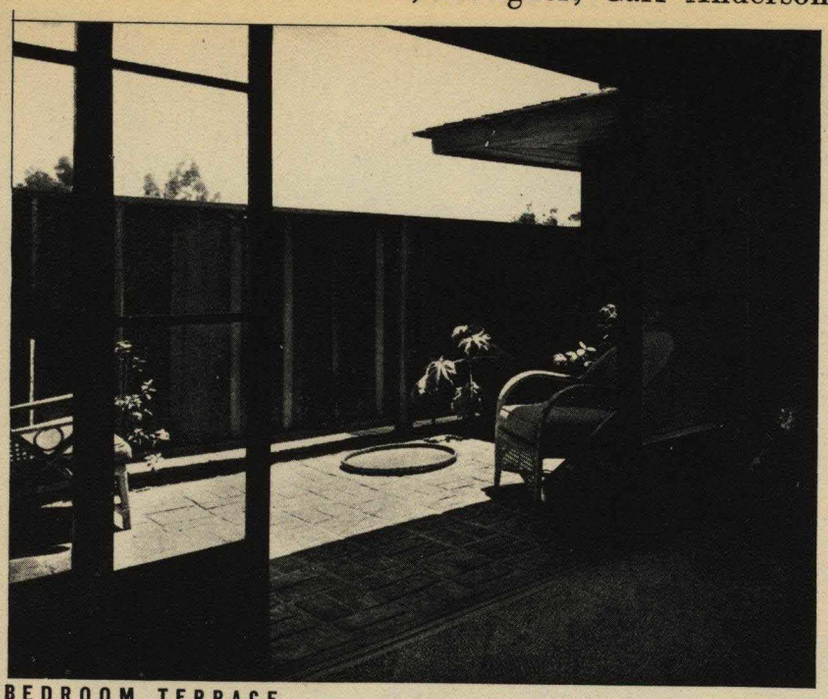
EXTERIOR PAINT
All paint is by W. P. Fuller Co.
Shingles—linseed oil without color.
Siding—left natural.
Sash—"Negrosene," an alcoholic dye.

LATH AND PLASTERING
None.

INTERIOR WOODWORK
All wall surfaces are heart common redwood left natural. 3/8" strip oak floors.
Shelving and cabinets—redwood and white pine.

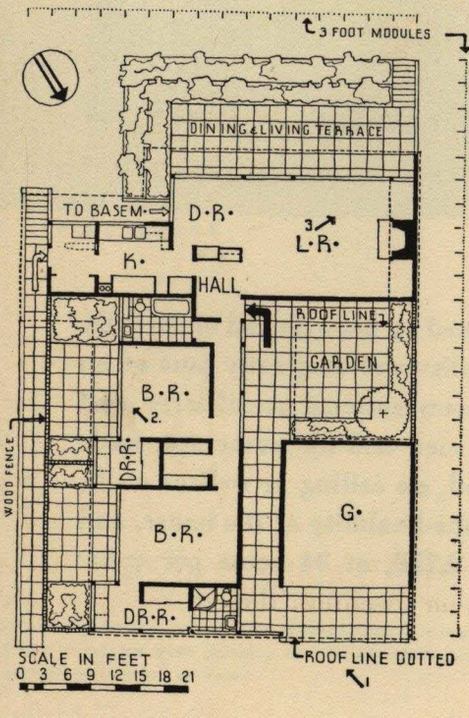
CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

Harwell Hamilton Harris, Designer, Carl Anderson, Associate



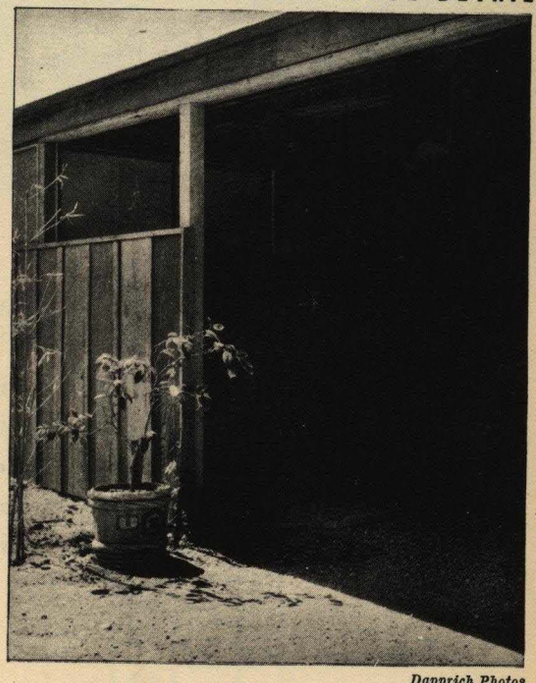
BEDROOM TERRACE

LIVING ROOM DETAIL



To secure seclusion from the street and neighbors the entrance is inside the house. To approach the front door from the street one traverses a paved and roofed tunnel-like passage between bedroom walls on one side, and garage and enclosed garden on the other. The dining room and living room are one, and open onto a dining terrace.

ENTRANCE DETAIL



Dapprich Photos

INSULATING
All ceilings finished in Celotex except Masonite on kitchen and bath walls and ceilings.

INTERIOR FINISHES
Walls of kitchen and bath—"Crestolite" (Fuller) on Masonite.

WIRING
Cable—BX.

LIGHTING
Direct—recessed with flush face. Three hanging fixtures. Indirect in living room.

PLUMBING
Kitchen
Sink—West Coast.
Stove—Wedgewood Gas.

BATHROOM
Fixtures—Kohler.
Seats—Church.
Tile—Pomona tile on floor.

PIPES
Wrought iron.

HEATING
Gas unit hot air—"Magic Way" Furnace Co.
Thermostat and regulators—button control.

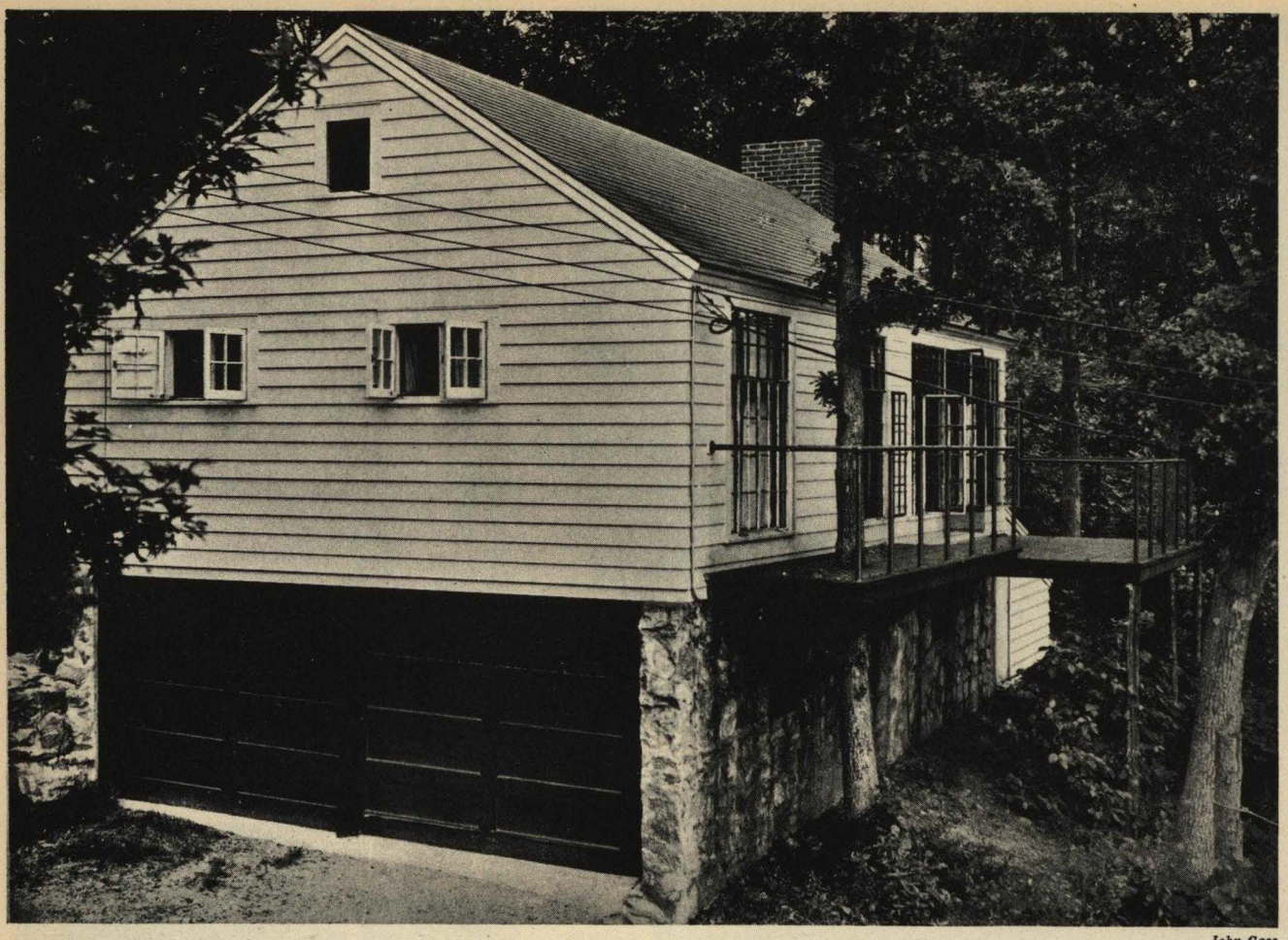
CHIMNEY
Fireplaces.
Facings and hearths—brick.

SCREENS
No. 16 galvanized wire cloth.

SPECIAL EQUIPMENT
Chinese grass matting—California Asia Co.
Glass cloth—Turner Bros.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

41. HOUSE AT NOROTON, CONNECTICUT



John Gass

Here Buckminster Fuller awaits the Dymaxion House in a cottage designed by his wife and apparently shares his realistic approach to housing. The high, stone foundation walls were originally part of an older structure, sensibly reemployed in this house for economy. The unconventional use of large steel casements in a New England "carpenter-type" house is justified by the view and the numerous shade trees. The interior features a room paneled with large sheets of plywood, on ceiling as well as walls, with distinctly pleasant effect. The balcony is a definite contribution to the livability of the house, and the way it is built around trees is rational. Cost: $3,300. Cubage: 9,720, at 34 cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
Walls—stone.
Cellar floor—concrete.

FRAME CONSTRUCTION
Fir.

EXTERIOR SURFACE
Clapboards—cedar.

ROOF
Composition shingles on sheathing.
Valleys, Flashing } copper.
Composition sheathing paper.

DOOR AND WINDOW FRAMES
Sash and frames
Casement type—steel.
Doors and frames (exterior)—pine.
Garage doors—overhead.

PORCHES
Floor—matched pine.

GLASS
Libbey-Owens-Ford Glass Co.

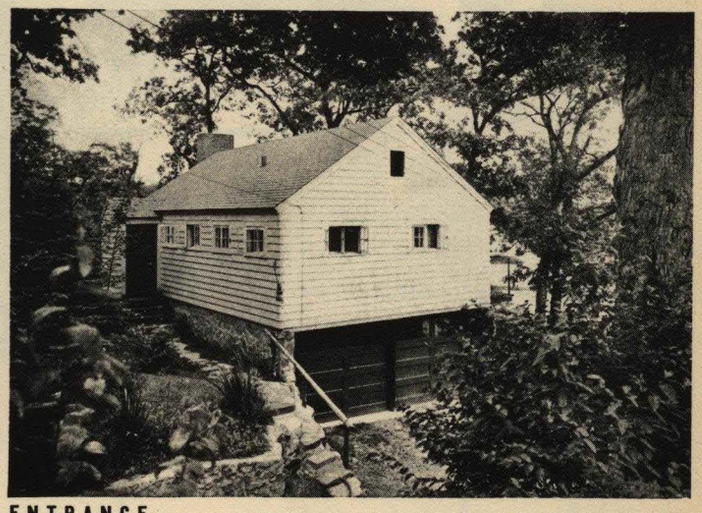
EXTERIOR PAINT
Siding, Trim, Sash } 3 coats Dupont.

LATH AND PLASTERING
None.
Walls and ceilings 3/8" fir plywood. No joint coverings, 1/4" convex trim in corners.

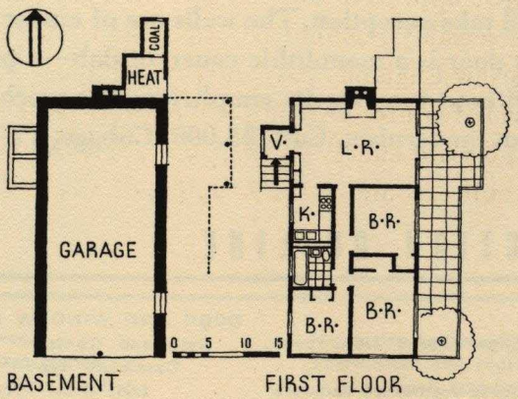
ANNE FULLER, DESIGNER

OUTDOOR LIVING SPACE

LIVING ROOM



ENTRANCE



AN: A long narrow rectangle, necessarily divided into a simple arrangement small rooms. Small windows give privacy on the entrance side. The plan as whole shows excellent utilization of space.

NTERIOR WOODWORK
Floors—Carolina pine.
Shelving and cabinets—⅜" fir plywood, sugar pine frame.

NSULATING
None.
Weatherstripping—copper felt.

NTERIOR PAINTING
Floors—varnished and waxed.
Walls—1 coat dull varnish, 1 coat wax, kitchen and bath oil paint.
Sash—oil paint.

LIGHTING
Direct and indirect.

PLUMBING
Manifold plumbing unit between kitchen and bath.
Kitchen
Sink—enameled iron.
Cabinet—wood.
Stove, Refrigerator } General Electric.

BATHROOM
Fixtures complete.

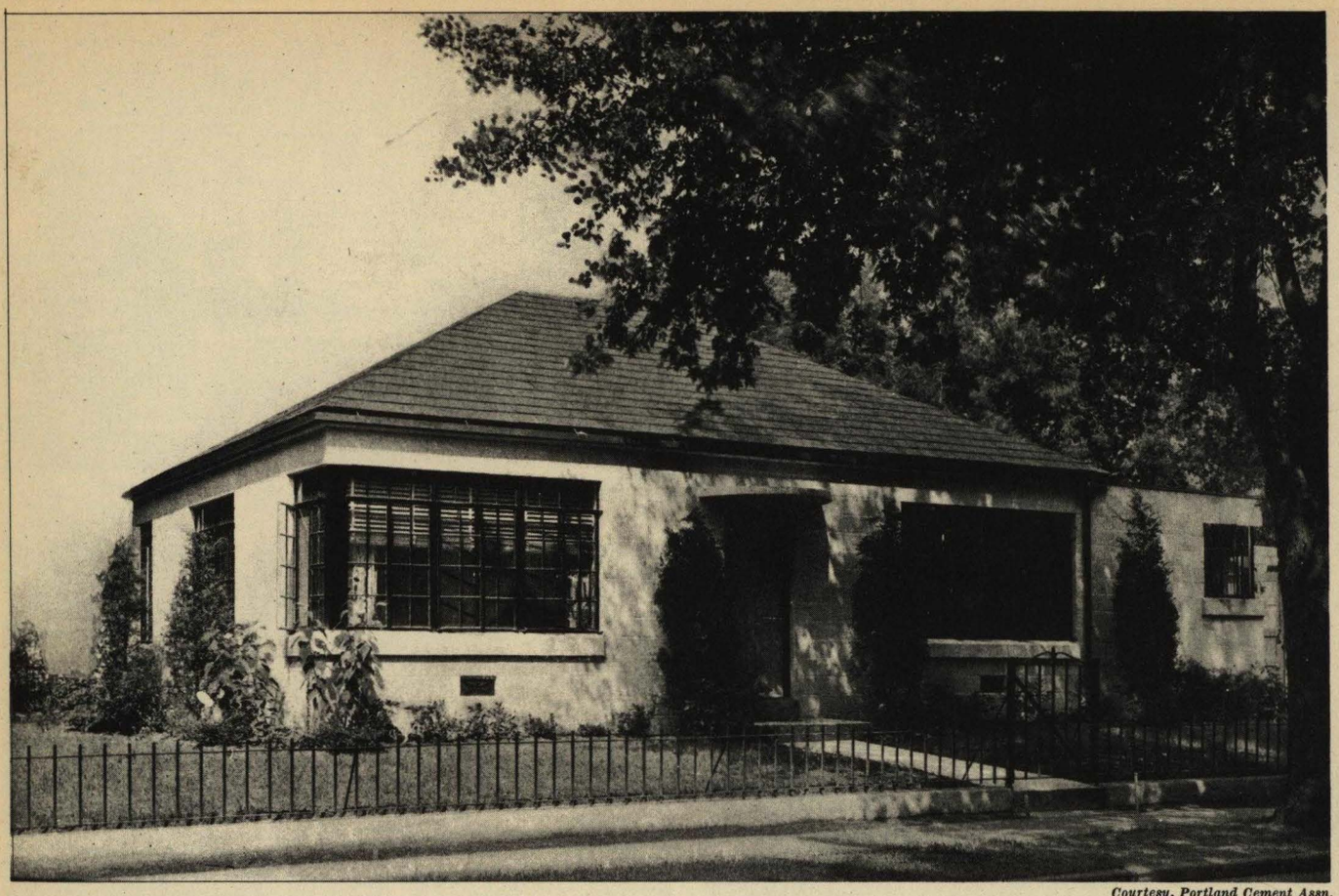
PIPES
Supply—brass.
Soil—wrought iron.

HEATING
Coal-fired boiler, 2-pipe system.
Hot water heater.

SCREENS
Roller type.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

42. HOUSE FOR LILLIAN SCHMIDT, LYNBROOK, L. I.,



Courtesy, Portland Cement Assn.

Thoroughly modern without being assertive, both in construction and design, this house indicates plainly that the modern mode can be comely and well-mannered. Such tactful design will go far to reconcile to modern trends the feelings ruffled by the more aggressive examples of external composition. The fenestration, usually a sore point with those who resent the methods of the modern school, is managed in a way to which few could take exception. The walls are of cinder concrete blocks painted white and the semicircular hood above the door is a monolithic concrete slab—a pleasant as well as useful conceit that adds interest to the entrance without marring its simplicity. The mechanical appliances correspond with the rest of the house in efficient modernism. Cost, $5,000. Cubage, 17,700, at about 28 cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
- Walls and footings—poured stone concrete.
- First floor—4" poured reenforced concrete slab on concrete girders.

MASONRY CONSTRUCTION
- Walls and interior partitions — hollow cinder concrete units.

ROOF CONSTRUCTION
- Joists, Plate, Rafters } Fir.

ROOF
- Slate on sheathing—Bangor black slate.
- Decks—four ply slag on wood sheathing.
- Valleys, Gutters, Flashing, Down spouts } Copper.

DOOR AND WINDOW FRAMES
- Sash and frames
  - Casement type—"Fenestra" by Detroit Steel Products Co.
- Doors and frames (exterior), Garage doors } Wood, Curtis Companies, Inc.

GLASS
- Double strength, American Window Glass Co.

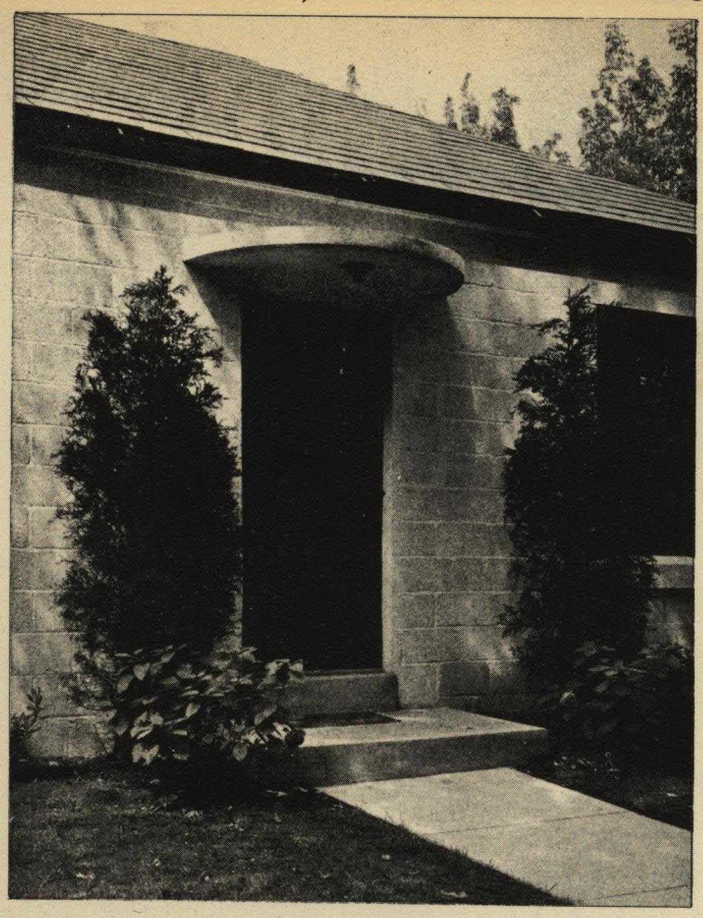
EXTERIOR PAINT
- Cinder block walls—2 brush coats of white cement paint, Medusa Co.
- Trim and Sash
  - Priming—lead and oil.
  - Finish coat—2 coats, lead and oil.

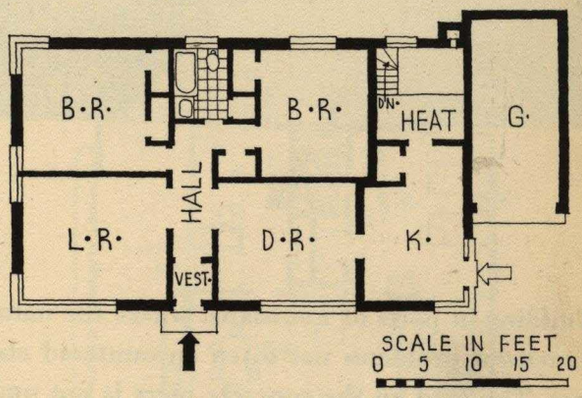
LATH AND PLASTERING
- Lathing—metal, Reynolds Ecod metallated fabric on ceilings only.
- Plastering—cement plaster and wood float finish on ceilings only, no plaster on walls.

INTERIOR WOODWORK
- Interior doors, door frames and wood sub-frames of casement windows—Ponderosa pine. No other wood trim in this house excepting kitchen dressers.
- Stock millwork—Curtis Companies, Inc.

INSULATING
- Outside walls—none.
- Roof—under sheathing, Reynolds metallation.
- Weatherstripping—copper and brass saddles, exterior doors only.

NEW YORK, CHRISTIAN ROSBORG, ARCHITECT





PLAN: The plan is simplicity itself. Being simple, it is also workable. The only point for slight regret is that the bathroom door is visible from the entrance; a door on the line of the living room-dining room partition would remedy this minor defect.

INTERIOR FINISHES

Floors—asphalt tile, boiler pit floor cement hardener.

Trim, Doors, Sash } 3 coats of lead and oil, of different colors.

Walls—2 coats cement paint of varying light shades, Medusa Co.

Ceilings—treatment similar to walls.

WIRING

Cable—BX flexible cable.

Electrical fixtures—Shapiro and Aronson, New York.

Switches—Bryant.

LIGHTING

Direct

PLUMBING

Sink—combination enameled iron sink and drainboard, Kohler Co.

Cabinet—stock wood.

Stove—Garland Gas Range Co.

Refrigerator—General Electric.

BATHROOM

Cabinets—G. M. Ketcham Mfg. Corp.

Bath tubs—enameled iron, Kohler Co.

Toilets—vitreous china, low tank, Kohler Co.

Seats—white, Church Mfg. Co.

PIPES

Copper tubing for hot and cold water.

HEATING

Oil

Boilers—York Oil Burner Co., York, Penn.

Radiators—American Radiator Co.

Piping—wrought iron.

Valves—American Radiator Co.

Hot water heater—Gas.

Thermostat and regulators—Minneapolis-Honeywell Regulator Co.

CHIMNEY

Fireplaces

Facings—cinder concrete blocks.

Hearths — Sayre & Fisher down draft brick.

Mantels—cinder concrete.

Damper—H. W. Covert.

HARDWARE

Interior and exterior—Norwalk Lock Co.

SCREENS

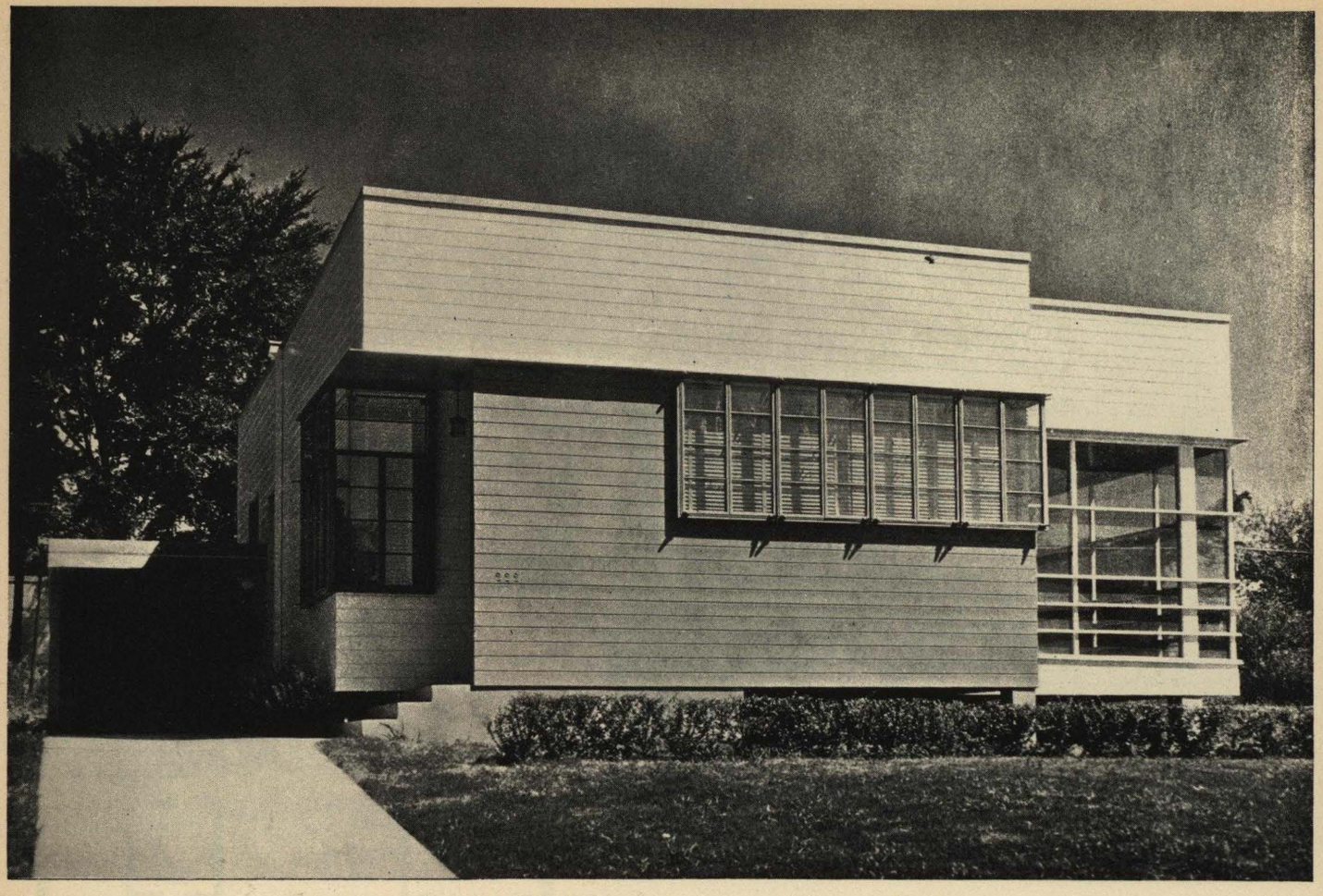
Copper on stock wood frames.

WINDOW DRESSING

Venetian blinds.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

43. HOUSE FOR JOHN S. PRESTON, SHREVEPORT



Building in parts of Louisiana, where the nature of the ground forbids any considerable excavation, presents structural problems not often encountered elsewhere. The wall-section diagram shows how the difficulty was met. The load on the concrete piers is not unduly great since the construction, though staunch, is light. In thoroughly modern vein, the house is refreshingly straightforward in its recognition of a utilitarian plan that appealed to the owner, regardless of the asymmetrical appearance of the exterior. Conservatives who decry every ultra-modern form of expression must remember that the fundamental criterion of fitness is the comfortable and convenient fulfillment of function; a willingness to subordinate the claims of visual satisfaction. Cost: $3,638. Cubage, 18,140 at 20 cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
Footings and piers—concrete.

FRAME CONSTRUCTION
Pine

EXTERIOR SURFACE
Clapboards—1"x6" pine siding, flush.

ROOF
Flat built-up roof, 3-ply.

DOOR AND WINDOW FRAMES
Sash and frames
Double hung—wood 3'-4" wide.
Steel sash—Fenestra, Detroit Steel Products Co.
Doors and frames (exterior)—pine frames, flush doors.

PORCHES
Floor—matched heart pine.

GLASS
Double strength, quality A

EXTERIOR PAINT
Siding, Trim, Sash } lead and oil, Sherwin-Williams.

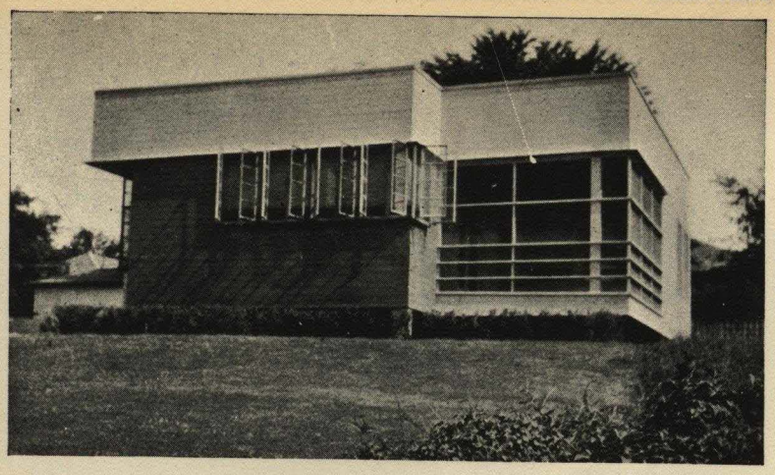
LATH AND PLASTERING
Lathing
Composition plaster base—sheet rock.
Plastering
None.

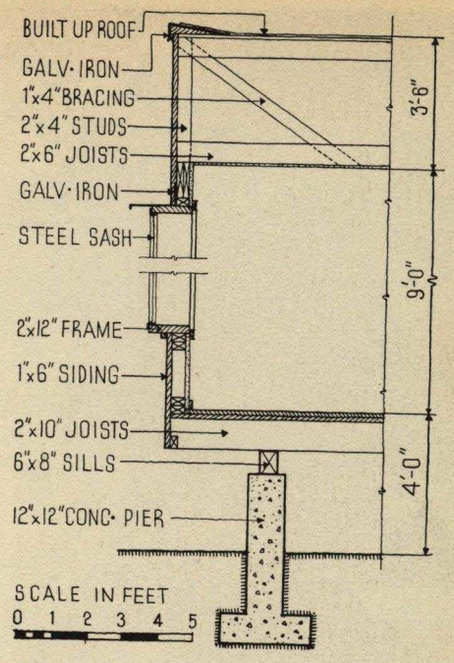
INTERIOR WOODWORK
Floors—3" oak.
Trim, Shelving and cabinets } pine.

INSULATING
Air space between ceiling and roof.

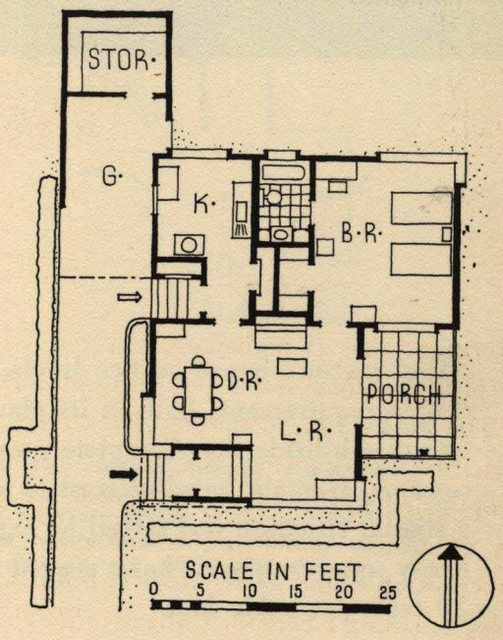
CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

LOUISIANA, WILLIAM B. WIENER, ARCHITECT





TYPICAL WALL SECTION



PLAN: Direct, simple and as wholly convenient for the domestic requirements of two people as a plan could be. It provides for all the daily needs effectually. The built-in features have great practical merit.

INTERIOR PAINTING
Floors—varnished and waxed.
Trim, Doors, Sash, Walls } lead and oil, and enamel.

WIRING
Knob and tube.

LIGHTING
Built-in flush lights in major rooms.

PLUMBING
Kitchen
Sink—Standard Sanitary Mfg. Co.
Cabinet—pine.
Stove.
Refrigerator—electric.

BATHROOM
Fixtures, Cabinets, Bath tubs, Toilets, Seats, Showers, Shower curtains } Standard Sanitary Mfg. Co.

Floor—sheet rubber, Hood Rubber Co., Inc., Watertown, Mass.

PIPES
Wrought iron and steel.

HEATING
Gas stoves.
Hot water heater—automatic.

SCREENS
Copper mesh.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

44. HOUSE FOR MRS. SAMUEL B. WOODWARD, ASHEVILLE

Elliot Fisher Photos

A ONE-STORY house on two levels, built for a client who occupies it alone. The house reflects the simple requirements both in its plan and exterior and its loose, rambling form is well suited to the irregular hillside site. Completely unconventional in its treatment, it has a charming air of informal comfort. It might be of interest to compare the chimney with the treatment of house No. 82 where a similar situation was solved by expanding the masonry into an entire end wall. The porch with its heavy square supports has a rugged simplicity most appropriate in the setting. Cost: $3,000, at about 20 cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
Concrete blocks—Southern MacTile Co., Asheville.

FRAME CONSTRUCTION
Native yellow pine.

EXTERIOR SURFACE
Native cedar shingles.

ROOF
Slate from demolished old house.
Metal work—26 gauge galvanized iron.

DOOR AND WINDOW FRAMES
Metal casement windows—Detroit Steel Products Co.
Wood doors—white pine from local mill.

PORCHES
Flagstone floor over concrete base.

GLASS
Double strength, grade A.

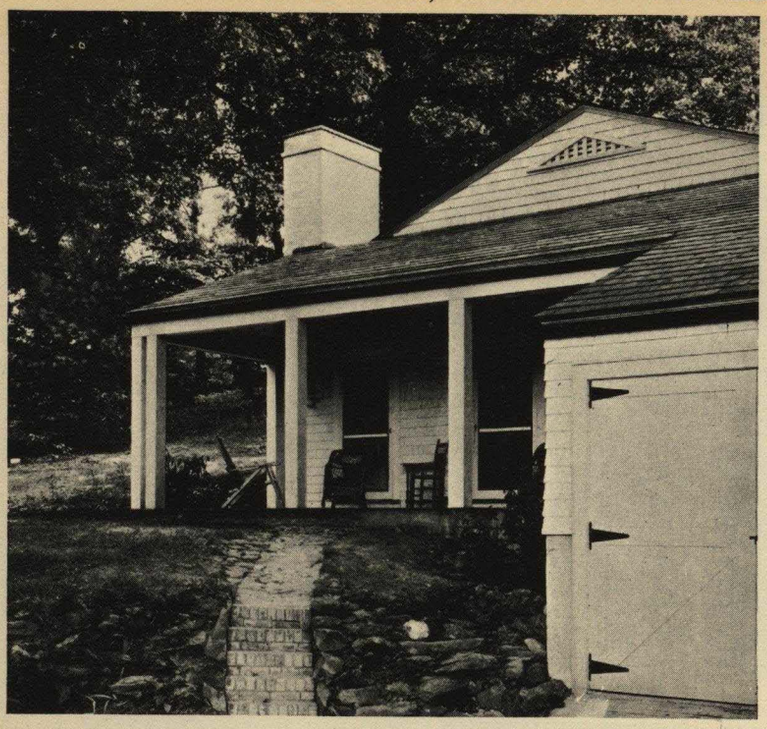
EXTERIOR PAINT
Shingles—stained white, Samuel Cabot, Inc., Boston.
Doors, etc.—painted 3 coats lead and oil.

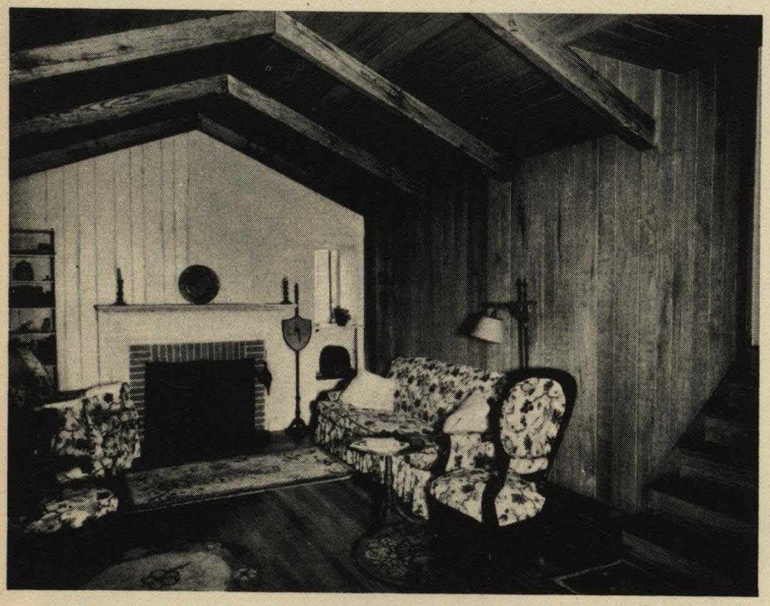
LATHING AND PLASTERING
Wood lath.
Sand finished plaster.

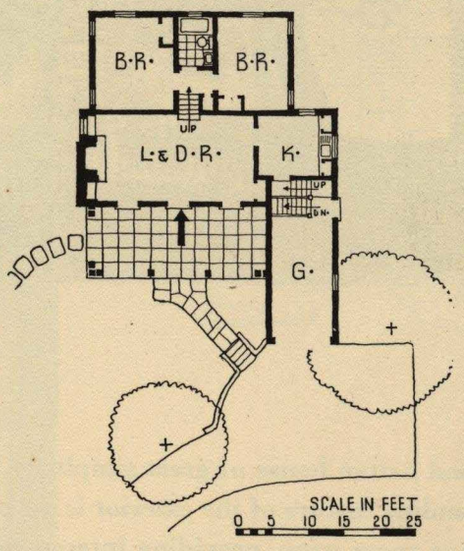
INTERIOR WOODWORK
Living and dining room paneled in wormy chestnut. Balance of trim grade B and better yellow pine. Floors native oak.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

NORTH CAROLINA, HENRY IRVEN GAINES, ARCHITECT







PLAN: Few required elements produce a simple if unusual layout. Bedrooms, living-dining room and garage on different levels due to requirements of site. Nothing unnecessary has been forced into the plan.

INTERIOR FINISHES
Floors—filled and waxed—some varnished 2 coats.
Trim—Enameled 4 coats.
Walls—Plaster kalsomined.
Wallpaper—Bedrooms.

WIRING
Cable

LIGHTING
Direct

PLUMBING
Fixtures—Crane Co.

PIPES
Steel

HEATING
Warm air gravity system, Peerless Heater, ducts to each room.

CHIMNEY
Fireplace
Facing } brick.
Hearth }
Mantel—wood.
Damper—Covert.

HARDWARE
Sargent and Co.

SCREENS
Full length outside wood screens with copper mesh.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

45. HOUSE FOR J. J. MOTZKO, HAYWARD, CALIFORNIA

A board and batten house of great simplicity, planned so that the principal rooms face away from the street. The outstanding feature of the exterior is the chimney, which has been expanded to become the entire end wall of the living room wing, providing interesting textural contrast to the wood walls of the other portions of the house. The raised hearth, on the interior, is not only a very practical arrangement, but is decorative as well. As is usually the case in houses of this type, the living room opens on to a porch, beyond which is the garden. It is very interesting to note that this house has corner windows in both bedrooms, a feature better seen on the plan than the photographs; that the architect saw fit to incorporate this element, supposedly the exclusive property of the "International Style," in an otherwise traditional design, is another instance of a growing and healthy indifference to stylistic correctness in American residential work. Cost: $4,200. Cubage: 21,496 at 19½ cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
Walls and piers—concrete.

FRAME CONSTRUCTION
Oregon pine.
Sills—redwood.

EXTERIOR SURFACE
Siding—redwood vertical shiplap and battens.

ROOF
Wood shingles on 1"x4" sheathing.
Gutters, Flashing, Down spouts } Armco 26 gauge galvanized iron.

DOOR AND WINDOW FRAMES
Sash and frames
Double hung—California white pine.
Doors and frames (exterior)—California white pine.

PORCHES
Brick floor—basket pattern common.

GLASS
Single strength "Lustra" grade A, American Window Glass Co.

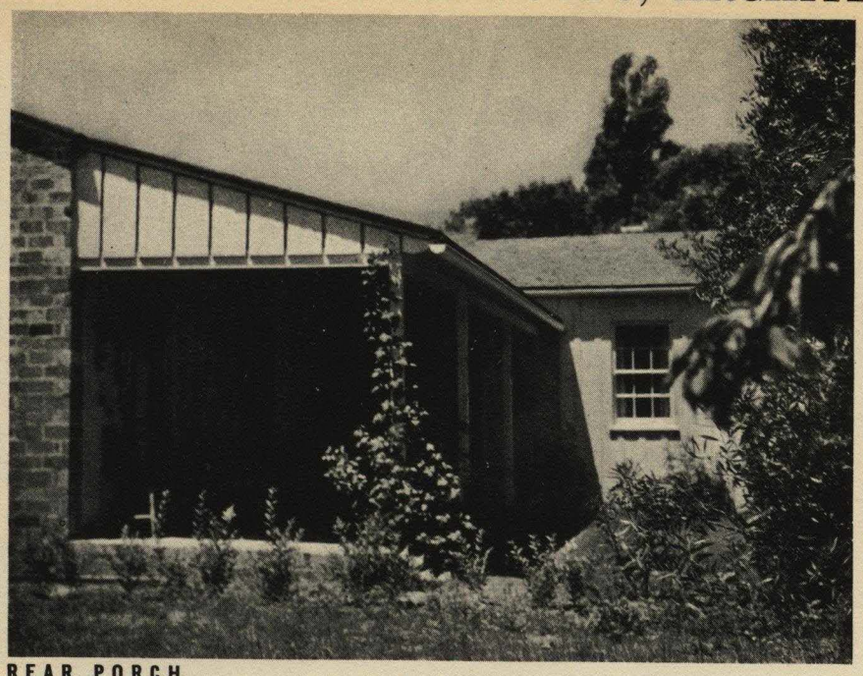
EXTERIOR PAINT
Shingles—oil stained.
Siding—casein cold water.
Trim, Sash } lead and oil.

LATH AND PLASTERING
Lathing—½" Beaver insulating metal lath.
Plastering
Patent plaster—Empire hardwall.
Finishing coat—Peerless stucco.

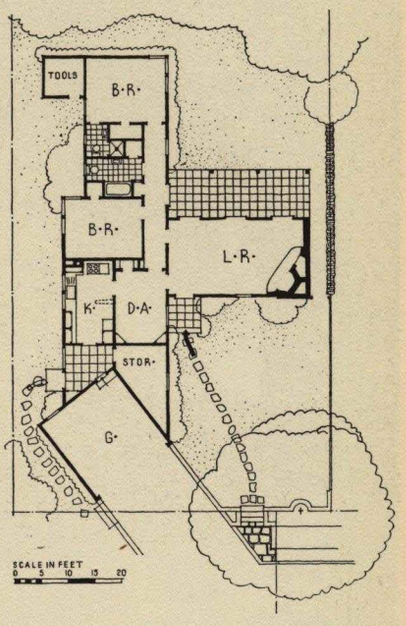
INTERIOR WOODWORK
Floors—plank oak.
Walls and doors, living room and dining room—"Shevlin" knotty white pine.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

GEORGE PATTON SIMONDS, ARCHITECT



REAR PORCH



LIVING ROOM WITH GREAT CORNER FIREPLACE

PLAN: Entrance to bedrooms can be effected without going through living room. The askew garage is adapted to the special requirements of the site. Rear porch common to entrance, storage and garage. Kitchen large and well planned.

Shelving and cabinets—"Shevlin" knotty white pine.

INSULATING
Outside walls—Beaver insulating lath and board.

INTERIOR PAINTING
Trim, Doors } stained and waxed.

WIRING
Cable—knob and tube.
Switches—Harvey Hubbell, Inc.

LIGHTING
Direct.

PLUMBING
Kitchen
Sink—Standard Sanitary.
Cabinet—knotty pine.
Refrigerator — Frigidaire Division, General Motors Corp.

BATHROOM
Fixtures—Standard Sanitary.
Seats—Church Mfg. Co.

PIPES
Galvanized iron and steel.

HEATING
Gas-fired hot air.
Hot water heater.

CHIMNEY
Fireplaces
Hearths, Mantels } common brick

HARDWARE
Interior and exterior—Ry-Lock Co., Ltd., and handwrought iron.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

46. HOUSE FOR GEORGE A. HENDON, JR., LOUISVILLE

THE MORTGAGE ON THIS HOUSE HAS BEEN INSURED BY THE FEDERAL HOUSING ADMINISTRATION

The house has great appeal probably because it consciously avoided routine trappings and efforts at charm. The same severe simplicity is carried into the interior. Sensible is the living room chimney placed off center on the gable simply because it belonged there according to the dictation of the plan. Federal Housing Administration appraised value: approximately $5,000.

CONSTRUCTION OUTLINE

FOUNDATION
Walls—9" concrete.
Columns—4" lally.
Cellar floor—4" concrete.
Waterproofing—Speeds waterproof cement.

MASONRY CONSTRUCTION
Common brick walls—used, 9" thick.

FRAME CONSTRUCTION
Floor joists, Studding, interior partitions, Rafters, Girders } wood.

ROOF
Composition shingles on sheathing—Johns-Manville.
Valleys, Flashing } Old Taylor Scotts.
Gutters, Down spouts } 26 gauge galvanized iron.

DOOR AND WINDOW FRAMES
Mill-built by Johnson Lumber & Millwork Co.

PORCHES
Reenforced concrete.

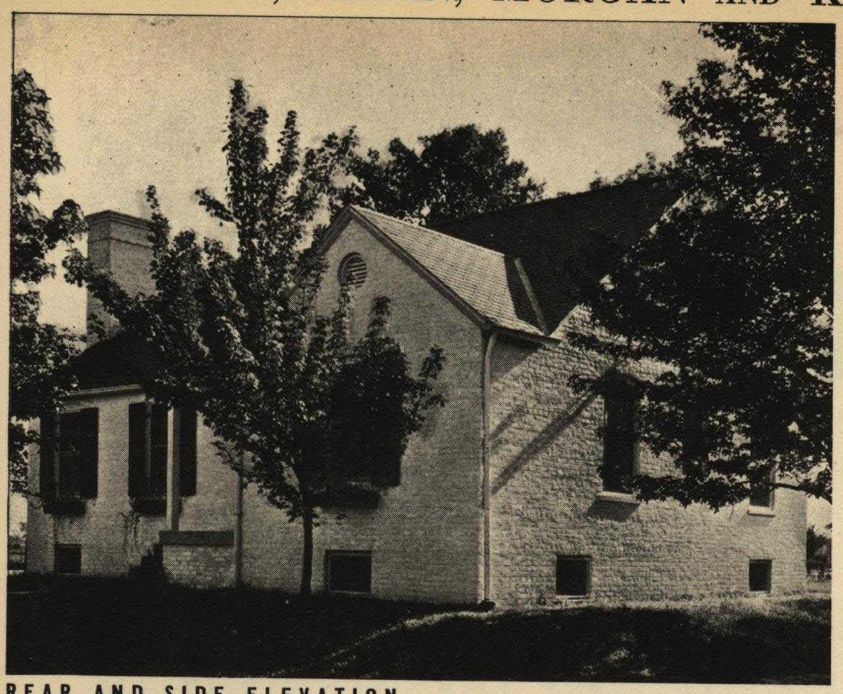
GLASS
Double strength, quality A.

EXTERIOR PAINT
Brick and woodwork—"Cabot's Virginia white," 3 coats.
Trim, Sash } 3 coats Duco, Dupont Co.

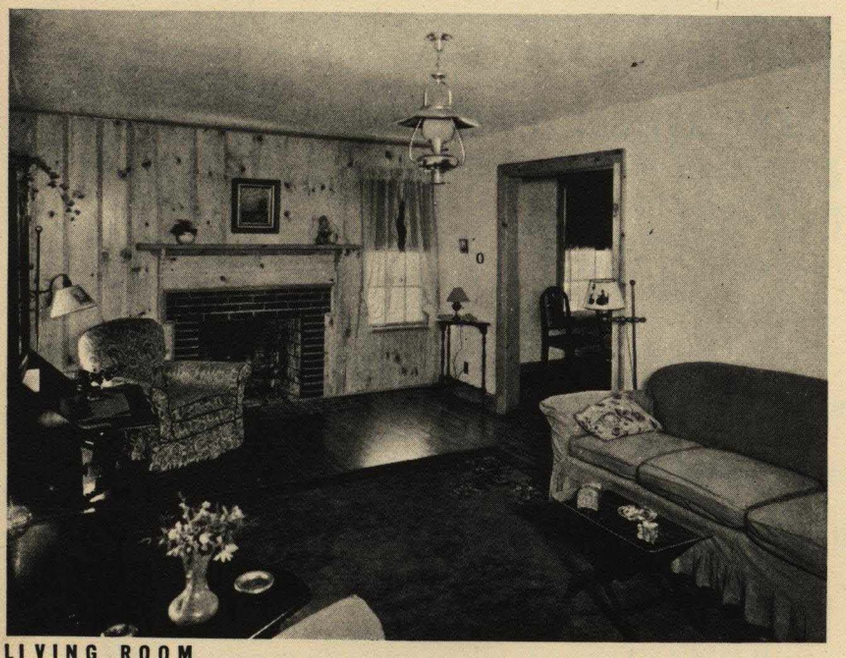
LATH AND PLASTERING
Lathing—composition plaster base, Rock-lath, U. S. Gypsum Co.
Plastering—patent plaster.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

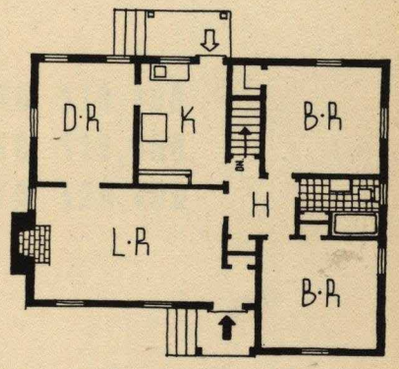
KENTUCKY, NEVIN, MORGAN AND KOLBROOK, ARCHITECTS



REAR AND SIDE ELEVATION



LIVING ROOM



FLOOR PLAN 0 5 10 15'

PLAN: Hall is the center of traffic with living room, kitchen, two bedrooms and the bathroom opening on it. The two small closets interfere with direct circulation from kitchen to entrance.

INTERIOR WOODWORK
Floors—5/16" x 1 1/3" oak.
Trim—knotty pine.

INSULATING
Attic floor—3" Thermofill.

INTERIOR PAINTING
Floors—filled, stained and shellacked.
Trim, Doors, Sash } 3 coats Dupont's Duco.

WIRING
Cable—BX cable and conduit.
Switches—Bryant.

LIGHTING
Direct.

PLUMBING
Kitchen fixtures—Crane Co.

BATHROOM
Fixtures—Crane Co.
Accessories—built-in, Fairfax Co.

PIPES
Galvanized iron.

HEATING
Coal-fired hot air furnace, 22" C.I. bowl, Hart Mfg. Co.
Hot water heater—Florence No. 2 coal oil heater, 30 gal. tank.

HARDWARE
Interior and exterior—dull brass.

SCREENS
Galvanized wire, wood frames.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

69

NEW SMALL HOUSES

ALL WITHIN THE PRICE RANGE ELIGIBLE FOR F.H.A.-INSURED MORTGAGES

CONTAINING:

27	HOUSES	COSTING	FROM	$5,000	TO	$10,000
26	"	"	"	$10,000	TO	$15,000
16	"	"	"	$15,000	TO	$20,000

HERE are houses. 69 by count, which is important only because they still add up to 69 by reason. This is in large part a picture book but not a pretty picture book. The photographs were picked from hundreds because they convey the most information about each house; not because the editors like the cloud effects. But this issue is more than a picture book. Each house is also shown in plan and with full construction data. So that anyone who wants to know how a real 1936 house looks may also discover how it was built and how it works. And to establish standards of value, costs are given wherever obtainable. Finally, the editors have commented on each house, pointing out its merits of plan, design and construction. Every house in this book has been selected for its excellence. Some are radically different in plan and design, more are conventional, but all are good.

NOTE: The figures given as costs refer to the house and include the architect's fee but in no case do they include the cost of land, landscaping or furnishing. It is of the utmost importance to note that there is a wide difference in the cost of the same house in different localities, sometimes even in neighboring towns. These costs, therefore, are relative and not the actual cost of the same house in your community. Consult your architect for local cost figures.

It is not to be inferred that the specifications given carry any recommendation or endorsement. They are merely the list of products specified for the particular houses shown in this book. Specifications for any house can be properly determined only by your local architect.

47. HOUSE FOR W. E. GALLWEY, PASATIEMPO, CALIFORNIA

Sturtevant Photos

•The client's desire was simply stated: a week-end and summer house accommodating the maximum number of people at the lowest possible cost. The architect solved the problem with brilliant simplicity by using the porch connecting the two portions of the house as part of the sleeping quarters. Three wall beds are set into a heated closet which forms the back of the porch. Thus this small house comfortably takes care of seven people and a maid. The house is laid out so that the court is protected from cold winds. A shelter is provided for automobiles, and the entrance so arranged that it is possible to bring in baggage without going through the living or dining rooms. The house is built in the simplest manner. Any decorative effect is inherent in the materials and their disposition; nothing is applied. Cost (including wall beds, slate floor, terrace retaining wall, brick paving on the porch and terrace): $5,700—about 29 cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
- Walls—Reenforced concrete
- Columns or piers—reenforced concrete

FRAME CONSTRUCTION
- Sills—Redwood
- Floor joists, Studding, Plate, Rafters, Girders, Bridging, Ties — No. 2 Douglas Fir

MASONRY CONSTRUCTION—none

EXTERIOR SURFACE
- Vertical rough boards No. 2 Common Redwood

ROOF
- Wood shingles on spaced sheathing—clear cedar shingles, 5 butts to 2" laid 4½" to weather
- Gutters—Redwood with lead strips at joints
- Flashing—Galvanized iron
- Down spouts—Galvanized iron
- Composition sheathing paper — heavy block building paper, well lapped

DOOR AND WINDOW FRAMES
- Sash and frames
  - (a) double hung — Sugar Pine sash
  - (b) casement — Douglas Fir frames
- Doors and frames (exterior)—Redwood and Sugar Pine, Douglas Fir frames

PORCHES
- Floor—second hand common brick

GLASS
- Grade "B"

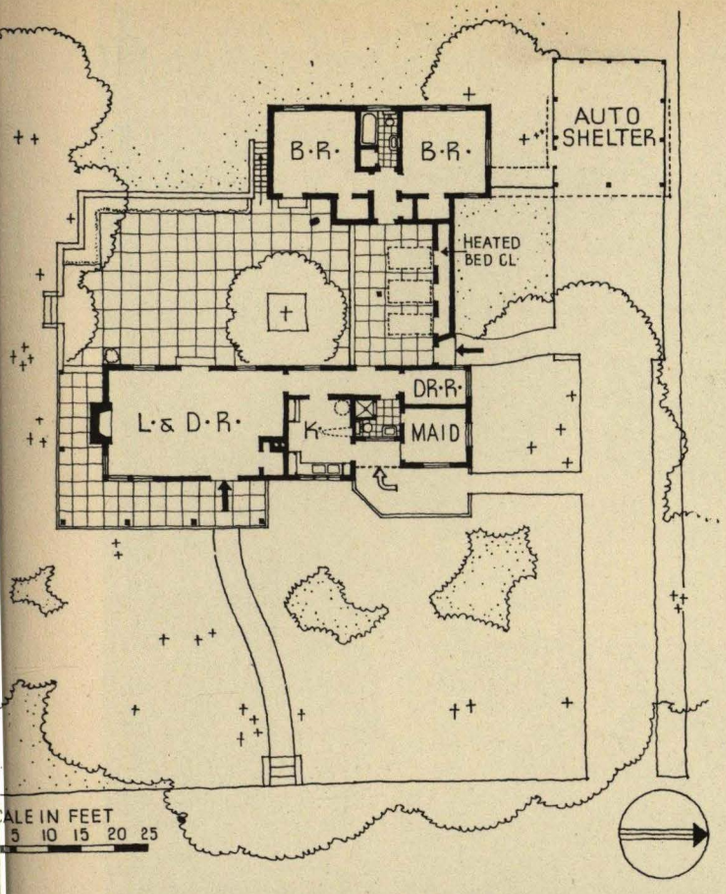
EXTERIOR PAINT
- Shingles—left unpainted
- Siding
  - (a) Priming—none
  - (b) Finish coat—heavy sprayed coat of whitewash
- Trim
  - (a) Priming, (b) Finish coat — Lead and oil
- Sash
  - (a) Priming, (b) Finish coat — Lead and oil

LATH AND PLASTERING—none

INTERIOR WOODWORK
- Trim—vertical grain Douglas Fir
- Floors—T & G No. 2 Douglas Fir in bedroom wing. Rest of floors concrete; Yosemite slate in living room and hall.
- Hardwood—oak thresholds
- Painted surfaces—Redwood and Douglas Fir

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

VILLIAM WILSON WURSTER, ARCHITECT



URT SHOWING RECESS FOR WALL BEDS

LIVING ROOM

Shelving and cabinets—Douglas Fir. Cedar linen shelving.
Stock millwork—most doors stock, five panel.

ULATION—none

ERIOR PAINTING

Floors—(in Bedroom Wing)—oil filler and 2 coats spar varnish ("Lightning").

Trim, Doors, Sash: 2 coats white lead and oil, one coat enamel (W. P. Fuller's "Silken White")

Walls—2 coats cold water paint (Fuller's). In bath and kitchen, 2 coats white lead and oil, one coat enamel (Fuller's "Silken White")

ING

able—From meter to distribution panels, wires in rigid galvanized metal conduit

Electrical fixtures—knob and tube
Switches—H. & H. toggle type

LIGHTING

Direct—Fixtures by Preston Hopkins, San Francisco.

PLUMBING

Kitchen
Sink—Enameled iron, Westcoast S-721

BATHROOM

Cabinets—Medicine cabinets, Peerless Built-in, No. 15
Bath tubs—Enameled iron, Westcoast "Barbara" S-334
Toilets—Vitreous china, Westcoast "San Carlos" S-1643
Showers—Westcoast fittings.
Floor—concrete.
Walls—T&G Douglas Fir.

PIPES

Steel—Supply pipes, National Steel Spelterized pipe.

HEATING

Gas-fired hot air with fan, Aladdin Heating Corp., Oakland
Hot water heater—Ruud

AIR CONDITIONING—none

CHIMNEY

Fireplaces
(a) facings—common brick
(b) hearths—none
(c) mantels—none
(d) damper—none

HARDWARE

Interior, Exterior: Corbin & Stanley

SCREENS

Redwood frames—16 mesh bronze.

NSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

48. HOUSE FOR DUPREE R. DANCE, SAN ANTONIO,

The client introduced a distinctly human touch in his specifications for this house: "there must positively be no provision for guests." The plan shows two large bedrooms with triple exposure, one with bathroom and one with shower. Garage and maid's quarters are in a separate building. The house is a restrained adaptation of Georgian design. Cost: $7,500 or approximately 34 cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
Walls—reenforced concrete.
Cellar floor—concrete.
Waterproofing—emulsified asphalt.

FRAME CONSTRUCTION
Yellow pine.

MASONRY CONSTRUCTION
Walls—salmon pink common brick, Fraser Brick & Tile Co.

EXTERIOR SURFACE
Salmon pink common brick, Fraser Brick & Tile Co.

ROOF
Slate on sheathing—variegated slate, full range of colors.
Gutters, Flashing, Down spouts } 26 gauge galvanized iron.
Composition sheathing paper—30 lb. asphalt saturated roofing felt.

DOOR AND WINDOW FRAMES
Sash and frames.
Double hung—white pine, check rail.
Doors and frames (exterior)—yellow pine frames, white pine doors.
Garage doors—yellow pine with fir panels.

PORCHES
Reenforced concrete—Front porch of concrete with paving brick edging, exterior steps of paving brick.

GLASS
Double strength Quality A Pennvernon, Pittsburgh Plate Glass Co.

EXTERIOR PAINT
Sash, Trim { Priming—lead and oil. Finish coats—outside paint, Pittsburgh Plate Glass Co.

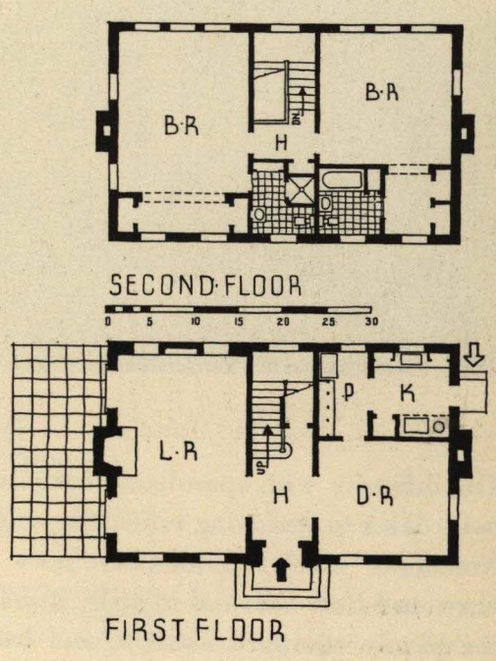
INTERIOR WOODWORK
Trim and floors—yellow pine trim painted, oak floors stained dark.
Hardwood—white oak.
Stainwoods—oak handrail only.
Painted surfaces—yellow pine.
Shelving and cabinets—yellow pine, fir panels, some white pine.

INSULATING
Weatherstripping—Doors only weatherstripped, Chamberlain Weatherstrip Co.

INTERIOR FINISHES
Floors—Stained dark.
Trim, Doors, Sash } Painted light, products of Pittsburgh Plate Glass Co.

TEXAS, BARTLETT COCKE, ARCHITECT

ENTRANCE HALL AND LIVING ROOM



PLAN: The first floor is typical of center hall plans. On the second floor, bedrooms are oriented to take advantage of exposure and garden view.

Walls—papered on sheetrock.
Wallpaper-throughout, excepting in bathrooms, which are tile, textone on sheetrock above tile wainscotings.

WIRING
Switches—toggle.

LIGHTING
Direct.

PLUMBING
Kitchen.
Sink—Standard Sanitary Mfg. Co.
Cabinets—milled.
Stove—by owner.
Refrigerator—by owner.

BATHROOM
Fixtures—Standard Sanitary Mfg. Co.
Cabinet—milled.
Bath tubs, Toilets—Standard Sanitary Mfg. Co.
Seats—Church Mfg. Co.
Shower curtains, Showers—Standard Sanitary Mfg. Co.
Tile—Wheeling.

PIPES
Steel.

HEATING
Gas, hot air furnace by Pacific Gas Products Co.
Piping—asbestos covered tin ducts.
Hot water heater—Pittsburgh instantaneous, Pittsburgh Water Heater Co.
Thermostat and regulators—Minneapolis-Honeywell.

CHIMNEY
Fireplaces.
Facings—tile.
Hearths—tile.
Mantels—wood.
Damper—Majestic.

HARDWARE
Interior, Exterior—Corbin.

SCREENS
Wood milled screens, bronze netting.

WINDOW DRESSING
Shades—by owner.
Venetian blinds.
Blinds—milled of white pine.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

49. HOUSE, HEMPSTEAD, LONG ISLAND, N. Y.

Gustav Anderson Photos

The difficulty with speculative building from the architectural point of view is that the problem usually boils down to designing something sufficiently negative to please most of the customers most of the time. Numerous "safe" formulas have been adopted by various builders. This little house represents one of the latest and best. Colonial in style, it includes a separate dining room, attached garage, first floor lavatory, completely equipped kitchen, and basement playroom. The plan is well organized, and space, as for instance, in the small but uncramped hall, is economically used. The work space works, and the service entrance, right outside the kitchen window, is excellently located. Had a good landscape architect been employed to supervise planting, the house would have appeared to much better advantage. Cost: $6,500. Cubage: 27,500 at about 23½ cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
Walls, Piers, Cellar floor } poured concrete.
Waterproofing — integral, Truscon Steel Co.

FRAME CONSTRUCTION
Wood

EXTERIOR SURFACE
Brick veneer—second-hand common brick whitewashed.
Shingles—red cedar shingles on garage portion.

ROOF
Slate on sheathing—¼" Bangor slate.
Valleys, Gutters, Flashing } copper.
Down spouts—copper, 3" diam.

DOOR AND WINDOW FRAMES
Sash and frames—double hung, local mill.
Doors and frames (exterior)—local mill.

PORCHES
Reenforced concrete.

GLASS
Libbey-Owens-Ford.

EXTERIOR PAINT
Shingles—painted, Atlantic white lead.
Trim, Sash } Dutch Boy, National Lead Co.

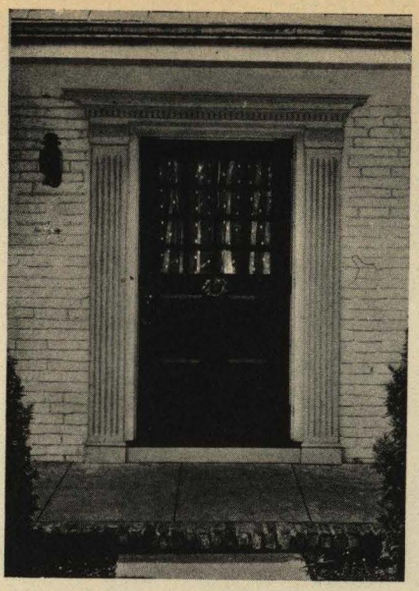
LATH AND PLASTERING
Lathing
Metal—2.75 lb. Triplex.
Composition plaster base—metal lath backed aluminum foil.

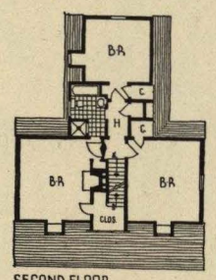
INTERIOR WOODWORK
Floors—stained, Minwax.
Shelving and cabinets—local mill, architect's design.

INSULATING
Outside walls—2nd floor ceiling, eaves and outside walls aluminum-backed wire lath.
Weatherstripping — American Weatherstrip Co.

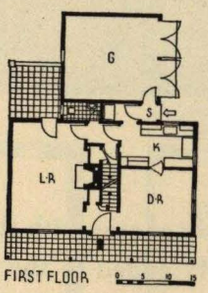
INTERIOR FINISHES
Floors—stained, Minwax.

REINHARD M. BISCHOFF, ARCHITECT





SECOND FLOOR



FIRST FLOOR

BASEMENT

Trim, Doors, Sash } Dutch Boy white lead by National Lead Co., Valspar by Valentine & Co. Living room, stain mixture of linseed oil, umber, dryer.
Wallpaper — Salubra, Imperial, Lloyd's, Thibaut.

WIRING
Cable—General Electric Co.
Electrical fixtures—David Kojan, handmade.

LIGHTING
Direct

PLUMBING
Kitchen
Sink—Formica top, Monel metal pan.
Cabinet—Millwork, local.
Stove—Magic Chef by American Stove Co.

BATHROOM
Fixtures—Speakman.
Bath tubs, Toilets } Standard Sanitary.
Seats—Church Mfg. Co.
Tile—National Tile Co.

PIPES
85 per cent copper (red brass).

HEATING
Home oil burner.
Boilers—Arco.
Radiators—concealed, Richmond Radiator Co. "Richwar."
Valves—Hoffman.
Hot water heater—Taco Heaters, Inc., New York.
Thermostat and regulators—Minneapolis-Honeywell.

CHIMNEY
Fireplaces
Facings—black face brick.
Hearths—black tile.
Damper—cover throat.

HARDWARE
Interior—Sargent, Stanley.
Exterior—Corbin.

SCREENS
Bronze

WINDOW DRESSING
Blinds—local mill, painted red.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

50. HOUSE FOR KENNETH J. REMPP, GWYNEDD VALLEY,

The architect was obviously at ease with the changes of material demanded by the Pennsylvania farmhouse. Clapboards were originally added to the leaky fieldstone walls of these houses as protection for the more exposed elevations. Thus clapboards would appear on all walls with the same orientation. Modern insulation, however, allows these features to be arbitrarily decorative. The plan is typical, capably handled. The economy of local materials is reflected in the low cost of this house. Cost: $5,940. Cubage: 22,771 at 26 cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
- Walls and Piers } local stone.
- Cellar floor—cement.

FRAME CONSTRUCTION
- Douglas fir, structural grade.

MASONRY CONSTRUCTION
- Stone walls—local stone.

EXTERIOR SURFACE
- Clapboards—California redwood.

ROOF
- Wood shingles on shingle lath—Washington red cedar.
- Valleys, Gutters, Flashing, Down spouts } lead clad copper.

DOOR AND WINDOW FRAMES
- Sash and frames
- Double hung, Casement } white pine, specially milled.
- Doors and frames (exterior)—white pine.

PORCHES
- Kitchen porch—long leaf Georgia pine.
- Main porch—flagstone floor.

GLASS
- Libbey-Owens-Ford double strength A.

EXTERIOR PAINT
- Shingles—unfinished.
- Siding, Trim, Sash: Priming, Finish coat } lead and oil mixed on job.
- Shutters—Cabot's Collopakes.

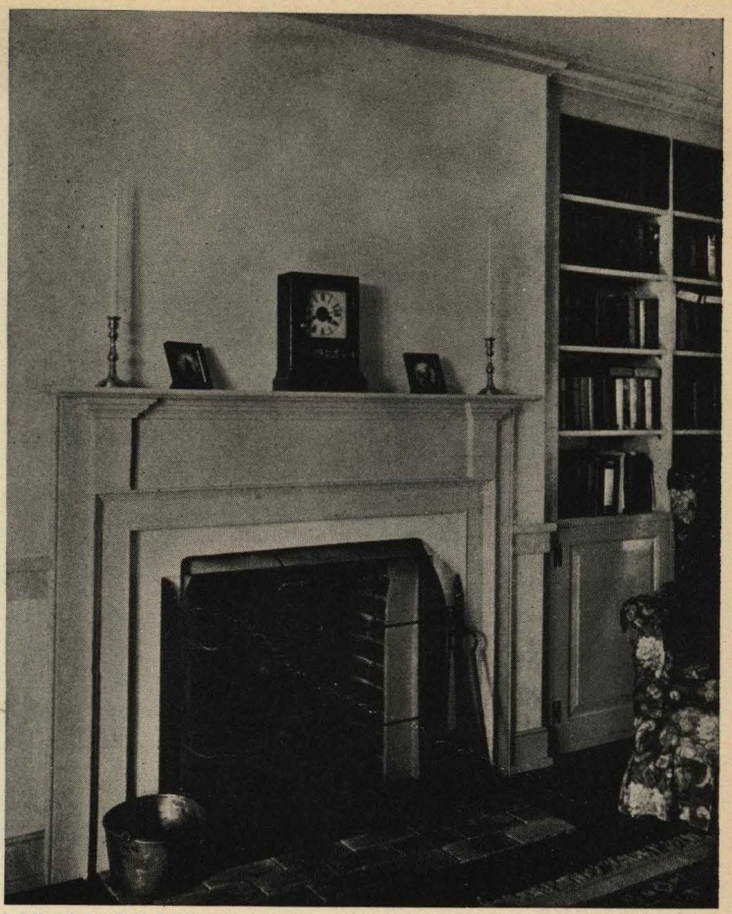
LATH AND PLASTERING
- Lathing
  - Composition plaster base—U. S. Gypsum Sheetrock.
- Plastering
  - Patent plaster, Finishing coat } U. S. Gypsum Co.

INTERIOR WOODWORK
- Floors—white oak.
- Trim—poplar.
- Doors—white pine.

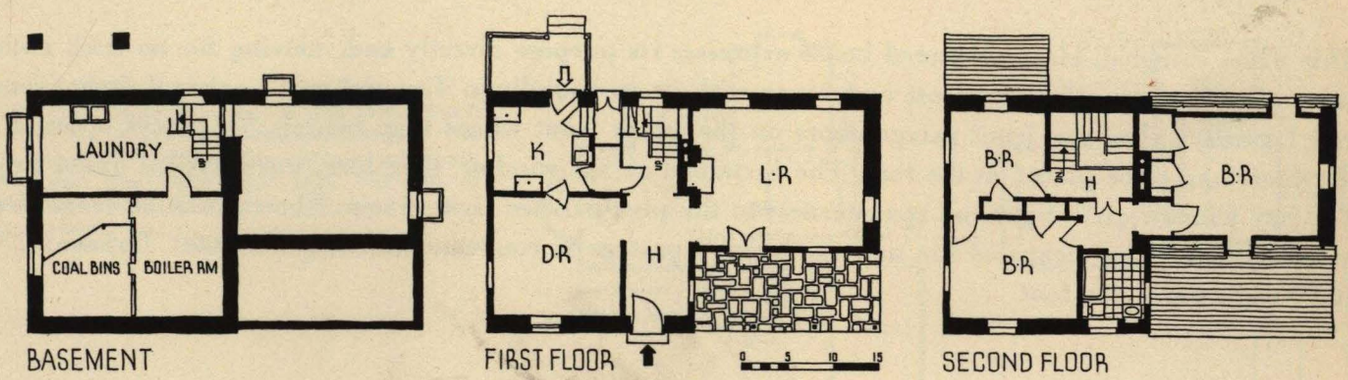
INSULATING
- Outside walls, Roof rafters } Balsam wool.

PA., G. EDWIN BRUMBAUGH, ARCHITECT

STAIR HALL



LIVING ROOM



PLAN. Simple and direct. The circulation from kitchen to front entrance does not pass through intermediate rooms, a point frequently overlooked. One factor contributing to the low cost of this house was the single bathroom on the second floor.

INTERIOR FINISHES
Floors—stained and waxed.
Trim, Doors, Sash } enameled.
Walls—tinted plaster, no paint.

WIRING
Cable—BX.
Electrical fixtures—locally purchased.
Switches—Hubbell toggle.

LIGHTING
Direct—mostly lamps, few fixtures.

PLUMBING
Kitchen
Sink—enameled iron.
Stove, Refrigerator } electric.

BATHROOM
Fixtures—Kohler.
Bath tub—enameled iron.
Toilet—vitreous china.
Seat—white.

PIPES
Wrought iron.

HEATING
Coal
Boiler, Radiators } American Radiator Co.
Piping—Steel.
Valves—Jenkins.
Hot water heater—coal.

CHIMNEY
Fireplaces.
Facings—plaster.
Hearths—common hard red brick.
Mantels—wood.
Damper—Covert.

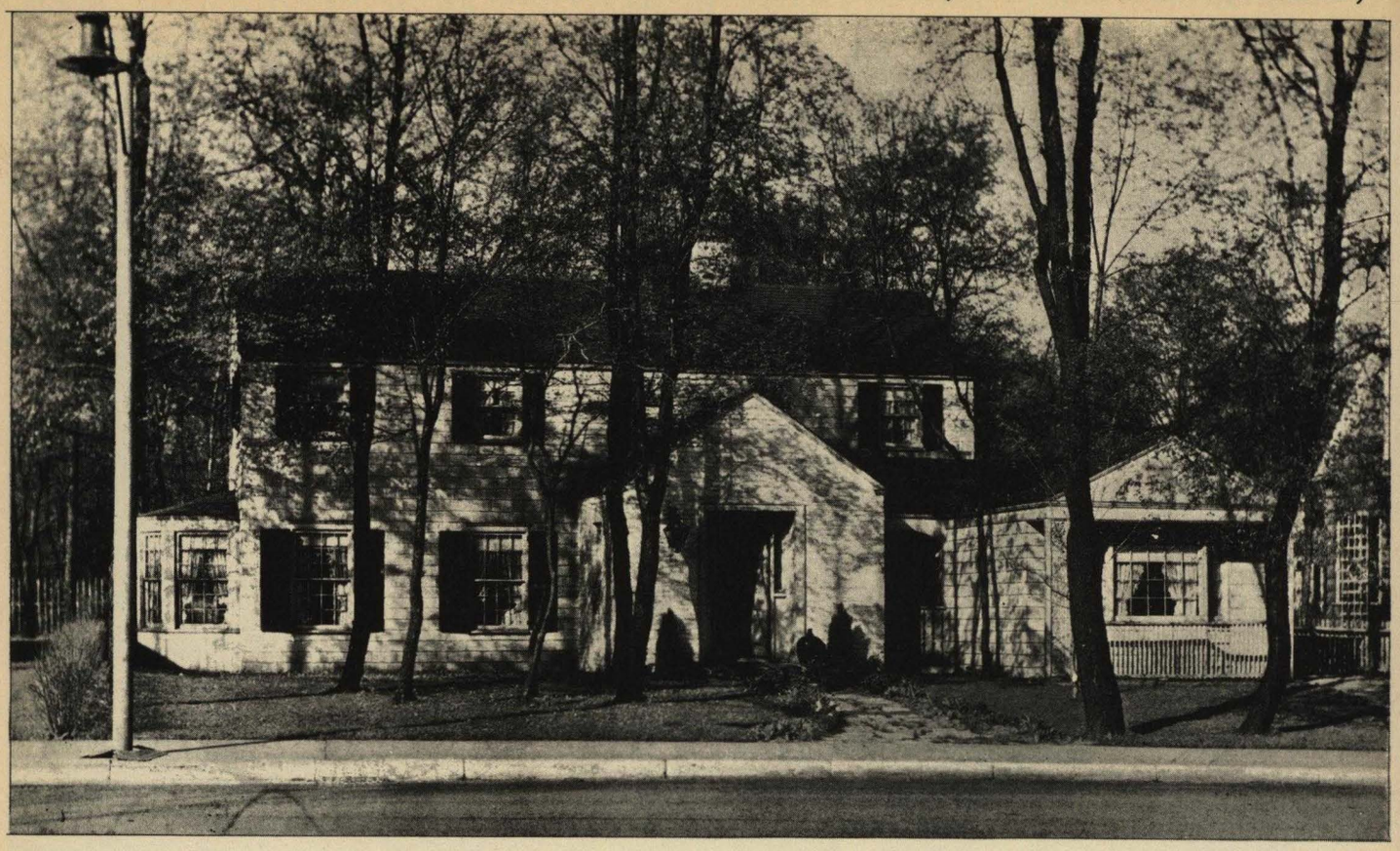
HARDWARE
Interior, Exterior } wrought iron, blacksmith made, by Julius Rempp, Springhouse, Pa.

SCREENS
Wood.

WINDOW DRESSING
Done by owner.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

51. HOUSE FOR JAMES E. GILLESPIE, N. TONAWANDA,



This white shingled, black shuttered house expresses its purpose directly and, striving for no trick architectural effects, pleasantly ornaments and fits in with its surroundings. The architect's original design sensibly and logically called for front garage doors on the street front where they belong. Neighbors objected and the doors had to be placed in the rear. The curtained garage window, therefore, was installed under protest. The bay window gives light and spaciousness to the pine-paneled living room. The circulation from kitchen to entrance hall by means of the narrow "sneak" passage is commendable. Cost: $8,000. Cubage: 27,750 at 29 cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
- Walls—concrete block.
- Columns—lally.
- Cellar floor—cement.
- Waterproofing—blocks painted with asphalt.

FRAME CONSTRUCTION
- Fir.

MASONRY CONSTRUCTION
- Common brick walls, front entrance.

EXTERIOR SURFACE
- Shingles—16" Dixie white shingles laid 7" to weather.

ROOF
- Wood shingles on shingle lath—Creosote dipped and stained black, Creo-Dipt Co.
- Valleys, Flashing } copper.
- Composition sheathing paper.

DOOR AND WINDOW FRAMES
- Sash and frames
- Double hung and casement type, Doors and frames (exterior) } made according to detail drawing. Meyer Mill Co.
- Garage doors—built up of diagonal beaded siding.

PORCHES
- Floor—flagstone laid in cement.

GLASS
- Libbey-Owens-Ford Glass Co.

EXTERIOR PAINT
- Shingles—dipped, Creo-Dipt Co., Inc.
- Trim, Sash } lead, oil and turpentine, Dutch Boy, National Lead Co.

LATH AND PLASTERING
- Lathing—wood.
- Plastering
- Patent plaster—Paragon.
- Finishing coat—lime and plaster of Paris.

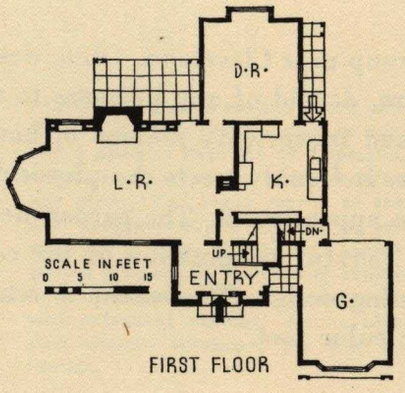
INTERIOR WOODWORK
- Floors—oak.
- Trim—white pine, hall and part of living room, Painted surfaces—white pine, Millwork—made special from detail drawings } Meyer's Lumber & Mill Co., North Tonawanda, N. Y.

INSULATING
- Outside walls, Roof rafters } rock wool, Johns-Manville.

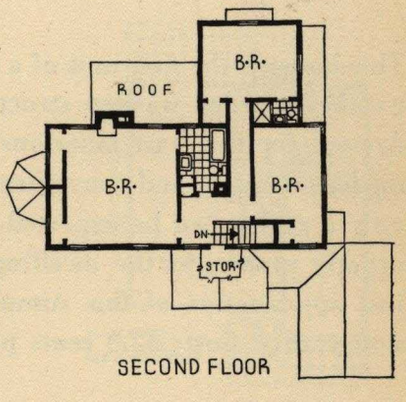
CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

NEW YORK, CHARLES H. UMBRECHT, ARCHITECT

PLAN: Two bedrooms share the one bath. Guest room at rear has private bath with shower. The two long closets in the main bedroom may work better than they appear to in plan. The walls of these closets seem to shut off light from the two side windows.



FIRST FLOOR



SECOND FLOOR

Weatherstripping—metal, Accurate Metal Weatherstrip Co.

INTERIOR FINISHES

Floors—filled, stained, shellac and wax.
Trim, Doors, Sash } paint and enamel, Pratt & Lambert.
Wallpaper—Thibaut and Lloyd's.

WIRING

Cable—BX.
Switches—brass plate, toggle.

LIGHTING

Direct.

PLUMBING

Kitchen
Sink—flat rim, Standard Sanitary Mfg. Co.
Stove, Refrigerator, Washing machine } General Electric Co.

BATHROOM

Fixtures, Bath tubs, Toilets } Standard Sanitary Mfg. Co.
Showers—Speakman.
Shower curtains—Standard Sanitary Mfg. Co.

PIPES

Supply—brass.
Soil and vent—wrought iron.

HEATING

Coal—hot air furnace.
Hot water heater—coal.

CHIMNEY

Fireplaces
Facings, Hearths } tile.
Mantels—white pine.
Damper—"Peerless."

HARDWARE

Interior and exterior — hand-wrought iron.

SCREENS

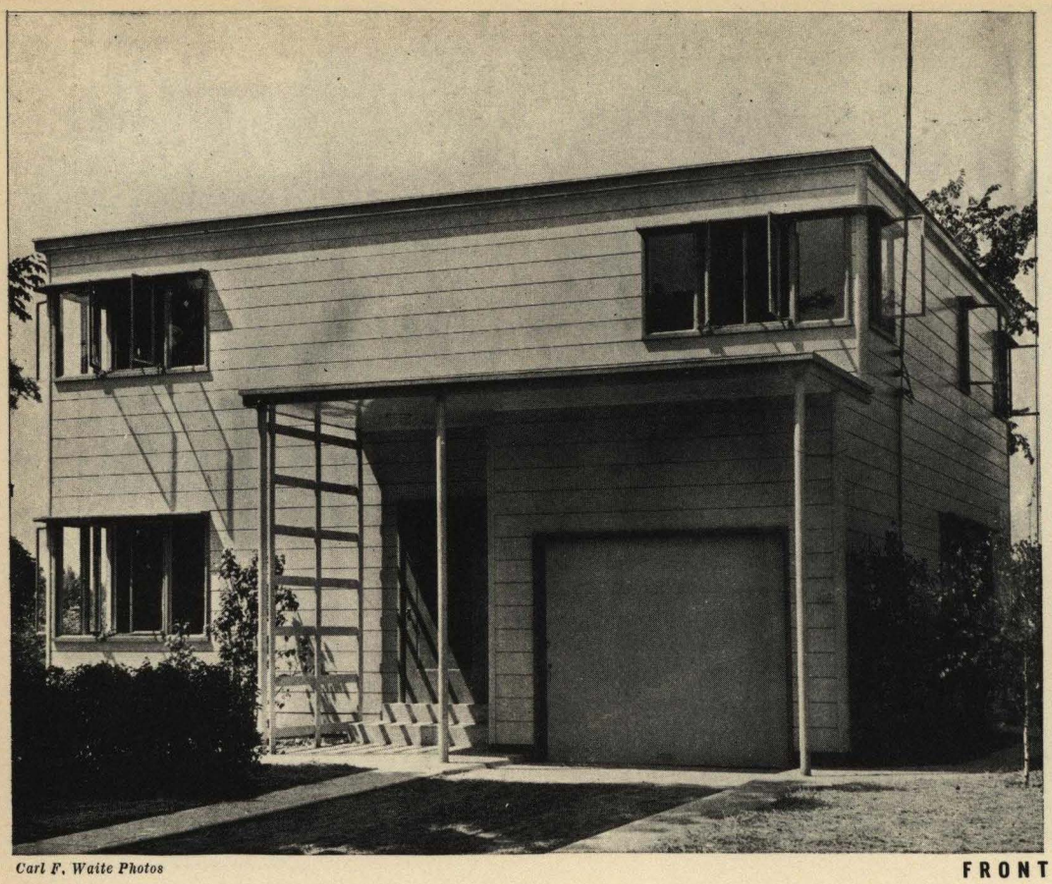
Bronze, frames white pine.

WINDOW DRESSING

Shades.
Blinds.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

52. HOUSE 1 W, WILLOUGHBY, OHIO



Carl F. Waite Photos

FRONT

This house is the first unit of a group near Cleveland, Ohio, designed for speculative purposes. A square weather-boarded wooden structure, devoid of any pretense to the graces of "style," it is most efficiently devised for the least laborious and inexpensive scheme of housekeeping for a small family demanding modern comfort and convenience. It frankly meets the physical requirements in a realistic manner, and only a realist can be expected to appreciate it. The garden design is diverting, and smacks of the same orderly realism as the dwelling. Careful examination of the construction details below is essential to a just appreciation of this stimulating design. The extent to which built-in equipment has been used is noteworthy. Cost: 32.8 cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
- Walls and piers—concrete blocks.
- Cellar floor—cement.
- Waterproofing—Master Builders Co.

FRAME CONSTRUCTION
- Wood.
- Girders—steel.

EXTERIOR SURFACE
- Siding—flush wood.

ROOF
- 4-ply tar and gravel by Philip Carey Co., Lockland, Ohio.
- Drains—"Josam" (require no flashing) by Josam Mfg. Co., Michigan City, Ind.
- Composition sheathing paper—Sisalkraft.

DOOR AND WINDOW FRAMES
- Sash and frames
  - Steel sash—Vento Steel Sash Co., Muskegon, Mich.
- Doors and frames (exterior)—wood.
- Garage doors—Stanley overhead type.

GLASS
- Pennvernon, Pittsburgh Plate Glass Co.

EXTERIOR PAINT
- Siding, Trim, Sash } "Sunproof" by Pittsburgh Plate Glass co.

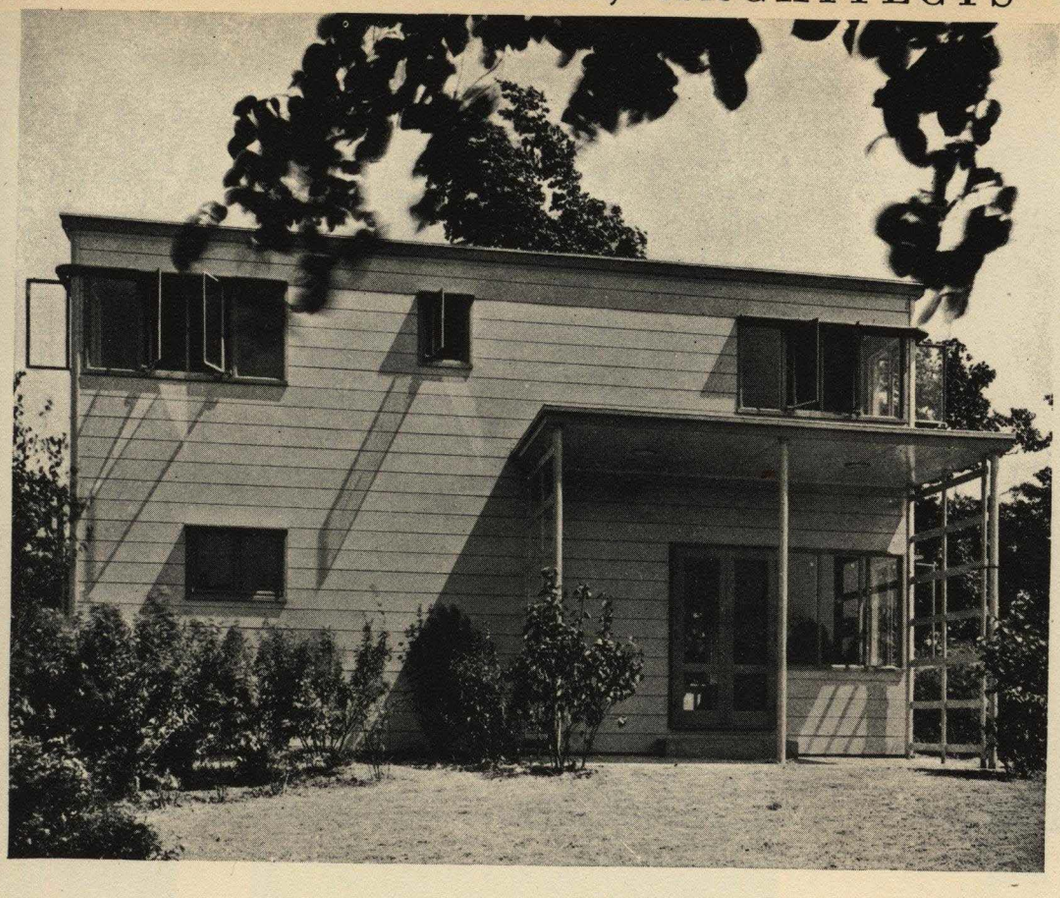
LATH AND PLASTERING
- Lathing.
  - Composition plaster base—Gold Band Sheetrock by National Gypsum Co.
- Plastering
  - Patent plaster—National Gypsum Co.

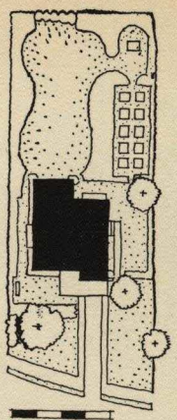
INTERIOR WOODWORK
- Floors—oak.
- Painted surfaces—poplar.
- Shelving and cabinets—white pine.
- Stock millwork—poplar and birch.

INSULATING
- Outside walls—2" Rockwool, Roof—4" Rockwool } "Gimco," General Insulating and Mfg. Co., Alexandria, Ind.
- Thresholds—Chase Brass and Copper Co.

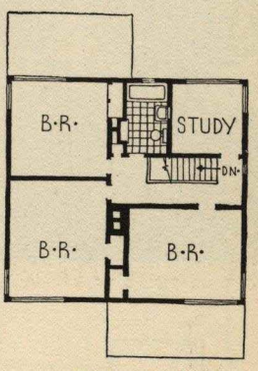
CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

HAYS AND SIMPSON, ARCHITECTS

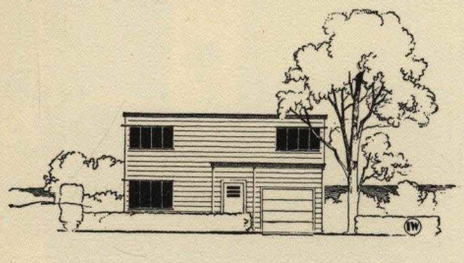


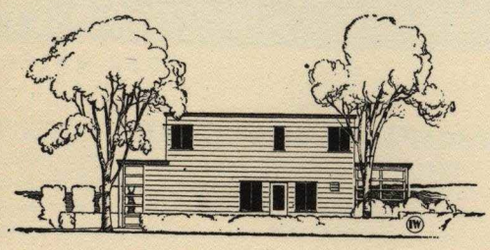


PLOT PLAN

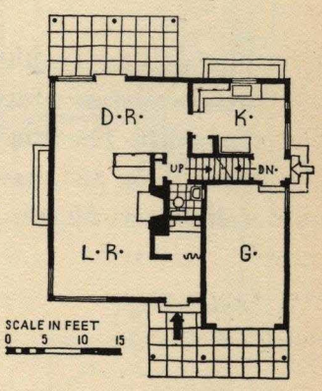


SECOND FLOOR





PLAN: The plan is simple, direct, efficient. A place to cook, a place to live, and a place to keep the car; upstairs, adequate provision for sleep, bathing and study. The many merits of the plan are obvious. In addition to advantages of cross circulation, concentrating windows at the corners results in reduced carpentry and fitting labor with attendant savings. Rooms with such window treatment are easy to furnish.



FIRST FLOOR

INTERIOR FINISHES
Floors—Minwax Co., Inc.
Trim, Doors, Sash } enamel, Pittsburgh Plate Glass Co.
Walls and floors—Armstrong linoleum in kitchen, bath and lavatory.
Wallpaper—balance of house.

WIRING
Cable—BX.
Electrical fixtures—Chase Brass and Copper Co.

LIGHTING
Direct.

PLUMBING
Kitchen
Cabinet, Sink } Kohler.
Wall fan—Victor Electric Products Co.

BATHROOM
Fixtures—Kohler Co.
Seats—Church Mfg. Co.
Walls and floor—Armstrong linoleum.

PIPES
Chase Brass and Copper Co.

HEATING
Coal.

AIR CONDITIONING
Central—"Moncrief," The Henry Furnace & Foundry Co., Cleveland, Ohio.

CHIMNEY
Fireplaces
Facings—wood.
Hearths—slate.
Damper—Donley Bros.

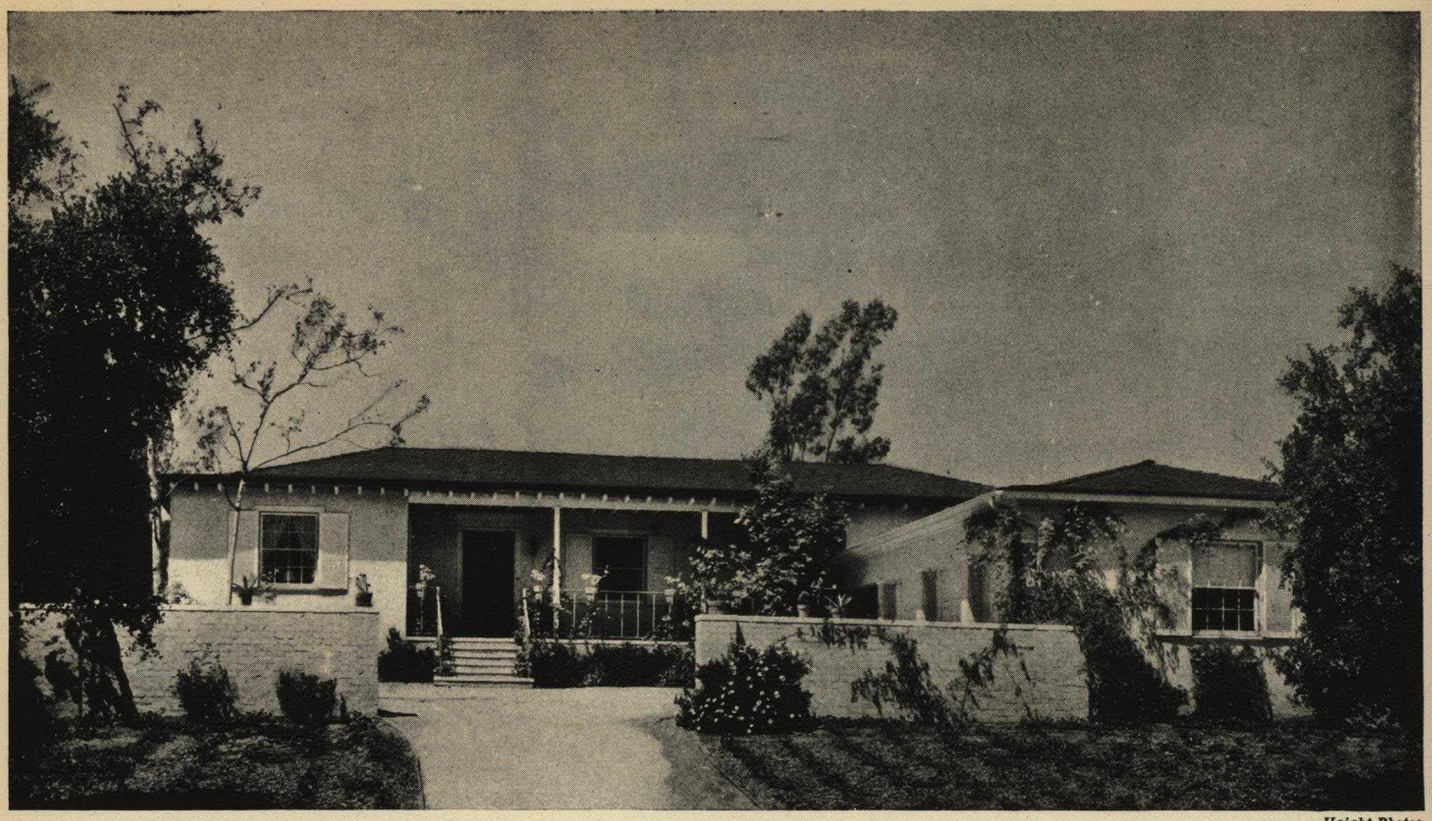
HARDWARE
Interior and exterior—P. & F. Corbin.

SCREENS
Metal frames by Vento Steel Sash Co.

WINDOW DRESSING
Venetian blinds—Western Venetian Blind Co.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

53. HOUSE FOR PAUL PULLIAM, PASADENA, CALIFORNIA



Haight Photos

THE wall adds to the feeling of spaciousness of this house and gave a good landscape architect a good surface against which he could plant. It also creates a semi-private court and to some extent masks the garage. The thin supports for the roof, similar to those in the architect's house for the Los Angeles Times (No. 32), have particular grace. An excellent touch was the use of white shutters against white walls. Cost: $9,000. Cubage: 33,000 at about 27 cents.

LANDSCAPE ARCHITECT, FRED BARLOW

CONSTRUCTION OUTLINE

FOUNDATION
- Walls, Piers, Cellar floor } concrete.
- Waterproofing—Succonem.

FRAME CONSTRUCTION
- Douglas fir throughout with exception of redwood sills.

EXTERIOR SURFACE
- Common brick veneer and vertical redwood boards. Riverside Portland Cement Co.
- Stucco—Monolith Portland cement plaster, brush coated.

ROOF
- Wood shingles on shingle lath—red cedar "Royal."
- Valleys, Gutters, Flashing, Down spouts } Armco iron galvanized.
- Composition sheathing paper—Sisalkraft.

DOOR AND WINDOW FRAMES
- Doors and sash—sugar pine.
- Frames—vertical grain Douglas fir.

PORCHES
- Common brick floor.

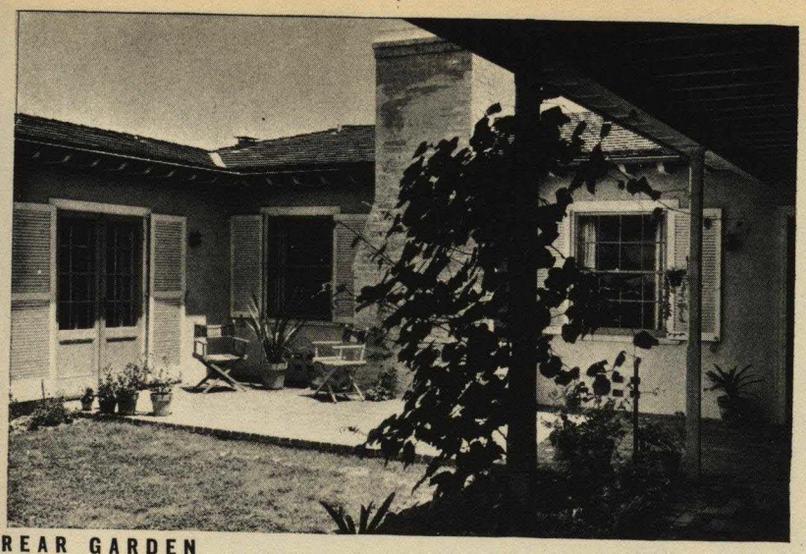
GLASS
- Pennvernon clear glass, Pittsburgh Plate Glass Co.

EXTERIOR PAINT
- Shingles—oil stained.
- Siding, Trim, Sash } lead and oil paint.

LATH AND PLASTERING
- Lathing
  - Wood—Douglas fir.
- Plastering
  - Patent plaster—Arden hardwall.
  - Finishing coat—smooth putty coat.

INTERIOR WOODWORK
- Trim and floors
  - Hardwood—No. 1 common oak.
  - Stainwoods—white pine selected for knots.
  - Painted surfaces, Shelving and cabinets } vertical grain Douglas fir.

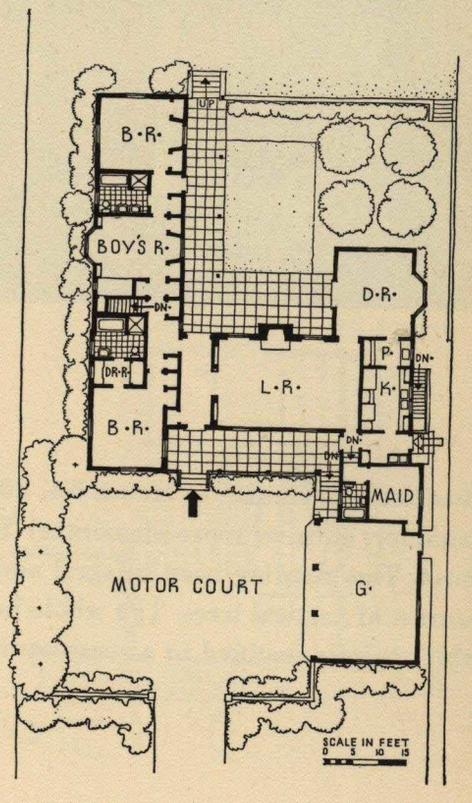
H. ROY KELLEY, ARCHITECT



REAR GARDEN

DETAIL, ENTRANCE PORCH

LIVING ROOM



PLAN: The motor court seems most practical allowing the automobile to drive to the front door and then into the garage. The entrance through the house and out into another court is pleasing. The long row of closets along the bedroom walls is unusual. The Z-shaped plan takes advantage of exposures.

INSULATING
Weatherstripping — Monarch on exterior doors.

INTERIOR FINISHES
Trim, Doors, Sash } enamel finish with Vitrolite enamel except where stained.
Walls—painted except in bedrooms and dining room.
Wallpaper—in dining room and bedrooms.

WIRING
Rigid iron conduit.
Electrical fixtures—Luminaire Co., Los Angeles.
Switches—Bryant.

LIGHTING
Direct.

PLUMBING
Kitchen
Sink—Standard Sanitary 2-compartment sink built in kitchen casework.
Stove, Refrigerator, Washing machine } by owner

BATHROOM
Fixtures—Standard Mfg. Co. throughout.
Tile—Gladding, McBean & Co., Los Angeles.

PIPES
Steel.

HEATING
Gas—furnaces, unit type, Payne Furnace & Supply Co.
Hot water heater—Day and night automatic storage type.

CHIMNEY
Fireplaces
Facings, Hearths } common brick.
Mantels—wood.
Damper — Richardson damper and throat form.

HARDWARE
Interior and Exterior—Russwin.

SCREENS
In-Vis-O Disappearing Roller Screen Co.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

54. HOUSE FOR CHARLES S. BARKELEW, SAN GABRIEL,

Haight Photos

This house is similar to House No. 30 by the same architect. The gable roofs, here preferred to hip roofs, are a simpler, cleaner, more elementary form. The courtyard, also, seems simpler than the court of the preceding house. The planting is an integral adornment of the house, accenting the horizontality of the house by the contrast of vertical trees. The whole house is finely proportioned. The bay window too often merely a "bad habit" is here justified in a room so tiny. Cost: $6,300. Cubic feet: 23,000 at 27½ cents.

LANDSCAPE ARCHITECT, FRED BARLOW

CONSTRUCTION OUTLINE

FOUNDATION
- Walls, Piers, Cellar floor } concrete.

FRAME CONSTRUCTION
- Douglas fir throughout except redwood sills.

EXTERIOR SURFACE
- Brick veneer—Simons common brick.
- Vertical boards—redwood.
- Stucco—Monolith Portland cement plaster, brush coated.

ROOF
- Wood shingles on shingle lath—5 to 2" vertical grain red cedar.
- Valleys, Flashing } Toncan iron galvanized.
- Composition sheathing paper—Sisalkraft.

DOOR AND WINDOW FRAMES
- Sash and frames: Double hung, Casement } sash of sugar pine, frames of vertical grain Douglas fir.
- Door and frames (exterior)—doors sugar pine, frames vertical grain Douglas fir.
- Garage doors—"Over the Top," Frantz Mfg. Co.

PORCHES
- Brick floor—Simons common brick.

GLASS
- Libbey-Owens-Ford clear glass.

EXTERIOR PAINT
- Shingles—oil stain.
- Trim, Sash } Lead and oil paint.

LATH AND PLASTERING
- Lathing
  - Wood—Douglas fir.
- Plastering
  - Patent plaster—Arden hardwall.
  - Finishing coat—smooth putty coat.

INTERIOR WOODWORK
- Trim and floors
  - Hardwood—13/16" No. 1 common oak flooring.
  - Stainwoods—white pine selected for knots.
  - Painted surfaces—vertical grain Douglas fir.
- Shelving and cabinets—vertical grain Douglas fir.

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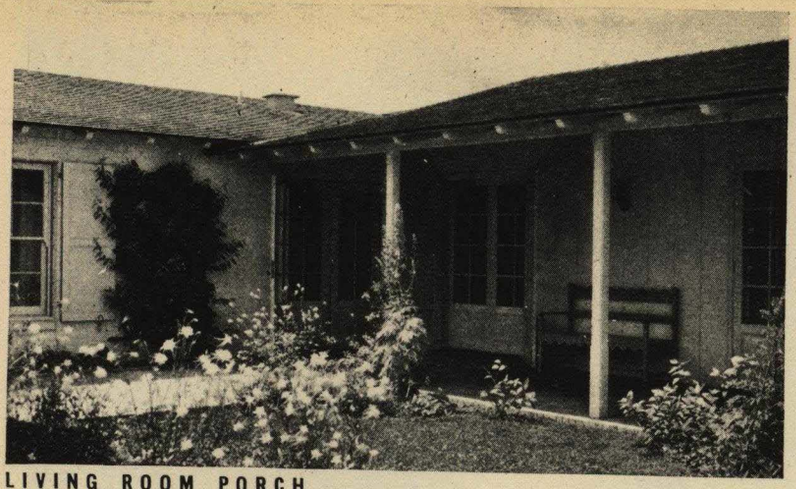
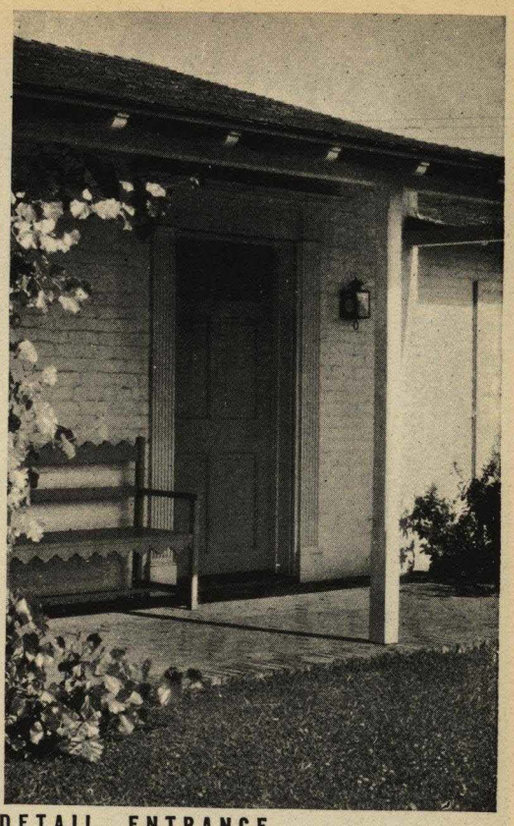
CALIFORNIA, H. ROY KELLEY, ARCHITECT

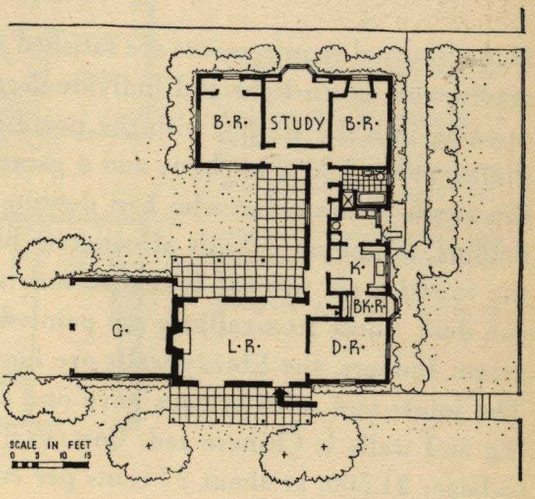


LIVING ROOM PORCH



DETAIL, ENTRANCE

LIVING ROOM



PLAN: Similar to House No. 30 with the entrance on axis to entrance to inner court. The elimination of the breakfast nook and the conversion of the living and dining rooms into one large room for the joint purposes might have proved more pleasant planning. The study is well isolated and can be used as a bedroom for the unexpected guest.

INSULATING

Weatherstripping—Monarch on exterior doors.

INTERIOR FINISHES

Floors—stained, filled and waxed.
Trim, Doors, Sash } enameled except in living room. Pratt & Lambert Vitrolite enamel.
Walls—painted 3 coats oil paint except in bedrooms and dining room.
Wallpaper—bedrooms and dining room.

WIRING

Cable—rigid iron conduit.
Electrical fixtures—Luminaire Co., Los Angeles.
Switches—Bryant.

LIGHTING

Direct

PLUMBING

Kitchen
Sink—Crane Co. flat-rim sink built-in.
Stove, Refrigerator, Washing machine } by owner.

BATHROOM

Fixtures—Crane Co.
Shower curtains—"Emdee" colored curtain.
Tile—Gladding, McBean & Co., Los Angeles.

PIPES

Steel

HEATING

Radiators — James B. Clow non-vented gas steam.
Hot water heater—Crane Co. "Superior."

CHIMNEY

Fireplaces
Facings, Hearths } Simons common brick.
Mantels—wood.
Damper — Richardson damper and throat form.

HARDWARE

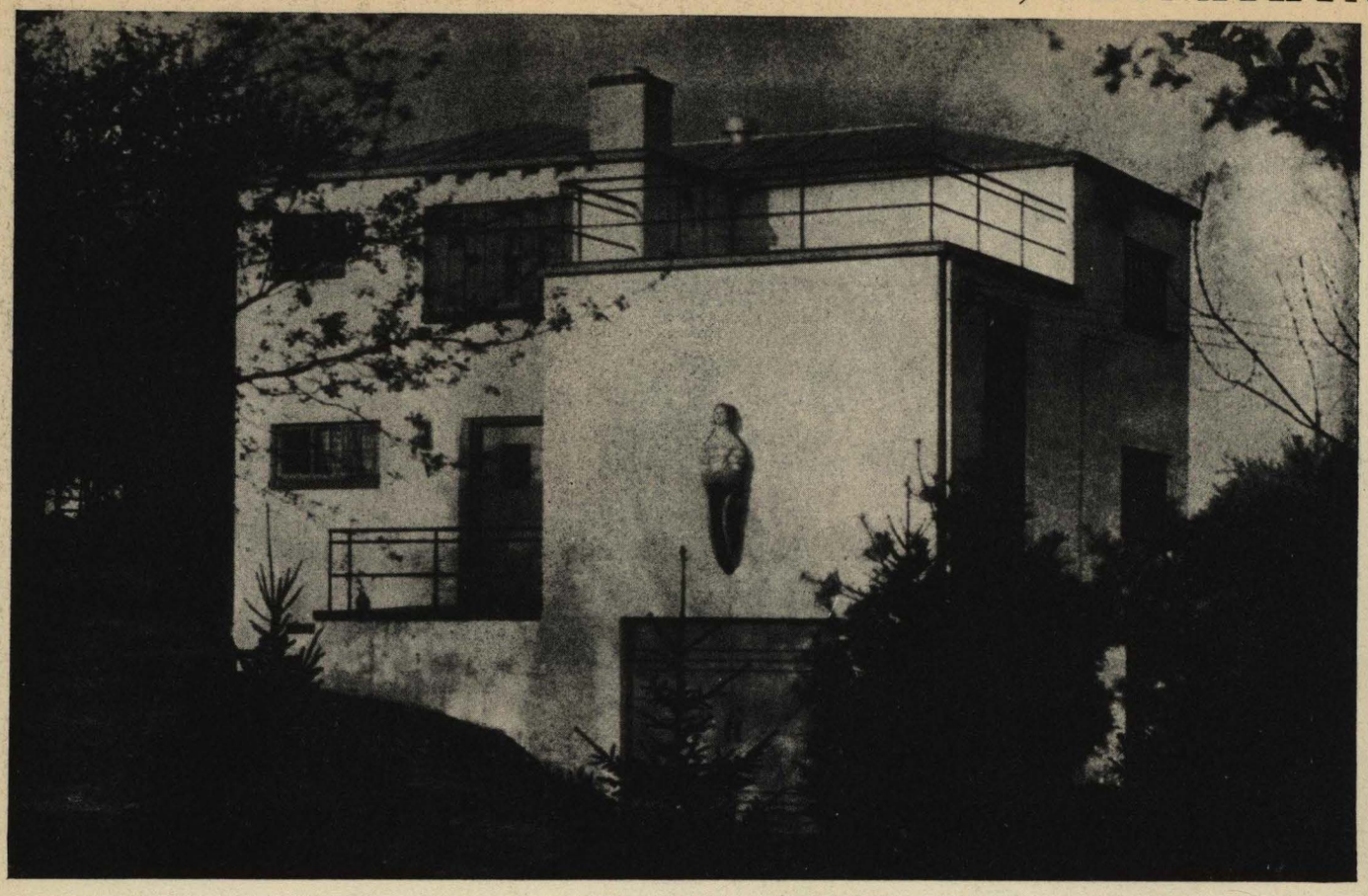
Interior and exterior—old brass finish, Russell and Erwin Mfg. Co.

SCREENS

Roller screens—"Inviso," In-Vis-O Disappearing Roller Screen Co.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

55. HOUSE FOR THORSTEN SIGSTEDT, BRYNATHYN



Many unusual requirements are satisfied in this servantless house for three people: a large, high ceilinged studio with north light and individual entrance as far as possible from the rest of the house; a library opening into the studio, with the possibility of using the two together for social purposes; a living room-dining room, and a kitchen; and a garage to be included within the walls of the house. The design met the views of the client who had definite ideas about modern continental architecture. With stone foundations, the house is built of concrete blocks painted white. The steel sash are painted blue-gray; and the raised seam in roof is coated with aluminum paint to reflect the heat. Over the studio is a canvas sun deck whose iron railings are painted blood red. The wooden doors are painted two shades of pale sea green. Indoors, the library walls are horizontally boarded with white pine, stained a light, warm gray. The joints and solid bridges have one coat of aluminum paint, rubbed, and the molding between ceiling and walls is Chinese red. Cost, exclusive of architect's fee and finished grading of garden, $5,830. Cubage: 21,500, at about 27 cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
- Walls—retaining, stone masonry—other, Nailcrete block, Ellis Concrete Products Co., Bridgeport, Pa.
- Columns—Nailcrete block.
- Cellar floor—cement on cinder fill.
- Waterproofing—none.

MASONRY CONSTRUCTION
- Walls—Nailcrete block masonry, 12" below 1st floor, 8" above 1st floor, Ellis Concrete Products Co., Bridgeport, Pa.

FRAME CONSTRUCTION
- Floor joists—hemlock and yellow pine.
- Studding, Plate, Rafters } hemlock.
- Girders—I-beams in basement.
- Bridging—solid yellow pine.

EXTERIOR SURFACE
- Weatherboards at "Deck" (cypress "Drop" siding).
- Nailcrete wall surfaces painted 2 coats white "Bondex," Pittsburgh Plate Glass Co.

ROOF
- Raised seam 40 lb. Target & Arrow Taylor's roofing tin on ⅞" sheathing. Painted 3 coats Pittsburgh Plate Glass Co. aluminum paint.
- Gutters, Down spouts } Toncan.

DOOR AND WINDOW FRAMES
- Sash and frames—steel casement, David Lupton's Sons residential type.
- Doors and frames (exterior)—one Lupton's steel door, others cypress.
- Garage doors—braced batten cypress.

GLASS
- Quality A, flat-drawn, double thick.

EXTERIOR PAINT
- For block masonry see "Exterior Wall Surface."
- Siding—3 coats ready mixed exterior white.
- Trim, Sash, Gutters, Railings } 4 coats ready mixed oil paint.

LATH AND PLASTERING
- Lathing—wood, spruce.
- Plastering
  - Patent plaster—Red Top, U. S. Gypsum Co.
  - Finishing coat—sand float finish, non-textured.

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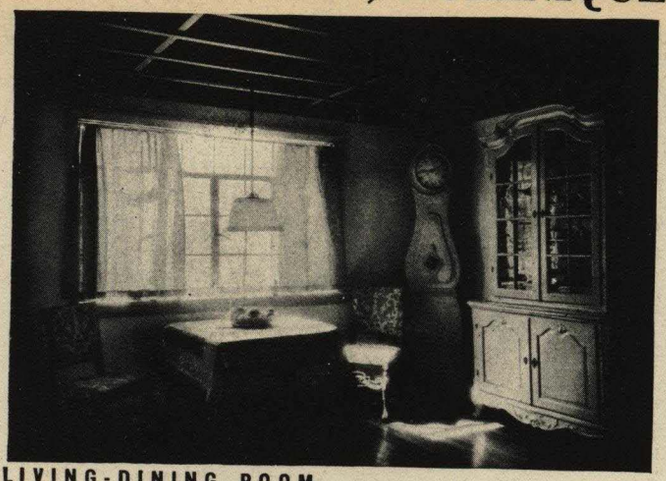
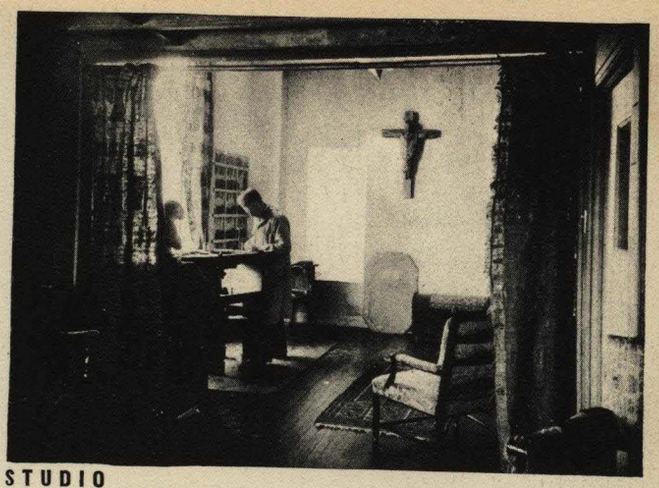
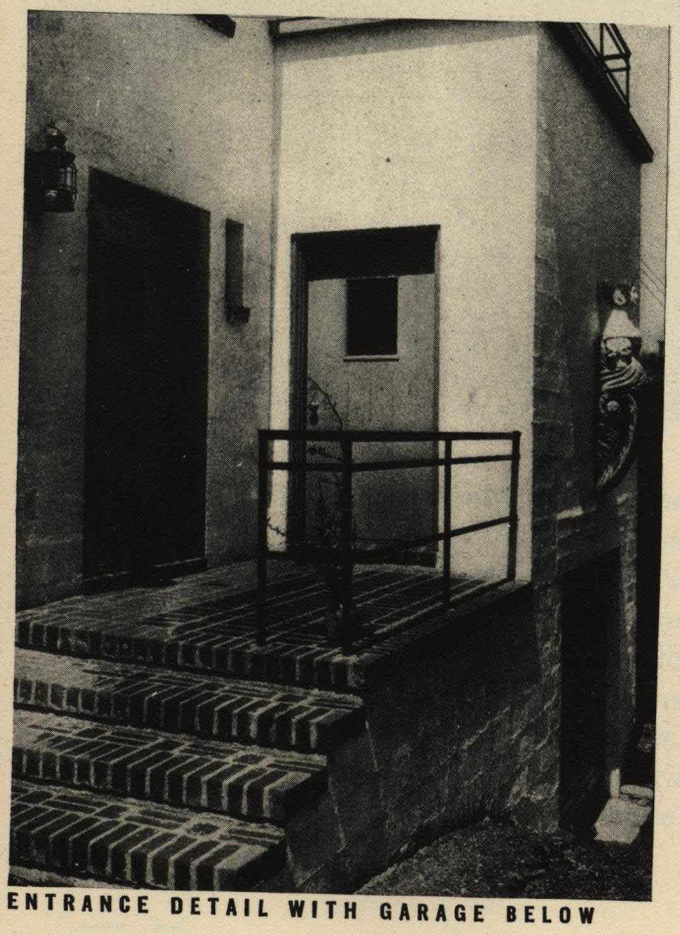
PENNSYLVANIA, DOMINIQUE BERNINGER, ARCHITECT



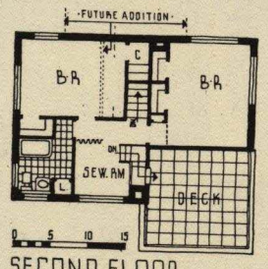
LIVING-DINING ROOM

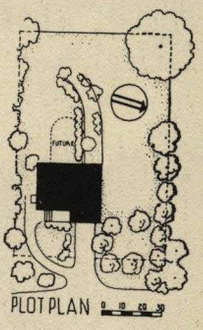


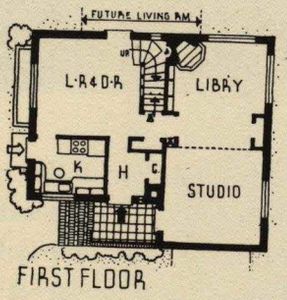
STUDIO

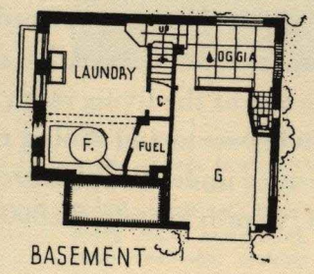


ENTRANCE DETAIL WITH GARAGE BELOW









PLAN: The basement, besides containing the laundry and garage, provides for a loggia at garden level. As no servant is contemplated, the ground floor plan logically provides a kitchen window commanding the approach to the front door. The easy rise of the steps deserves a special word of praise.

INTERIOR WOODWORK
Trim and floors—longleaf quarter-sawed yellow pine.
Hardwood—white oak treads.
Painted surfaces } poplar and
Shelving and cabinets } white pine.

INSULATING
Outside walls—triple ply waterproof Cabot's Quilt.
Attic floor—4" bulk Gimco rock wool and B type aluminum foil, Reynolds Metals Co., Inc.
Weatherstripping—none.

INTERIOR FINISHES
Floors—stained, shellacked, waxed.
Trim, Doors, Sash } oil paint.
Walls—natural sand finish plaster.

WIRING
Cable—BX.

LIGHTING
Direct and indirect.

PLUMBING
Kitchen
Sink—Standard Sanitary Mfg. Co.
Cabinet—wood as detailed.
Refrigerator—Frigidaire, Division of General Motors Corp.

BATHROOM
Fixtures, Bath tubs, Toilets, Seats, Showers } Standard Sanitary Mfg. Co.
Walls—Masonite "Presdwood" painted and enameled, secured with chromium-plated washer screws.

PIPES
Copper tubing.

AIR CONDITIONING
Winter only.
Central—Fox Furnace-American Radiator system, coal-fired.

CHIMNEY
Fireplaces
Facings, Hearths } brick.
Damper—H. W. Covert, improved.

HARDWARE
Interior and exterior—P. & F. Corbin.

SCREENS
Sliding copper mesh in wood frames.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

56. HOUSE FOR MARK M. HENDERSON, CHARLOTTESVILLE

Hobinger

Dignity and interest attach to this house with the two-story veranda. The plan is straightforward and was evidently adopted to meet the peculiar and agreeable conditions of the site. In design, the house savors of local traditions, though there is no affected archæological forcing to be detected. For the sake of the outlook, the living rooms were turned away from the street and toward the community commons; by the same token, the garage, kitchen entrance and kitchen were placed facing the road. The dwelling was planned for a man and wife, their widowed daughter and her son. No servant's room is included. The inconspicuous entrance, through a porch between the end of the living room and the side of the garage, might puzzle the approaching visitor. The sun room, living room and dining room occupy the whole "commons" front of the house, and all open onto a paved terrace under the high arcade of the lower veranda. The principal bedrooms open on the upper veranda. Cost, approximately $8,000.

CONSTRUCTION OUTLINE

FOUNDATION
- Walls, Columns, Cellar floor } concrete, Volunteer Cement Co., Louisville, Ky.
- Waterproofing — integral, "Flamingo," Riverton Lime Co. Inc., Riverton, Va.

FRAME CONSTRUCTION
- Virginia yellow pine, creosoted.

EXTERIOR SURFACE
- Stone veneer—local fieldstone.
- Clapboards—random width, shiplapped rough sawn, Virginia pine.

ROOF
- Wood shingles on shingle lath—"Aristocrat" cypress, textured.
- Gutters, Flashing, Down spouts } copper, Chase Brass & Copper Co.

DOOR AND WINDOW FRAMES
- Sash and frames: Double hung with "Unique" sash balances, Unique Window Balance Co.; Casement type; Doors and frames (exterior); Garage doors } Virginia pine, special design.

PORCHES
- Brick floor—Monticello Brick Co.
- Floor on covered porch—No. 1 heart Virginia pine.

GLASS
- Single strength, quality A, Libbey-Owens-Ford Glass Co.

EXTERIOR PAINT
- Roof shingles—creosote stain, gray.
- Siding, Trim, Sash } Priming—lead and oil, "Dutch Boy," National Lead Co. Finish coat—Cabot's double white.

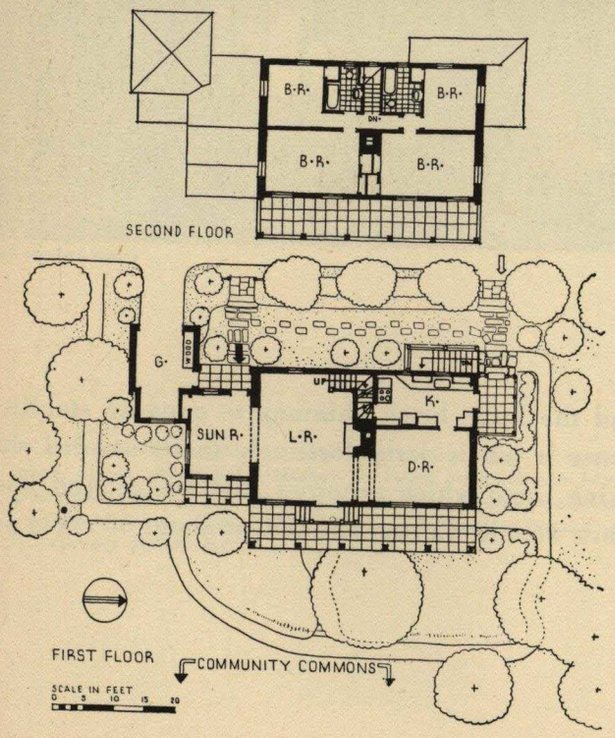
LATH AND PLASTERING
- Lathing: Composition plaster base — Celotex lath, Celotex Co.
- Plastering: Patent plaster—Red Top, sand finish, U. S. Gypsum Co.

INTERIOR WOODWORK
- Floors—wide pine boards.
- Trim, Shelving and cabinets } Virginia pine, special design.

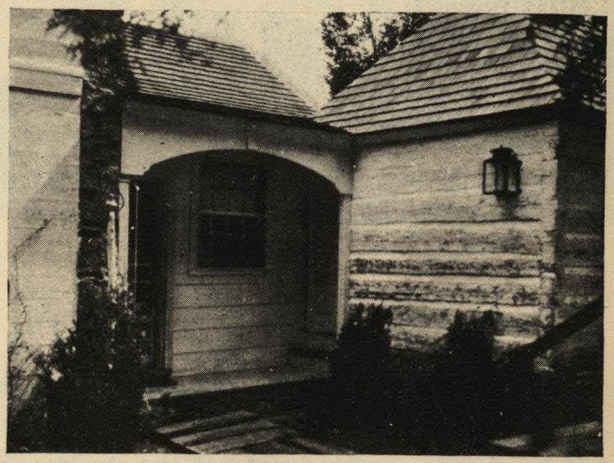
INSULATING
- Outside walls—Celotex lath, 2" air space

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

VIRGINIA, MILTON L. GRIGG, ARCHITECT



ENTRANCE DETAIL



PLAN: Stairs ascend from the adjacent corner of the living room. There is no direct passage from the kitchen to the front door. Such remoteness, even in a home with service, is open to criticism. Excellent is the planning of the sun room, living room and dining room area so that all connect by large openings, making virtually one great room, though each may be separated by screens or curtains. The bathrooms, centrally located, are entered only from the hall.

---

between frame construction and stone veneer.

Roof rafters, Attic floor — Red Top bat rockwool, U. S. Gypsum Co.

Weatherstripping—Monarch Co.

INTERIOR PAINTING

Floors—filled and waxed.

Trim, Doors, Sash — painted flat finish, Sherwin-Williams Co.

Walls—"Farbo" cold water paint, Farboil Paint Co.

WIRING

Cable—Trumbull Electric Co.

Electrical fixtures—antique fixtures rewired.

Switches—Trumbull Electric Co.

LIGHTING

Direct

PLUMBING

Kitchen

Sink—Standard Sanitary Mfg. Co.

Cabinet—Monel metal top by International Nickel Co., wood below.

Stove—General Electric Co.

Refrigerator — Westinghouse Electric & Mfg. Co.

BATHROOM

Fixtures, Cabinets, Bath tubs, Toilets — Standard Sanitary Mfg. Co.

Seats—Church sani-white.

Floor—linoleum, Armstrong Cork Products Co.

PIPES

Copper—Streamline Pipe & Fittings Co., Division of Mueller Brass Co.

HEATING

Oil—Gilbert & Barker Co.

Boilers—"Red Flash", Radiators—"Corto" — American Radiator Co.

Hot water heater—none, hook-up to oil burner.

CHIMNEY

Fireplaces

Facings, Hearths — brick.

Mantels—wood (antique).

Damper—Old Style, H. W. Covert Co.

HARDWARE

Interior and exterior—Sargent Mfg. Co. with antique locks and hinges.

SCREENS

Wood frames

WINDOW DRESSING

Shades—"Mayflower," Belknap Co.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

57. DEVELOPMENT HOUSE, CHATHAM, NEW JERSEY

Gustav Anderson Photos

The cheerful white exterior, accented by dark shutters, and the large brick chimney to connote stability, conspire to give this house an unaffected appeal. The house is particularly fortunate in its wooded site. Inside, the open stair increases the spaciousness of the living room which occupies half the ground floor area. All rooms except the kitchen have cross ventilation. Cost: $6,000. Cubage: 18,000 at about 33 cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
- Walls—poured concrete (1:1½:3), concrete blocks for garage
- Columns—4" lally.
- Cellar floor—6" concrete slab.
- Waterproofing—none.

FRAME CONSTRUCTION
- Douglas fir.
- Sheathing—North Carolina pine.

EXTERIOR SURFACE
- Shingles—edge grain red cedar, 18" No. 1 "Perfection."
- Clapboards—redwood.

ROOF
- Wood shingles on shingle lath—edge grain red cedar, 18" No. 1 "Perfection" on 1"x2"
- Valleys, Gutters, Flashing, Down spouts } 14 oz. copper, American Brass Co.
- Salt glazed tile drains—4" copper.
- Composition sheathing paper.

DOOR AND WINDOW FRAMES
- Sash and frames
  - Double hung—clear white pine, Andersen Frame Corp.
- Doors and frames (exterior)—No. 2 pine.
- Garage doors—fir.

PORCHES
- Floor—⅞" matched pine.

GLASS
- Quality B.

EXTERIOR PAINT
- Shingles—Brush stained, "Dutch Boy," National Lead Co.
- Siding, Trim, Sash } 3 coats oil paint.

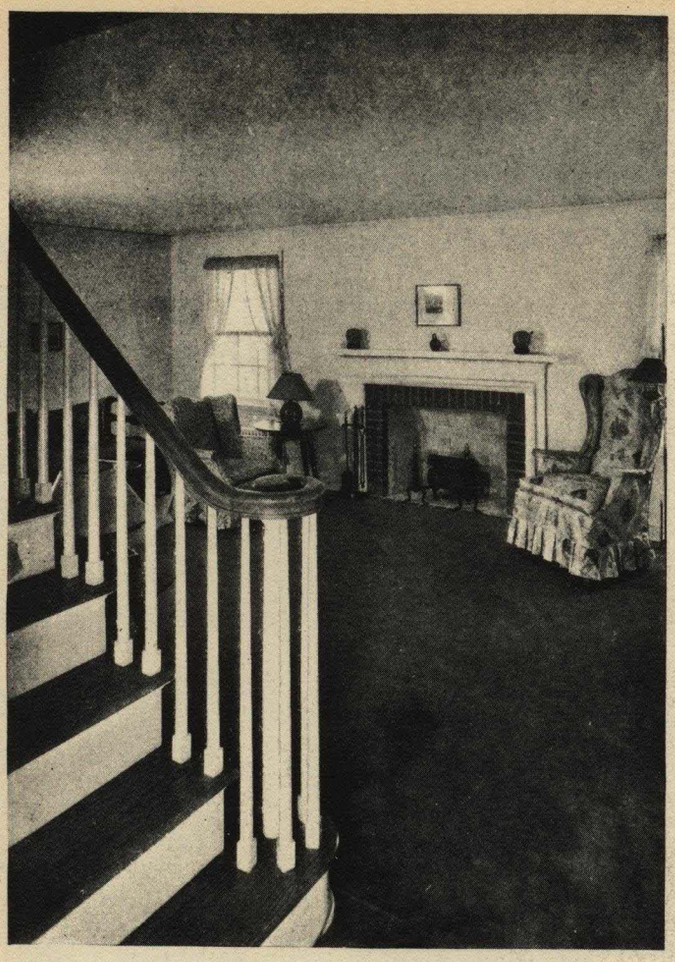
LATH AND PLASTERING
- Lathing
  - Wire—all corners, garage and bath.
  - Wood—No. 1 spruce balance of house.
- Plastering—3 coats, trowel finish.

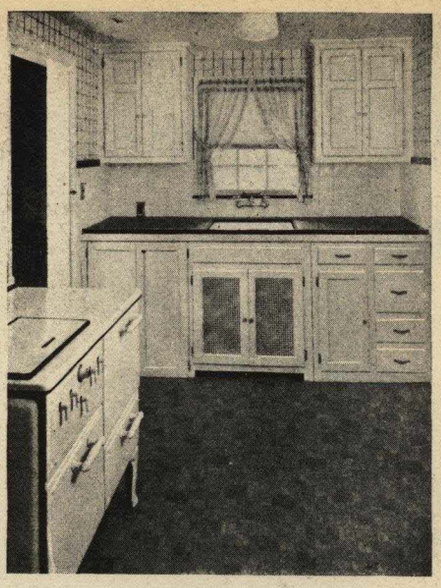
INTERIOR WOODWORK
- Floors—select red oak.
- Trim—white pine.
- Stair treads—oak.
- Stair railings—birch.
- Painted surfaces, Shelving and cabinets, Stock millwork } white pine.

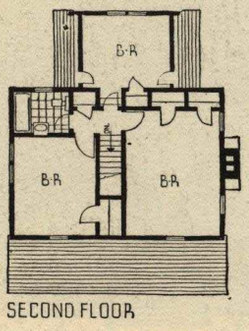
INSULATING
- Attic floor—4" Cabot's Quilt.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

RANDOLPH EVANS, ARCHITECT

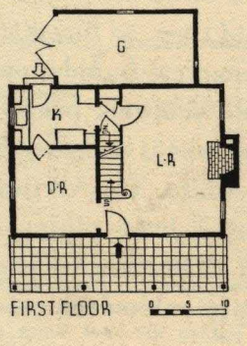




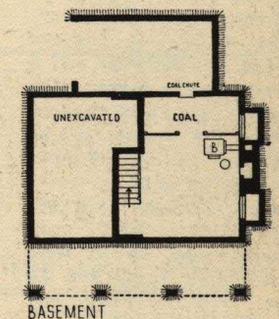


SECOND FLOOR

PLAN: Second floor plan quite workable. In so small an establishment, direct access from kitchen to living room should prove a great convenience. The proximity of the garage and kitchen doors appears to cause unnecessary congestion. Second floor closet space is unevenly distributed.



FIRST FLOOR



BASEMENT

Weatherstripping—metal, all doors and windows.

INTERIOR FINISHES

Floors—shellacked and waxed, kitchen—Armstrong linoleum.

Trim, Doors, Sash } oil paint.

Wallpaper—all rooms except kitchen and bath.

WIRING

Cable—BX.
Electrical fixtures—brass.
Switches—toggle.

LIGHTING

Direct.

PLUMBING

Kitchen.
Sink
Drain boards—tile, Franklin Tile Co., Lansdale, Pa.
Stove
Refrigerator
Washing machine

BATHROOM

Fixtures—Standard Sanitary Mfg. Co.
Seats—Church Mfg. Co.
Floors and walls—tile, Franklin Tile Co.

PIPES

Brass.

HEATING

Coal

Boilers, Radiators } American Radiator Co.

Piping—1 pipe steam.
Valves—American Radiator Co.
Hot water heater—Excelso Products Corp., Division American Radiator & Standard Sanitary Corp.

CHIMNEY

Fireplaces
Facings—wood and face brick.
Hearths—tile.
Mantels—wood.
Damper—H. W. Covert Co.

HARDWARE

Interior and exterior—brass with black finish, Schlage Lock Co.

WINDOW DRESSING

Shades—Holland Shade Co.
Blinds—white pine, louvered.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

58. HOUSE FOR MARJORIE MILLS BURNS, WINCHESTER

PROBLEM: To plan a home of informal character for a man and his wife, one daughter and a servant; the rooms to be small and easily cared for; the house to be placed on an irregular corner lot of 65 ft. frontage, with set-back restrictions of 30 ft. from main road, 20 ft. from secondary road, and 10 ft. from property line along the other side.

Both in structure and downstairs plan the architect has adhered to an early New England type, so far as it was compatible with modern conditions and equipment. On a concrete foundation, the house is brick-veneered for one story across the front with old sidewalk bricks; the rest is walled with cedar clapboards stained brown, and the roof is shingled. The sash are painted red, the trim light brown, and the door oyster white. The vertical boarding of the interior is pine, molded along the edges. Insulation, brass piping, complete electric cooking and refrigerating appointments, and an oil burning furnace are included in the equipment. Cost, $9,700, or about 32 cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
- Cellar floor, Walls } concrete.

FRAME CONSTRUCTION
- No. 1 spruce.
- Girders—No. 1 fir.

EXTERIOR SURFACE
- Brick veneer—old dark waterstruck brick formerly used in sidewalks.
- Clapboards—California red cedar.

ROOF
- Wood shingles on sheathing—16" Perfection cedar.
- Gutters—wood.
- Down spouts—16 oz. copper.
- Composition sheathing paper—Sisalkraft.

DOOR AND WINDOW FRAMES
- Sash and frames—double hung and casement type, white pine.
- Doors and frames (exterior)—white pine.
- Garage doors—matched redwood built up on job.

PORCHES
- Floor—old sidewalk brick, basket weave pattern.

GLASS
- Pennvernon, quality A, Pittsburgh Plate Glass Co.

EXTERIOR PAINT
- Siding—weathered brown oil stain.
- Sash—3 coats "Kyanize," Boston Paint & Varnish Co.

LATH AND PLASTERING
- Lathing
  - Metal—Milcor Steel Co.
  - Composition plaster base—Rocklath.
- Plastering
  - Patent plaster—U. S. Gypsum Co.
  - Finishing coat—lime putty.

INTERIOR WOODWORK
- Floors—select oak.
- Trim
  - Stainwoods—country pine.
  - Painted surfaces—whitewood.
- Shelving and cabinets—whitewood.

INSULATING
- Outside walls, Attic floor } 2-ply Cabot's Quilt.
- Weatherstripping—Chamberlin.

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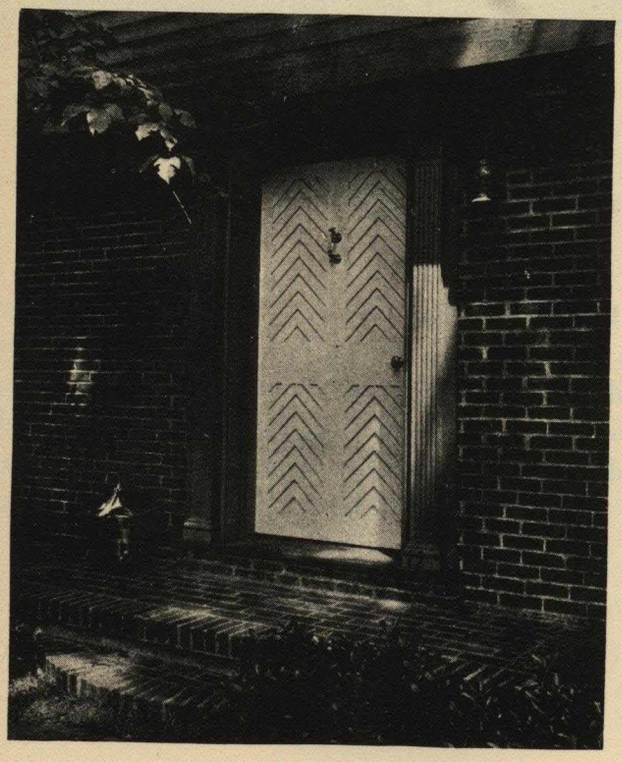
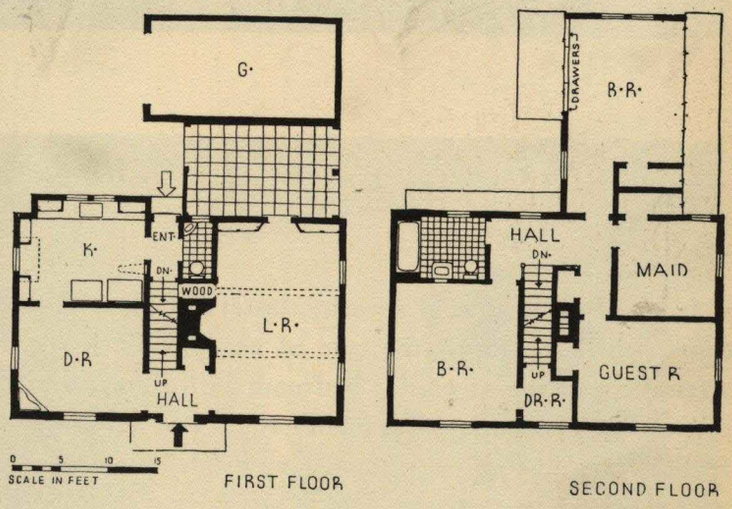
MASSACHUSETTS, JEROME BAILEY FOSTER, ARCHITECT





PLAN: While downstairs the traditional central chimney type, with stair adjacent and rooms on each side, has been only slightly modified, the upstairs plan shows more change. There is a generous bathroom and the space over the garage and connecting loggia has been well employed for a bedroom.

INTERIOR PAINTING
- Floors—Lignophol, L. Sonneborn Sons, Inc., New York City.
- Trim, Doors, Sash, Walls—Kyanize, Boston Paint and Varnish Co.

WIRING
- Cable—BX.
- Electrical Fixtures—Sack Inc., Boston, Mass.
- Switches—Hart & Hegeman.

LIGHTING
- Direct.

PLUMBING
- Kitchen
  - Sink — Monel metal, International Nickel Co.
  - Stove—Crawford Electric Range.
  - Refrigerator—Frigidaire Division of General Motors Corp.
- BATHROOM
  - Bath tubs—Kohler "Metropolitan," white.
  - Toilets—Standard Sanitary, one piece, white.
  - Tile—hand-made special 3"x3", blue-green faience walls and floors.

PIPES
- Copper—Streamline Pipe & Fittings Co., Division of Mueller Brass Co.

HEATING
- Oil—one pipe steam, "Ballard" oil burner.
- Boilers—Richardson & Boynton.
- Radiators — "Arco" convector type, American Radiator Co.
- Piping—wrought iron.
- Valves—No. 2B vacuum valves, Dole Valve Co.
- Hot water—connected to boiler with aquastat.
- Thermostat and regulators—Minneapolis-Honeywell Regulator Co.

CHIMNEY
- Fireplaces
  - Facings, Hearths—brick
  - Damper—Old Style, H. W. Covert Co.

HARDWARE
- Interior and exterior—brass and wrought iron, Sack, Inc., Boston, Mass.

SCREENS AND SHADES
- By P. W. Merrill Co., Boston, Mass.

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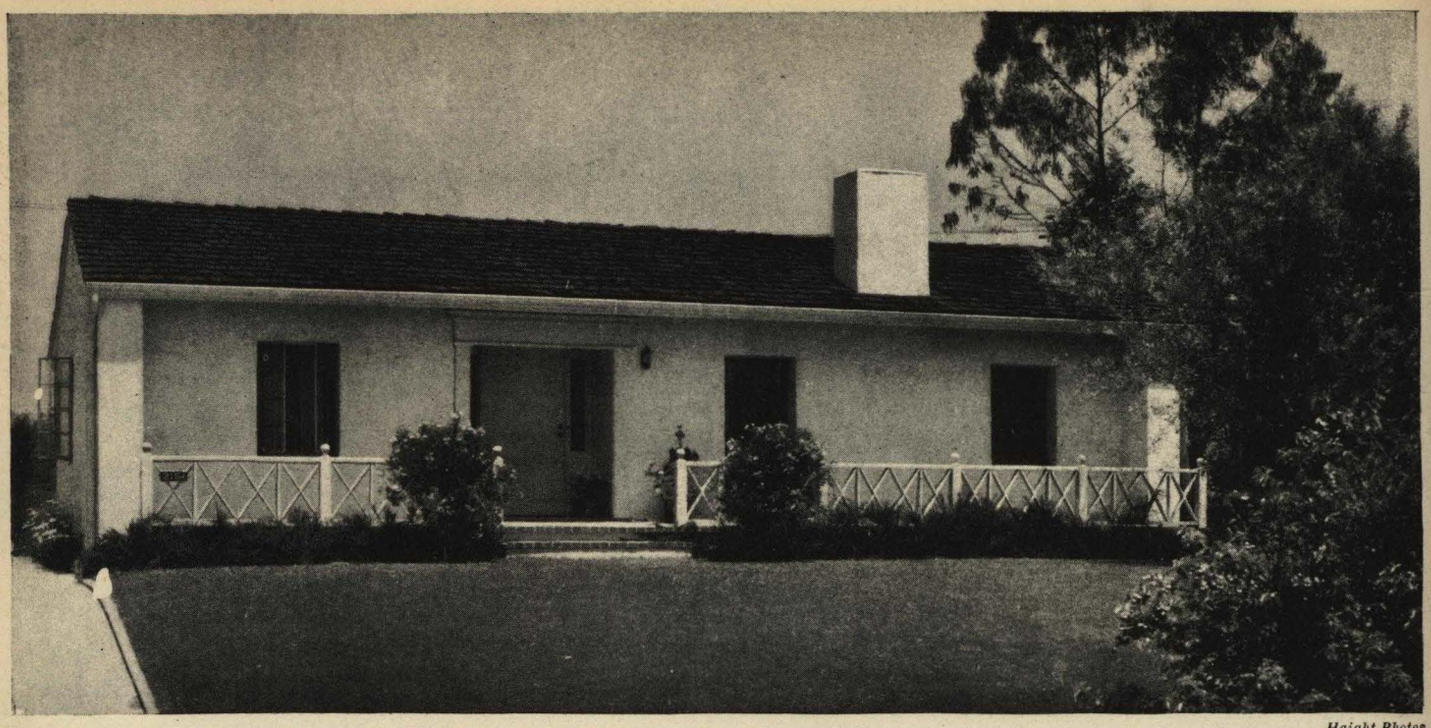
59. HOUSE AT SAN MARINO, CALIFORNIA



Haight Photos

A front of sophisticated severity, tastefully planted, facing the street, is in contrast to the treatment of the court, which performs the role of an open-air living room. The house is divided into two parts, the front section consisting of master bedroom with living, dining and kitchen facilities and a rear section consisting of two bedrooms and bath, maid's room and garage. The two rear bedrooms, circuitous of approach through front entry, may be conveniently and independently reached through the breakfast room porch. The living room with glazing on one side is virtually a shelter off the court. The long narrow kitchen with cross ventilation is efficient. Cost: $8,500.

CONSTRUCTION OUTLINE

FOUNDATION
Walls and piers—concrete.
Cellar floor—cement.
Waterproofing—by Super Concrete Emulsion, Ltd.

FRAME CONSTRUCTION
Douglas fir, Sills—Redwood } Hammond Lumber Co.
Girders—Steel.

EXTERIOR SURFACE
Stucco—by California Stucco Co.

ROOF
Hand-split cedar shakes.
Valleys, Gutters, Flashing, Down spouts } Armco galvanized iron.

Salt glazed tile drains—Pacific Clay Products Co.

DOOR AND WINDOW FRAMES
Steel frames and sash—Fenestra by Detroit Steel Products Co.
Doors and frames (exterior)—wood doors of sugar pine, French doors—steel. Fenestra.
Garage doors—sugar pine overhead doors by Wread Overhead Door Co.

PORCHES
Cement—blocked off in 12" squares, colored. Lithacreme color hardener—L. M. Scofield Co.

GLASS
Lustra glass—Pittsburgh Plate Glass Co.

EXTERIOR PAINT
Shingles—natural.
Trim and sash—Cabot's Collopakes.

LATH AND PLASTERING
Lathing—metal in garage, Diamond mesh copperbearing by Milcor Co., 1" mesh chicken wire over wood lath in kitchen and bath, wood lath balance of house.
Plastering—Blue Diamond Co. hardwall patent plaster. Finishing coat—interior stucco by California Stucco Co.

INTERIOR WOODWORK
Trim—California pine.
Floors—oak.
Painted surfaces, Shelving and cabinets } California pine.

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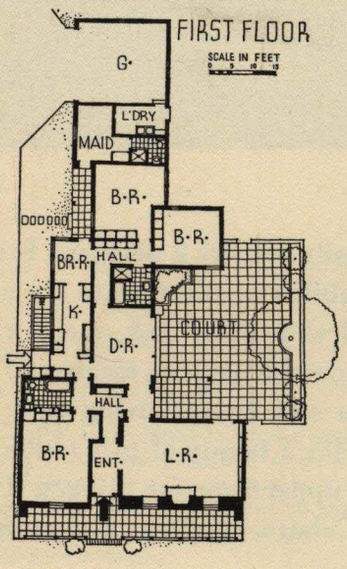
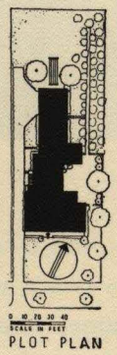
WITMER AND WATSON, ARCHITECTS

COURT DETAIL





INSULATING
- Outside walls—Sisalkraft.
- Ceiling—Insulite wallboard. Insulite Co.
- Weatherstripping—front door by Chamberlin Metal Weatherstrip Co.

INTERIOR FINISHES
- Floors—Durako and Johnson's wax.
- Trim, Doors, Sash } Paint and enamel, Fuller Co.
- Walls—paint, Fuller Co.

WIRING
- Cable—General Electric.
- Electrical fixtures—brass by B. B. Bell Co.
- Switches—Harvey Hubbell, Inc.

LIGHTING
- Direct.

PLUMBING
- Kitchen.
  - Sink—enameled iron. Crane Co.

BATHROOM
- Fixtures—enameled iron by Crane Co.
- Cabinets—enameled iron. Albatross Co.
- Bath tubs—enameled iron by Crane Co.
- Toilets—Vitreous china.
- Seats—Church Co. white.
- Showers—Crane Co.
- Shower curtains—cotton, Bud Brand Products Co.
- Tile—ceramic and glazed by Gladding, McBean & Co.

PIPES
- Steel and cast iron by U. S. Steel Tube Co.

HEATING
- Gas-fired hot air by Payne Furnace Co.
- Ducts—tin.
- Hot water heater—gas fired storage type—Hoyt Co.

AIR CONDITIONING
- Fans available for Payne furnaces to blow natural cool air through ducts.

CHIMNEY
- Fireplaces.
  - Facings and mantels—common brick, Los Angeles Brick Co.
  - Hearths—brick tile, Gladding, McBean & Co.

HARDWARE
- Interior and exterior—Sargent.

SCREENS
- Roller screens by Inviso Roller Screen Co.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

60. HOUSE OF JAMES GAMBLE ROGERS II, WINTER PARK

On an island intended to reproduce a little corner of France, this house faithfully follows a northern French farmhouse tradition; the ensemble is appealing and indicates the ready adaptability of this type to the needs of a modest domestic establishment. Construction is entirely frame, veneered with brick and stucco white-washed, the roof is covered with random width hand-riven shingles and all exposesd timbers, inside and out, are hand-hewn. The result is a mellowness of textures not often attained in a new house. Living room and kitchen are both open to the peak of the roof, the timbers exposed. Designed for a family of two adults, the owners' bedroom is on the ground-floor to save steps, the guest's suite on the upper floor for privacy. There is no heating other than by fireplaces. Cost, including architect's fee, $7,260. Cubage, 21,586 at 33.6 cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
4" reenforced concrete slab laid on grade level. Slab covered with one thickness of 30 pound felt mopped in place with hot asphalt. A second 3" slab is poured over the first.

FRAME CONSTRUCTION
Longleaf yellow pine.
First floor—sleepers secured with "Bull Dog" floor clips placed in concrete slab.
Rafters—hewn by hand where exposed.

EXTERIOR SURFACE
Brick veneer—second hand non-vitrified paving brick, 4x4x8.
Clapboards—heart cypress.
Stucco—made with Florida Portland cement.

ROOF
Wood shingles on sheathing—rived from local cypress hearts.
Valleys, Flashing } Anaconda 16 oz. copper.
Composition sheathing paper—Sisalkraft.

DOOR AND WINDOW FRAMES
Sash and frames—casement type, cypress.
Doors and frames (exterior), Garage doors } cypress made at local mill.

PORCHES
Reenforced concrete slab, Florida Portland cement.

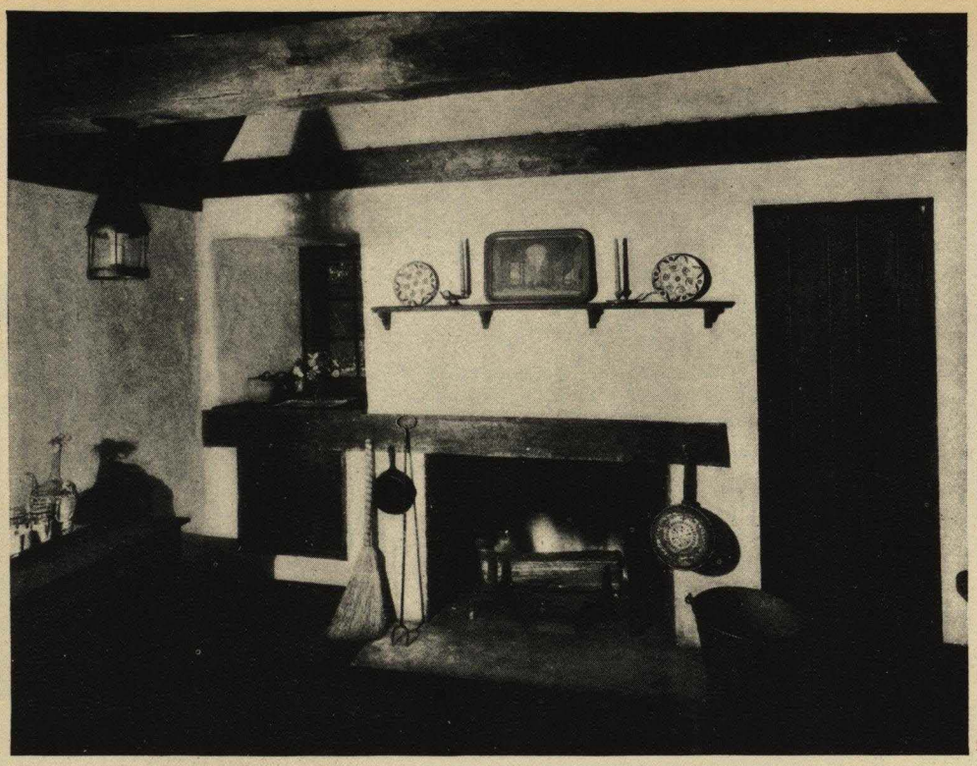
GLASS
Libbey-Owens-Ford flat drawn sheet glass.

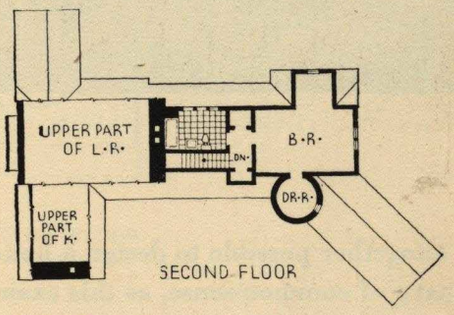
EXTERIOR PAINT
Roof shingles—dipped before application, then given one coat of creosote.
Siding, Trim, Sash } Creosote.

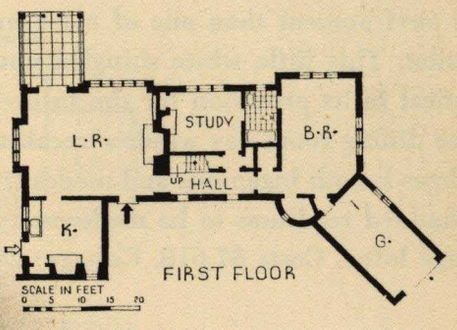
LATH AND PLASTERING
Lathing—wood, yellow pine.
Plastering—3 coats ivory.

INTERIOR WOODWORK
Floors—random width yellow pine 4" to 20" wide.
Trim, Shelving and cabinets } Cypress, by local mill.

FLORIDA, JAMES GAMBLE ROGERS II, ARCHITECT







PLAN: Circular turret facilitates adjustment of the canted garage to the rest of the structure. If the turret had been used for the stair, instead of being made into a guest's dressing room, there would have been some additional space both upstairs and down. This is merely a possible alternative; the plan is thoroughly satisfactory as it stands.

INSULATING
Outside walls—30 lb. felt paper.
Roof rafters—Celotex.
Weatherstripping—Florida Weatherstrip Co. of Orlando.

INTERIOR PAINTING
Floors—Minwax.
Trim, Doors, Sash } Sherwin-Williams oil stain, oil paint in bathrooms.

WIRING
Cable—BX.
Electrical fixtures—made to order by Ye Old Forge, Orlando.

LIGHTING
Direct

PLUMBING
Kitchen
Sink—Crane flat rim.
Cabinet—local manufacture.
Stove—Westinghouse electric, "Flavor Zone."
Refrigerator—Kelvinator.

BATHROOM
Fixtures, Bath tubs, Toilets } Standard Sanitary Mfg. Co.
Seats—Church Sani-White.
Showers—Standard Sanitary Mfg. Co.
Tile—3"x6" white.

PIPES
Copper by Mueller Brass Co.

HEATING
None
Hot water heater—Holyoke Heater Co.

CHIMNEY
Fireplaces
Facings—plaster.
Hearths—second hand brick and cement.
Mantels—wood.
Damper—Colonial throat and damper.

HARDWARE
Interior and exterior—McKinney hand forged.

SCREENS
18 mesh copper.

61. HOUSE FOR GEORGE V. CHRISTIE, PURCHASE, N. Y.

John Gass Photos

It is altogether possible to design a house in the romantic manner without lapsing into sentimentality or taking leave of common-sense, as this example proves. Generally, such a house will fit more consistently into the local environment than one of more uncompromising characteristics that might appear overdressed for the occasion. This little white shingled house, for all its picturesque reminiscence of early Victorian modes, is practical in its provision for the future and in its construction and equipment. While the latticed casements of the dining room bay window recall the era of Jane Austen, the metal casement adaptation of the other windows is both ingenious and modern. Though the upper floor is not needed for present occupancy, it shows forehanded readiness to be made easily into two bedrooms and a bathroom, with good closets and generous storage lofts. Cost: $7,610. Cubage: 24,600, at 31 cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
Walls and columns — hollow cement blocks.

FRAME CONSTRUCTION
No. 1 fir.
Girders—long leaf yellow pine.

EXTERIOR SURFACE
Shingles—red cedar, Weyerhaeuser.
Stucco—foundation walls, Artstone stucco, Artstone Stucco Co.

ROOF
Wood shingles on shingle lath—red cedar Weyerhaeuser.
Valleys, Flashing, Down spouts } copper, American Brass Co.
Gutters—fir.

DOOR AND WINDOW FRAMES
Sash and frames
Steel sash—Fenestra, Detroit Steel Products Co.
Doors and frames (exterior), Garage doors } white pine, Curtis Companies, Inc.

PORCHES
Flagstone.

GLASS
Vita-glass, Libbey-Owens-Ford Glass Co.

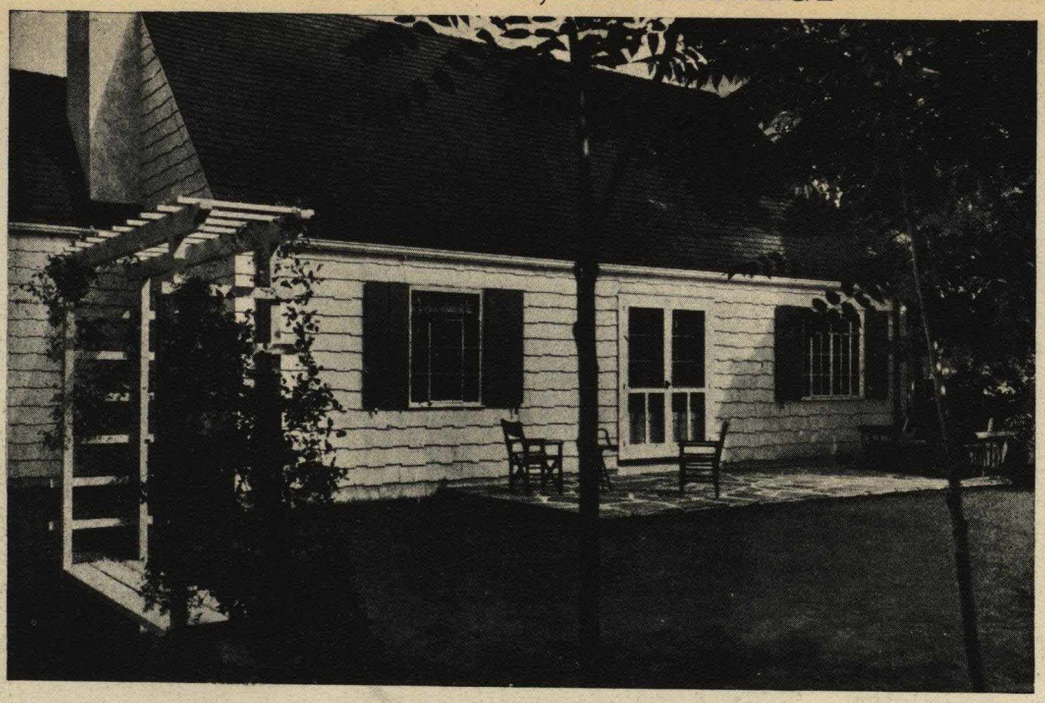
EXTERIOR PAINT
Shingles—2 coats creosote, Samuel Cabot Inc.
Trim, Sash } Atlantic white lead and linseed oil.

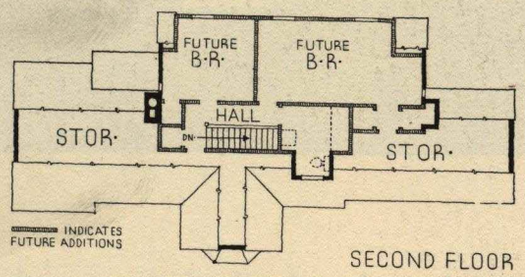
LATH AND PLASTERING
Lathing
Metal—expanded, Milcor Steel Co.
Plastering
Patent plaster—fibered hydrated lime, U. S. Gypsum Co.
Finishing coat—hydrated lime and putty, U. S. Gypsum Co.

INTERIOR WOODWORK
Floors—selected red oak.
Trim, Shelving and cabinets } white pine.
Stock millwork—white pine, Curtis Companies, Inc.

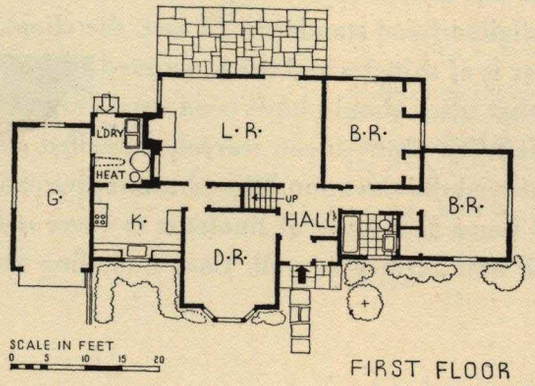
INSULATING
Outside walls, Attic floor } 4" rock wool, U. S. Insulation Co.
Weatherstripping—zinc.

LUCIUS S. BEARDSLEY, ARCHITECT





SECOND FLOOR



FIRST FLOOR

PLAN: Next the kitchen is the laundry, equipped with requisite appliances, and through the laundry is the service entrance; also the inside door to garage. There is no breakfast room nor dining alcove and the space is much better bestowed on a convenient laundry. In a small house, a dining alcove or breakfast room is usually an extravagance in space. There is a coat closet by the front door and, while there is no lavatory to accompany it, the bathroom, entered from the hall, is near enough to serve.

INTERIOR FINISHES

Floors—stain, shellac, and wax.

Trim, Doors, Sash } 3 coats Atlantic white lead and linseed oil.

Wallpaper—washable, Wolf Bros. Wall Paper Co., New York.

WIRING

Cable—BX flexible.

Electrical fixtures—Lightolier Co.

LIGHTING

Direct.

PLUMBING

Kitchen

Sink—flat rim enameled sink in counter, Standard Sanitary Mfg. Co.

Cabinet—stock mill.

BATHROOM

Cabinets—Columbia Metal Box Co.

Bath tubs, Toilets, Seats, Showers, Shower curtains } Standard Sanitary Mfg. Co.

Tile—Mosaic Tile Co.

PIPES

Brass, Anaconda, American Brass Co.

HEATING

Oil furnace, Bettendorf.

Boilers—Fitzgibbons "De Luxe" with tank-saver coils.

Radiators—National Radiator Co.

Piping—black steel.

Valves—Hoffman Specialty Co., Inc.

Thermostat and regulators—Minneapolis-Honeywell Regulator Co.

CHIMNEY

Fireplaces

Facings—Howard brick.

Hearths—slate flagging.

Damper—H. W. Covert Co.

HARDWARE

Interior and exterior—Norwalk Lock Co.

SCREENS

Fenestra screens, Detroit Steel Products Co.

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62. HOUSE FOR DR. FREDERICK DORIAN CASEY,

Gustav Anderson

One of the requirements for this house for a family of three was that it should be modern and yet conform in design to conservative neighborhood standards. In fact, the client expressed a strong leaning toward Colonial precedents. The exterior is of shingles and brick, painted white, and its general mien is engaging, though it seems a little whimsical that brick should have been used only to veneer the lower story of the front. The straight, flat shelter over the front door—it can scarcely be called a hood—is a welcome substitute for a portico, which would have destroyed the elevation. Blue shutters give character and incisive definition to the front. An unusual feature in this house is the use of linoleum to cover not only the floors of kitchen, lavatory, and bathrooms, but their entire wall surface as well. Cost, including architect's fee, $9,800.

CONSTRUCTION OUTLINE

FOUNDATION
- Walls—cinder block.
- Columns—lally.
- Cellar floor—4" concrete.
- Waterproofing—Anti-Hydro Waterproofing Co.

FRAME CONSTRUCTION
- Fir.

EXTERIOR SURFACE
- Brick veneer—common brick, Sayre & Fisher Co.
- Shingles—"Ambassador" Creo-Dipt, 10" to weather.

ROOF
- Wood shingles on shingle lath—18" Perfection.

DOOR AND WINDOW FRAMES
- Sash and frames
  - Double hung—Morgan.
  - Casement—special, made in mill.
  - Steel sash—in kitchen and basement, "Fenestra," Detroit Steel Products Co.
- Doors and frames (exterior)—white pine by Morgan.
- Garage doors—Overhead Door Corp.

PORCHES
- 4" reenforced concrete.

GLASS
- Double strength, quality B, Pennvernon, Pittsburgh Plate Glass Co.

EXTERIOR PAINT
- Brick veneer, Trim, Sash } 3 coats oil, Sherwin-Williams.

LATH AND PLASTERING
- Lathing
  - Metal—U. S. Gypsum in garage.
  - Composition plaster base—U. S. Gypsum Rocklath.
- Plastering
  - Patent plaster—Red Top prepared.
  - Finishing coat—Red Top trowel.

INTERIOR WOODWORK
- Trim—No. 1 clear white pine.
- Floors—2¼" clear plain white oak random width.
- Paneling—mantel and one wall in living room knotted pine.

INSULATING
- None.
- Weatherstripping—Chamberlin.

INTERIOR FINISHES
- Floors—filler, sealer, 2 coats of wax, Sherwin-Williams.

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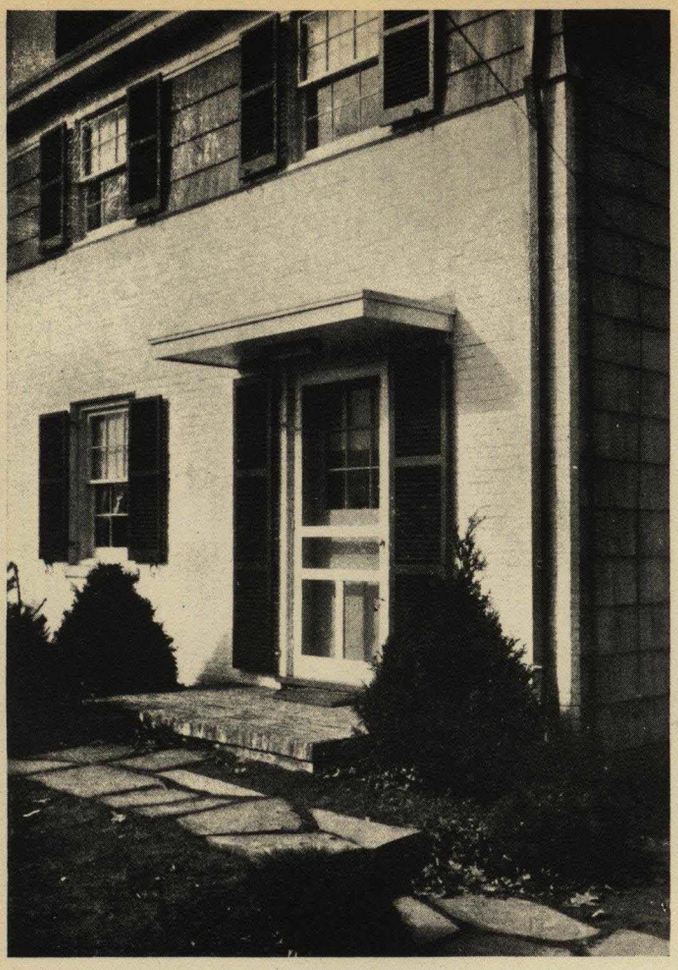
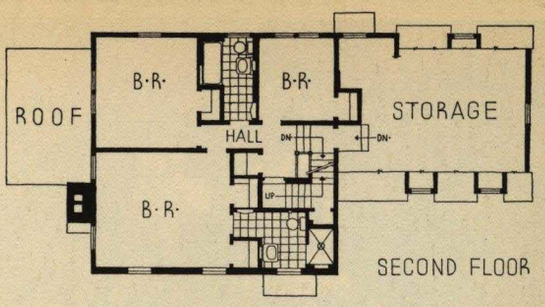
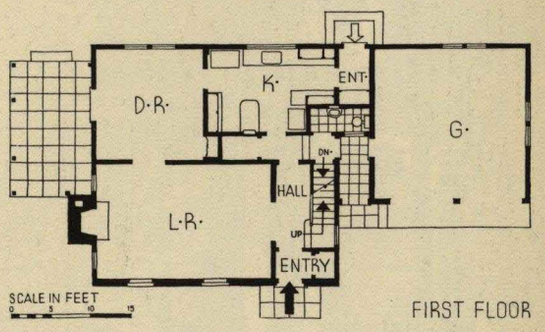
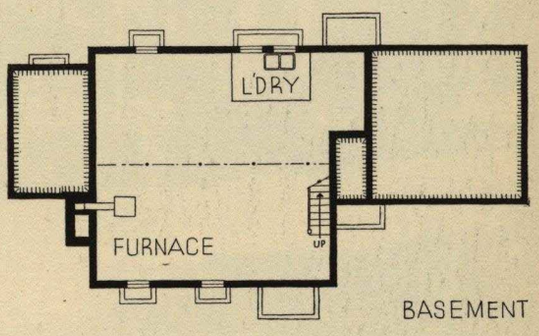
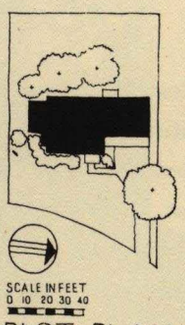
WESTFIELD, N. J. WILLIAM WILDE, ARCHITECT











PLAN: The compact plan which gives a generous living room, a communicating dining room, and a well-appointed kitchen with convenient access to the front door does not waste space on a pantry, but it does include the convenience of an inside entrance from the garage with a lavatory beside it. The house is so planned that at any time an additional bedroom and bath can be arranged over the garage.

Trim, Doors, Sash } 2 coats flat, 1 coat enamel.
Walls—in halls, primer and sealer and 1 coat flat oil paint.
Wallpaper—balance of house, Imperial, Thibaut.

WIRING
Cable—BX.
Electrical fixtures — Amon Lighting Studios, North Bergen, N. J.
Switches—Hart & Hegeman.

LIGHTING
Direct.

PLUMBING
Kitchen
Sink—Standard Sanitary, flat rim (set in counter).
Cabinet—Murphy Door Bed Co.
Stove—gas.
Refrigerator—Frigidaire.
Washing machine.
Walls and floors—linoleum, Armstrong Cork Products Co.

BATHROOM
Fixtures—Standard Sanitary Mfg. Co.
Cabinets—Columbia Metal Box Co., New York.
Bath tubs, Toilets } Standard Sanitary Mfg. Co.
Seats—Church Mfg. Co.
Showers—Standard Sanitary Mfg. Co.
Walls and floor—linoleum by Armstrong Cork Products Co.

PIPES
Galvanized iron.

HEATING
Boiler—oil-fired.
Radiators.
Hot water heater—gas.

AIR CONDITIONING
Central—Evans with Petro oil burner.

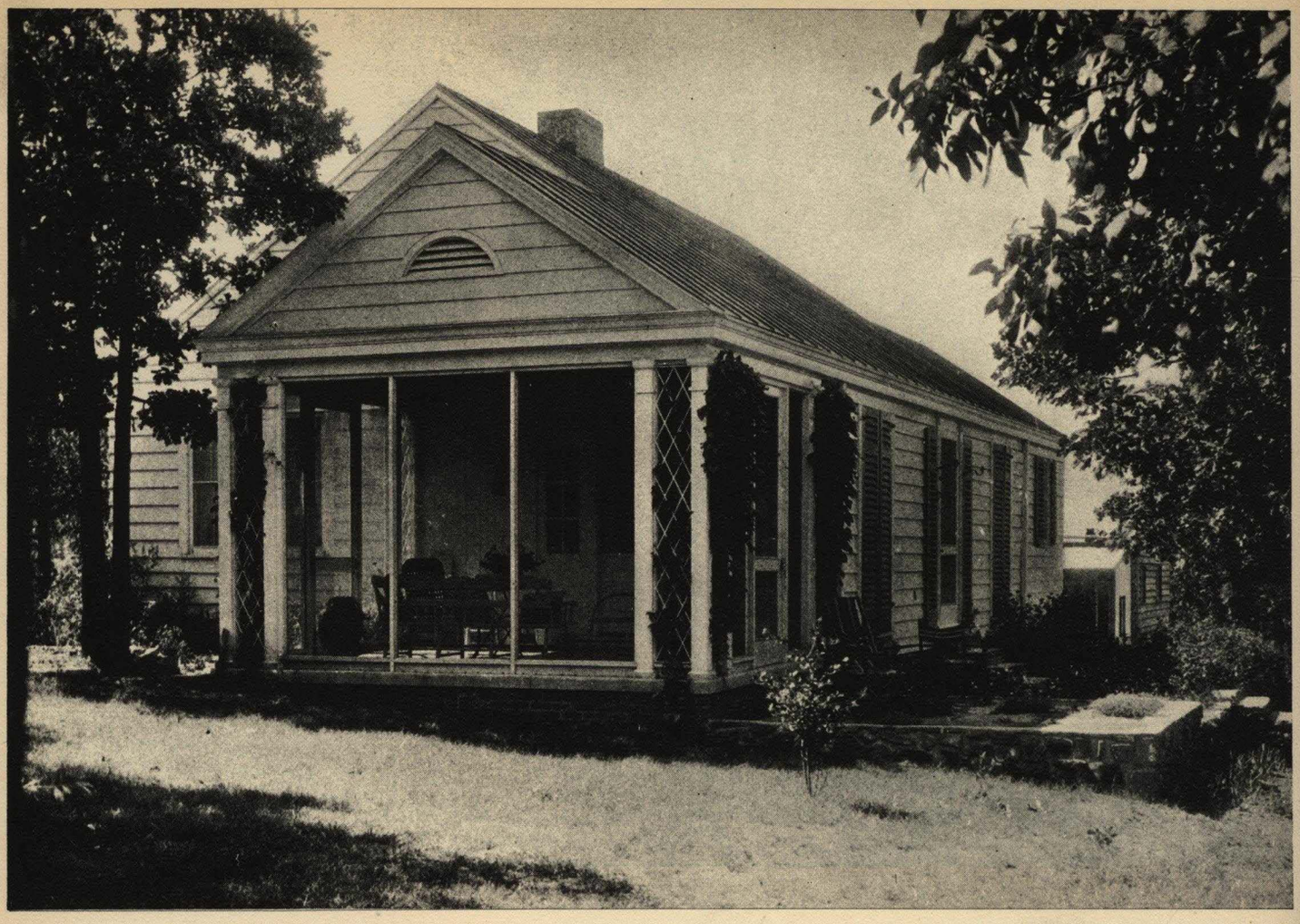
CHIMNEY
Fireplaces
Facings, Hearths } brick.
Mantels—knotted pine.
Damper—Donley.

HARDWARE
Interior—Sargent.

SCREENS
Copper mesh.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

63. HOUSE FOR GEORGE M. ARMISTEAD, LITTLE ROCK



A small one-story house, simply designed to meet the modest living requirements of a family, direct in its exterior expression. It may be a far cry from a temple-fronted exterior in Arkansas to a Gothic manor hall in the English Midlands, but the principle of plan is almost identical. The exterior is well-mannered and inviting in an unobstrusive way; the interior discloses more interest. In the living room, one end of which is used for dining purposes, the walls are vertically boarded and the hardware is of old New England provenance. The kitchen is completely equipped with all the most modern electric appointments against a color background of red, white and black. The house is fully insulated, Cost $6,000. Cubage: 26,000 at 23 cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
Walls and piers—brick, Malvern.
Cellar floor—none.
Waterproofing—none.

FRAME CONSTRUCTION
Wood sills and plate, Bruce treated.

EXTERIOR SURFACE
Clapboards—10" pine, Monarch.

ROOF
Tin
Valleys, Gutters, Flashing, Down spouts } galvanized iron, Armco.
Salt glazed tile drains—Dickey.
Composition sheathing paper—15 lb. felt.

DOOR AND WINDOW FRAMES
Sash and frames—double hung yellow pine, Monarch.
Doors and frames (exterior)—cypress, Monarch.
Garage doors—rough pine, Monarch.

PORCHES
Reenforced concrete—Portland cement, Acme.

GLASS
Pennvernon, Pittsburgh Plate Glass Co.

EXTERIOR PAINT
Siding
Priming, Finish coat } outside white, Benjamin Moore.
Trim } part stain, part exterior gloss, Benjamin Moore.
Sash } Priming—flat coat. Finish coat—exterior gloss.

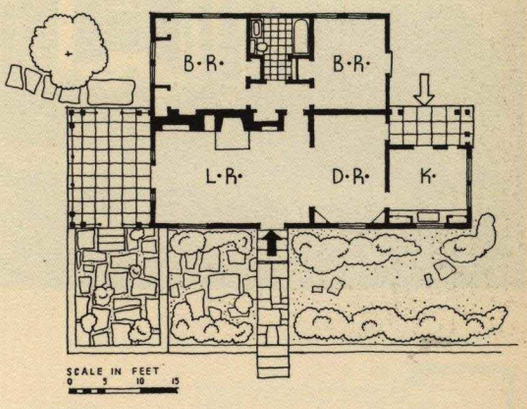
LATH AND PLASTERING
Lathing—flat rib metal lath 3 lb., Truscon.
Plastering
Patent plaster, Finishing coat } Acme.

INTERIOR WOODWORK
Paneling—yellow pine, 4", 6" and 8" widths.
Stock millwork—window and door frames, Monarch.

INSULATING
Outside walls—rock wool batt, Johns-Manville.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

ARKANSAS, BRUEGGMAN AND SWAIM, ARCHITECTS



PLAN: The modern adaptation of an ancient plan does not make the underlying principle any less vital or worthy of present-day use. It has the advantage of simplifying the mechanics of living, as this arrangement nicely demonstrates.

Roof rafters—Celotex.
Attic floor—rock wool batt, Johns-Manville.

INTERIOR FINISHES
Floors—Pyra-Seale, Vestal Chemical Co.
Trim, Doors, Sash } interior gloss, Benjamin Moore.
Walls—paper by Sherwin-Williams.
Pine walls—oil stain.

WIRING
Cable—Romex.
Electrical fixtures—Chase.
Switches—toggle, Bryant Electric Co.

LIGHTING

PLUMBING
Kitchen
Sink—flat rim, Kohler.
Cabinet—yellow pine, Monarch.
Stove—Papan gas.
Refrigerator—X-6, General Electric.

BATHROOM
Cabinets—Hoegger.
Bath tubs—built-in, Kohler.
Toilets—one piece, Kohler.
Seats—Kohler.
Showers—Kohler.
Shower curtains—Hoegger.
Tile—4½ x 4½ semi-glazed, Sparta Ceramic Co., East Sparta, Ohio.

PIPES
Steel—standard galvanized pipe.

HEATING
Hot water heater—Automatic "Crest."

CHIMNEY
Fireplaces
Facings, Hearths } common brick, Malvern.
Mantels—Job built.
Damper—H. W. Covert Co.

HARDWARE
Interior—special collected in New England, antique. Standard — Richards-Wilcox locks, Sargent, P. & F. Corbin & Co.
Exterior—P. & F. Corbin & Co

SCREENS
Galvanized screen.

WINDOW DRESSING
Blinds—Job built.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

64. HOUSE FOR DR. HENRY RUSHTON, LANSDOWNE, PENNA.

Here the first aim was to design at the outset the house eventually desired by the clients, but to build only that part of it which would be an irreducible living minimum for two people; second, to plan it so that the future enlargements could be made without disturbing anything already built or materially changing its use. The house as it stands represents the complete first stage of the program. The method employed here is one which might well be followed by many home-builders: to build one's house in sections, adding to it as finances permit, is not only an intelligent and economical procedure, but it also minimizes initial errors and omissions and makes possible their correction in future additions. Cost: $5,250. Cubage: 21,000 at 25 cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
Walls—stone.
Columns—structural steel.
Cellar floor—cement.

FRAME CONSTRUCTION
Hemlock.

EXTERIOR SURFACE
Brick veneer.
Clapboards—cypress.

ROOF
Wood shingles on shingle lath—red cedar.
Valleys, Gutters, Flashing, Down spouts } copper.
Composition sheathing paper—Sisalkraft.

DOOR AND WINDOW FRAMES
Sash and frames.
Double hung, Casement } white pine.
Doors and frames (exterior), Garage doors } white pine.

PORCHES
Flagstone floor.

GLASS
Single strength, quality A, Pennvernon, Pittsburgh Plate Glass Co.

EXTERIOR PAINT
Brick—2 coats Bondex.
Siding, Trim, Sash } 3 coats du Pont's exterior white.

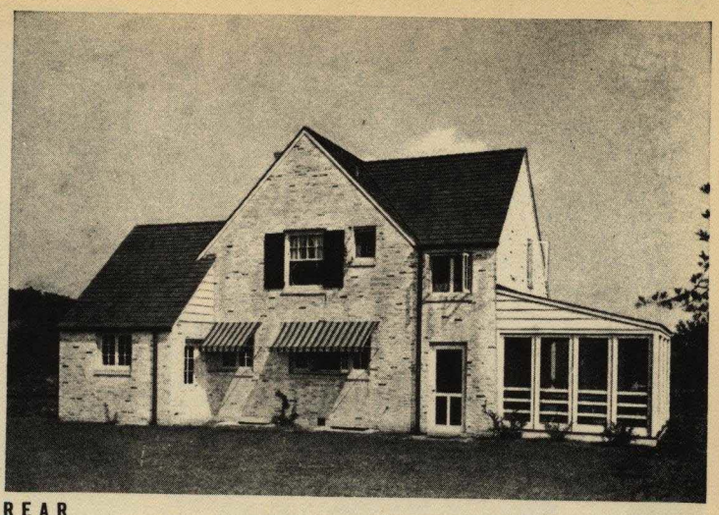
LATH AND PLASTERING
Lathing—composition plaster base, Plastering, Patent plaster, Finishing coat } U. S. Gypsum Co.

INTERIOR WOODWORK
Floors—oak.
Trim—poplar.
Shelving and cabinets—poplar.

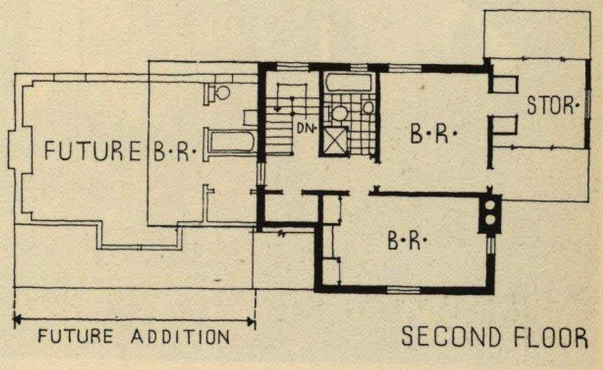
INSULATING
Roof rafters, Attic floor } 4" rock wool.
Weatherstripping—zinc, interlocking.

CALVIN BANWELL, OFFICE OF W. POPE BARNEY

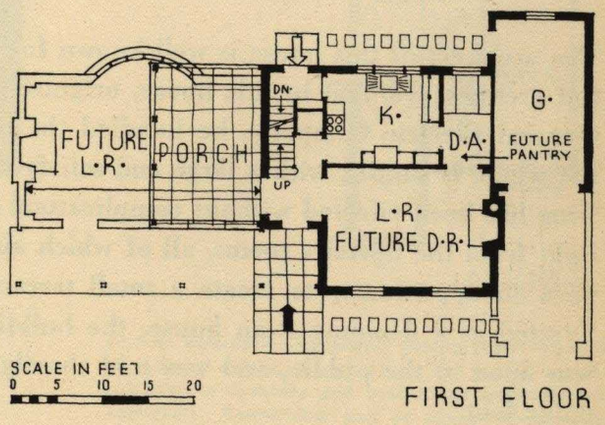
BUILT-IN WARDROBE, CLOSETS AT SIDES



REAR



PLAN: The existing porch, as indicated on the plans, is temporary. The upstairs space over the garage, indicated as "storage," has already been made into a small study. The plans show with how little trouble the enlargement will be carried out.



INTERIOR FINISHES
- Trim, Doors, Sash } 3 coats du Pont's Dulux.
- Walls—kitchen and bathroom—oil paint.
- Wallpaper—walls of living and bedrooms and stairhall.

WIRING
- Cable—BX.
- Electrical fixtures.
- Switches—General Electric.

LIGHTING
- Direct.

PLUMBING
- Kitchen.
  - Sink—Standard Sanitary Mfg. Co.
  - Cabinet—wood.
  - Stove, Refrigerator } Westinghouse Electric & Mfg. Co.
- BATHROOM
  - Fixtures, Bath tubs, Toilets, Seats, Showers, Shower curtains } Standard Sanitary Mfg. Co.
  - Tile—Olean Tile Co. and Franklin Tile Co.

PIPES
- Copper tubing with Streamline fittings, Mueller Brass Co.

HEATING AND AIR CONDITIONING
- Oil-fired Gar Wood unit.
- Hot water heater—coal fired.
- Thermostat and regulators—Minneapolis-Honeywell Regulator Co.

CHIMNEY
- Fireplaces.
  - Facings—wood.
  - Hearths—flagstone.
  - Mantels—wood.
  - Damper—Covert, old style.

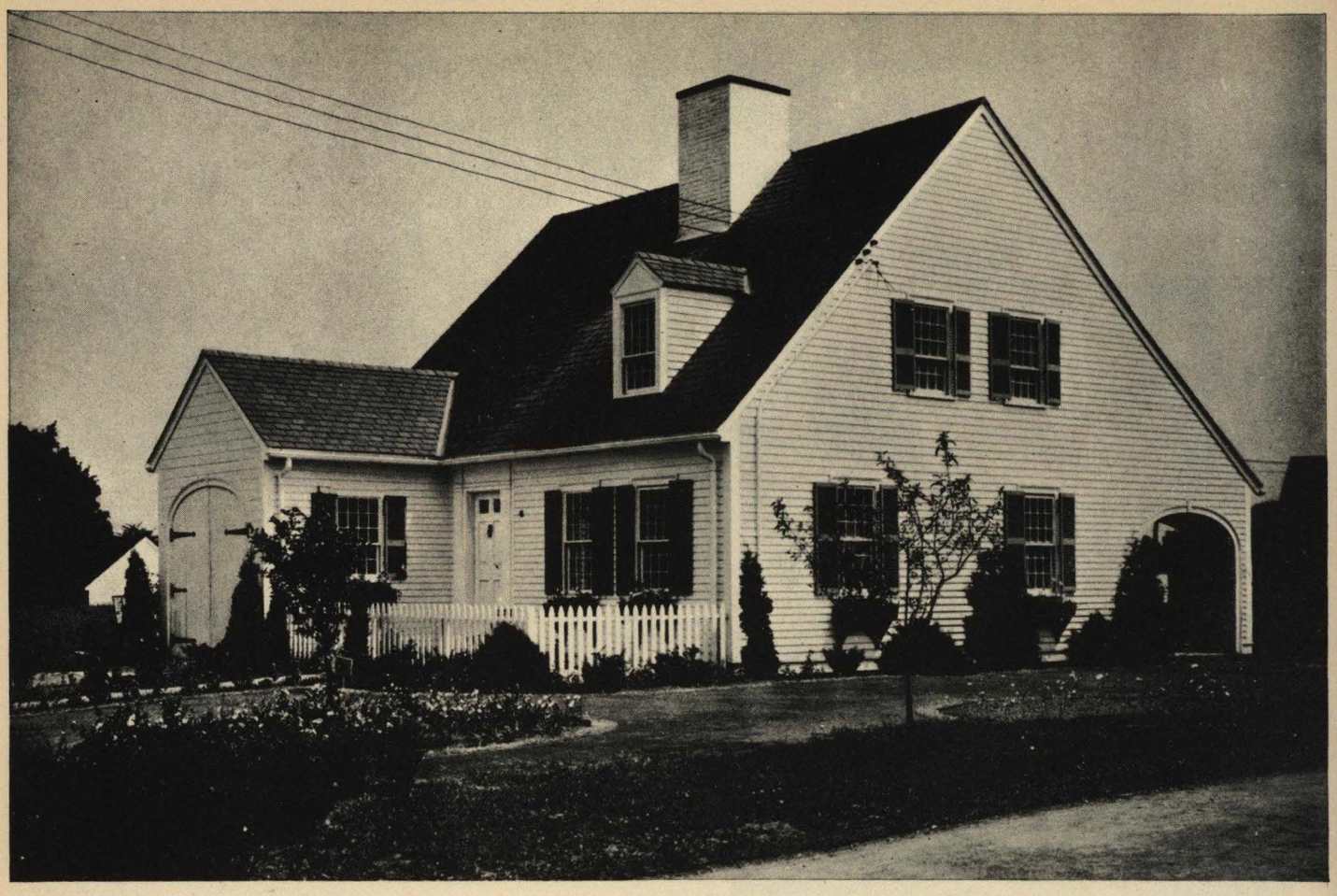
HARDWARE
- Interior and exterior—P. & F. Corbin.

SCREENS
- Anaconda screen cloth.

WINDOW DRESSING
- Shades—cambric, Columbia Mills, Inc.
- Blinds—wood.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

65. "NEW AMERICAN" HOUSE, MARBLEHEAD, MASS.



The architect of this house is well known for his carefully studied adaptations of old New England residential architecture, and in this house, originally submitted in the small house competition recently held by General Electric Company, he handled the early forms with a certain amount of freedom. The design of the whole is simple, with a large and satisfying expanse of roof. The junction of main house with garage wing has been effected without complication. It is worth noting that the low eaves do not cut off needed light from the upstairs rooms, all of which also have cross ventilation. The projection of the garage wing gave an opportunity to create a small terrace whose form is sharply defined by the white picket fence. Erected as a demonstration house, the building was visited by thousands of people in the month that it was open to the public, and was sold shortly afterward. Cost: $9,000. Cubage: 18,850 at 47½ cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
Walls—poured concrete.
Cellar floor—concrete.

FRAME CONSTRUCTION
Fir.
Girders—steel.

MASONRY CONSTRUCTION
Chimney—brick.

EXTERIOR SURFACE
Clapboards.

ROOF
Slate on sheathing—Monson slate.
Valleys—copper.
Gutters—Toncan metal hung.
Flashing—copper.
Down spouts—round Toncan metal.

DOOR AND WINDOW FRAMES
Sash and frames all double hung wood except wood casements in kitchen and dining alcove.
Doors and frames (exterior)—wood.
Garage doors—wood.

PORCHES
Reenforced concrete.
Brick floor.

GLASS
Flat drawn window glass.

EXTERIOR PAINT
Siding, trim and sash—white paint.

LATH AND PLASTERING
Lathing—composition plaster base of reenforced Rocklath.
Plastering—U. S. Gypsum patent plaster. Oriental finishing coat.

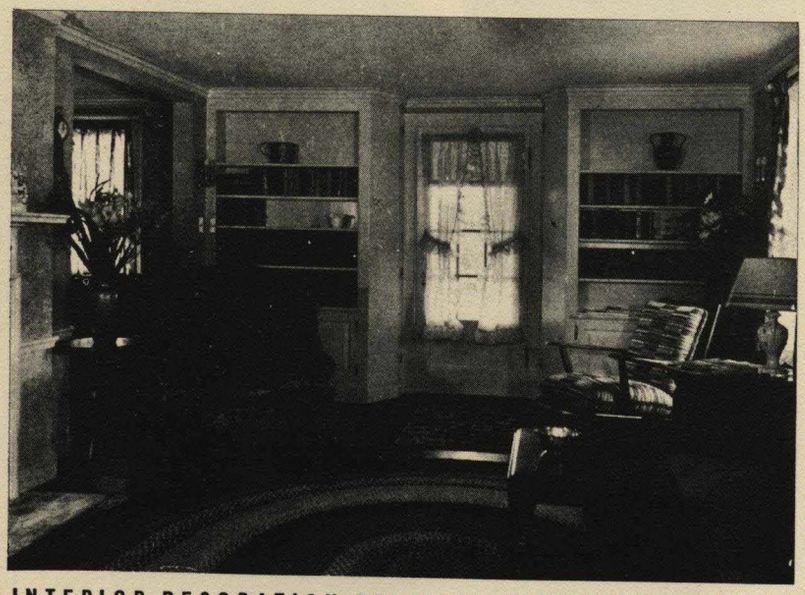
INTERIOR WOODWORK
Trim—pine.
Floors—plain oak.
Painted surfaces—pine.
Shelving and cabinets—pine.

INSULATING
Outside walls, Roof rafters, Attic floor } U. S. Gypsum wool.
Weather stripping—Empire Metal Co., Cambridge, Mass.

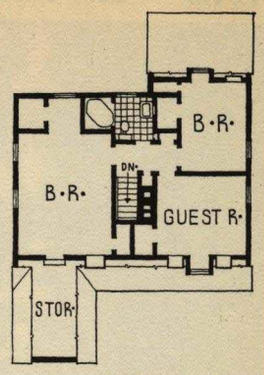
INTERIOR FINISHES
Floor—stained and waxed.
Trim, Doors, Sash, Walls (kitchen and bath) } Boston Varnish Co.

ROYAL BARRY WILLS, ARCHITECT

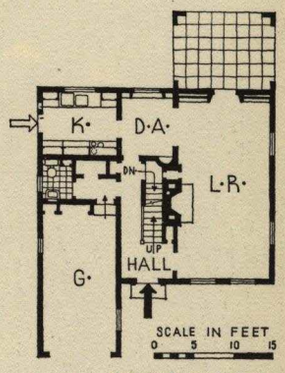
Arthur Haskell Photos



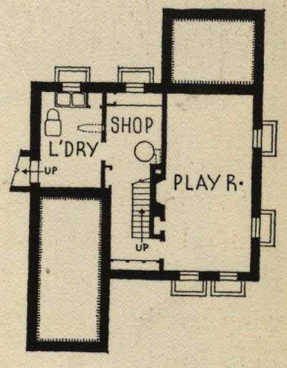
INTERIOR DECORATION BY: C M. FRANCIS MacDONALD



SECOND FLOOR



FIRST FLOOR



BASEMENT

PLAN: Circulation excellent. Dining room reduced to a small alcove, large enough for family meals. Location of lavatory and coat closet unusual, but admirable. Economical use of space throughout.

Wallpaper—principal rooms and hall by Richard Thibaut, N. Y.

WIRING
Cable—G. E. wiring system.
Electrical fixtures — Pettingal-Andrews Co.
Switches—General Electric.

LIGHTING
Direct.

PLUMBING
Kitchen
Sink—G. E. dishwasher and sink.
Cabinet—Art Metal Co.
Stove—G. E. range.
Refrigerator—G. E.
Washing machine—G. E.
Floors—Armstrong linoleum.

BATHROOM
Fixtures—Standard Sanitary Mfg. Co.
Tile—Wheeling Tile Co.

PIPES
Copper—American Tube Co.
Wrought iron.

HEATING
Boiler—G. E. Oil furnace.
Hot water heater—in furnace.
Thermostat and regulators—G. E. Thermal Control, G. E. Humidistat time clock, day and night double thermostatic setting.

AIR CONDITIONING
Central—G. E. system.

CHIMNEY
Fireplaces.
Facings—brick.
Hearths—brick.
Mantels—wood.

HARDWARE
Interior—Brass by Corbin.
Exterior—black iron.

SCREENS
All windows and doors, wood frames, galvanized iron—Crown Shade & Screen Co.

WINDOW DRESSING
Shades—Lansdale Holland Co.

SPECIAL EQUIPMENT
Radio, workshop, ironer, clock, health lamp, exhaust fan for kitchen, all by G. E.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

66. HOUSE FOR BENJAMIN E. LORENTZ, OAKLAND

THE MORTGAGE ON THIS HOUSE HAS BEEN INSURED BY THE FEDERAL HOUSING ADMINISTRATION

Waters & Hainlin Photos

Houses like this one give California clear leadership in U. S. residential architecture. Thoroughly modern in spirit, the house shows influences of the native "ranch house" architecture, the International School, and New England Colonial, all combined with a singlemindedness of purpose that has resulted in a completely unified composition. The effectiveness of the repetition of a simple roof form, the use of wide vertical siding, the directness and delicacy of porch and window details are worthy of close study. Chimneys are well located and in character. The close proximity of house to highway suggests that a less open scheme on the entrance elevation might have been adopted; it will be noted on the plan, however, that all the rooms except one face away from the road. Cost: $7,700. Cubage: 30,300 at 25½ cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
- Walls, Columns, Cellar floor } concrete.

FRAME CONSTRUCTION
- Oregon pine.
- Sills—redwood.

EXTERIOR SURFACE
- Vertical siding and California stucco.

ROOF
- Wood shingles on sheathing—split cedar shakes.
- Valleys, Flashing } copper.
- Gutters, Down spouts } galvanized iron.
- 4" salt glazed tile drains.

DOOR AND WINDOW FRAMES
- Sash and frames
  - Double hung.
  - Steel sash—Fenestra, Detroit Steel Products Co.
- Doors and frames (exterior)—pine.
- Garage doors—redwood.

PORCHES
- Brick floor.

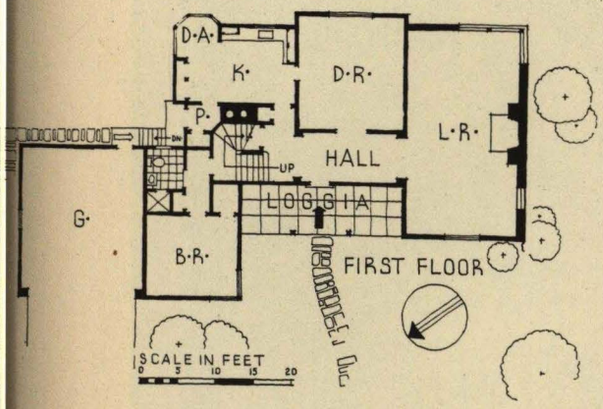
EXTERIOR PAINT
- Siding, Trim, Sash } Priming—lead and oil; Finish coat—lead and oil and zinc } Sherwin-Williams Co.

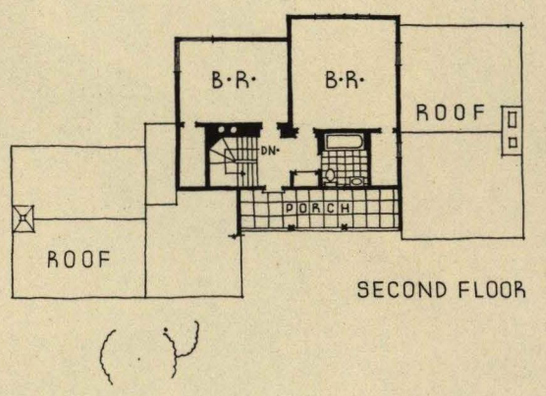
LATH AND PLASTERING
- Lathing—wood.
- Plastering—patent plaster, Empire brand hardwall.

INTERIOR WOODWORK
- Floors—oak.
- Trim—pine
- Shelving and cabinets, Millwork } pine, to detail.

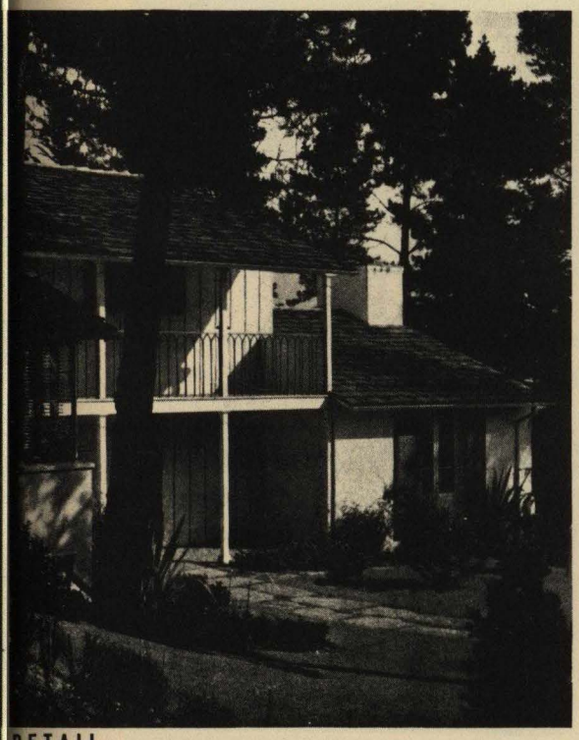
INSULATING
- None.

CALIFORNIA. MILLER AND WARNECKE, ARCHITECTS





PLAN: Simple, direct, economical. Note separation of extra bedroom from rest of house. Awkwardly shaped upstairs bedroom closets. Living room fenestration excellent, leaving ample wall space for furnishings. Unusual dining alcove, all glass for view.



DETAIL

LIVING ROOM

INTERIOR PAINTING
Floors—stained and waxed.
Trim, Doors, Sash, Walls—oil paint.
WIRING
Cable—G. E. wire, knob and tube wiring.
Switches—General Electric Co.
LIGHTING
Direct.
PLUMBING
Kitchen
Sink—Crane Co.
Cabinet—wood.
Stove
Refrigerator
Washing machine
BATHROOM
Fixtures, Cabinets, Bath tubs, Toilets, Seats, Showers, Shower curtains—Standard Sanitary Mfg. Co.
PIPES
Steel—galvanized, copper bearing, U. S. Steel Corp.
HEATING
Gas
Hot water heater.
Thermostat and regulators.
CHIMNEY
Fireplaces
Hearths—brick.
Mantels—brick and wood.
Damper—Richardson.
HARDWARE
Interior and exterior—Russwin, Russell & Erwin Mfg. Co.
SCREENS
Rolscreen Co., Pella, Iowa.
WINDOW DRESSING
Venetian blinds—Ry-Lock Co., Ltd.

67. HOUSE FOR JOHN I. GEARHART, PITTSBURGH

THE MORTGAGE ON THIS HOUSE HAS BEEN INSURED BY THE FEDERAL HOUSING ADMINISTRATION

Johnston & Johnston

A type of residence which is popular in the low and medium cost range, this house is characterized by simplicity of design, the attractive use of inexpensive materials, and by the almost complete lack of ornamentation. Obviously inspired in its form by the "salt-box" type of early New England, it nevertheless makes no attempt to be archæologically correct. The slight overhang on the garden elevation may be objectionable to the confirmed functionalist as a useless survival of a bygone style, but its existence is justified, if not demanded, by the change of material. Cost: $9,175. Cubage: 28,724, at 32 cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
- Walls—concrete 1:3:4 mix.
- Columns—4" lally.
- Cellar floor—4" concrete slab on 4" cinder fill.

FRAME CONSTRUCTION
- Yellow pine No. 1
- Composition sheathing paper nailed to diagonally placed yellow pine sheathing.

MASONRY CONSTRUCTION
- Concrete block, basement walls.
- Areaways—9" brick.
- Chimney—hard burned used brick.

EXTERIOR SURFACE
- Brick veneer—hard burned, laid in cement mortar.
- Clapboards—redwood, service wing and dormers, 9" and 6" to weather.

ROOF
- Slate on sheathing—laid over 30 lb. roofing felt nailed with copper nails.
- Valleys—open, copper.
- Gutters, Flashing, Down spouts } 16 oz. copper.

DOOR AND WINDOW FRAMES
- Sash and frames
  - Double hung—by N.S.W. Co., Detroit, Mich.
  - Steel sash—utility, basement.
- Shutters—1⅛" stock.
- Doors and frames (exterior)—white pine.

PORCHES
- 5" reenforced concrete slab on cinder fill.
- Fieldstone laid in cement, random joints.

GLASS
- Double thick, quality A.
- Cathedral hammered in bathrooms.

EXTERIOR PAINT
- Brick veneer, Siding, Trim, Sash } Prime coat and 2 coats Cabot's Old Virginia white.

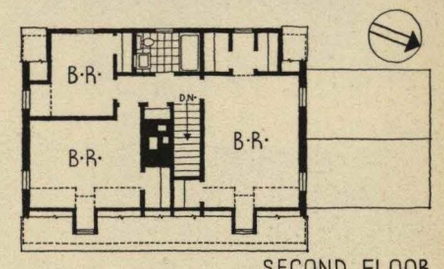
LATH AND PLASTERING
- Lathing
  - Wood—hemlock, exterior angles corner beads.
  - Wire—interior angles.
- Plastering
  - Patent plaster—hard.
  - Finishing coat—sand.
- Wainscot—Keene's cement, maid's bath.

INTERIOR WOODWORK
- Trim—white and yellow pine.
- Paneling—living room, wormy chestnut, stair hall, yellow pine.
- Stair treads—oak.
- Shelving and cabinets—white pine.

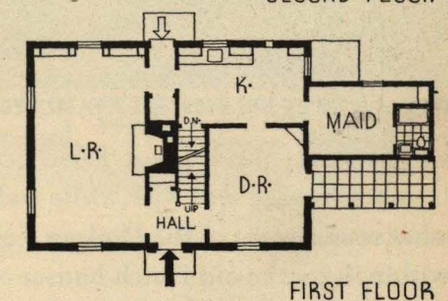
PENNSYLVANIA, ELMER B. MILLIGAN, DESIGNER

REAR

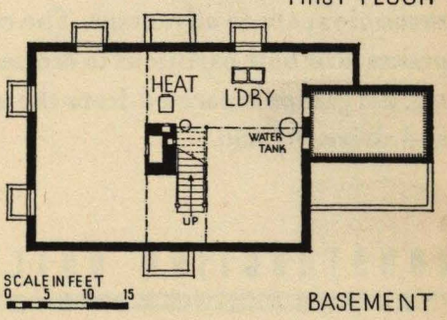
DINING ROOM



SECOND FLOOR



FIRST FLOOR



BASEMENT

PLAN: A typical small house plan, with chimney in the center, a minimum-size vestibule, and customary arrangement of living room, dining room, and kitchen; the maid's room is a variation which in this case works well. Relation of kitchen to living room and dining room is excellent. Too often the circulation between kitchen and living room is neglected in the small house plan. No space has been wasted by the inclusion of a breakfast nook.

FLOORING
- Red oak, random width, 7/8" thick, living room, dining room and hall.
- Linoleum laid on felt and yellow pine, kitchen, maid's bath, and rear hall.
- Oak select No. 1, balance of house.

INSULATING
- Outside walls, Roof rafters, Attic floor } 4" bats, Johns-Manville.
- Weatherstripping—windows, N.S.W. Co., Detroit, Mich.

INTERIOR PAINTING
- Floors—3 coats Minwax.
- Paneling—3 coats dull wax.
- Trim, Doors, Sash, Walls } 1 coat white shellac, 2 coats flat white, 2 coats flat egg-shell enamel.

WIRING
- Cable—BX 3 wire.
- Electrical fixtures—not included in cost.

LIGHTING
- Direct.

PLUMBING
- Kitchen
  - Sink, Stove, Refrigerator, Washing machine } by owner.
- BATHROOM
  - Fixtures—white china, Standard Sanitary Mfg. Co.
  - Bath tubs—neo-classic recess.
  - Toilets — Standard Sanitary, vitreous china "Compact."
  - Seats—Church & Co.
  - Floor—ceramic tile, 6" tile base.
  - Wainscot—No. 1 glazed tile.

PIPES
- Supply—Streamline copper tubing by Mueller Brass Co.
- Under floor—brass.
- Sewer—cast iron.
- Vents—galvanized iron.

HEATING
- Gas
- Boilers—Bee-Line by Columbia Gas Co.
- Radiators—United States Tin Cast, hot water type, damper control.
- Piping—wrought iron.
- Hot water heater.

CHIMNEY
- Fireplaces
  - Hearths—Beaver County sand stone.
  - Facing, Mantels } chestnut.
  - Damper—H. W. Covert, No. 648 face control.

68. HOUSE OF CLEMENT J. FORD, ATLANTA, GEORGIA

THE MORTGAGE ON THIS HOUSE HAS BEEN INSURED BY THE FEDERAL HOUSING ADMINISTRATION

William Dunn Photos

Gambrel-roofed and with white walls of rubble masonry and shingles, the house of an architect-owner is somewhat reminiscent of the Hudson Valley. The promise of its comfortable-looking and assured exterior is realized within. Like the old Dutch houses of the Valley it has bedrooms on the ground floor and is designed to use all available space to advantage. The cutting up of what might have been the full extent of the dining room by the presence of half-partitions to create a breakfast nook without opening into the kitchen seems questionable. Having the garage separated from the small house is not always objectionable. Cost of house, including garage and drive, $7,650.

CONSTRUCTION OUTLINE

FOUNDATION
- Walls and piers—partly stone, partly brick.
- Columns—galvanized iron pipe.
- Cellar floor—4" concrete.
- Waterproofing—General Fireproofing Co.

FRAME CONSTRUCTION
- Sills, Floor joists, Girders } long leaf yellow pine.
- Studding, Plate, Rafters } short leaf framing
- Bridging—1"x3" rough.
- Ties—knotch and halved.

MASONRY CONSTRUCTION
- Common brick walls—8" curtain wall, 12"x12" piers.
- Stone walls—16" natural stone.

EXTERIOR SURFACE
- Shingles—Royal cedar.

ROOF
- Tile on sheathing—B. Mifflin Hood's tile.
- Valleys, Flashing } lead covered copper.
- Gutters, Down spouts } 26 gauge galvanized iron.
- Salt-glazed tile drains—4" and 6".
- Composition sheathing paper—30 lb. felt under tile.

DOOR AND WINDOW FRAMES
- Sash and frames—B and better yellow pine.
- Double hung—stock sizes.
- Casement—1¾" wood casements and frames.
- Steel sash—basement.
- Doors and frames (exterior)—yellow pine frame, white pine doors.

PORCHES
- 4" reenforced concrete slab and 4"x8" brick tile.

GLASS
- Double strength, grade B, Pittsburgh Plate Glass Co.

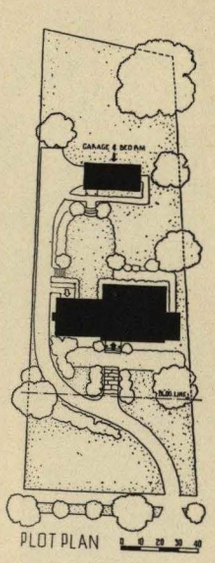
EXTERIOR PAINT
- Shingles—Cabot's primer dipped and painted 2 coats.
- Stone walls—Pratt & Lambert cement coating.
- Trim, Sash } 3 coats Dutch Boy lead, oil and zinc, National Lead Co.

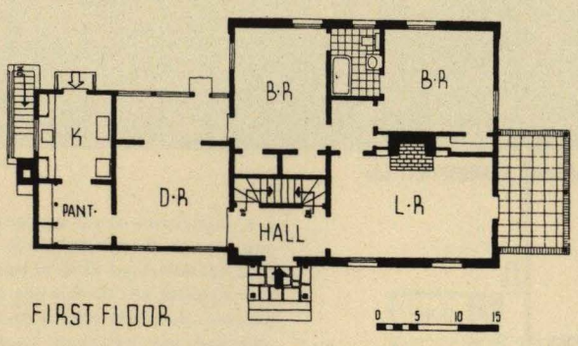
LATH AND PLASTERING
- Lathing—"Ecod" metal lath, Reynolds Metals Co., Inc.
- Plastering
  - Patent plaster—Gold Bond.
  - Finishing coat—eggshell, hard finish.

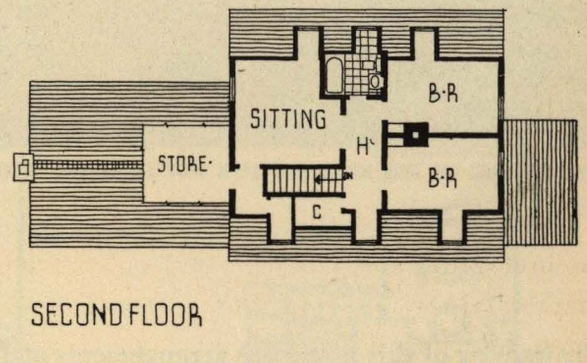
INTERIOR WOODWORK
- Trim and floors, Painted surfaces, Shelving and cabinets } B and better yellow pine.

CLEMENT J. FORD, ARCHITECT

LIVING ROOM PORCH







PLAN: Though the pantry has gone much out of favor in the small house, many feel that kitchen dressers alone afford insufficient storage room for china and glass, and prefer to have some intermediate place where the serving of meals may be managed. That the ground floor bathroom is accessible only through the adjoining bedrooms is open to criticism.

INSULATING
- Roof rafters "Ecod" lath with aluminum foil.
- Weatherstripping—exterior doors, Chamberlin's 5" bronze threshold and interlocking strips.

INTERIOR FINISHES
- Floors—filled, 3 coats shellac and waxed.
- Trim, Doors, Sash, Walls } painted, Pratt & Lambert interior paint.
- Wallpaper—dining room and 2 bedrooms.

WIRING
- Cable—No. 14 BX, Frank Adams panel board-fuse type.
- Switches—Bryant.

LIGHTING
- Direct—except dining room.

PLUMBING
- Kitchen
  - Sink—enameled iron, Crane Co.
  - Cabinet—mill detail.
  - Stove—Hot Point, General Electric Co.
  - Refrigerator—General Electric 6 cu. ft.

BATHROOM
- Bath tubs, Toilets, Showers } Crane Co.
- Shower curtains—white duck.
- Tile—4'-6" high wainscot, ceramic, standard grade, Wheeling Tile Co.

PIPES
- Copper, type M, Streamline Pipe & Fittings Co., Division of Mueller Brass Co.

HEATING
- Coal
- Ducts—galvanized iron.
- Hot water heater—electric.
- Thermostat and regulators.

AIR CONDITIONING
- Central—blower and filter type, no refrigeration, no washer.

CHIMNEY
- Fireplaces
  - Facings, Hearths } Crab Orchard stone.
  - Mantels—wood to detail.

HARDWARE
- Interior and exterior—Corbin.

SCREENS
- Metal frames, copper cloth, Watson Mfg. Co., Jamestown, N. Y.

WINDOW DRESSING
- Shades—cloth.
- Venetian blinds—in dining alcove.
- Blinds—wood.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

69. HOUSE FOR R. L. TAYLOR, COLUMBUS, OHIO

THE MORTGAGE ON THIS HOUSE HAS BEEN INSURED BY THE FEDERAL HOUSING ADMINISTRATION

Herrick Thompson Photos

The interior of this house has arrangements and provisions not commonly met with in a house of limited size. Besides the usual living room, dining room and kitchen on the ground floor, there is an extension of the kitchen fitted up as a breakfast room. And adjacent a convenient ground floor lavatory. Upstairs is a fair-sized study with open fireplace in the upper part of the garage extension. Commendable is the omission of the usual over-door window common in this type of plan. The back to back closets of the front bedrooms dictated a solid wall. The equipment of the house is thoroughly modern and efficient in all respects. Cost: $8,400. Cubage: 32,530, at about 25½ cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
Walls—cement block.

FRAME CONSTRUCTION
Kiln dried yellow pine.

EXTERIOR SURFACE
Clapboards—clear red cedar, Seattle Cedar Lumber Mfg. Co.

ROOF
Wood shingles on shingle lath—American Stained Shingle Co.
Valleys, Flashing } copper, Anaconda.
Gutters, Down spouts } 26 gauge Toncan iron.

DOOR AND WINDOW FRAMES
Sash and frames—double hung, Idaho white pine.
Doors and frames (exterior)—Idaho white pine.
Garage doors—redwood.

PORCHES
Reenforced concrete—Portland cement, Wabash.

GLASS
Libbey-Owens-Ford Glass Co.

EXTERIOR PAINT
Shingles—brush stained, American Stained Shingle Co.
Siding, Trim, Sash } Sherwin-Williams Co.

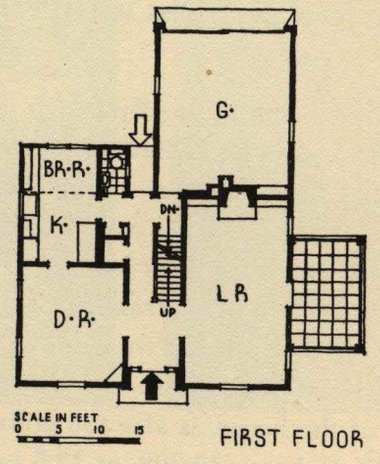
LATH AND PLASTERING
Lathing—composition plaster base, "Blue Band," American Gypsum Co.
Plastering
Patent plaster, Finishing coat } American Gypsum Co.

INTERIOR WOODWORK
Floors—Ritter oak.

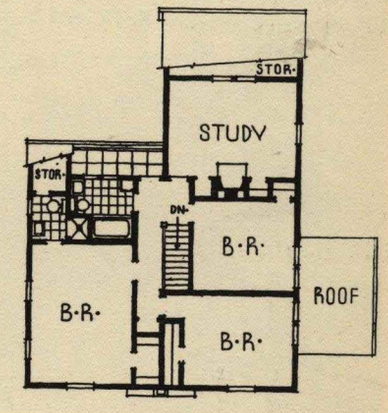
CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

ROBERT R. ROYCE, ARCHITECT

PLAN: Lighting and cross ventilation are fully considered in all the rooms on the ground floor, but it is to be regretted that the window at the side of the kitchen was not placed directly over the sink, instead of at one side. Upstairs, the bedroom between the front bedroom and the study has only one window, so that there can be no cross ventilation unless the door is left open. The two bathrooms are economically placed together above the kitchen, and one of them has the advantage of a shower.



FIRST FLOOR



SECOND FLOOR

Trim and stainwoods—Wisconsin birch.
Painted surfaces—Ponderosa pine.

INSULATING
Roof rafters } "Rep Top" wool, U. S.
Attic floor } Gypsum Co.

INTERIOR PAINTING
Floors, Trim, Doors, Sash, Walls } Sherwin-Williams.

WIRING
Cable—Triangle.
Switches—Hart & Hegeman and "Square Deal."

LIGHTING
Direct and indirect—Carl B. Frey, Inc.

PLUMBING
Kitchen
Sink—Kohler.
Cabinet—stained pine.

BATHROOM
Fixtures—Kohler.
Cabinets—Miami.
Tile—American Encaustic Tile Co.

PIPES
Copper—Chase Brass and Copper Co.

HEATING
Coal.
Hot water heater.

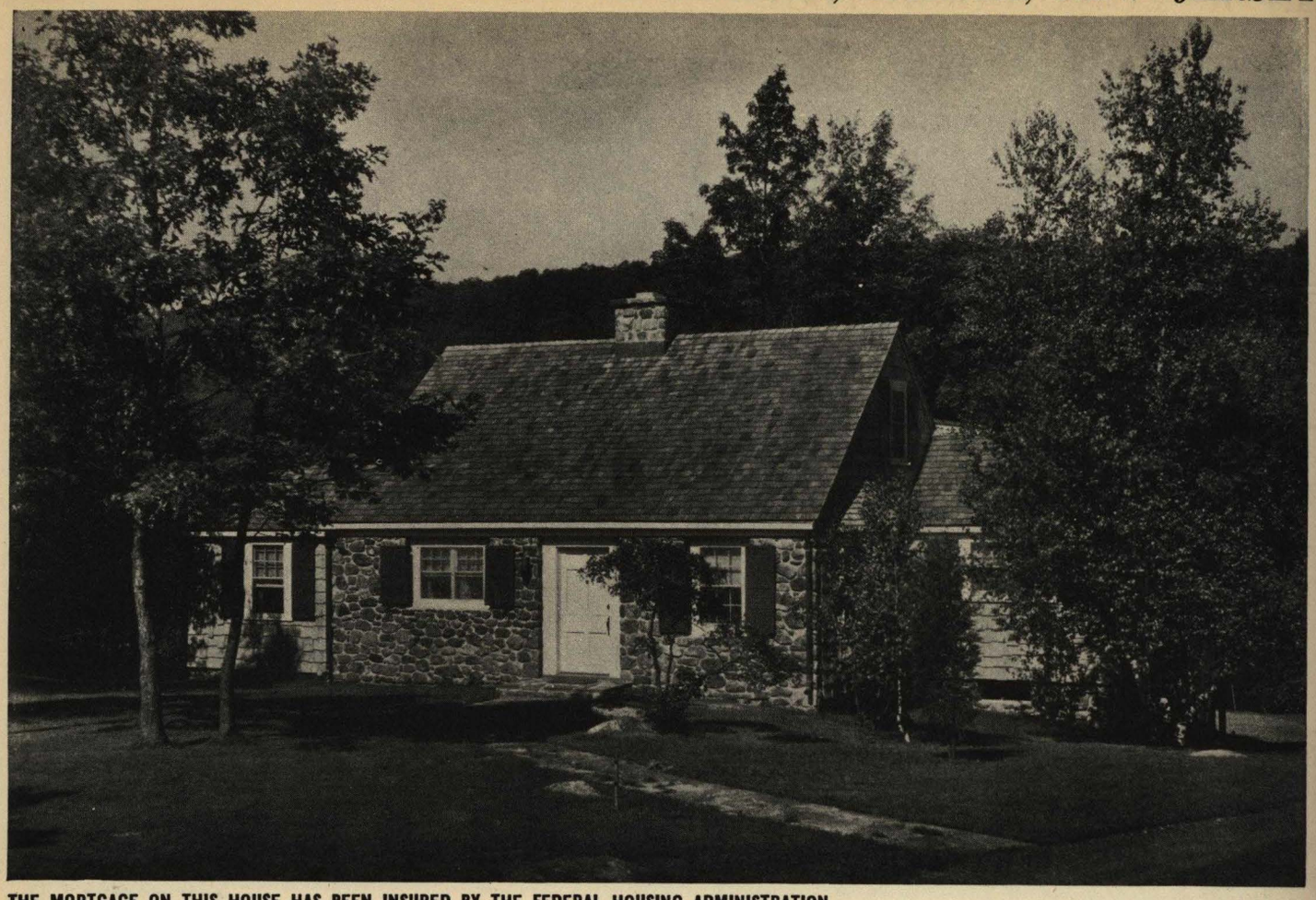
CHIMNEY
Fireplaces
Facings, Hearths, Mantels } brick.
Damper—Peerless.

HARDWARE
Interior and exterior—Sargent & Co.

WINDOW DRESSING
Venetian blinds.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

70. HOUSE FOR HARRY W. PORTER, SPARTA, NEW JERSEY



THE MORTGAGE ON THIS HOUSE HAS BEEN INSURED BY THE FEDERAL HOUSING ADMINISTRATION

Of North Jersey Dutch ancestry, and showing markedly Dutch character only slightly modified by current conditions, this cottage, both in design and plan, radiates a spirit of sturdy Dutch common sense and comfort. The quadrangular central mass of the house has rubble masonry walls of local stone; the one-story bedroom and kitchen wings are shingled. There is no consciously applied external ornament but the composition derives a strong picturesque quality from its homespun simplicity. Inside, the walls are vertically boarded with pine, and the ceilings show the open framing of beams and joists. Floors are of oak and the fireplace is built up of local stone roughly dressed. Two good bedrooms and a bath accommodate the regular occupants, and several guests can sleep in the attic dormitory. A generous living room, taking more than half the area of the main block of the house, is also the dining room. The garage is located beneath the big living room veranda. Cost: $6,500. Cubage: 20,000, at 32.5 cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
Walls—local stone and Vulcanite Portland Cement.
Columns—4" lally.
Cellar floor—Vulcanite Portland cement.
Waterproofing—Aqua-Pruf.

FRAME CONSTRUCTION
"4-square" Douglas red fir, Weyerhaeuser.

MASONRY CONSTRUCTION
Common brick walls—used brick.
Stone walls—local rubble and face stone.

EXTERIOR SURFACE
Shingles—18" Perfection, Seattle Cedar Lumber Co.

ROOF
Wood shingles on shingle lath—18" Perfection, Seattle Cedar Lumber Co.
Valleys, Gutters, Flashing, Down spouts } 16 oz. Anaconda copper, American Brass Co.
Composition sheathing paper—Flintkote.

DOOR AND WINDOW FRAMES
Sash and frames
Double hung—"Master," Andersen Frame Corp., Bayport, Minn.
Steel sash—Fenestra, Detroit Steel Products Co.
Doors and frames (exterior)—Andersen Frame Corp.

PORCHES
Matched pine—"4-square" Idaho, Weyerhaeuser.

GLASS
Lustra glass, American Window Glass Co.

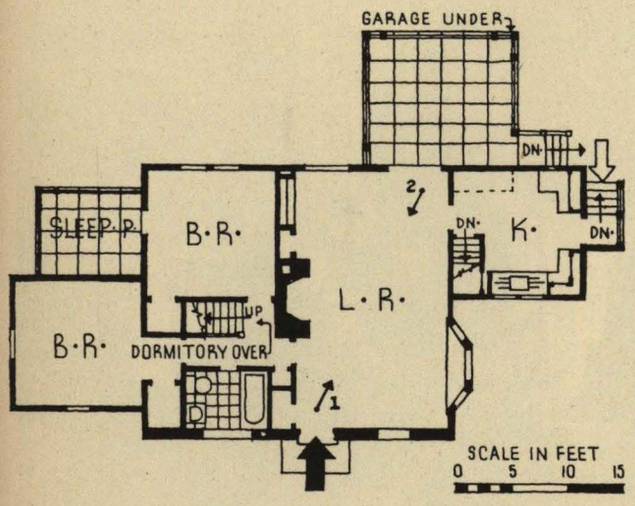
EXTERIOR PAINT
Shingles—brush stained, Cabot's creosote
Trim, Sash (Priming, Finish coat) } Cabot's Collopakes.

LATH AND PLASTERING
None.

INTERIOR WOODWORK
Floors—oak, E. L. Bruce Co., Memphis, Tenn.
Stainwoods, Painted surfaces } clear white pine.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

EDWIN R. CLOSS, ARCHITECT



PLAN: Bedrooms have abundant light and cross ventilation; the living room is flooded with light from three sides. Living room and bedrooms alike have plenty of closet space. The bathroom is entered only from the hall, and it is worth noting that the whole sleeping side of the house can be completely shut off by closing the door from the living room into the bedroom-hall, from which the dormitory stairs ascend.

TWO VIEWS OF LIVING ROOM

INSULATING
None.

INTERIOR PAINTING
Floors—varnish, Devoe & Raynolds.
Trim, Doors, Sash } varnish.
Walls—stain and varnish.

WIRING
Cable—"Romex," Rome Wire & Cable Co.
Electrical fixtures—handwrought, Robert Kraeuter.
Switches—Hart & Hegeman.

LIGHTING
Direct.

PLUMBING
Kitchen
Sink, Cabinet } Sinkabnet, Standard Sanitary Mfg. Co.
Stove—Westinghouse electric.
Refrigerator—Frigidaire Division of General Motors Corp.

BATHROOM
Cabinets—No. 1501, United.
Bath tubs—"Pembroke", Toilets—"Modernus" } Standard Sanitary Mfg. Co.
Seats—"Climax," Church Mfg. Co.
Showers—Standard Sanitary Mfg. Co.

PIPES
Supply—brass and copper, Streamline Pipe & Fittings Co., Division of Mueller Brass Co.
Soil and vent—wrought iron, A. M. Byers Co.

HEATING AND AIR CONDITIONING
Oil—"Superfex," Perfection Stove Co.
Hot water heater—coal, Eastern Foundry.
Thermostat and regulators—Detroit Lubricator Co.

CHIMNEY
Fireplaces
Facings—cut local stone.
Hearths—broken flagstone, Vulcanite cement.
Damper—Peerless.

HARDWARE
Interior and exterior—Stanley Works and P. & F. Corbin Hardware Co.

71. HOUSE FOR WILLIAM P. VARIAN, DARIEN, CONN.

THE MORTGAGE ON THIS HOUSE HAS BEEN INSURED BY THE FEDERAL HOUSING ADMINISTRATION

This tidy little shingled house was the first in the vicinity of Darien to be built through a Federal Housing Administration insured mortgage. Designed in the Colonial spirit, its construction is of the best. It is thoroughly insulated, has brass piping throughout and is heated by an oil burning furnace. About the exterior there is little to be said beyond commending its just proportions and the pleasant use of materials. The entrance is too ambitious for the house. Cost: $7,300. Cubage: 22,428, at 32½ cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
Walls—concrete.
Cellar floor—concrete, Atlas.
Waterproofing—Anti-Hydro.

FRAME CONSTRUCTION
Douglas fir. Weyerhaeuser.

EXTERIOR SURFACE
Shingles—24" Royal.

ROOF
Wood shingles on shingle lath—18" Perfection.

Gutters, Flashing, Down spouts } Copper.
Copper—dormer roof.

DOOR AND WINDOW FRAMES
Sash and frames.
Double hung—wood.
Casement—steel.
Doors and frames (exterior)—Curtis stock.
Garage doors—Curtis stock.

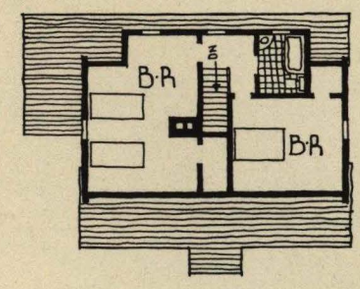
PORCHES
Reenforced concrete.

GLASS
American Window Glass Co.

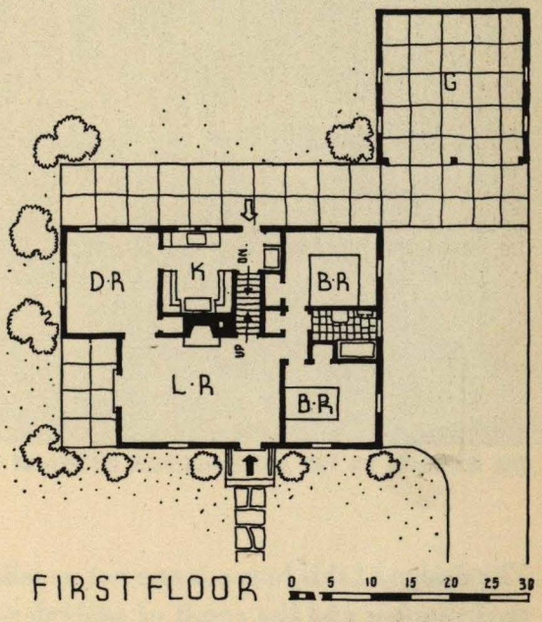
EXTERIOR PAINT
Shingles—brush stained.
Siding, Trim, Sash } Priming and Finish coat } Sherwin-Williams.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

WALTER BRADNEE KIRBY, ARCHITECT



SECOND FLOOR



FIRST FLOOR 0 5 10 15 20 25 30

PLAN: It is hard to conceive how a more satisfactory plan could have been packed into so small a space and yet be so well integrated. That one must go through the dining room and living room to get from the kitchen to the front door can be no objection in this case because the front door opens directly into the living room. The kitchen is well ordered and the upstairs arrangement is good.

LATH AND PLASTERING
Lathing—metal by Truscon.
Plastering—Best Bros.

INTERIOR WOODWORK
Shelving and cabinets, Stock millwork } Curtis and Morgan.

INSULATING
Roof rafters—rock wool, U. S. Gypsum Co.

WIRING
Cable—BX.
Switches—Bryant.

PLUMBING
Kitchen.
Sink—Standard Sanitary Mfg. Co.

BATHROOM
Fixtures—Standard Sanitary Mfg. Co.
Seats—Church Mfg. Co.

HEATING
Oil—Petro.
Boiler, Radiators } American Radiator Co.

CHIMNEY
Fireplaces.
Mantels—stone.

HARDWARE
Interior—Yale & Towne Mfg. Co.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

72. HOUSE FOR T. PAGE ROGERS, HOUSTON, TEXAS

THE MORTGAGE ON THIS HOUSE HAS BEEN INSURED BY THE FEDERAL HOUSING ADMINISTRATION

Bailey Photos

The design of this house is one not usually associated with Texas and, despite its merits, appears exotic to the environment and the result of some personal preference demanding a cherished form transplanted from the North. The fact that it would seem more at home anywhere north of Charleston need not, however, blind us to its pleasant qualities. The general tenor of arrangement, with respect to both elevations and plan, suggests a residence in some leisurely country-town of the Middle States or New England where the quietude it displays would be peculiarly in keeping. Its well-mannered reflection of a mode that has long since proved its enduring worth and homelike charm creates a measurable degree of popular appreciation. It is more than merely correct of mien; save for the earlier doorway, it actively and insistently recalls the spirit of a certain very vital and estimable phase of our architectural past. Cost: $8,800.

CONSTRUCTION OUTLINE

FOUNDATION
- Footings—reenforced concrete.

FRAME CONSTRUCTION
- Yellow pine.
- Sills—creosoted heart pine.

EXTERIOR SURFACE
- Brick veneer—second-hand common.

ROOF
- Wood shingles on shingle lath—Perfection No. 1 red cedar.
- Gutters, Flashing, Down spouts } 26 gauge Armco galvanized iron.

DOOR AND WINDOW FRAMES
- Sash and frames
  - Double hung—white pine.
  - Doors and frames (exterior)—white pine.
  - Garage doors—yellow pine, sliding, Richards-Wilcox track No. 31.

PORCHES
- 4" reenforced concrete slab covered with random slabs.

GLASS
- Pennvernon single strength, Pittsburgh Plate Glass Co.

EXTERIOR PAINT
- Shingles—brush stained with graphite and oil.
- Sash
  - Priming—Benjamin Moore Primer.
  - Finish coat—Benjamin Moore exterior paint.

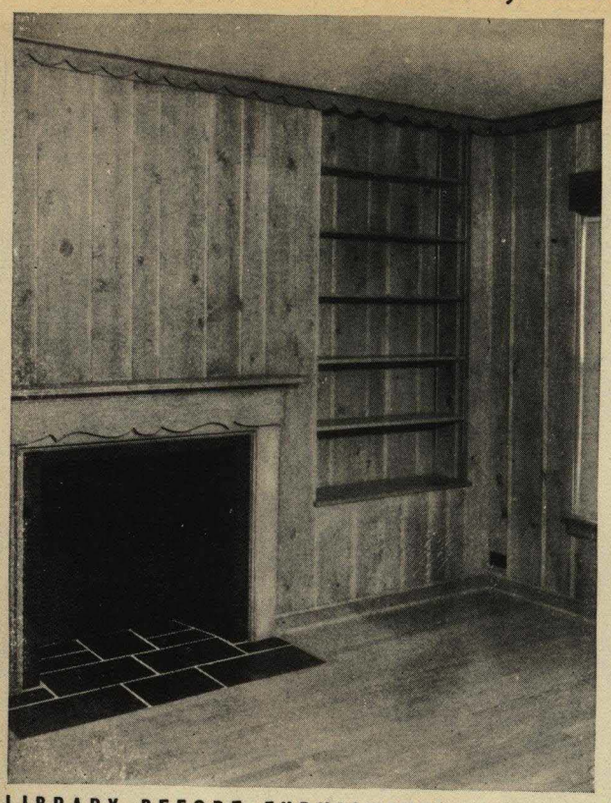
LATH AND PLASTERING
- Lathing—metal, 3 lb. copper bearing Gold Bond.
- Plastering—3 coats, bathrooms, Keene's cement.

INTERIOR WOODWORK
- Floors—hardwood.
- Trim, Shelving and cabinets, Stock millwork } white pine.

INSULATING
- Outside walls—15 lb. felt.
- Weatherstripping—"Ceco" throughout by Concrete Engineering Co., Omaha, Neb.

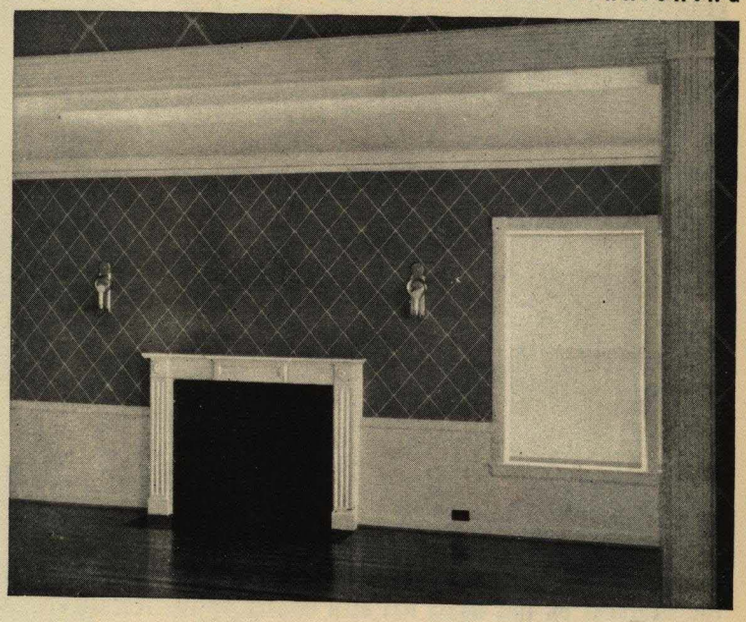
CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

MOORE AND LLOYD, ARCHITECTS

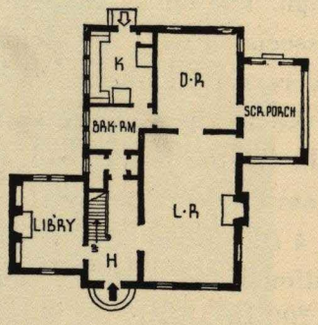


LIBRARY BEFORE FURNISHING

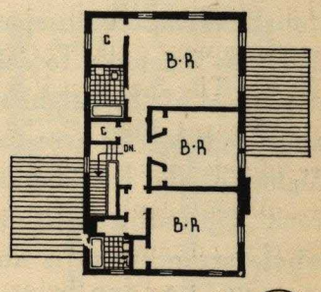
LIVING ROOM BEFORE FURNISHING



PLAN: The plan almost exactly revives the plan of scores of city or country town houses of the early 19th Century. That plan was comfortable and efficient in practice, despite the fact that it was a long way from the kitchen to the front door. Barring the omission of the kitchen chimney—thanks to the advent of gas and electric cooking appliances—and barring provision for a breakfast room at the back of the hall (a concession to the popular acclaim for that feature), the plan makes many of us who have lived in old houses feel strangely at home.



FIRST FLOOR 0 5 10 15



SECOND FLOOR

INTERIOR FINISHES
Floors—1 coat paste filler, 1 coat stain, 2 coats white shellac, 1 coat Pratt and Lambert wax.
Trim, Doors, Sash } 1 coat lead and oil, 2 coats Ripolin enamel.
Walls—baths, 1 coat size, 2 coats Ripolin enamel.
Wallpaper—over canvas and shiplap. Canvas not less than 1 lb. to 6.75 yards.

WIRING
Electrical fixtures—Chase Brass and Copper Co.

LIGHTING
Direct.

PLUMBING
Kitchen
Sink—dual sink, Crane Co.

BATHROOM
Fixtures—Crane Co.
Seats—Church Mfg. Co.
Shower—Crane Co.
Shower curtains—Crane corded white.
Tile—ceramic clay tile with cap and base.

PIPES
Brass.

HEATING.
Hot air with gas-fired Moncrief by Henry Furnace & Foundry Co., Cleveland, Ohio.
Hot water heater—"Superior," 36 gallon, Crane Co.
Thermostat and regulators—with furnace.

CHIMNEY
Fireplaces
Facings, Hearths } slate
Mantels—white pine.
Damper—Peerless Mfg. Corp.

HARDWARE
Interior and exterior—Russwin, Russell & Erwin Mfg. Co.

SCREENS
Copper.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

73. HOUSE FOR WILLIAM S. DUTTON, GORDON HEIGHTS

THE MORTGAGE ON THIS HOUSE HAS BEEN INSURED BY THE FEDERAL HOUSING ADMINISTRATION

Brooks Photos

Houses built in the vernacular have a peculiar fascination because of the use made of native materials and their local characteristics of design. The house, though of recent construction, bears the earmarks of traditional derivations inseparably associated with the vicinity in which it stands. The site is most irregular and demands ingenuity to achieve successful handling. With materials, forms and textures familiar to the everyday usage of the neighborhood, the architect has accommodated his design to the exigencies of the ground and produced an arresting result. On the lower level are the dining room, kitchen and garage. One half flight up, and reached either from outdoors, or by steps from the corner of the dining room, is the living room. Up half a flight more, by a stair beside the living room fireplace, are two bedrooms and a bath. The whole arrangement is unconventional and could be found only as a solution to some such highly individual site. Cost: $6,180. Cubage: 17,700 at about 34½ cents.

CONSTRUCTION OUTLINE

FOUNDATION
- Walls—stone.
- Cellar floor—cement.

FRAME CONSTRUCTION
- Fir.
- Bridging, Ties } hemlock.
- Girders—I-beams.

MASONRY CONSTRUCTION
- Stone walls—Brandywine granite with wide plaster joints.

EXTERIOR SURFACE
- Clapboards—¾" x 10" beveled siding of No. 1 cypress.

ROOF
- Wood shingles on shingle lath—sawed cypress.
- Valleys, Gutters, Flashing } tin.
- Down spouts—Toncan metal.
- Salt glazed tile drains—French.
- Composition sheathing paper—under clapboard.

DOOR AND WINDOW FRAMES
- Sash and frames.
  - Double hung and casement type—wood.
- Doors and frames (exterior), Garage doors } wood.

TERRACE
- Avondale flagstone.

GLASS
- Double thick No. 1 American.

EXTERIOR PAINT
- Shingles—natural.
- Siding, Trim, Sash } 3 coat work, Masury's.

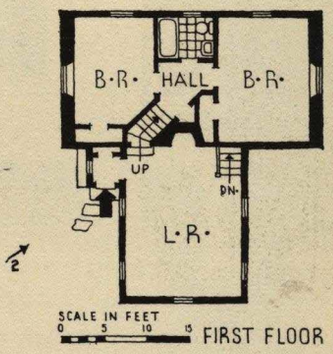
LATH AND PLASTERING
- Lathing
  - Metal—cellar.
  - Wood—1st and 2nd floor.
- Plastering
  - Patent plaster—Gypsum.
  - Finishing coat—white coat and texture sand finish.

INTERIOR WOODWORK
- Floors—red oak.
- Stainwoods—fir.
- Painted surfaces, Shelving and cabinets, Stock millwork } N. C. pine.

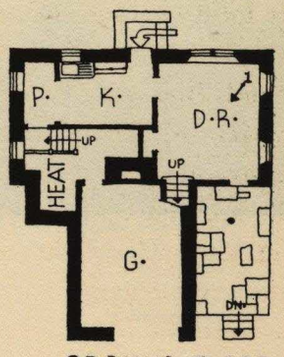
DELAWARE, ROSCOE COOK TINDALL, ARCHITECT

DINING ROOM TOWARD LIVING ROOM

SIDE AND REAR ELEVATION



FIRST FLOOR



GROUND FLOOR

INSULATING
Outside walls—none.
Roof rafters—Celotex.

INTERIOR PAINTING
Floors—stain and wax.
Trim, Doors, Sash } 4 coats paint and enamel.
Walls—partially paint.
Wallpaper—partially.

WIRING
Cable—BX flexible cable.
Electrical fixtures—Colonial.
Switches—tumbler type.

LIGHTING
Direct.

PLUMBING
Kitchen
Sink.
Cabinet.
Stove.
Refrigerator.

BATHROOM
Fixtures—complete.
Floor—ceramic tile.

PIPES
Wrought iron.

HEATING
Pacific oil burner.
Boiler—Crane jacketed.
Radiators—Crane.
Piping—Byers' wrought iron.
Valves—Ohio Brass Co.
Hot water heater.
Thermostat and regulators.

CHIMNEY
Fireplaces.
Facings—stone.
Hearths—brick.
Mantels—white pine.
Damper—Donley.

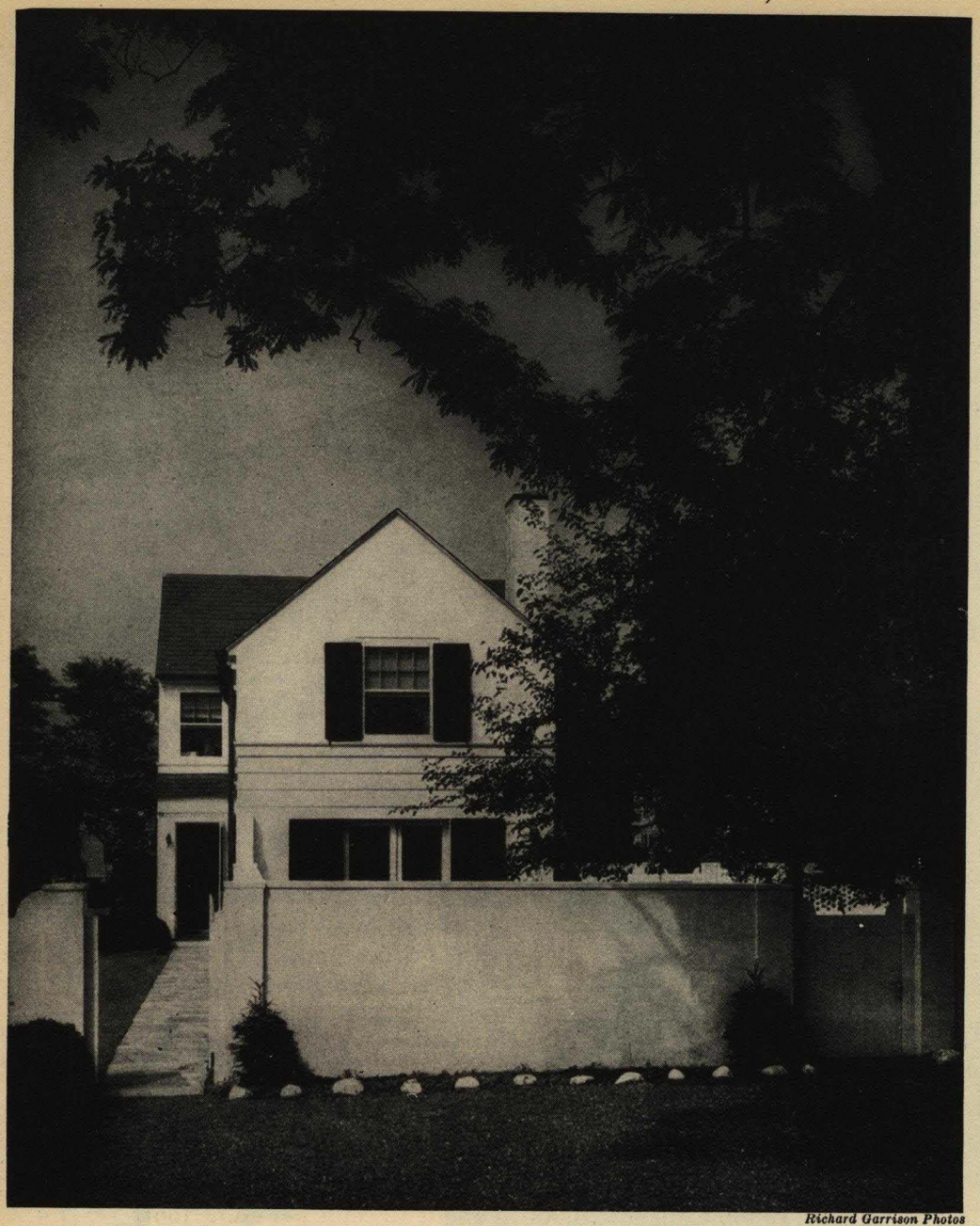
HARDWARE
Interior—brass.
Exterior—wrought iron and brass.

SCREENS
Wood frames with copper wiring.

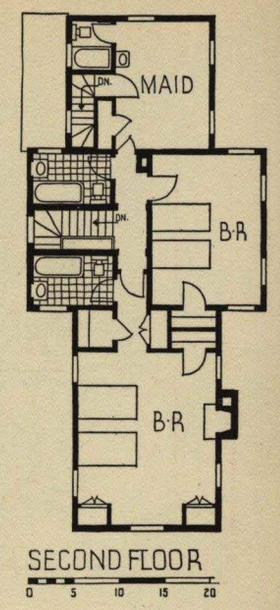
WINDOW DRESSING
Venetian blinds.

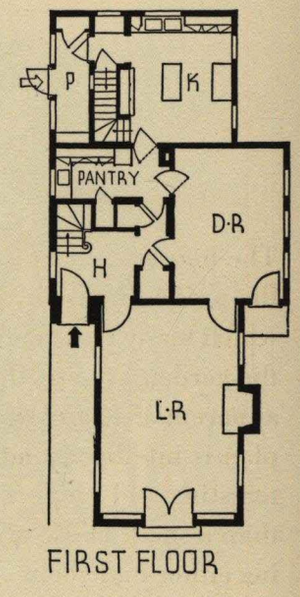
CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

74. HOUSE FOR TOWAR BATES, MORRISTOWN, N. J.



Richard Garrison Photos





CONSTRUCTION OUTLINE

FOUNDATION
Walls—Straub cinder block.
Cellar floor—cement.
Waterproofing—Anti-Hydro.

FRAME CONSTRUCTION
Wood.

MASONRY CONSTRUCTION
Chimney—Sayre & Fisher Brick Co.

EXTERIOR SURFACE
Clapboards 12" cypress 10" to weather. Shiplap.
Stucco—cement stucco on wire lath.

ROOF
Slate on sheathing—¼" Pennsylvania black "Bangor."
Valleys, Gutters, Flashing } 16 oz. copper.
Down spouts—16 oz. copper round.
Composition sheathing paper—"Sta-tite."

DOOR AND WINDOW FRAMES
Sash and frames
Double hung, Casement } stock, Anderson.
Doors and frames (exterior)—wood.

PORCHES
Concrete floor.
Matched pine walls.

GLASS
Double thick Libbey-Owens-Ford.

INTERIOR PAINT
Siding, Trim, Sash } Priming, Finish coat } lead and oil.

LATH AND PLASTERING
Lathing
Metal on ceiling.
Wood on walls.
Plastering—patent plaster, white finishing coat.

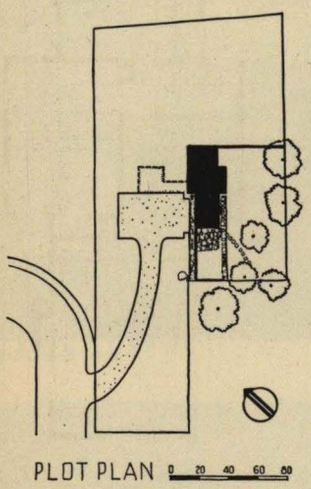
INTERIOR WOODWORK
Trim and floors—pine.
Painted surfaces—all pine.
Shelving and cabinets—pine.
Stock millwork—all except trim.

INSULATING
Attic floor—Johns-Manville rock wool.
Weatherstripping—doors only, Chamberlin.

INTERIOR FINISHES
Floors—stain, shellac and wax.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

ALBERT LEE HAWES, ARCHITECT



GARDEN AND LIVING ROOM TERRACE

The house was first designed as flat-roofed modern. The client objected to its uncompromising severity, and the present house is the result. It is in no definite "style" but the exterior achieves by simplicity character which many consciously traditional designs lack. The relation of the house to the plot and the treatment of the garden are excellent. Through the use of walls this house, like the quite different No. 4, gains greatly in apparent size, and the garden is not only sheltered, but becomes an integral part of the living scheme. The plan is intelligently adapted to a narrow plot. The entrance, close to the middle of the side elevation, is interesting and reduces the trip of the maid to the front door. Three bathrooms on the second floor are more than a small house architect often has to cope with. The architect managed to include them without cramping either bathroom or bedroom. Cost: $11,800. Cubage: 28,000 at about 42 cents per cubic foot.

Trim, Doors, Sash } lead and oil.
Walls—painted.

WIRING
Cable—BX
Electrical fixtures—James R. Marsh.
Switches—Toggle, Westinghouse Electric & Mfg. Co.

LIGHTING
Direct.

PLUMBING
Kitchen
Sink—Kohler combination laundry tray and sink.
Stove—gas.
Refrigerator—electric.

BATHROOM
Fixtures—Kohler Co.
Cabinets—Columbia Metal Box Co.
Bath tubs, Toilets } Kohler Co.
Seats—Church Mfg. Co.

PIPES
Chase Brass & Copper Co.

HEATING
Oil
Boilers—Quiet May, May Oil Burner Corp.
Radiators—Richwar, Richmond Radiator Co.
Piping—steel.
Valves—Warren Webster (2-pipe air return).
Hot water heater—integral with boiler.

CHIMNEY
Fireplaces
Facings, Hearths } selected old brick.
Mantels—wood.
Damper—Covert old style.

HARDWARE
Interior, Exterior } Corbin.

SCREENS
Bronze mesh.

WINDOW DRESSING
Blinds—solid raised panel.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

75. HOUSE FOR C. M. PETIT, PASADENA, CALIFORNIA

ENTRANCE APPROACH

Miles Berne Photos

GARDEN AND SERVICES

The plan of the house is organized, as so many Western houses are, to take advantage of the garden placed at the rear. This arrangement presents the difficulty of treating large and continuous wall areas in an interesting manner, happily solved in this example by a receding porch on the front and two gabled projections facing the rear garden. Cost: Approximately 30½ cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
- Walls—concrete, California Portland Cement Co.
- Cellar floor—cement.
- Waterproofing—Anti-Hydro.

FRAME CONSTRUCTION
- Douglas fir.
- Sills—redwood.

MASONRY CONSTRUCTION
- Common brick walls in garden—Los Angeles Brick Co.

EXTERIOR SURFACE
- Clapboards—white pine.
- Stucco — cement, reenforcement by Youngstown Pressed Steel Co.

ROOF
- Wood shingles on shingle lath—No. 1 Perfect cedar.
- Valleys, Flashing } Galvanized iron, Armco.
- Composition sheathing paper—Sisalkraft.

DOOR AND WINDOW FRAMES
- Double hung sash—sugar pine.
- Frames—Douglas fir.
- Doors and frames (exterior)—sugar pine and Douglas fir.
- Garage doors—white pine.

PORCHES
- Reenforced concrete — acid stained cement.

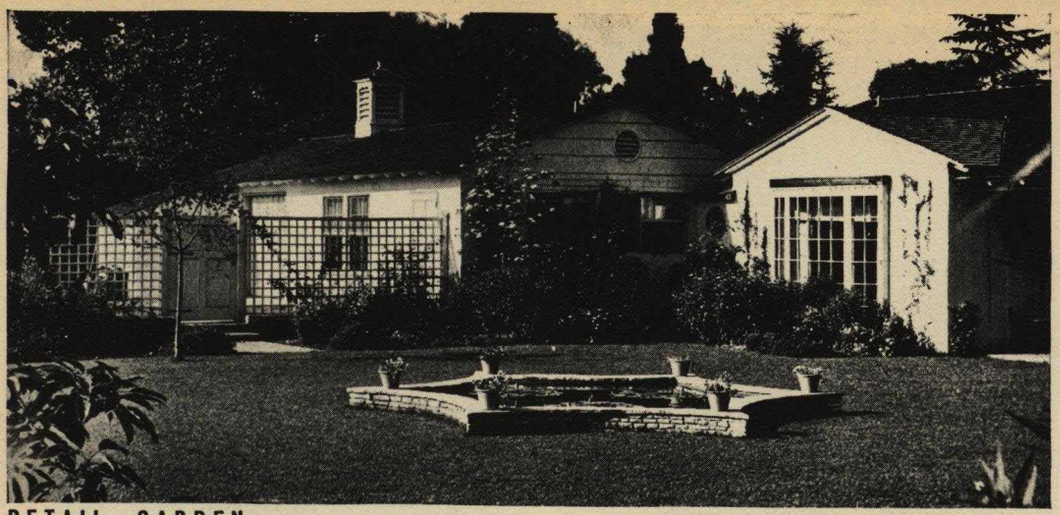
GLASS
- No. 1, 26 oz., American Window Glass Co.

EXTERIOR PAINT
- Shingles—oil stain.
- Siding, Trim, Sash } Cabot's double white.

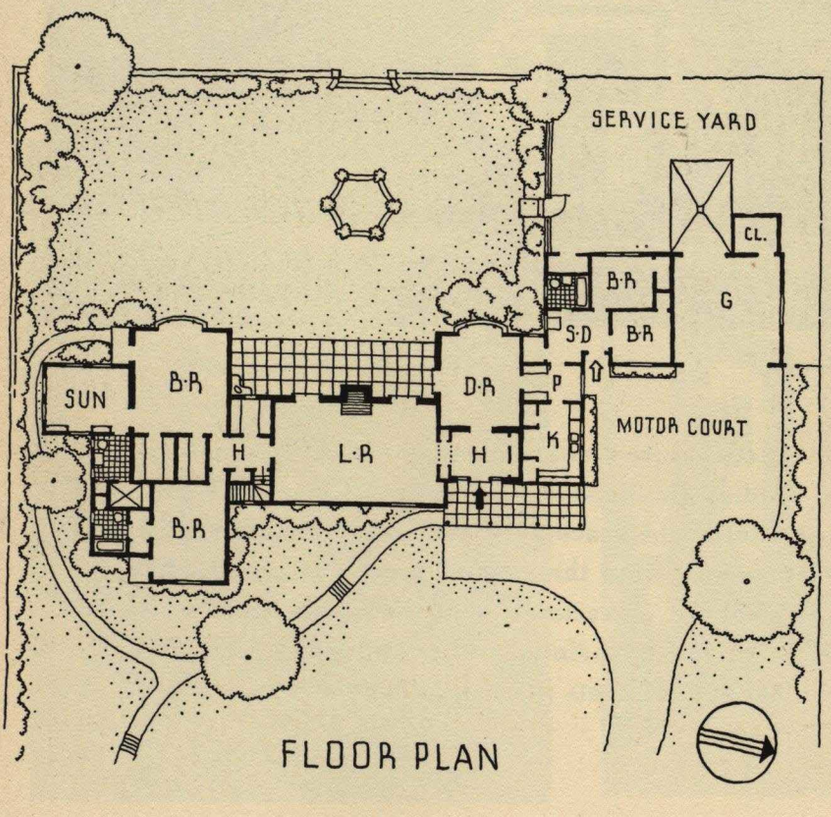
LATH AND PLASTERING
- Lathing
  - Douglas fir.
- Plastering
  - Patent plaster—hardwall.
  - Finishing coat—putty.

INTERIOR WOODWORK
- Trim and floors
  - Hardwood—oak.
  - Painted surfaces—white pine.
- Shelving and cabinets—white pine.

McNEIL SWASEY, ARCHITECT, GENE H. BROCKOW, ASSOCIATE



DETAIL, GARDEN



FLOOR PLAN

ENTRANCE DETAIL AND DINING ROOM

INSULATING
Outside walls—Sisalkraft paper.
Weatherstripping—Chamberlin metal.

INTERIOR FINISHES
Floors—stain and wax.
Trim, Doors, Sash, Walls } lead and oil.
Wallpaper—Lloyd's.

WIRING
Cable—General Electric.
Electrical fixtures—B. B. Bell & Co.

LIGHTING
Direct

PLUMBING
Kitchen
Sink—Standard Sanitary.
Stove—gas.
Refrigerator—Frigidaire.

BATHROOM
Cabinets—metal and wood.
Bath tubs, Toilets, Seats, Showers } Standard Sanitary.
Shower curtains—waterproof silk.
Tile—American Encaustic Tile Co.

PIPES
Wrought iron—Reading.

HEATING
Gas
Piping—galvanized iron.
Hot water heater—Crane Co.

CHIMNEY
Fireplaces
Facings, Hearths } marble.
Mantels—wood.
Damper—Covert.

HARDWARE
Interior and exterior—Yale & Towne.

SCREENS
Alloy, Hipolito Screen Co.

WINDOW DRESSING
Venetian blinds — National Venetian Blind Co.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

76. HOUSE FOR ROBERT L. DYER, SEATTLE, WASHINGTON

Hazen Photos

ELEMENTS of Tudor design were incorporated to produce a not unpleasing result. The hall descends three steps to the first floor level. A steeply sloping site dictated this change of level and also made possible an economical basement in which is stored the machinery and sound chamber of a pipe organ. Though the gabled dormers somewhat detract from the general repose of aspect, they are, nevertheless, a frank concession to utility and are not at variance with the modes from which the external form was adapted. The exterior of brick veneer, painted white, and wood form an agreeable combination. Cost: $13,000. Cubage: 53,000 at 24½ cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
- Walls—concrete, Pioneer Sand & Gravel Co.
- Columns—wood.
- Cellar floor—concrete, Pioneer Sand & Gravel Co.
- Waterproofing—hot asphalt, Union Oil Co.

FRAME CONSTRUCTION
- Fir
- Girders—steel I-beams, Bethlehem Steel Co.

EXTERIOR SURFACE
- Brick veneer—common brick, Builders Brick Co.
- Rough cedar siding—Seattle Cedar Lumber Mfg. Co.

ROOF
- Wood shingles on shingle lath—double coursed 5x, Seattle Cedar Lumber Mfg. Co.
- Valleys, Flashing } 16 oz. copper, American Brass Co.
- Gutters, Down spouts } 26 gauge galvanized iron. American Rolling Mill Co.

DOOR AND WINDOW FRAMES
- Sash and frames
  Steel sash—Truscon Steel Co.
- Doors and Frames (exterior)—wood, Quality Millwork Co.
- Garage doors—wood, Overhead Door Co.

PORCHES
- Reenforced concrete — Pioneer Sand & Gravel Co.
- Tile floor—quarry tile, Builders Brick Co.

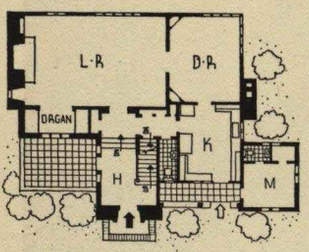
GLASS
- Double strength A, Libbey-Owens-Ford Glass Co.

EXTERIOR PAINT
- Shingles—brush stained, Schorn Paint Co.
- Siding, Trim, Sash } white, Schorn Paint Co.
- Brick veneer—Bay State Brick & Cement coater.

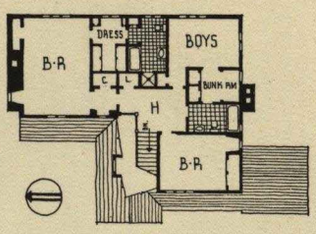
LATH AND PLASTERING
- Lathing—wood, Reed Mill & Timber Co.
- Plastering—Standard Gypsum Co.

INTERIOR WOODWORK
- Hardwood floors—oak, Bruce Co.
- Stainwoods—knotty hemlock.
- Painted surfaces, Shelving and cabinets } vertical grain fir.

GEORGE WELLINGTON STODDARD, ARCHITECT

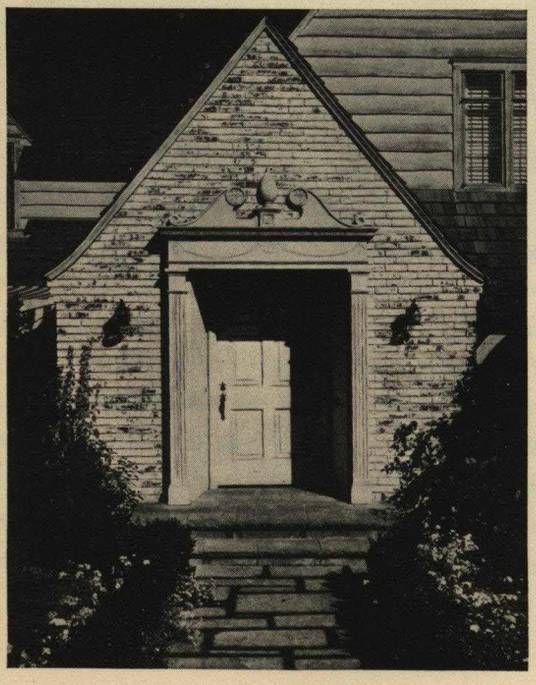


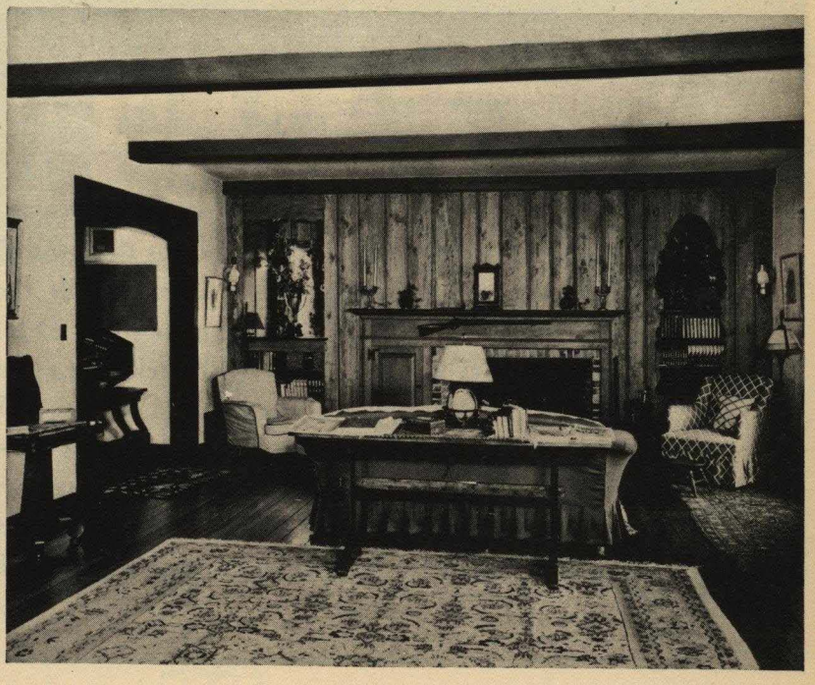
FIRST FLOOR



SECOND FLOOR

PLAN: Kitchen convenient to hall and directly accessible to dining room. The interest of this plan derives from putting the kitchen at the front of the house with the windows of the living room at the back, where they command an extensive outlook. Maid's room has separate entrance, making it a self contained and, if the owners so desire, a rentable unit. Dressing room-bathroom arrangement good.





INSULATING
- Outside walls—Sisalkraft paper.
- Attic floor—Insulite.
- Weatherstripping—Chamberlin.

INTERIOR FINISHES
- Trim, Doors, Sash } 3 coats paint, Schorn Paint Co. 1 coat enamel, Pratt & Lambert's "Vitrolite."
- Walls—paint and paper.

WIRING
- Electrical fixtures—Seattle Lighting Fixture Co.
- Switches—Hart & Hegeman.

LIGHTING
- Direct.

PLUMBING
- Kitchen
  - Sink—Standard Sanitary.

BATHROOM
- Fixtures—Standard Sanitary.
- Cabinets—American Glass Co. medicine cabinet.
- Bath tubs, Toilets } Standard Sanitary.
- Seats—Church.
- Showers—Standard.
- Tile—Gladding, McBean & Co.

PIPES
- Wrought iron.

HEATING
- Hart oil burner.
- Thermostat and regulators—Minneapolis-Honeywell.

AIR CONDITIONING
- Fan and air conditioner.

CHIMNEY
- Fireplaces
  - Facings—brick.
  - Hearths—stone.
  - Mantels—wood.
  - Damper—Richardson high form.

HARDWARE
- Interior and exterior—Yale & Towne, Earle.

SCREENS
- Roller type.

WINDOW DRESSING
- Shades
- Venetian blinds

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

77. HOUSE FOR DR. T. McKEAN DOWNS, BRYN MAWR,

Wallace Photos

PROBLEM: "The special considerations which influenced the design were very few. The client is the sole occupant of the house, except for occasional visits from his son. He therefore preferred a dining alcove to a full dining room. The living room, and the main bedroom directly above, had to be on the west side of the house to take advantage of the delightful outlook over fields, stream, and pool. Woodworking and flowers are the client's hobbies, and it was required to provide a completely equipped shop in the basement and a small lean-to greenhouse on the southwest corner of the house with direct communication to the office, where he spends most of his time."

Few types of early American houses show more vigor, or better adaptation to local conditions than the Pennsylvania farmhouse. Few have been more abominably travestied in the residential architecture of recent years. In this house outside of Philadelphia the architect has handled his materials and forms with such restraint and skill that none of the criticisms ordinarily made can be applied here. The walls have excellent texture without being exaggeratedly rough, and the stone joints have been left in the natural color of the mortar, thereby preserving the simplicity of the wall surface. Some wood has been used for exterior surfaces, but in amount small enough not to disturb the fine stone character of the house. Cost: 28½ cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
- Walls and piers—stone.
- Cellar floor—cement.

FRAME CONSTRUCTION
- Hemlock. Plate and girders Longleaf Yellow pine.

MASONRY CONSTRUCTION
- Stone walls—local stone.

EXTERIOR SURFACE
- Clapboards—cypress.

ROOF
- Wood shingles on shingle lath—No. 1 Royal, Washington Red Cedar.
- Valleys—open.
- Gutters—copper lined.
- Flashing—copper.
- Down spouts—copper.

DOOR AND WINDOW FRAMES
- Sash and frames—wood.
  - Double hung—yellow pine pulley stiles, long leaf.
  - Yellow pine Sills, white pine sash.
- Casement—white pine
- Doors and frames (exterior), garage doors—white pine

TERRACE
- Brick floor—old paving brick.

GLASS
- Libbey-Owens-Ford double thick grade A.

EXTERIOR PAINT
- Roof—shingles, left to weather.
- Siding, trim and sash—priming of white lead, 3 coats Cabot's double white.

LATH AND PLASTERING
- Lathing
  - Metal—in corners only and garage ceiling.
  - Wire—living room ceiling.
  - Wood—spruce.
- Plastering—finishing coat of lime plaster.

INTERIOR WOODWORK
- Trim and floors—white pine trim, long leaf yellow pine. floors except in service portion or under linoleum where N. C. pine is used. Library has S. F. brick floor. Stainwoods and painted surfaces of white pine.
- Shelving and cabinets—white pine.
- Stockmillwork—2nd floor interior doors.

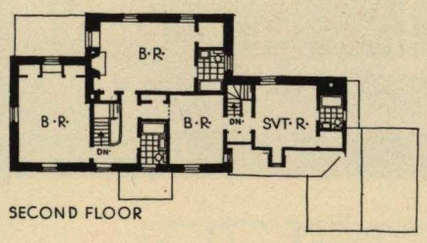
INSULATING
- Outside walls—1½" cork board used as plaster base, all exterior walls.
- Attic floor—4" rock wool over entire 2nd floor.
- Weatherstripping — zinc, interlocking type, all exterior openings except basement.

INTERIOR FINISHES
- Entire 1st floor except library and kitchen, painted walls and woodwork.

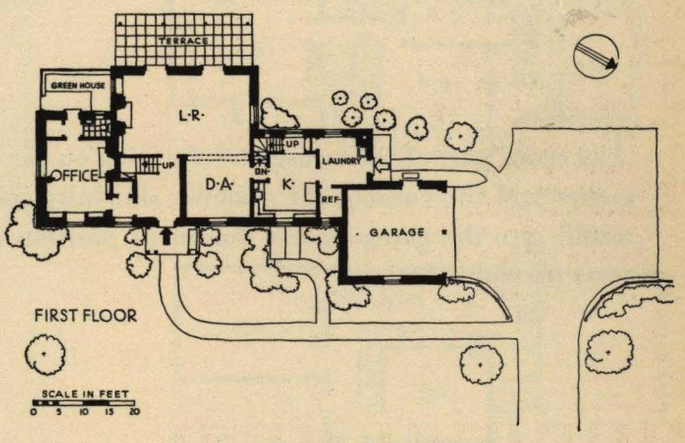
PA., RICHARD W. MECASKEY, ARCHITECT

GARAGE AND SERVICE ENTRANCE

LIVING ROOM



SECOND FLOOR



FIRST FLOOR

PLAN: Arrangement of living room and dining alcove excellent; it makes for a spacious interior and a form more interesting than a simple rectangle. It is necessary for the maid to go through the living room to go to the front door, but in an informal living scheme, this should not be objectionable.

Floors—Stained and waxed (dark).
Wallpaper—all bedrooms. Sanitas all bathroom walls.

WIRING
Switches—toggle, plates in colors to match walls.

LIGHTING
Direct.

PLUMBING
Kitchen.
Sink—Kohler Co.
Cabinet—detailed and built in.
Stove — Chambers' Automatic gas range.
Refrigerator—Frigidaire.

BATHROOM
Fixtures—Kohler Co.
Cabinets—Kleer-Vu.
Showers—over tubs.
Shower curtain—white duck.
Tile—3 courses around tubs only.

PIPES
Brass.

HEATING
Oil—Williams' Oil-o-matic with B. & G. Booster.
Radiators—American Radiator "Corto" (concealed).
Hot water heater—included in Oil-o-matic set up.
Thermostat and regulators — separate thermostatic control for green house.

CHIMNEY
Fireplaces
Facings and hearths—Verde Antique Marble in living room, rough stone in library. S. F. brick hearth in bedroom.
Mantels—Original mantel from old family mansion used in living room. Simple wood elsewhere.
Damper—Covert old style.

HARDWARE
Interior—about half of early American design, made to order. Remainder Corbin.
Exterior—Corbin.

SCREENS
Wood and copper wire by carpenter.

WINDOW DRESSING
Shades—throughout 2nd floor.
Venetian blinds—in all main rooms 1st floor.

SPECIAL EQUIPMENT
Access to attic—Bessler Pull-Down stairs.
Small lean-to green house by Hitchings & Co.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

78. HOUSE FOR JOHN KAEWATS, ROCKVILLE CENTER, L. I.

Gustav Anderson Photos

THE main part of the house and the wing on the left are approximately the same size. But the wing's arches and the consequent shadows skillfully subordinate it to the central portion. Proper planting would give the garage a less dominant position in the design. Cost: $12,500. Cubage: 43,000 at 29 cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
- Walls and piers—poured concrete.
- Columns—Lally.
- Cellar floor—cement (fir floor for play room).

FRAME CONSTRUCTION
- Fir

EXTERIOR SURFACE
- Brick veneer—Staple's common brick.
- Stone veneer—Westchester.
- Shingles—cedar, Perfection.
- Flush boarding—redwood.

ROOF
- Slate on sheathing—Bangor black slate.
- Valleys, Gutters, Flashing, Down spouts } 16 oz. copper.
- Salt glazed tile drains—to drywells.
- Composition sheathing paper—20 lb. felt.

DOOR AND WINDOW FRAMES
- Sash and frames
  - Double hung, Casement } local lumber yard.
  - Steel sash—Fenestra cellar sash.
- Doors and frames (exterior), Garage doors } Curtis

PORCHES
- Posts, arches and trim—redwood.
- Floors—concrete with slate flagging.

GLASS
- Pennvernon, Pittsburgh Plate Glass Co.

EXTERIOR PAINT
- Shingles—brush stained.
- Siding, Trim, Sash } 3 coats Atlantic white lead.

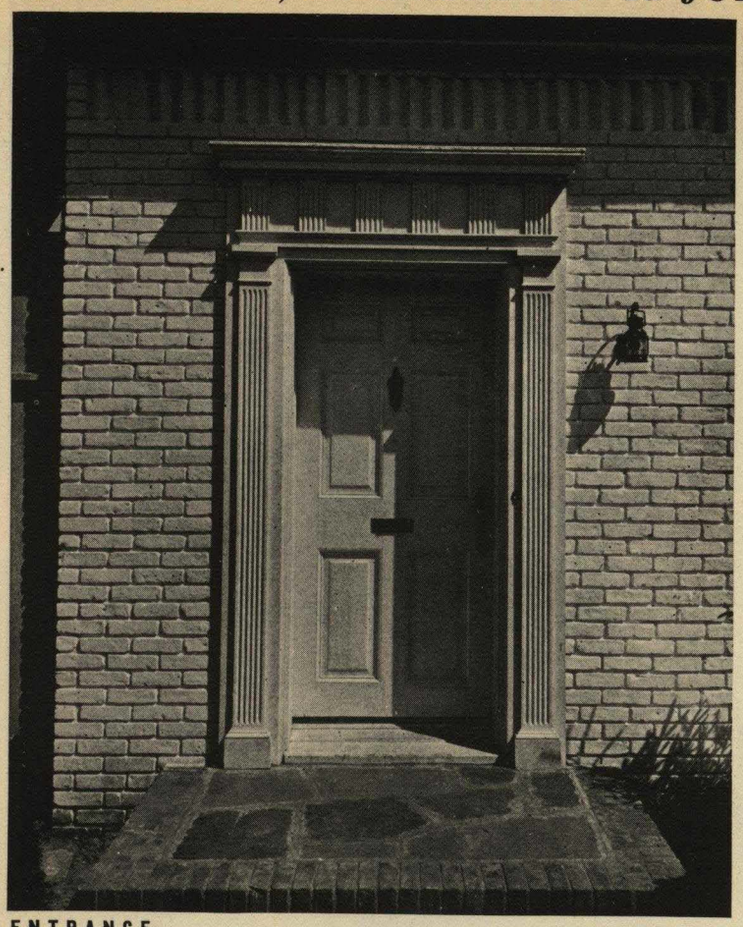
LATH AND PLASTERING
- Lathing
  - Wood—lath.
  - Metal corner pieces.
  - Composition plaster base—Celotex on 2nd floor ceiling.
- Plastering
  - Patent plaster—King's Windsor.
  - Finishing coat—plaster of Paris.

INTERIOR WOODWORK
- Floors—oak throughout.
- Stainwoods—knotty pine.
- Painted surfaces—white pine.
- Shelving and cabinets—knotty pine and white pine.

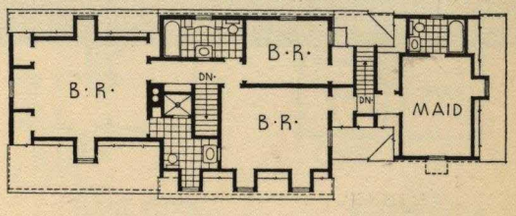
INSULATING
- Attic floor—Celotex.
- Weatherstripping—Kingsway metal stripping.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

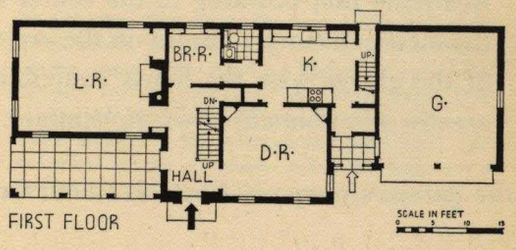
NEW YORK, MAXMILLIAN R. JOHNKE, ARCHITECT



ENTRANCE



SECOND FLOOR



FIRST FLOOR

INTERIOR FINISHES
Floors—Minwax stain and wax.
Trim, Doors, Sash } cream color, some trim natural wax.
Walls—kitchen and baths enamel paint.
Wallpaper—all principal rooms.

WIRING
Cable—BX.
Electrical fixtures—Lightolier Co.
Switches—toggle.

LIGHTING
Direct

PLUMBING
Kitchen
Sink—Standard Sanitary flat rim sink.
Cabinet—Kingsway.
Stove—Star.

BATHROOM
Fixtures—Standard Sanitary Mfg. Co.
Cabinets—Kingsway.
Bath tubs—Standard Sanitary recessed.
Toilets—Standard Sanitary.
Showers—Kingsway glass door.
Tile—Mosaic Tile Co.

PIPES
Copper by National Copper Tubing.

AIR CONDITIONING
Central—Delco oil burning "Conditionair."

CHIMNEY
Fireplaces
Facings—brick.
Hearths—slate.
Mantels—design part of wall treatment of knotty pine.
Damper—H. W. Covert Co.

HARDWARE
Interior and exterior—Schlage Lock Co.

SCREENS
Copper screens full length.

WINDOW DRESSING
Shades—linen.
Blinds—Curtis.

SPECIAL EQUIPMENT
Telephone alcove unit special design.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

79. HOUSE FOR E. K. HUNT, WYOMING, OHIO

BECAUSE this 230 x 350 foot lot was unruly and hilly the owner was able to buy it advantageously. Realizing that building in the center of the lot would have necessitated an expensive two-level house the owner decided to build on the crest of a hill and use this saving for landscaping. The incorporation of the garage with the house contributes to its pleasing form and results in the through-porch which creates an automatic draft in summer. Cost: $11,500. Cubage: 29,500 at 39 cents per cubic foot.

the garage's purpose. Cost: $11,500. Cubage: 29,500 at 39 cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
- Walls—concrete poured.
- Columns—steel stanchions.
- Cellar floor—cement.
- Waterproofing—Cellite.

FRAME CONSTRUCTION
- Yellow pine.
- Sills—oak.

EXTERIOR SURFACE
- Clapboards—first story.
- Shingles second story, some vertical boarding and battens garage wing.

ROOF
- Wood shingles on shingle lath.
- Valleys—closed, copper flashed.
- Gutters—O. G. improved fir gutter.
- Flashing, Down spouts } copper

DOOR AND WINDOW FRAMES
- Sash and frames—double hung type.
- Doors and frames (exterior)—white pine.
- Garage doors—white pine.

PORCHES
- Reenforced concrete.

GLASS
- Double strength, quality A, by Libbey-Owens-Ford

EXTERIOR PAINT
- Shingles—dipped and brush stained; 2 coats, Truscon white.
- Siding, Trim, Sash } Priming—lead and oil. Finish coat—2 coats Truscon white.

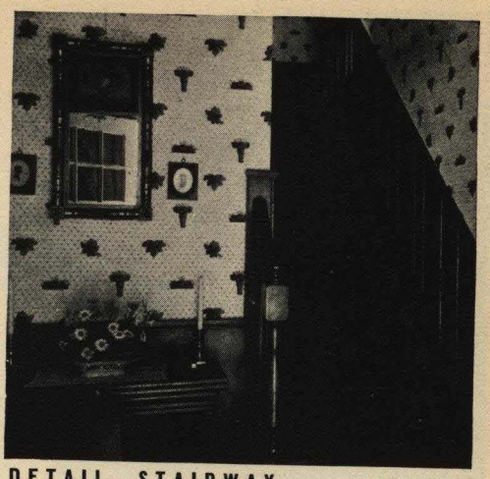
LATH AND PLASTERING
- Lathing—Composition plaster base.
- Plastering
  - Patent plaster.
  - Finishing coat—white.

INTERIOR WOODWORK
- Floors—knotty random width oak.
- Stainwoods—knotty white pine.
- Shelving and cabinets—poplar.
- Stock millwork—stock and special.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

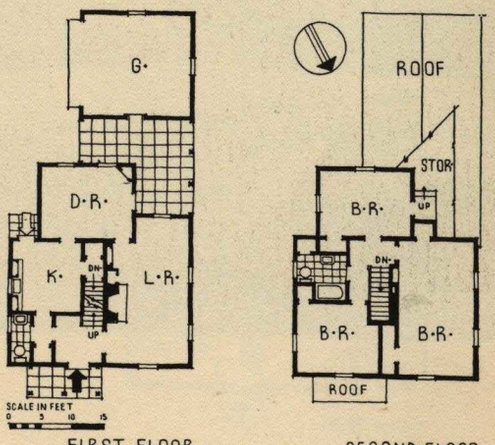
ROBERT ISPHORDING, ARCHITECT

ENTRANCE APPROACH



DETAIL, STAIRWAY

LIVING ROOM



FIRST FLOOR SECOND FLOOR

The house, both inside and out, has much to commend it. Greater living space could have been created from one end of the living room through to the garage, a distance of about forty feet, by glazing from floor to ceiling with French windows or simply fixed-sash at the end of the living room and the part of the dining room which gives on the porch. The vertical boarding and the mantel design are good.

PLAN: Readily workable, with kitchen having easy access to main and servants' entrances, dining room and stairs. Bathroom connects directly with no bedroom. In a small house this is desirable because, when two flanking bedrooms have access to the intervening bathroom, the occupant of the bathroom locks his neighbor's door and then frequently forgets to unlock it.

INSULATING
- Overhangs—1" Insulite.
- Attic floor—½" Insulite.
- Weatherstripping—interlocking type.

INTERIOR FINISHES
- Floors—stain, shellac and wax.
- Trim, Doors } stain, shellac, wax and Vitrolite enamel.
- Sash—stain, Valspar varnish and Vitrolite enamel.

WIRING
- Cable—BX.
- Electrical fixtures—brass by owner.
- Switches—Bryant.

LIGHTING
- Direct.

PLUMBING
- Kitchen
  - Sink—Veribrite.
  - Cabinet—McDougall.
  - Refrigerator—General Electric.

BATHROOM—
- Fixtures—Crane.
- Cabinets—Lawco.
- Showers, Shower curtains } Crane.
- Tile—Cambridge.

PIPES
- By Anaconda.

HEATING
- Gas—Pennsylvania Furnace, gravity.
- Thermostat and regulators—Minneapolis-Honeywell.

CHIMNEY
- Fireplaces
  - Facings, Hearths } faience tile.
  - Mantels—knotty white pine.
  - Damper—Donley.

HARDWARE
- Interior and exterior—McKinney.

WINDOW DRESSING
- Blinds—American Shade Co., Brenneman.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

80. HOUSE FOR DEVEREAUX F. McCLATCHEY, ATLANTA, GA.

PROBLEM: A small house for a lawyer and his wife. One positive requirement, an isolated law library virtually shut off from the rest of the house. A rear alley permitted placing the garage at the rear of the lot, thus eliminating a driveway from the street.

The house, instinct with all the quiet poise of the Regency manner, has a charming exterior characterized by simple formality; the ironwork of the porch over the entrance door is graceful and well detailed. A curious concession to preserve a stylized exterior is the large window over the main entry. This window opens into a closet, the wall of which was bent to accommodate. The formal lawn with the heavy trees close to the house is in character. Cost: 26.7 cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATIONS
- Walls and piers—Chattahoochee common brick.
- Columns—steel.
- Cellar floor—4" concrete.
- Waterproofing—2 coats of pitch on exterior of walls, 4" open tile drains at footings.

FRAME CONSTRUCTION
- Short leaf yellow pine.

MASONRY CONSTRUCTION
- Common brick walls — Chattahoochee, Portland cement mortar.

EXTERIOR SURFACE
- Brick veneer — Chattahoochee common brick.

ROOF
- Composition shingles on sheathing—Bird & Son Inc., 3 in one strip, thick butt, black slate finish.
- Gutters, Flashing, Down spouts } Armco galvanized iron.
- Composition sheathing paper—Neponset, Bird & Son, East Walpole, Mass.
- Copper hood over front entrance and kitchen door.

DOOR AND WINDOW FRAMES
- Sash and frames
  - Double hung—1⅜" sash yellow pine on 2nd floor.
  - Casement—1¾" yellow pine on 1st floor.
  - Steel sash—"Fenestra" in basement.
- Doors and frames (exterior)—yellow pine.

PORCHES
- Reenforced concrete slab with random rectangular "Crab Orchard" stone finish.

GLASS
- Single strength B grade, Libbey-Owens-Ford Glass Co.

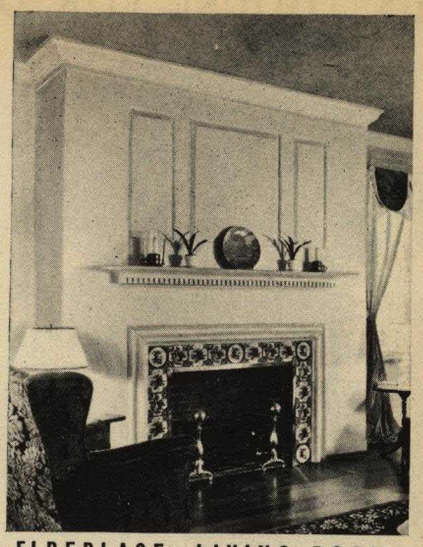
EXTERIOR PAINTING
- Brick veneer—Sherwin-Williams stucco paint.
- Trim, Sash } Sherwin-Williams exterior paint

LATH AND PLASTERING
- Lathing
  - Metal—on ceilings.
  - Wood—on walls, metal Cornerite.
- Plastering
- Patent plaster—U. S. Gypsum.

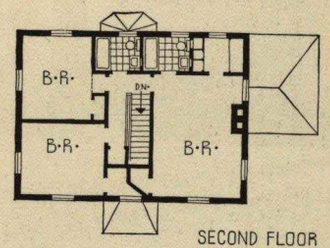
INTERIOR WOODWORK
- Trim—yellow pine.

W. MONTGOMERY ANDERSON, ARCHITECT

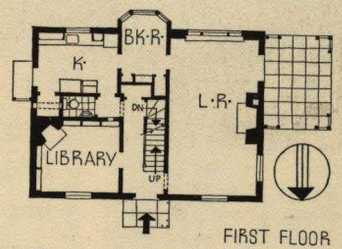
ENTRANCE DETAIL



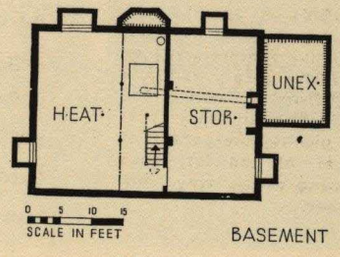
FIREPLACE LIVING ROOM



SECOND FLOOR



FIRST FLOOR



BASEMENT

PLAN: Access from kitchen to entrance simply solved for typical cube house with center hall. An apparently simpler solution would have been to place the kitchen where the library is, but rear alley conditions prohibited it. Basement includes servant's toilet, laundry, heating equipment, storage space and recreation room.

Floors—oak.
Stainwoods—knotty white pine boards in library.
Painted surfaces—vertical poplar boards in living room and hall.
Shelving and cabinets—yellow pine in kitchen, breakfast room cupboard.
Stock millwork—all millwork by Willingham-Tift Lumber Co., Atlanta, Ga.

INSULATING
None.

INTERIOR FINISHES
Floors—dark oak stain and filler, shellacked and waxed.
Trim, Doors, Sash } Sherwin-Williams semi-gloss.
Walls—Benjamin Moore's Muresco.
Wallpaper—bedroom No. 1.

WIRING
Cable—BX.
Electrical fixtures—Capitol Electric Co.

LIGHTING
Direct.

PLUMBING
Kitchen
Sink — Standard Sanitary, double drainboard.
Stove—Tappan gas range.
Refrigerator—Kelvinator.

HEATING
Gas.

AIR CONDITIONING
Central—Moncrief gas-fired forced draft heating with thermostat, humidistat, etc.

CHIMNEY
Fireplaces
Facings—black slate in library, blue Dutch tile in living room.
Hearths—black slate in living room and library.
Mantels—wood, special design.
Damper—Donley.

HARDWARE
Interior and exterior—Corbin, dead black finish.

SCREENS
Wood frames by local mill.

WINDOW DRESSING
Blinds—wood louvered by Wellingham-Tift.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

81. HOUSE FOR R. COLGATE V. MANN, LOCUST VALLEY

Gottscho Photos

PROBLEM: To build inexpensively for a small family a house combining economy of household labor and maintenance costs with urbanity of architectural style and due consideration for the amenities of modern suburban life. At the same time to adapt one or more of the Classic phases current in the late 18th or early 19th Century to the expression of present requirements.

Blending inspiration from the French Directoire and the English Regency modes, which lend elegance and courtliness to the small house. This result challenges admiration by its poised, convincing simplicity. The white-painted matched boarding of the external walls, the restraint of ornament, and the symmetrical proportions all contribute serenity, a quality likewise found in the plan. Cost: $12,788. Cubage: 39,965 at 32 cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
- Walls—poured concrete.
- Columns—lally.
- Cellar floor—concrete.
- Waterproofing—fabric at sill line.

FRAME CONSTRUCTION
- Spruce.
- Girders—steel I beams.

EXTERIOR SURFACE
- Flush boards—pine.

ROOF
- Slate on sheathing—Bangor.
- Gutters—copper lined pine.
- Flashing—copper.
- Down spouts—wrought iron, inside.
- Flat decks—slate.

DOOR AND WINDOW FRAMES
- Sash and frames
  - Double hung
  - Casement type
  } pine to details.
- Doors and frames (exterior)—pine to details.

PORCHES
- Floor—oak.

GLASS
- Libbey-Owens-Ford Glass Co.

EXTERIOR PAINT
- Siding
- Trim
- Sash
} lead and oil paint.

LATH AND PLASTERING
- Lathing—composition plaster base, Celotex.
- Plastering—2 coat job, white finish.

INTERIOR WOODWORK
- Trim—pine.
- Floors—oak.
- Painted surfaces—pine.
- Shelving and cabinets—pine to detail.
- Stock millwork—doors, pine.

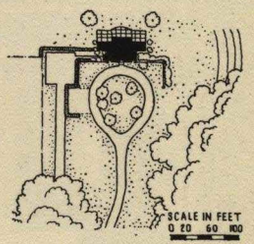
INSULATING
- Outside walls
- Roof rafters
} Celotex.
- Attic floor—Bird insulating board, Bird & Son, Inc.
- Weatherstripping.

INTERIOR FINISHES
- Floors—filled, stained and waxed.
- Trim
- Doors
- Sash
- Walls
} lead and oil.
- Wallpaper—baths only.

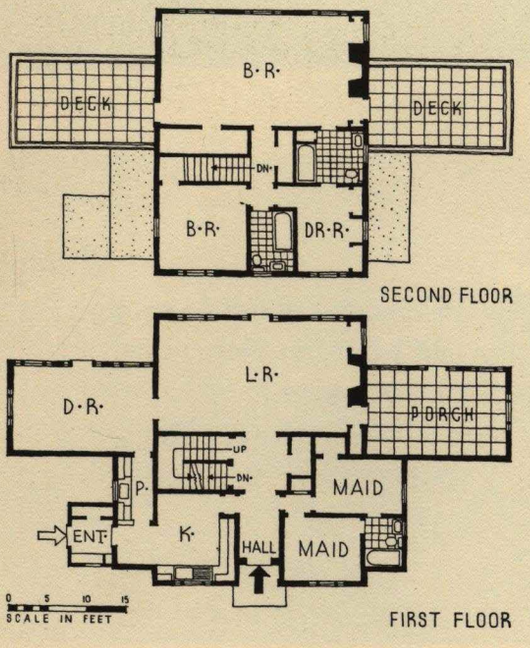
CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

NEW YORK, HARVEY STEVENSON AND EASTMAN STUDDS, ARCHITECTS

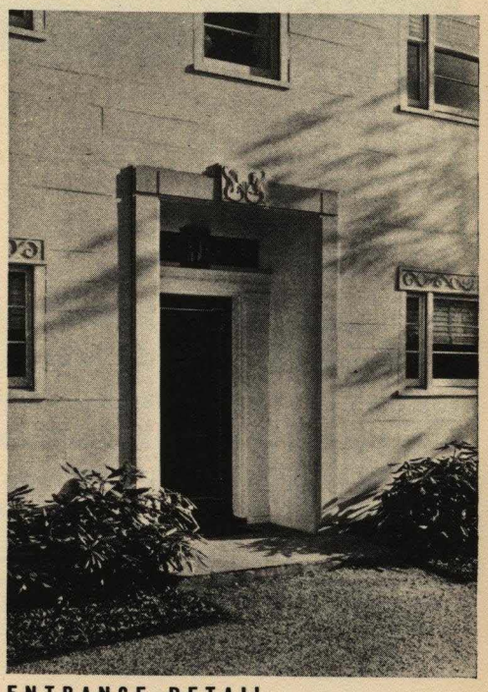
REAR GARDEN



PLOT PLAN



PLAN: The plan is direct and logical. Flanked on one side by the maids' quarters, on the other by the kitchen—which commands ready access to both the front door and the dining room—the entrance hall leads straight to the large living room extending across the entire garden front of the main house. This assures both privacy and agreeable outlook. The sequence of divisions is natural and the compact arrangement thoroughly convenient.



ENTRANCE DETAIL

WIRING
- Cable—BX.
- Electrical fixtures—by owner to architect's design.
- Switches—toggle type, Harvey Hubbell, Inc.

LIGHTING
- Direct and indirect.

PLUMBING
- Kitchen
  - Sink—Crane Co.
  - Cabinet—to architect's detail.
  - Stove, Refrigerator, Washing machine } by owner.
- Bath tubs, Toilets, Seats, Showers } Crane Co.
- Composition tile—"Royalite," U. S. Rubber Co.

BATHROOM
- Fixtures, Cabinets } Hoegger, Inc.

PIPES
- Supply—brass and copper—Chase Brass & Copper Co.
- Soil and vent—wrought iron, A. M. Byers Co.

HEATING
- Oil fired steam system.
- Boilers—General Electric Co.
- Radiators, Piping, Valves } Dunham Co.
- Hot water heater, Thermostat and regulators } General Electric Co.

CHIMNEY
- Fireplaces
  - Facings, Hearths } marble, slate.
  - Mantels—by owner.
  - Damper—H. W. Covert Co.

HARDWARE
- Interior and exterior — special design, Peter & Neale Co., New York.

SCREENS
- Copper, wood frames.

WINDOW DRESSING
- Shades—by owner.
- Venetian blinds—Western Venetian Blind Co.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

82. HOUSE AT CONCORD, MASSACHUSETTS

REAR VIEW

Paul Weber Photos

The studied rigidity and formality of this house with its single, great chimney and toilet vent pipe carefully on axis are relieved on the interior by a non-symmetrical plan. The sun porch, an element accepted by the conservatives in architecture, is a summation of much of the philosophy expressed in such designs as Houses Nos. 8 and 9. In this case, it remains simply a glazed porch, well handled, and with the capricious criss-cross balustrade above it a cheerful note. Cost: $13,137. Cubage: 30,460 at 43 cents.

CONSTRUCTION OUTLINE

FOUNDATION
- Walls—concrete.
- Columns—lally.

FRAME CONSTRUCTION
- Fir.
- Girders—steel.

EXTERIOR SURFACE
- Clapboards—fir.

ROOF
- Wood shingles—white cedar on boarding.
- Valleys—closed.
- Gutters—redwood.
- Flashing—16 oz. copper.
- Down spouts—wood, 16 oz. copper gooseknecks.
- Composition sheathing paper—Brownskin waterproof building paper, Angier Mfg. Co.
- Hoods over doorways—16 oz. copper.

DOOR AND WINDOW FRAMES
- Sash and frames.
  - Double hung—white pine.
- Doors and frames (exterior)—white pine.

PORCHES
- Wood floor—heart rift hard pine.

GLASS
- Single thick by Libbey-Owens-Ford Glass Co.

EXTERIOR PAINT
- Siding, Trim, Sash } 3 coats lead and oil.

LATH AND PLASTERING
- Lathing
  - Metal—24 gauge, 2.8 lb. standard.
  - Composition plaster base—"Homosote," Agasote Millboard Co.
- Plastering
  - Patent plaster—Rockwall plaster, Atlantic Gypsum Products Co.
  - Finishing coat — Riverside Gauging plaster and Rockwall hydrated lime by Atlantic Gypsum Co.

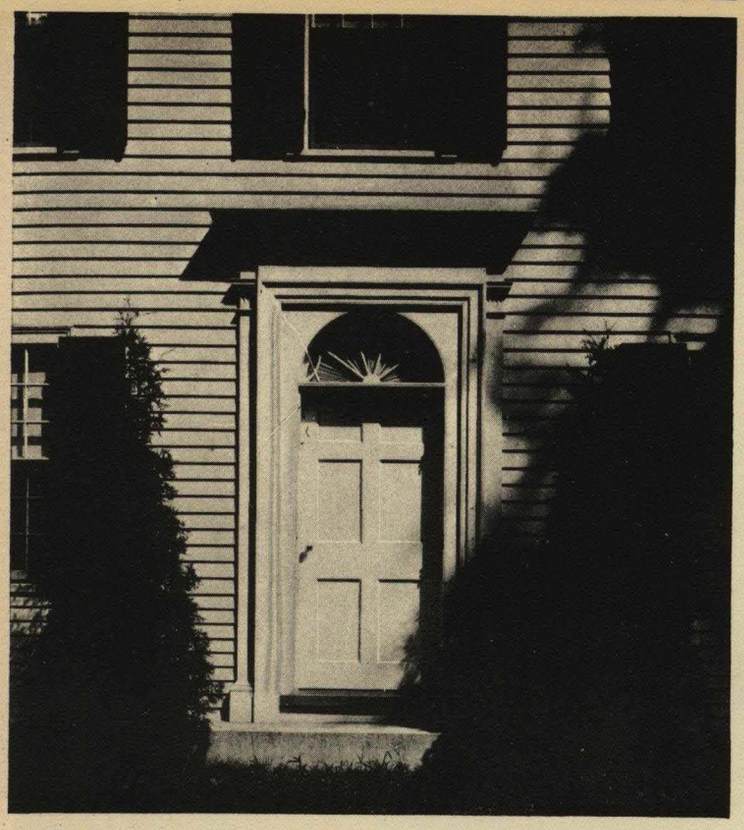
INTERIOR WOODWORK
- Trim and floors—Arkansas pine, main stairs mahogany.
- Painted surfaces—white wood, white pine.
- Shelving and cabinets—red birch.

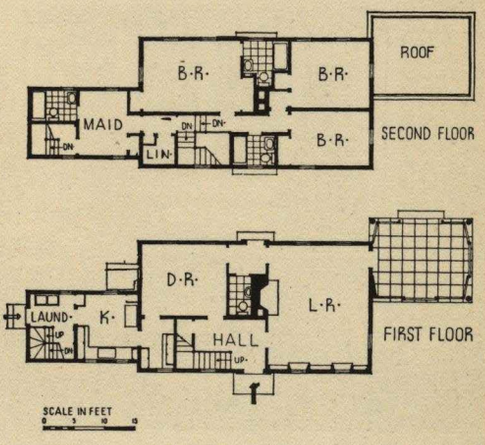
INSULATING
- Attic floor—1" Cabot's Quilt under joists.
- Weatherstripping—Reese Flexo-Seal interlocking zinc, Reese Metal Weatherstrip Co.

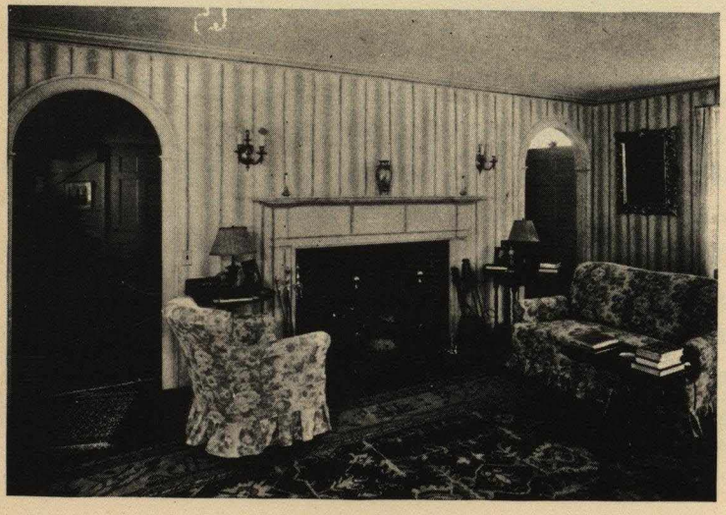
INTERIOR FINISHES
- Floors—stain, Minwax.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

DERBY, BARNES AND CHAMPNEY, ARCHITECTS







PLAN: This type usually has hall and stairs down the center of the building. Here the stairs are placed to the side against a window. The location of the maid's room gives direct access to the entire second floor, eliminating the customary service stairs.

Trim, Doors, Sash } lead and oil paint.
Walls—baths, lead and oil over painter's linen. Service wing, lead and oil.
Wallpaper—balance of house.

WIRING
Cable—BX-House, No. 4 Parkway underground.
Electrical fixtures—Bigelow, Kennard & Co.
Switches—toggle type, General Electric.

LIGHTING
Direct.

PLUMBING
Kitchen
Sink—enameled iron.

BATHROOM
Fixtures—Locke, Stevens & Sanitas.
Cabinets—Conant Bros. Co.
Bath tubs—enameled iron.
Toilets—vitreous china.
Seats—white celluloid.
Floor—½" cork tile.

PIPES
Brass and copper—American Tube Works, Boston, Mass.
Wrought iron—A. M. Byers Co. and Reading Iron Co.
Steel—Youngstown Pressed Steel Co.

HEATING
Coal.
Boilers—"Ideal" Red Flash.
Radiators—"Murray" convectors.
Piping—Youngstown Sheet and Tube Works.
Valves—Jenkins.
Hot water heater—Ruud "Autohot."
Stoker—Electric Furnace-Man.

CHIMNEY
Fireplaces
Facings—cement.
Hearths—waterstruck brick.
Mantels—wood.
Damper—Murdock.

HARDWARE
Interior and exterior—W. C. Vaughan Co., Boston.

SCREENS
Metal frames, copper bronze wire, Cambridge Screen Mfg. Co.

WINDOW DRESSING
Shades—hand-painted tint cloth, Crown Shade & Screen Co.
Blinds—white pine painted.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

83. DEMONSTRATION HOUSE, LOS ANGELES "TIMES"

The house shows the growing tendency in California residential architecture to combine features of modern and traditional design. Not unlike the typical ranch house with its long lines and sloping roof, this house takes on new character through the use of horizontal rows of casements, and of the glazed metal lattice over the entrance terrace. The plan provides living and sleeping quarters separated without loss of convenience. The one bath centrally located is accessible from any part of the house. A dining terrace and a porch furnish outdoor living spaces, privacy being obtained by screens of translucent glass. The interiors carry out the scheme of combining old and new motives; the walls of the living room, hall and dining room are covered with large sheets of wood veneer, while the bedroom is treated in a more conventional manner. Cost: $10,000. Cubage (house) 19,000, (garage) 5,250.

CONSTRUCTION OUTLINE

FOUNDATION
Walls and piers—reenforced concrete. Riverside Portland Cement Co.

FRAME CONSTRUCTION
Entire frame, steel—standard rolled sections electrically welded by Columbia Steel Co. Fabrication, Unitype Builders, Inc., Los Angeles.

MASONRY CONSTRUCTION
Terrace walls and chimneys. Same brick and mortar as for exterior veneer.

EXTERIOR SURFACE
Brick veneer — specially manufactured small Roman brick light coral color by Gladding, McBean & Co. and Los Angeles Brick Co.

ROOF
Tile on Sheathing—special white overglazed shingle tile on 1¾" wood sheathing and tile by Gladding, McBean & Co. Sheathing—1¾" T. & G. Oregon Pine.

Gutters, Flashing, Down Spouts } Galvanized Iron—"ARMCO"—American Rolling Mill Co.

Composition sheathing paper—Two thicknesses "Flintco" by Pioneer Roofing Co., subsidiary of Johns-Manville Co.

DOOR AND WINDOW FRAMES
Windows and French doors steel casements by Druwhit Metal Products Co., Los Angeles.
Doors and frames—Main entrance and service, wood.
Interior doors wood.
Garage Doors — "Over-the-top" door equipment by Frantz Mfg. Co.

PORCHES
Brick Floor—Entrance terrace paved with brick, same as exterior veneer.
Tile Floor—Dining terrace and living room terrace quarry tile by Alhambra Kilns, Los Angeles.

GLASS
Pennvernon, Pittsburgh Plate Glass Co.

EXTERIOR PAINT
All paint and stain by General Paint Corp. —White Lead by National Lead Co.

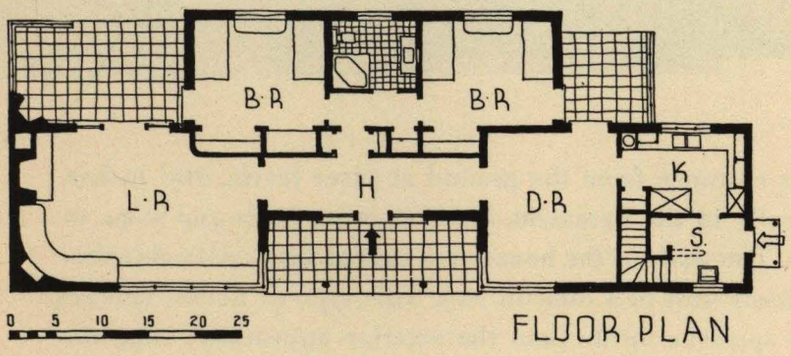
LATH AND PLASTERING
Metal—"Lathex," by Penn Metal Co.
Plastering—"Lavalite" patent acoustical plaster by Lavalite Products Inc.

INTERIOR WOODWORK
Trim and Floors—All doors and trim Oregon Pine, Dining Room and Hall floors of Oak. Living Room carpeted throughout, bedrooms and kitchen linoleum by Paraffine Co., Inc.
Paneling—Dining room walls ¼" Philippine mahogany veneer, living room ¼" Birch veneer—all by E. J. Stanton Mfg. Co.
Shelving and cabinets—Oregon Pine.
Stock millwork—None.

H. ROY KELLEY, EDGAR BISSANTZ, HAROLD G. SPIELMAN, ASSO. ARCHITECTS

ENTRANCE PORCH

BEDROOM DETAIL



FLOOR PLAN

PLAN: Diagonal ventilation in living and dining rooms. Outdoor fireplace. Recessed wardrobes. Less preoccupation with symmetry and publicity requirements would have resulted in more efficient utilization of space. The hall and terrace arrangement is somewhat out of proportion to the scheme as a whole.

INSULATING
- Outside walls—"Insulite" 1" thick.
- Weatherstripping—None.

INTERIOR FINISHES
- All paint and enamel by General Paint Corp.—White Lead by National Lead Co.
- Wallpaper—Bedrooms and bedroom hall papered on "Insulite Hardboard." Paper by Stockwell Wall Paper Co. of Los Angeles.

WIRING
- Cable—Austin steel tube by General Electric Co.
- Electrical Fixtures—manufactured locally.
- Switches—Distributing panel by Frank Adams Co., switches and plates by Bryant Electric Co.

LIGHTING
- Direct and indirect.

PLUMBING
- Kitchen.
- Sink—Monel metal by International Nickel Co.
- Cabinets—Oregon Pine.
- Stove—Gaffers & Sattler.
- Refrigerator—O'Keefe & Merritt.
- Washing machine and electric ironers—A. B. C. Altorfer Bros.

BATHROOM
- Fixtures—Standard Sanitary Mfg Co.
- Cabinets—medicine case especially made by Pryne Co. Los Angeles.
- Wainscot—"Carrara" glass by Pittsburgh Plate Glass Co.

PIPES
- All water pipe steel.

HEATING
- Gas—Forced air circulating unit, by Payne Furnace & Supply Co.
- Piping—Steel
- Hot water heater—Automatic storage insulated tank, Superbo Mfg. Co.

AIR CONDITIONING
- None.

CHIMNEY
- Fireplaces.
- Facings—Brick same as exterior veneer.
- Hearths—Quarry tile (Alhambra Kiln).
- Mantels—Wood.
- Damper—None.

HARDWARE
- Interior—locks and knobs by Schlage Lock Co., hinges, Rixon Olive Knuckle Hinges.

WINDOW DRESSING
- Venetian Blinds—National Venetian Blind Co.
- Roller Screens—Inviso Disappearing Roller Screen Co.

SPECIAL EQUIPMENT
- Radio—Patterson.
- Garage Door—Operated by Varnum Door Engine.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

84. COTTAGE AT BEDFORD, NEW YORK

John A. Davis Photos

THE unusually steep slope of the site permits entrance from the ground at three levels, and makes it possible to incorporate the garage economically in the basement. The retaining walls and steps to the terraces are substantially built of fieldstone. The walls of the house are covered with cedar shingles. The roof is also shingled. The design adapts itself well to a difficult site. This type of house, characteristic of this part of New York, is far more spacious inside than the exterior appearance suggests. Cost: Approximately $12,000.

CONSTRUCTION OUTLINE

FOUNDATION
- Walls—rubble stone.
- Cellar floor—cement.
- Waterproofing — Integral, underfloor drained by porous fill.

FRAME CONSTRUCTION
- Spruce.

MASONRY CONSTRUCTION
- Walls—local rubble stone.

EXTERIOR SURFACE
- Wood shingles—composition sheathing paper under.

ROOF
- Wood shingles on shingle lath.
- Valleys, Gutters, Flashing, Down spouts } Copper.
- Salt glazed tile drains—to dry wells.

DOOR AND WINDOW FRAMES
- Sash and frames
  - Double hung and casement—white pine.
- Doors and frames (exterior)—pine.
- Garage doors—white pine, hinged.

PORCHES
- Fir.

GLASS
- Double thick—American Window Glass Co.

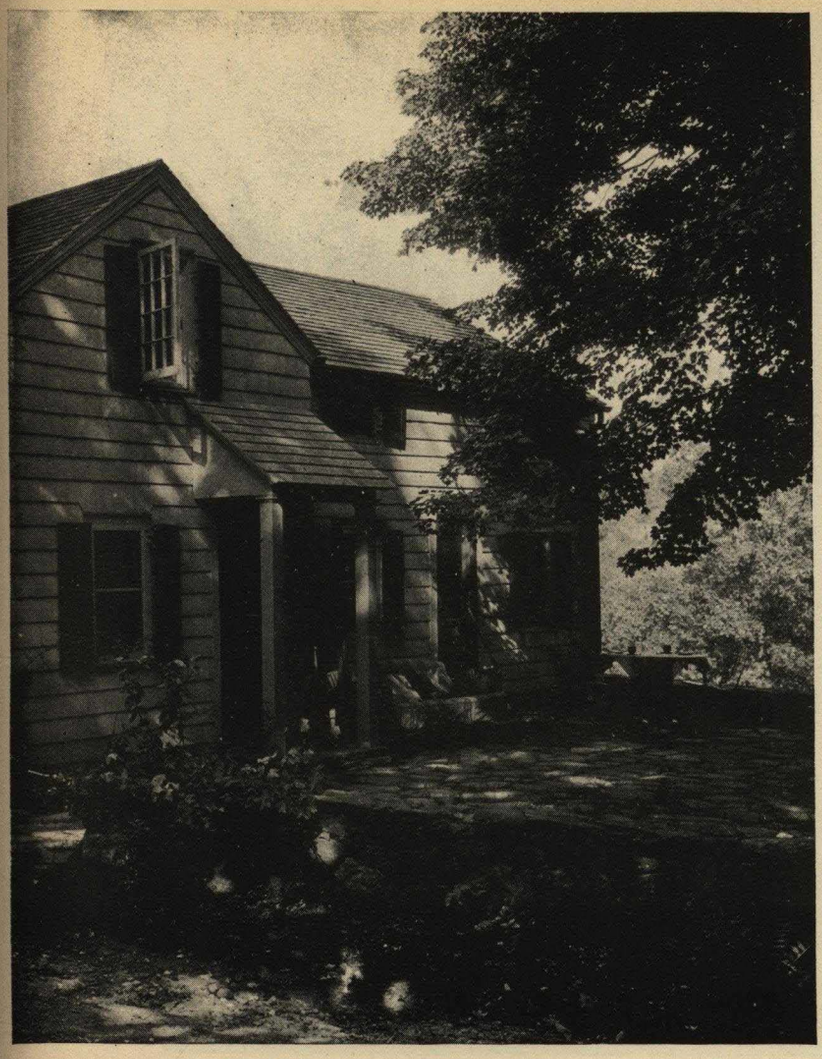
EXTERIOR PAINT
- Siding, Trim, Sash } lead and oil, 3 coats.

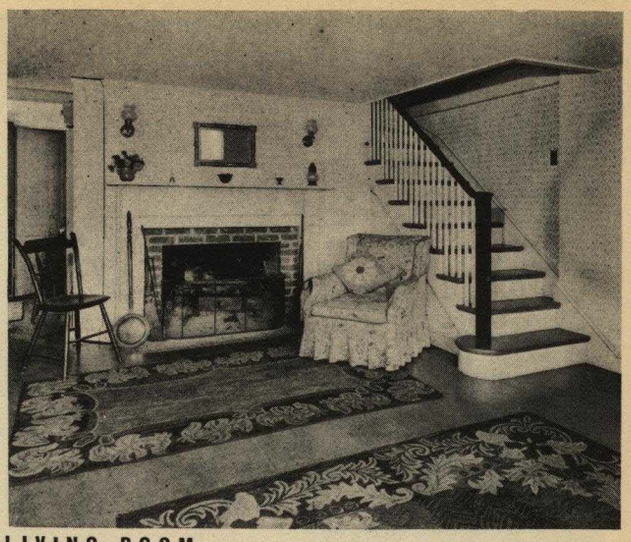
LATH AND PLASTERING
- Lathing.
  - Metal—Toncan metal throughout.
- Plastering—3 coats, hard white plaster finish.

INTERIOR WOODWORK
- Floors—soft pine.
- Trim—white pine.
- Shelving and cabinets—white pine.

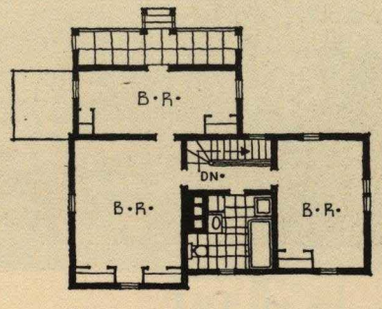
INTERIOR FINISHES
- Floors—painted gray.
- Trim—painted white.

JOHN C. B. MOORE, ARCHITECT

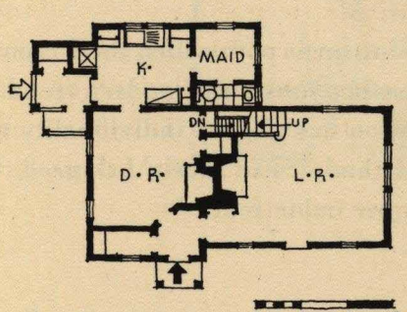




LIVING ROOM



SECOND FLOOR



FIRST FLOOR

0 5 10 15
SCALE IN FEET

PLAN: The plan is compact and efficient, and displays an easy, logical sequence of communication throughout. The direct entrance to the living room is probably more used than the main entrance to the dining room. Maid's room and kitchen have windows under a sleeping porch accessible from the ground.

Doors—painted green exterior, white interior.
Sash—painted white.
Wallpaper—papered throughout.

WIRING
Cable—BX.
Electrical fixtures — specially designed brass.
Switches—toggle type.

LIGHTING
Direct.

PLUMBING
Kitchen
Sink—enameled iron.
Stove—container gas.
Refrigerator—General Electric.

BATHROOM
Fixtures—enameled iron, Standard Sanitary Mfg. Co.
Bath tubs—enameled iron.
Toilets—porcelain.
Seats—white Church.
Floor—linoleum.

PIPES
Brass.
Cast iron wastes.

HEATING
Coal—hot air.
Hot water heater—coal.

CHIMNEY
Fireplaces
Facings, Hearths } common brick.
Mantels—wood.
Damper—Covert old style B.

HARDWARE
Interior and exterior—brass, Yale & Towne.

SCREENS
Wood frames.

WINDOW DRESSING
Curtains only.

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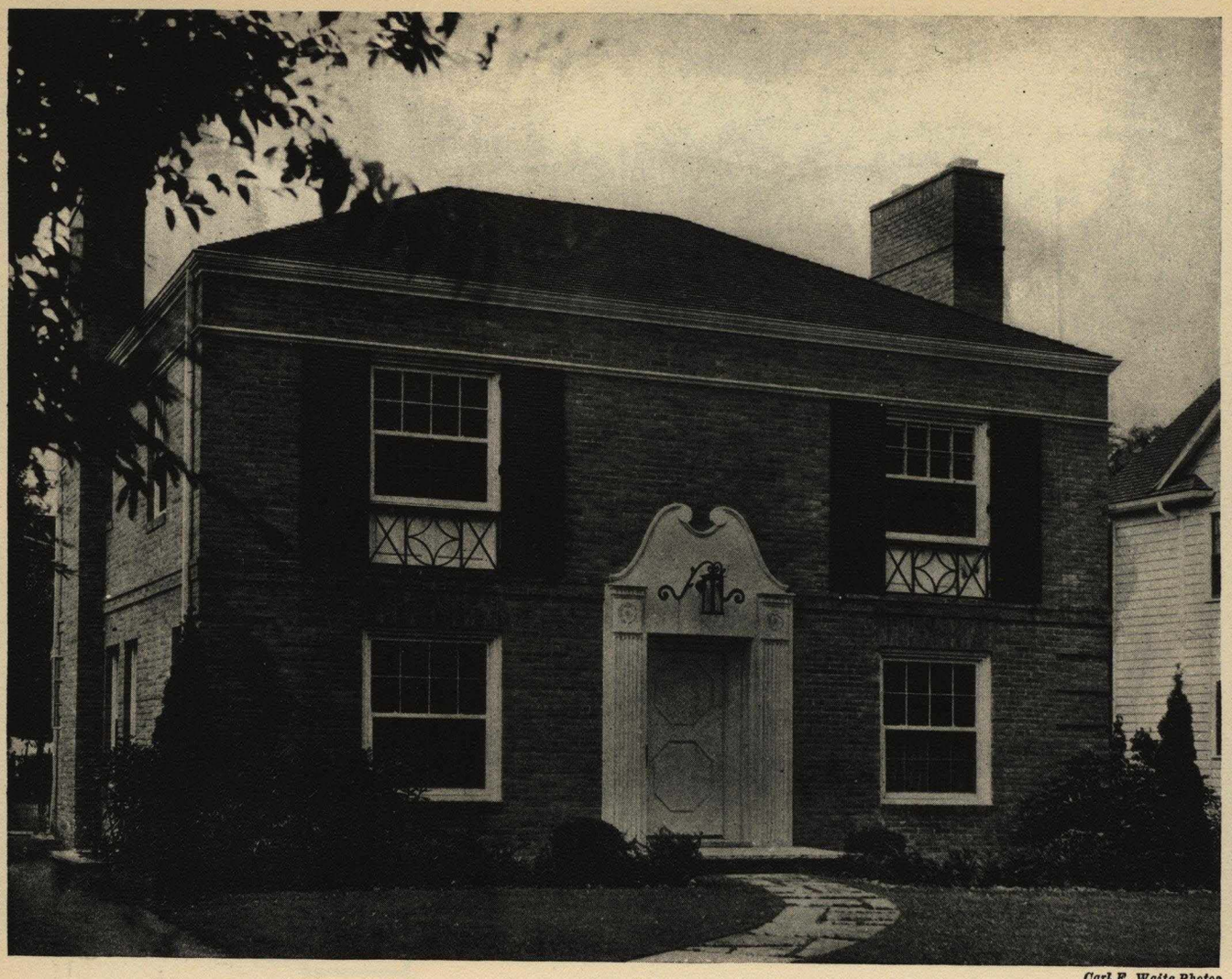
85. HOUSE FOR B. R. WOOD, SHAKER HEIGHTS



Carl F. Watte Photos

THE growing favor with which the Regency phase of Georgian domestic architecture has been received denotes its affinity with the modern trend. This house displays a generally good Regency exterior. The front elevation has distinct individuality and poise. The windows are excellently proportioned and the fenestration and frieze nicely balanced. Cost, including architect's fee, $11,880. Cubage, 36,200 at 32½ cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
- Walls—Haydite.
- Columns—brick.
- Cellar floor—cement colored. Coloring by Master Builders, Inc., Cleveland, Ohio.
- Waterproofing—Toch Bros., Inc.

FRAME CONSTRUCTION
- Sills, Floor joists } yellow pine.
- Studding, Plate, Rafters } Douglas fir.
- Bridging, Ties } yellow pine.

EXTERIOR SURFACE
- Brick veneer—Cleveland "Rustics" by Cleveland Builders Supply Co.

ROOF
- Wood shingles on shingle lath—Perma-Stain.
- Gutters, Down spouts } Toncan metal.
- Flashing—zinc, New Jersey Zinc Co.
- Salt glazed tile drains.
- Composition sheathing paper—Sisalkraft.

DOOR AND WINDOW FRAMES
- Sash and frames
  - Double hung—white pine, Babin Sash and Door Co., Cleveland, Ohio.
- Doors and frames (exterior)—white pine, Babin Sash and Door Co., Cleveland, Ohio.

PORCHES
- Reenforced concrete—colored finish by Master Builders Co., Cleveland.

GLASS
- Flat drawn sheet glass, Libbey-Owens-Ford Glass Co.

EXTERIOR PAINT
- Trim, Sash } 3 coats lead and oil, Sherwin-Williams Paint Co., Cleveland, Ohio.

LATH AND PLASTERING
- Lathing—composition plaster base, Rocklath on all walls and ceiling of first floor. Temlock ceiling on second floor.

INTERIOR WOODWORK
- Trim—gumwood.
- Floors—select white oak.
- Painted surfaces—yellow pine, garage and basement.
- Shelving and cabinets—yellow pine.
- Stock millwork—Babin Sash and Door Co., Cleveland, Ohio.

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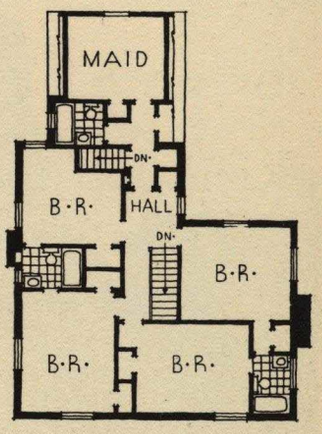
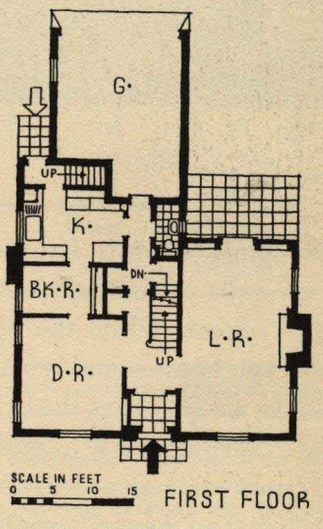
OHIO, MAXWELL A. NORCROSS, ARCHITECT



SECOND FLOOR



FIRST FLOOR

PLAN: The injection of a breakfast room into the plan cuts down the area of a dining room that might have been more satisfying without the partition. On the second floor the back-stairs cut into a good rear bedroom. When a bath serves two rooms, it is better entered by a door from outside rather than from the rooms it serves.

INSULATING
- Attic floor—1" Temlock entire second floor ceiling by Armstrong Cork and Insulation Co.
- Weatherstripping—Knight Interlocking, Barland Knight Co., Cleveland, Ohio.

INTERIOR FINISHES
- Floors—Minwax.
- Trim, Doors, Sash } enameled.
- Walls—papered, Sanitas in bathrooms and kitchen.

WIRING
- Cable—knob and tube.
- Electrical fixtures—Enterprise Electric Co., Cleveland.

LIGHTING
- Direct.

PLUMBING
- Kitchen
  - Sink—flat rim with rubber on counters, Standard Sanitary Mfg. Co.
  - Refrigerator—Frigidaire.

BATHROOM
- Fixtures—chromium plated.
- Cabinets—Miami Cabinet Co.
- Bathtubs—Pembroke, Toilets—Compact, Seats—Ivorite } Standard Sanitary Mfg. Co.
- Showers—at tubs, self cleaning.
- Tile—glazed wainscot, Romany Tile Co.

PIPES
- Wrought iron—"Toneau," Republic Steel Co.

HEATING AND AIR CONDITIONING
- Gas-fired Fox Furnace, American Radiator Co. central system.
- Thermostat—Minneapolis-Honeywell Regulator Co.

CHIMNEY
- Fireplaces
  - Facings—living room, black marble. Recreation room, brick.
  - Hearths—living room, black marble. Recreation room, stone.
  - Mantels—gum in living room, pine in recreation room.
  - Damper—Donley Bros.

HARDWARE
- Interior and exterior—solid bronze, Schlage Lock Co.

SCREENS
- Wood frames, copper mesh.

WINDOW DRESSING
- Venetian blinds

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

86. HOUSE FOR HAROLD B. TYREE, GROSSE POINTE

Astleford Photos

This pleasant little house might have been transplanted from one of the southern counties of England. With walls of red brick and a shingled roof, the treatment unmistakably belongs to the "picturesque cottage" school. While the dormers somewhat break the repose of the roof—and peacefulness in roofs of this type is presumably valued—they are not so large as to be obtrusive. One danger with houses of romantic mode is that the occupants, in their fervor, often smother them with herbaceous planting. In this case, there seems a likelihood of luxuriant growths obscuring light that ought to enter the windows. The internal convenience of an otherwise adequate plan would be increased were the space now devoted to kitchen and pantry together given wholly to the kitchen. Cost, $13,500. Cubage, 25,000 at 54 cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
- Walls, Columns } common brick.
- Cellar floor—Wabash Portland cement.
- Waterproofing—R.I.W. by Toch Bros., Inc.

FRAME CONSTRUCTION
- No. 1 and better Southern pine.

EXTERIOR SURFACE
- Brick veneer—reclaimed common brick.
- Shingles—creosote stained.

ROOF
- Wood shingles on shingle lath—creosote stained.
- Valleys, Gutters, Flashing, Down spouts } copper.

DOOR AND WINDOW FRAMES
- Sash and frames
  - Steel sash—"Fenwrought," Detroit Steel Products Co.
- Doors and frames (exterior)—wood, Detroit Lumber Co.
- Garage doors—overhead, Detroit Steel Products Co.

PORCHES
- Paving slabs.

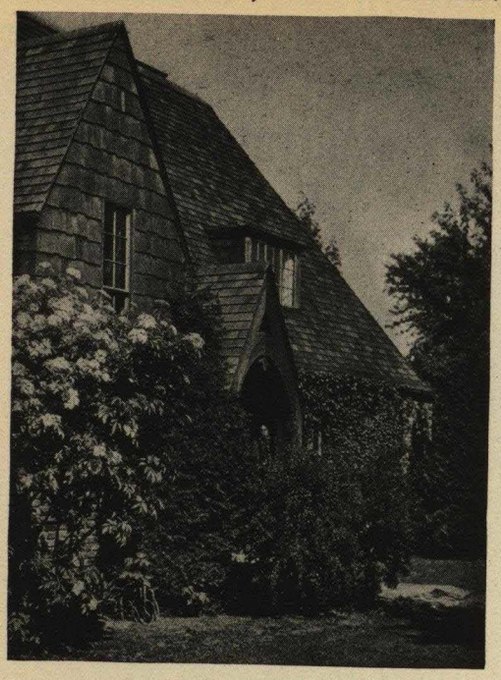
GLASS
- Double strength, quality A, Libbey-Owens-Ford Glass Co.

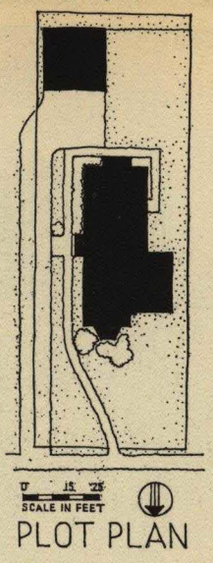
EXTERIOR PAINT
- Shingles—creosote stained.
- Trim
  - Priming—stain.
  - Finish coat—oil.
- Sash
  - Priming, Finish coat } lead and oil.

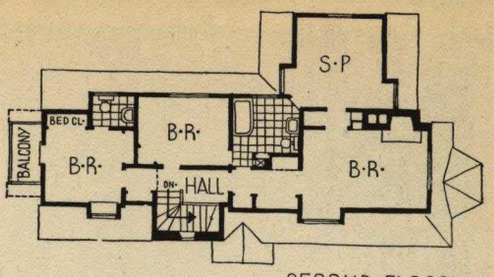
LATH AND PLASTERING
- Lathing
  - Composition plaster base—U. S. Gypsum Rocklath.
- Plastering
  - Patent plaster—U. S. Gypsum hardwall.
  - Finishing coat—sand and putty.

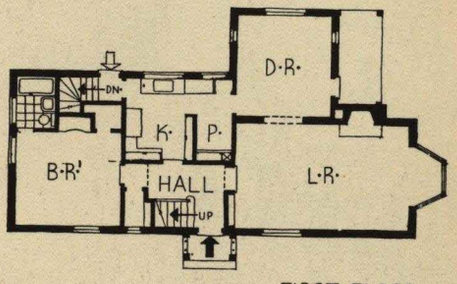
INTERIOR WOODWORK
- Trim—gumwood.
- Floors—oak.

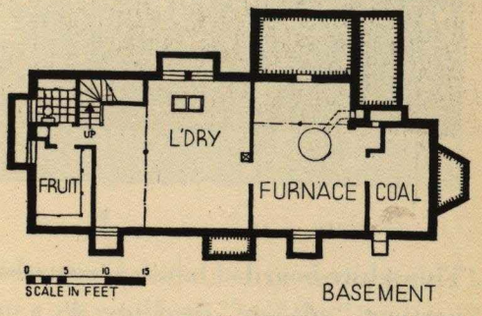
MICHIGAN, D. ALLEN WRIGHT, ARCHITECT

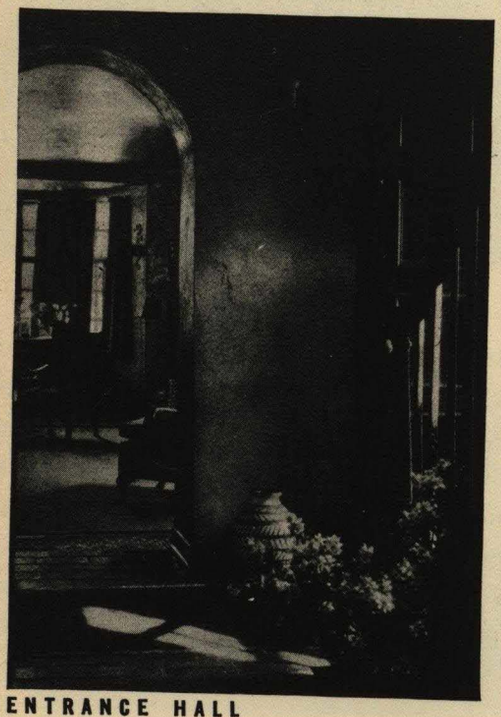












ENTRANCE HALL

PLAN: There is no waste of space in this compact plan, and there can be no complaint on the score of circulation on the ground floor. Access from kitchen to both front door and dining room is particularly convenient. Upstairs, it is unfortunate that one must pass either through a bathroom or a bedroom to reach the sleeping porch over the dining room.

Shelving and cabinets—Detroit Lumber Co.

INSULATING
Outside walls, Roof rafters } Flaxlinum Insulating Co., New York.
Weatherstripping — Chamberlin Metal Weatherstrip Co. for doors.

INTERIOR FINISHES
Floors—stain, varnish and wax, Berry Bros.
Trim, Doors } stain and paint.
Sash—oil paint.
Walls—painted and papered.

WIRING
Cable—BX.
Switches—Hart & Hegeman tumbler.

LIGHTING
Direct.

PLUMBING
Kitchen
Sink—double drain enameled iron, Standard Sanitary Mfg. Co.
Stove—gas, Detroit Stove Co.
Refrigerator—Kelvinator.

BATHROOM
Fixtures—Standard Sanitary Mfg. Co.
Bath tubs, Toilets } Standard Sanitary, built-in.
Seats—Church Mfg. Co.
Tile—American Encaustic Tile Co.

PIPES
Wrought iron—A. M. Byers Co.

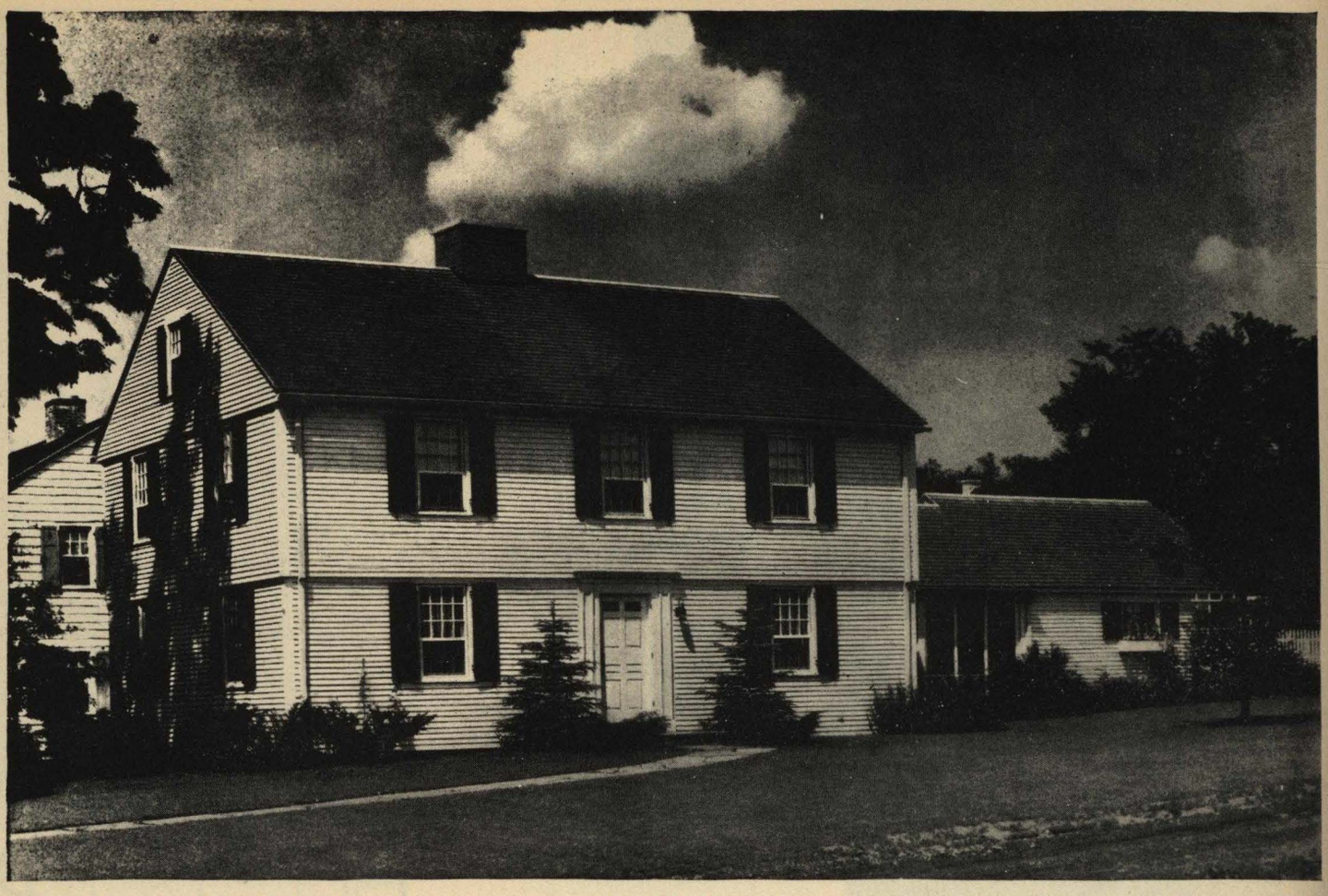
HEATING
Oil—Silent Automatic oil burner.
Thermostat and regulators—Minneapolis-Honeywell Regulator Co.

CHIMNEY
Fireplaces
Facings, Hearths } brick.

HARDWARE
Interior and exterior—bronze, Yale & Towne Mfg. Co.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

87. HOUSE FOR P. H. SOUTHWORTH, WEST HARTFORD



This white-boarded house is something more than merely a well-executed reproduction of the familiar old Connecticut "salt-box" dwelling. As a matter of fact, its exterior is an exact replica of an old house in South Windsor. Inside, however, it displays the revolutionary change wrought by the introduction of central heating, bathrooms and electric cooking. The living room and dining room walls have dadoes formed of three widths of horizontal matched boarding, beaded at the joints, with a cap at window sill height. The inside of the open corner cupboard in the dining room is painted a robin's-egg blue; the remainder of the trim in the house is enameled a light putty color. There is full insulation with rock wool and the house is heated by an air conditioning system. At the rear of the upstairs hall there is enough space for another bath to be eventually installed. Cost, including architect's fee, $10,600. Cubage, 33,540 at 31½ cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
Walls—concrete, 1-3-5 mixture.
Columns—4 in. lally.
Cellar floor—concrete, 1-2-4 mixture.
Waterproofing—1 coat of hot asphalt on outside of wall.

FRAME CONSTRUCTION
Fir.
Girders—8" steel I-beams.

EXTERIOR SURFACE
Clapboards—6 in. red cedar, 4 in. to the weather.

ROOF
Wood shingles on shingle lath—18 in. perfection red cedar.
Valleys, Gutters, Flashing } 16 oz. copper.
Down spouts—2 x 3 in., 16 oz. copper.

DOOR AND WINDOW FRAMES
Sash and frames
Double hung—stock white pine with Unique sash balance, Unique Sash Balance Co.
Steel sash—in basement, Detroit Steel Products Co.
Doors and frames (exterior)—white pine, Curtis Companies, Inc.
Garage doors—white pine by Curtis.

PORCHES
Flagstone laid loose on fill.

GLASS
"A" quality Pennvernon, Pittsburgh Plate Glass Co.

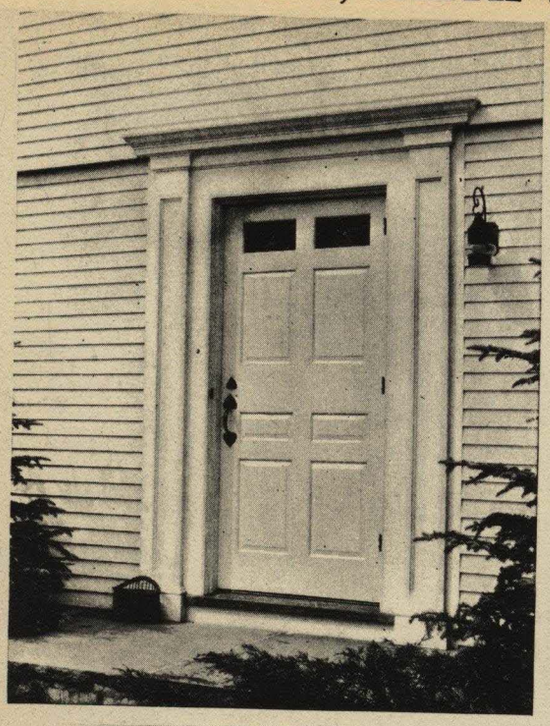
EXTERIOR PAINT
Siding, Trim, Sash } Dutch Boy white lead, National Lead Co.

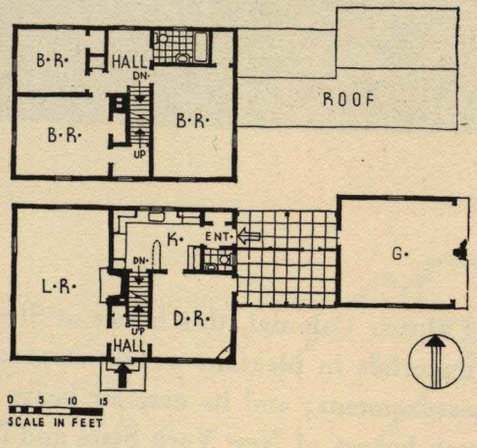
LATH AND PLASTERING
Lathing
Metal for ceilings, Z-Rib, U. S. Gypsum Co.
Wood on all walls.
Plastering
Patent plaster—wood fiber plaster, U. S. Gypsum Co.
Finishing coat—red top trowel finish, U. S. Gypsum Co.

INTERIOR WOODWORK
Floors—clear white oak.
Painted surfaces—white pine.
Shelving and cabinets—white pine.
Stock millwork—mantel, stairs and corner cupboard, Curtis Companies, Inc.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

CONNECTICUT, KEITH SELLERS HEINE, ARCHITECT





PLAN: The plan is good. It is valuable for comparison with the old central-chimney type of plan, in use before the advent of modern equipment and mechanical facilities to lighten household labor.

INSULATING

Outside walls, Attic floor: 4 in. Capitol Rockwool, The Standard Lime & Stone Co.

Weatherstripping—Chamberlin.

INTERIOR FINISHES

Floors—1 coat stain filler, 2 coats Johnson's floor wax.

Trim, Doors, Sash: 1 coat white lead and oil, 2 coats Vitralite enamel undercoating, 1 coat Vitralite enamel.

Walls—bath, lavatory and kitchen sized and painted 2 coats.

Wallpaper—Birge wallpaper in all other rooms.

WIRING

Cable—BX.

Electrical fixtures—hand wrought, Tull Bros., Hartford, Conn.

Switches—Bakelite plates.

LIGHTING

Direct.

PLUMBING

Kitchen.

Sink—enameled iron, Standard Sanitary Mfg. Co.

Stove—electric, by owner.

Refrigerator—General Electric.

BATHROOM

Cabinets—metal, venetian mirror.

Bath tubs—recessed type, enameled iron, built-in, Standard.

Toilets—syphon action, Standard.

Seats—Church Mfg. Co.

Showers—over tub, Standard.

Shower curtains—white duck, Standard.

Wainscot, Floor: tile.

PIPES

Brass for hot and cold water.

HEATING AND AIR CONDITIONING

Gar Wood air conditioning and heating unit, oil fired, thermostat and regulators.

CHIMNEY

Fireplaces

Facings, Hearths: hard burned sand mold common brick.

Damper—new style, H. W. Covert.

HARDWARE

Interior, Exterior: hand wrought iron, Tull Bros. Hartford, Conn.

SCREENS

Full length bronze screening in wood frames.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

88. HOUSE FOR DR. PAUL G. RICHARDS, N. TARRYTOWN

Harold H. Costian

A modern interpretation of Dutch Colonial, this house at Sleepy Hollow Manor faithfully perpetuates the tradition. It makes use of materials in pleasant combinations; it discloses an interior surprisingly roomy for the modest external measurements; and its exterior bears that aspect of sturdy unadorned solidity that was common to the old Dutch houses of New York State and North Jersey. Though the house appears small from the outside, it contains seven rooms and three baths, all of good dimension. The cast sandstone of the lower story closely resembles the brown sandstone ashlar of northern New Jersey. Air conditioning, sun decks and all modern appointments are included. Cost: Approximately $12,500.

CONSTRUCTION OUTLINE

FOUNDATION
Walls, Columns } concrete block.
Cellar floor—concrete.
Waterproofing—asphalt on walls, waterproof fabric at sill line.

MASONRY CONSTRUCTION
Concrete block, 1st story, integrally colored.

FRAME CONSTRUCTION
Spruce.

EXTERIOR SURFACE
Clapboards—2nd story.

ROOF
Wood shingles on shingle lath.
Gutters, Flashing, Down spouts } copper.
Roof decks—canvas.

DOOR AND WINDOW FRAMES
Sash and frames—double hung, wood.
Doors and frames (exterior)—wood.
Garage doors—wood, sliding.

PORCHES
Columns—concrete block.
Floor—bluestone.

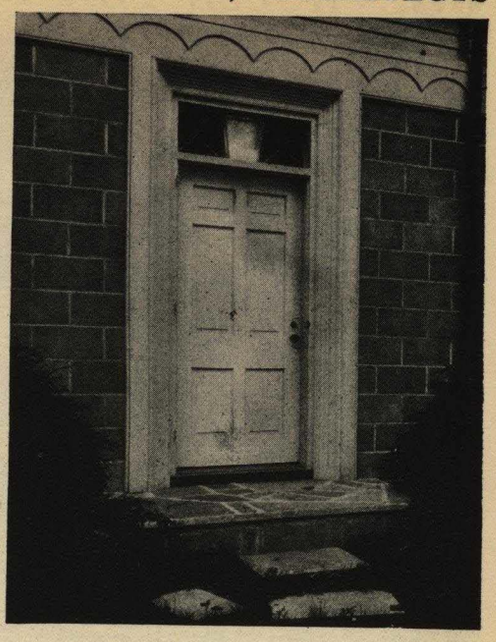
EXTERIOR PAINT
Shingles—no finish.
Siding, Trim, Sash } lead and oil paint.

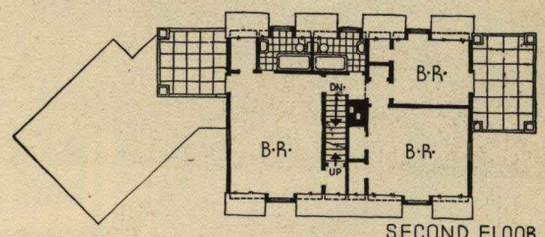
LATH AND PLASTERING
Lathing—metal, galvanized Truscon.
Plastering—2 coat job, white finish, special finish in living room, dining room and hall.

INTERIOR WOODWORK
Trim—pine.
Floors—oak.
Stainwoods—pine wainscot in living room, vertical pine boarding in hall.
Painted surfaces—pine.
Shelving and cabinets—pine.
Stock millwork—doors and cabinets, pine.

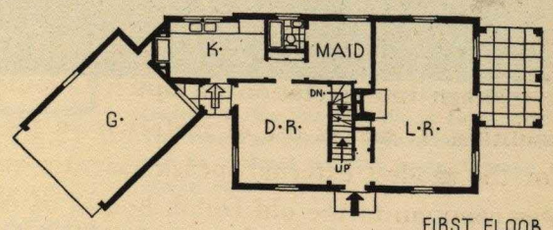
NEW YORK, HARVEY STEVENSON AND EASTMAN STUDDS, ARCHITECTS

Imandt Photos

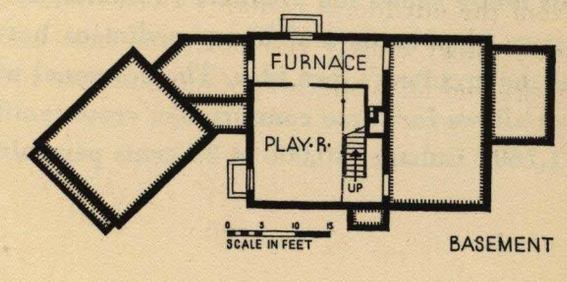




SECOND FLOOR



FIRST FLOOR



BASEMENT

PLAN: Following in the main a rather conventional arrangement of the downstairs-plan of the small house, in this case the architect has departed from it to the extent of thrusting out the kitchen at one side, thereby gaining a maid's room and bath at the rear. This position of the maid's room and bath is economically convenient for placing the two upstairs bathrooms side by side, an arrangement that fits in suitably with the plan of the bedroom floor.

INSULATING
- Outside walls, Roof rafters } rockwool.

INTERIOR FINISHES
- Floors—filled, stained and waxed.
- Trim, Doors, Sash, Walls } lead and oil paint.
- Wallpaper—all rooms except kitchen, hall, pantry.

WIRING
- Cable—BX.
- Electrical fixtures—by owner.
- Switches—toggle type, Hubbell, Inc.

LIGHTING
- Direct and indirect.

PLUMBING
- Kitchen
  - Sink—by owner.
  - Cabinet—pine to architect's details.
  - Stove, Refrigerator, Washing machine } by owner.
  - Floor—linoleum.

BATHROOM
- Fixtures—Crane Co.
- Cabinets—by owner.
- Bath tubs, Toilets, Seats } Crane Co.
- Tile—American Encaustic Tile.
- Composition tile—service bath.

PIPES
- Brass and Copper.

HEATING AND AIR CONDITIONING
- Oil—Robeson Engineering Corp.

CHIMNEY
- Fireplaces.
  - Facings, Hearths } tile.
  - Mantels—pine to detail.
  - Damper—H. W. Covert Co.

HARDWARE
- Interior and exterior—Reading Iron Co.

SCREENS
- Copper, wood frames.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

89. HOUSE FOR JOSEPH WURSTNER, CLEVELAND

Ernest Graham Photos

This house shows the architect's fondness for handling Colonial precedent in an individual way. The narrow clapboards and heavy pediment have an early 19th Century atmosphere but the fieldstone was the architect's own idea. The octagonal window vents the first floor lavatory. The very good L-shaped plan allows for three comfortable, cross-ventilated bedrooms with easy access to the bathrooms. Cost: $11,160. Cubage: 30,000 at 37 cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
Walls—Tile by Cleveland Builders Supply Co.
Cellar floor—Portland Cement.
Waterproofing—R. I. W. Marine cement by Toch Bros.

FRAME CONSTRUCTION
Norway yellow pine throughout.

MASONRY CONSTRUCTION
Stone walls—Cleveland Quarries sandstone.

EXTERIOR SURFACE
Clapboards—Idaho White Pine.

ROOF
Wood shingles on shingle lath—Permastain.
Valleys, Gutters, Down spouts } Copper.
Composition sheathing paper—Sisalkraft.

DOOR AND WINDOW FRAMES
Frames—Idaho White Pine.
Steel sash—Crittall's Stanwin Casements.
Doors and frames (exterior)—Idaho White Pine.
Garage doors—Overhead Door Corp.

GLASS
Pennvernon Grade A dougle strength.

EXTERIOR PAINT
Siding, trim, and sash—Lead and oil priming, Cabot's double white for finish coat.

LATH AND PLASTERING
Lathing—Composition plaster base of Rocklath by U. S. Gypsum Co.
Plastering—U. S. Gypsum Co. "Red Top" patent plaster, finishing coat of hydrated finishing lime by U. S. Gypsum Co.

INTERIOR WOODWORK
Trim and floors—Hardwood of Appalachian Oak, Stainwoods knotty white pine. Painted surfaces of poplar.
Shelving and cabinets—poplar.

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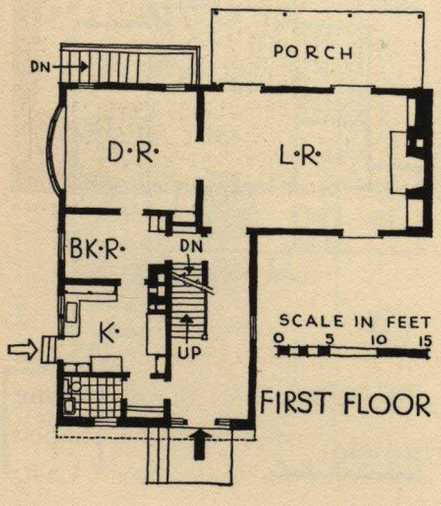
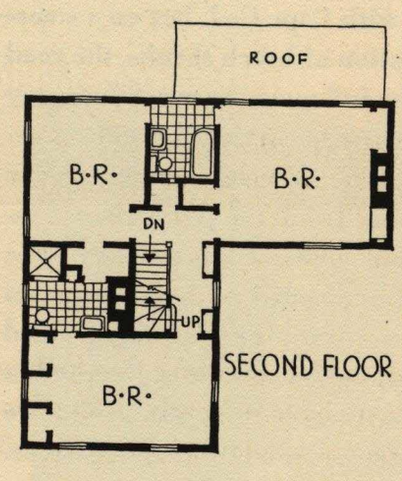
OHIO, JOHN SHERWOOD KELLY, ARCHITECT

LIVING ROOM

ENTRANCE HALL





PLAN: The kitchen is excellently placed in relation to both front and service entrances. The unusual long hall provides a fitting reception to the spacious living room beyond. The breakfast room is also unusual in that it can be reached without going through the dining room.

INSULATING
Outside walls and Attic floor } Johns-Manville rock wool.
Weatherstripping — Monarch Metal Weatherstrip Co.

INTERIOR FINISHES
Floors—Silicate paste filler. Black stain by Permatite.
Trim, doors, sash—enamel finish.

WIRING
Cable by Brown & Sharpe.
Switches—Tumbler type.

LIGHTING
Direct.

PLUMBING
Kitchen
Sink—"Inco" by International Nickel Co.

BATHROOM
Fixtures—Kohler.
Cabinets—Corcoran.
Bathtubs—Kohler.
Toilets—Kohler.
Showers—Speakman.
Tile—Continental Faience & Tile Co.

PIPES
Chase brass and Byers' wrought iron.

HEATING
Coal—Lennox boilers. Kennedy Hot Stream water heater.

AIR CONDITIONING
Central.

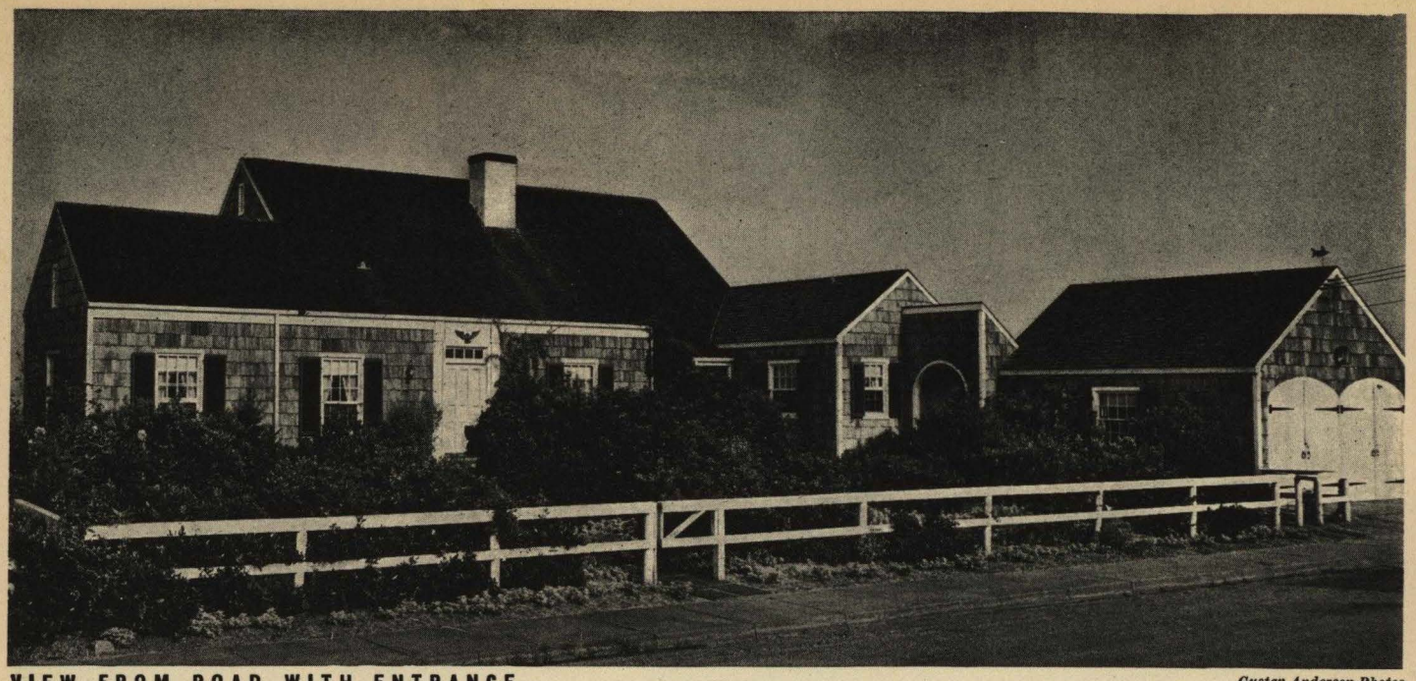
CHIMNEY
Fireplaces—facings and hearths of Cleveland Builders' Supply rustic brick, Poplar mantels, Donley Poker damper.

HARDWARE
Interior—Midland Hardware Co.

SCREENS
Metal frame.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

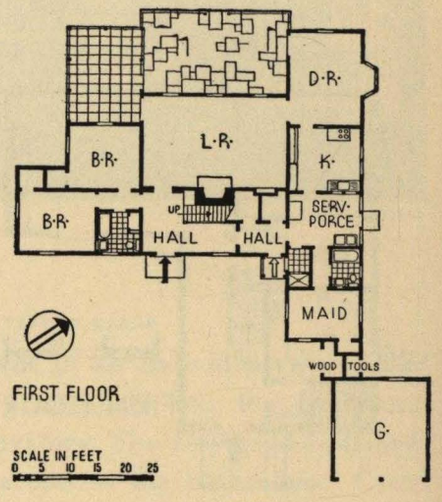
90. HOUSE FOR JOHN D. CRANE, MANTOLOKING



VIEW FROM ROAD WITH ENTRANCE

Gustav Anderson Photos

This house recalls the type associated with Cape Cod, but on a somewhat larger scale. Screened by a plantation of beach shrubs, the road front faces east or northeast and gets the full morning sun. Silver gray shingles, white trim for definition, and green shutters for deeper accent, with the masses of glossy foliage in the dooryard, combine to give a crisp, sparkling character. On the other front, the living room windows command a long view down and across Barnegat Bay. The fireplace wall of the living room is pine paneled in early American manner; the stair hall is finished with vertical pine boarding, molded along the joints. In addition to the usual bathrooms the plan provides an accessible shower where one can shed wet bathing suits and have a fresh water bath without tracking water and sand through the house. Cost: $13,475. Cubage: 35,000 at 38½ cents per cubic foot.



CONSTRUCTION OUTLINE

FOUNDATION
Walls—concrete on cedar piling.
Columns—cement block.

FRAME CONSTRUCTION
Wood.

EXTERIOR SURFACE
Shingles—hand-split cypress.

ROOF
Wood shingles on shingle lath.
Valleys, Flashing, Down spouts } copper.
Gutters—wood.
Composition sheathing paper—Sisalkraft.

DOOR AND WINDOW FRAMES
Sashes and frames—double hung.
Doors and frames (exterior), Garage doors } pine.

PORCHES
Flagstone on reenforced concrete slab.

GLASS
Pennvernon flat glass, Pittsburgh Plate Glass Co.

EXTERIOR PAINT
Shingles—dipped and brush stained.
Trim, Sash } Atlantic white lead.

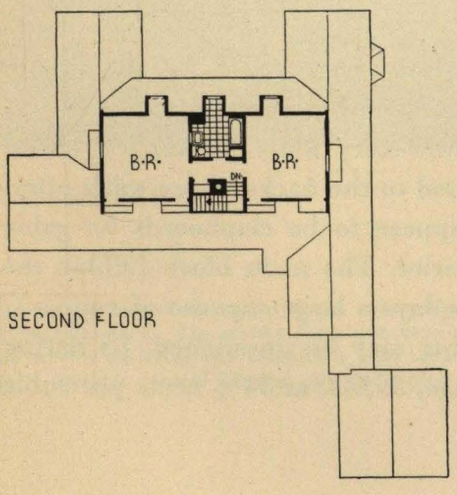
LATH AND PLASTERING
Lathing
Metal—on ceilings.
Composition plaster base—Insulite on walls.
Plastering
Patent plaster—U. S. Gypsum.
Finishing coat—Tiger lime, except living room—sand finish.

INTERIOR WOODWORK
Floor—oak.
Trim—white pine.
Stainwoods—living room, dining room and hall.
Painted surfaces—balance of house.

INSULATING
Outside walls and 2nd floor ceiling—rock wool.

NEW JERSEY, KENNETH W. DALZELL, ARCHITECT

VIEW FROM BEACH SIDE



SECOND FLOOR

LIVING ROOM

INTERIOR FINISHES
- Floors—wax.
- Trim—stain and paint.
- Doors, Sash } oil paint.
- Walls—oil paint, living room, kitchen, baths, maid's room.
- Wallpaper—dining room and bedrooms.

WIRING
- Cable—BX.
- Electrical fixtures—bronze.
- Switches—General Electric.

LIGHTING
- Direct.

PLUMBING
- Kitchen
  - Sink—Standard Sanitary Mfg. Co.
  - Cabinet—to detail.
  - Stove.
  - Refrigerator.
  - Washing machine.
  - Floor—linoleum.

BATHROOM
- Fixtures—Standard Sanitary Mfg. Co.
- Tile floor.

PIPES
- Brass.

HEATING
- None.

CHIMNEY
- Fireplaces
  - Facings—tile.
  - Hearths—brick.
  - Mantels—wood.
  - Built-in fireplaces—Heatilator.

HARDWARE
- Interior—bronze.
- Exterior—bronze, black finish.

SCREENS
- Copper.

WINDOW DRESSING
- Shades.
- Awnings.
- Blinds.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

91. COPPER HOUSE, EDGEMOOR, MARYLAND

This demonstration house was built by Copper Houses, Inc., to show what could be done with copper as a building material. Of copper, steel and concrete construction, it is fire-resisting; the use of wood is confined to rafters, sheathing, trim and floor surfaces. The lower-story walls are vertical sheets of copper, stiffened and sound-insulated by composition boards cemented to the backs; these walls afterwards painted. Roofs are covered with standing-seam copper; what appear to be clapboards on gable ends and elsewhere are copper. Strong individuality marks the exterior. The main block follows the Maryland tradition of steeply pitched gambrels (and incidentally displays a large expanse of copper); the wings are challenging. The merit of the veranda-sleeping porch wing may be questioned, its daring quality cannot be denied. Cost, including architect's fee, $13,500. Cubage, 39,000 at 34½ cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
Walls—concrete block.
Cellar floor—concrete.
Waterproofing—2 coats of hot pitch tar.

FRAME CONSTRUCTION
First story—structural steel, 4" channel studs 2'-8" on center, bolted or welded to steel sill and fastened on top with 4" steel channel; horizontal and diagonal bracing with 1½" angles.
Floor joists of 1st and 2nd floor—Truscon open-truss.
Sub-flooring—Gypsteel floor planks.
Second story and roof—sloping upwards and rafters, wood.

EXTERIOR SURFACE
Walls—48 oz. copper plates applied to steel studs by special bronze extruded shape. Copper is backed with ½" Celotex Truscon metal lath and plaster applied to inside face of steel (on cushion strip of Celotex to prevent condensation).
Clapboards—copper at gable ends.

ROOF
Copper roof—16 oz. standing seam, Chase Brass & Copper Co.
Gutters, Flashing, Down spouts } Chase Brass & Copper Co.

DOOR AND WINDOW FRAMES
4" steel frames around doors and windows.
Steel sash—Truscon Steel Co.
Exterior doors—wood.

PORCHES
Floor—reenforced concrete.

GLASS
Libbey-Owens-Ford Glass Co.

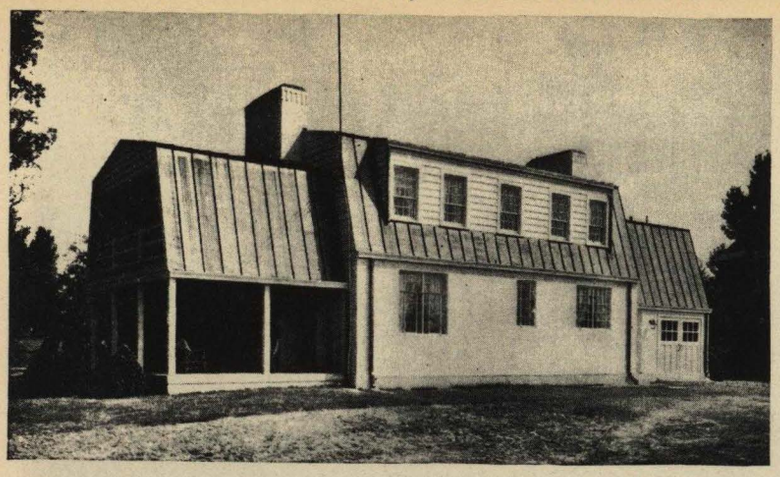
EXTERIOR PAINT
Copper, Trim, Sash } Du Pont.

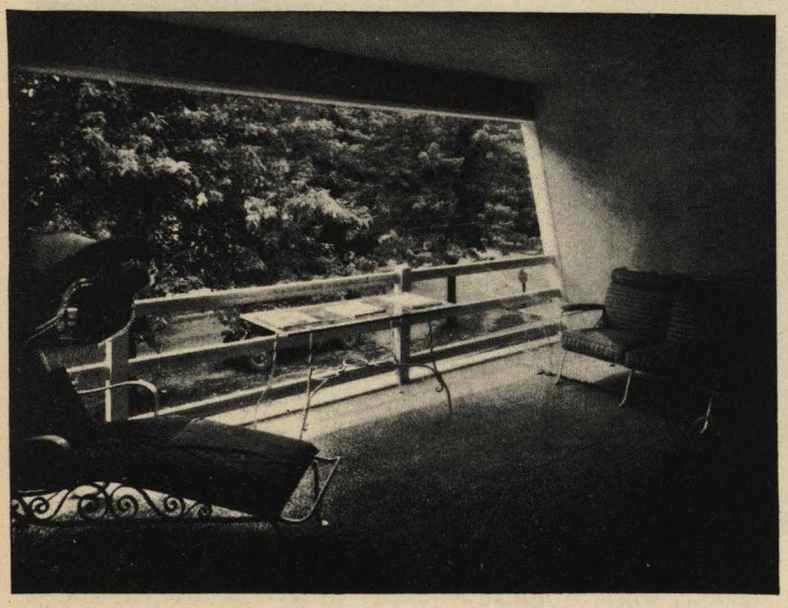
LATH AND PLASTERING
Inside of exterior walls and interior partitions
Lathing—metal, Truscon Steel Co.
Plastering—3 coats.

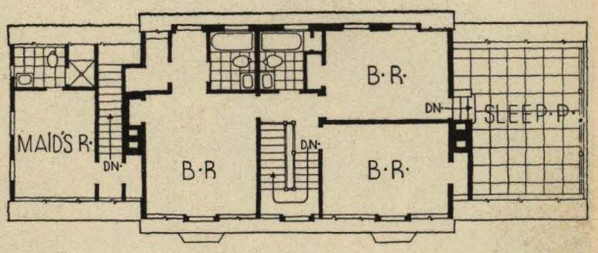
INTERIOR WOODWORK
Floors—white oak applied in mastic to the Gypsteel sub-flooring.
Shelving and cabinets—Oxford.

INSULATING
Outside walls, Roof rafters } 4" Red Top spun glass, U. S. Gypsum Co.
Weatherstripping—Chase Brass & Copper Co.

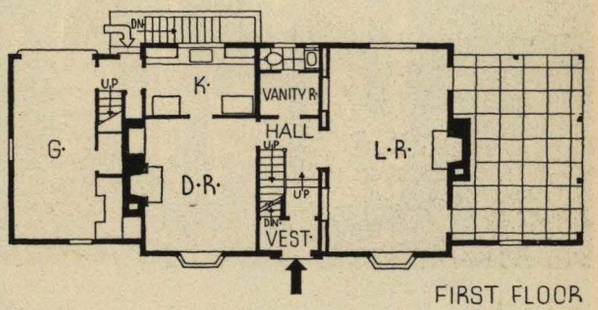
JOHN J. WHELAN, ARCHITECT



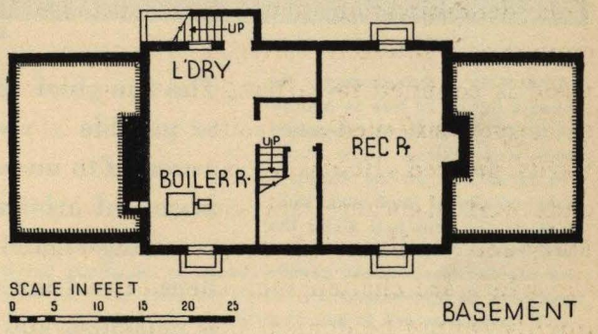




SECOND FLOOR



FIRST FLOOR



BASEMENT

PLAN: One excellent feature is the spacious recreation room with fireplace in the basement. The maid's room and bath above the garage, reached by the service stairway, are completely shut off from the family sleeping quarters. Besides central heating, all mechanical equipment is of recent type.

INTERIOR FINISHES
- Trim, Doors, Sash, Walls — Du Pont.
- Wallpaper—W. & J. Sloane.

WIRING
- Cable—concealed BX.
- Electrical fixtures, Switches — Chase Brass & Copper Co.

LIGHTING
- Direct.

PLUMBING
- Kitchen
  - Sink—Standard Sanitary Mfg. Co.
  - Stove—General Electric Co.
  - Refrigerator—Frigidaire Division of General Motors Corp.

BATHROOM
- Fixtures—Standard Sanitary Mfg. Co.
- Fittings—Chase Brass & Copper Co.

PIPES
- Copper water tube and sweat fittings by Chase Brass & Copper Co.

HEATING
- In service rooms, kitchen and bathrooms —gas.
- Boilers—General Electric.
- Radiators—copper concealed convectors, Piping—copper tube and sweat fittings — Chase Brass & Copper Co.
- Hot water heater—Ruud
- Thermostat — Humidistat, Minneapolis-Honeywell Regulator Co.

AIR CONDITIONING
- Central system by Westinghouse, 2½ ton capacity.

CHIMNEY
- Fireplaces
  - Facings—copper in recreation room.
  - Hearths—slate.
  - Mantels—special Caen stone and wood.
  - Damper—H. W. Covert.

HARDWARE
- Interior and exterior — brass, Yale & Towne Mfg. Co.

SCREENS
- Bronze wire mesh by Chase Brass & Copper Co.

WINDOW DRESSING
- Venetian blinds—W. & J. Sloane.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

92. HOUSE FOR FRANK R. COOK, MINNEAPOLIS

PROBLEM: Adequately to house a family of five on a sloping lot 58 x 135 ft. A recreation room was desired. The house was faced east on the street, a stone retaining wall was built 15 ft. to the rear and along the north side. This permitted a two level lawn and garden treatment of the rear.

The two chief requirements were to house a family of five comfortably and to provide a recreation room, besides the other usual essentials. The plan arranged to meet the needs of the case, the outward expression of style was a matter of arbitrary choice. Since there was no structural occasion for the overhang—such as there once was—its presence is a concession to precedent. The front elevation has balance and is well proportioned. The garage is detached, and put at the rear of the lot. Cost of house, excluding garage, $13,050. Cubage, 33,425, at 39 cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
- Walls—concrete block.
- Cellar floor—cement, asphalt tile over cement in recreation room, Thomas Molding Co.
- Waterproofing—½" coating of Portland cement (1 part) and sand (2 parts) with 5 per cent hydrated lime added, applied outside of foundation wall.

FRAME CONSTRUCTION
- Fir

EXTERIOR SURFACE
- Shingles—red cedar, 24" Royals, Edham Co.

ROOF
- Wood shingles on shingle lath—16" red cedar, Edham Co.
- Valleys, Flashing } tin, Taylor's "Target & Arrow"
- Gutters, Down spouts } galvanized iron, Central Alloy Steel Co.

DOOR AND WINDOW FRAMES
- Sash and frames
  - Double hung, Casement } Northern white pine by local mill
- Doors and frames (exterior)—Northern white pine.
- Garage doors—McKee Door Co., Chicago.

GLASS
- Flat drawn glass, Libbey-Owens-Ford Glass Co.

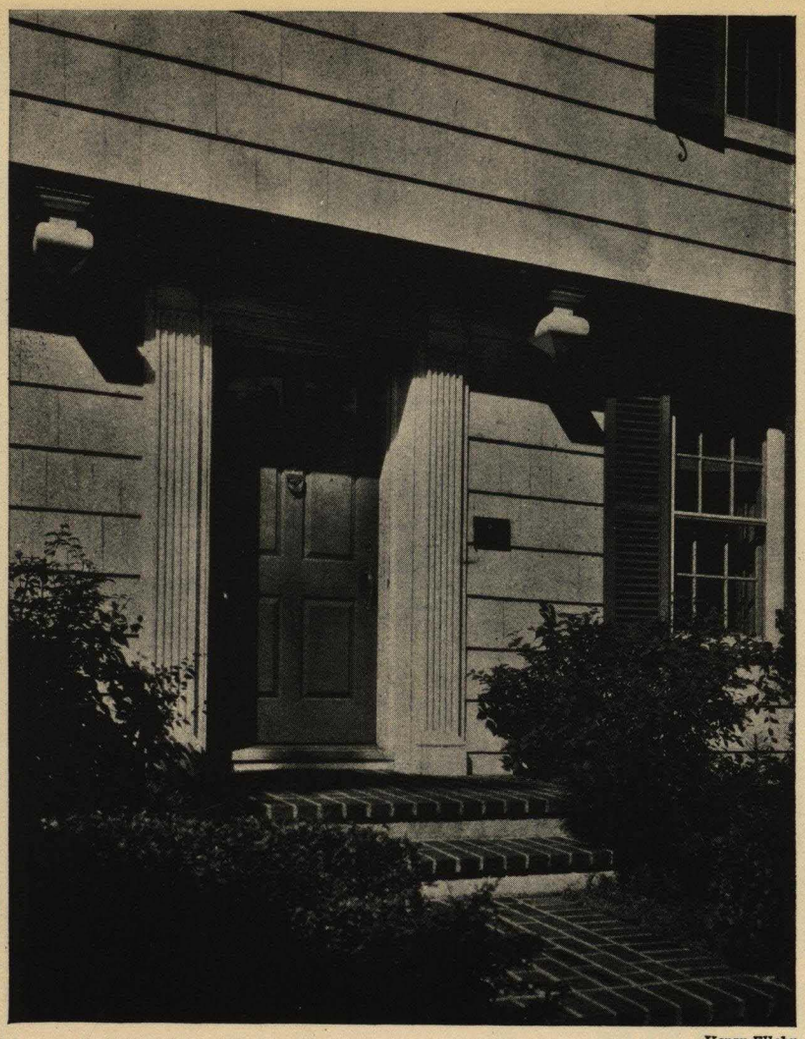
EXTERIOR PAINT
- Shingles
  - Dipped—side wall shingles factory dipped, Edham Co.
  - Brush stained—side wall shingles brush coated, 1 coat Cabot's double white.
  - Oil stain—roof shingles.
- Trim, Sash } lead and oil paint.

LATH AND PLASTERING
- Lathing
  - Metal—boiler room ceiling "Bi-flax"—outside walls and second story ceiling.
  - Wood—white pine—interior partitions.
- Plastering
  - Finishing coat—"Tiger" lime.

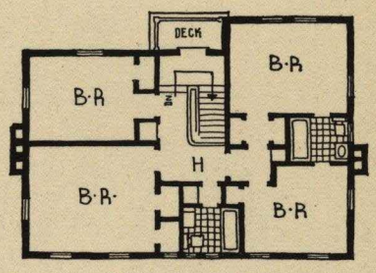
INTERIOR WOODWORK
- Trim—birch.
- Floors—white oak.
- Painted surfaces, Shelving and cabinets, Stock millwork } birch

INSULATING
- Outside walls—½" thick "Bi-Flax," Flaxlinum Co.

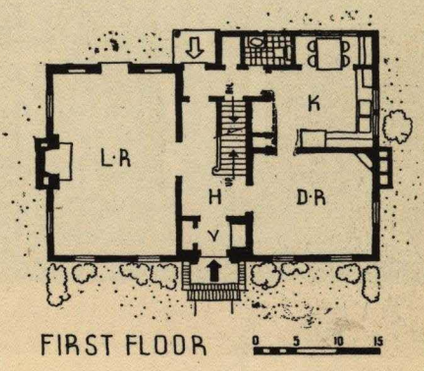
MINNESOTA, ROLLIN C. CHAPIN, ARCHITECT



Henry Elleby



SECOND FLOOR



FIRST FLOOR

PLAN: The recreation room is in the basement under the living room, is equipped with a fireplace, and occupies that part not required by the heating plant and laundry. There are coat closets on each side of the vestibule. The kitchen has a well-lighted dining alcove. On both floors there is good closet provision and all rooms have cross ventilation.

Second story ceiling—1" thick "Bi-flax"
Weatherstripping — Reese Weatherstrip Co.

INTERIOR FINISHES
Floors—varnish, Pratt and Lambert.
Trim, Doors, Sash } O'Brien's enamel.
Walls—O'Brien's enamel in kitchen and bathrooms.
Wallpaper—for all principal rooms.

WIRING
Electrical fixtures—local manufacture.
Switches—Hart & Hegeman.

LIGHTING
Direct

PLUMBING
Kitchen
Sink—Crane Co.
Stove—"Universal"—Landers, Frary, and Clark.
Refrigerator—General Electric.

BATHROOM
Fixtures—Crane Co.
Cabinets—Morton.
Bath tubs—Crane Co.
Toilets—Crane Co.
Seats—Church Mfg. Co.
Showers—Crane Co.
Tile—matt glazed for walls, faience for floors.

PIPES
Steel

HEATING
Hubbard Oil Burner.
Boilers—Capitol, U. S. Radiator Co.
Radiators—U. S. Radiator Co.
Piping—steel.
Valves—James P. Marsh Corp., Chicago.
Hot water heater—electric, "Thermo-grey."
Thermostat and regulators—Minneapolis-Honeywell Regulator Co.

AIR CONDITIONING
Unit—Lewis Air Conditioner.

CHIMNEY
Fireplaces
Facings, Hearths } brick.
Mantels—birch.
Damper—Peerless Mfg. Co.

HARDWARE
Interior and exterior—Sargent.

SCREENS
Wood—mill-made.

WINDOW DRESSING
Blinds—pine, mill-made.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

93. HOUSE FOR MARY A. WAESCHE, WYNCOTE

Photo-Illustrators

THIS house achieves consistency by being built of materials native to the neighborhood. The quality of the rubble masonry conveys a feeling of sincerity. Good proportions of mass and well-disposed fenestration gain a note of accent from the belt course beneath the upper windows. Both privacy and pleasant outlook result from placing the living room and dining room at the back. Coat closet and lavatory are conveniently close to the front door, and between them is the door to a small study, quite shut off from the rest of the house; on the other side of the entrance is the kitchen with direct access to the front door. The steep slope made it possible to locate the garage in the basement, next to the laundry and heater room. Cost: $10,000. Cubage, 26,000 at about 38½ cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
Walls—stone.
Columns—Lally.
Cellar floor—cement.

MASONRY CONSTRUCTION
Common brick walls, garage only.
Stone walls—local stone, warm colors.

ROOF
Ambler Asbestos Shingle.
Valleys, Gutters, Flashing } Copper.

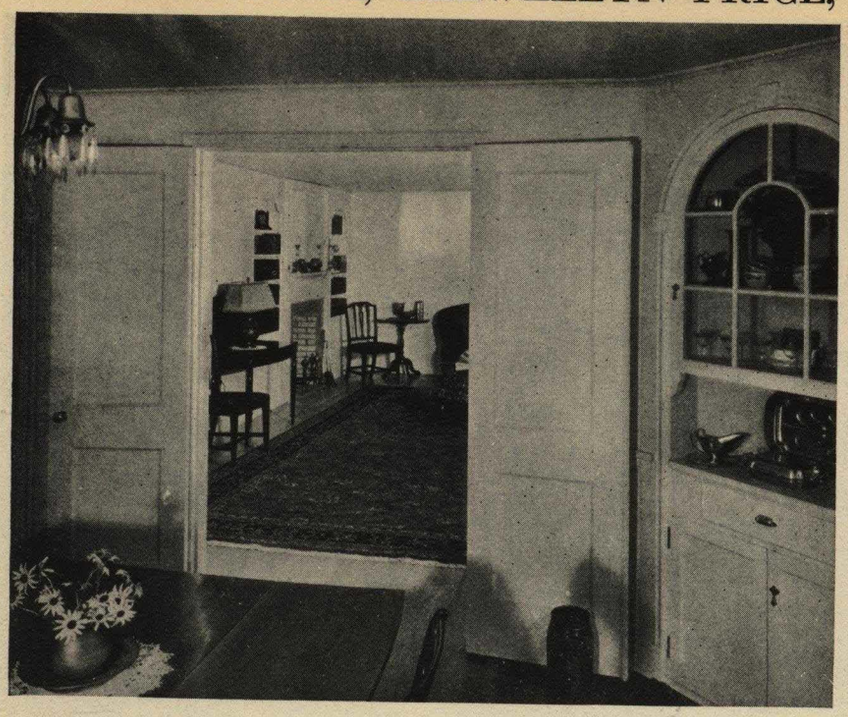
DOOR AND WINDOW FRAMES
Sash and frames.
Double hung—Curtis Silentile.
Doors and frames (exterior)—Curtis Companies, Inc.
Garage doors—Overhead.

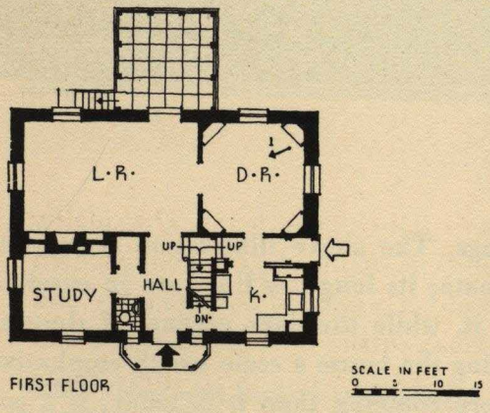
PORCHES
Floors—old brick.

EXTERIOR PAINT
Trim
Priming, Finish coat } White oil paint.
Sash
Priming, Finish coat } White oil paint.
Shutters—green.

LATH AND PLASTERING
Lathing
Composition plaster base—U. S. Gypsum Red Top Rock Lath.
Plastering
Patent plaster—U. S. Gypsum Co.
Finishing coat—Tiger Finishing Lime.

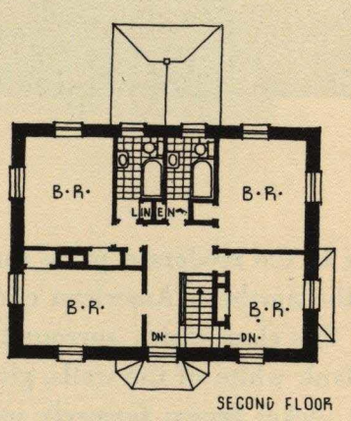
PENNSYLVANIA, LLEWELLYN PRICE, ARCHITECT



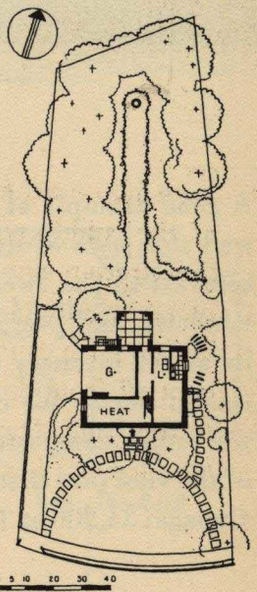


FIRST FLOOR

SCALE IN FEET
0 5 10 15



SECOND FLOOR



PLOT PLAN

PLAN: Every inch of space is well used. The backstairs problem is settled by a door from the pantry opening on the stair landing; one pair does duty for two. Every room has cross ventilation, and all bedrooms adequate closet space. There are good linen closets and a housemaid's closet besides.

INTERIOR WOODWORK
- Trim and floors
  - Hardwood
  - Stainwoods
  - Painted surfaces
  - } Curtis Companies Inc.
- Shelving and cabinets
- Stock millwork

INTERIOR FINISHES
- Wallpaper—Sanitas in kitchen, baths, living room.

LIGHTING
- Direct.

PLUMBING
- Kitchen.
  - Sink—Monel metal, International Nickel Co.

BATHROOM
- Fixtures—Hajoca Co.
- Cabinets—Miami, Philip Carey Co.
- Bath tubs
- Toilets
- Showers
- } Hajoca Co.
- Composition tile—linoleum wainscot.

PIPES
- Copper tubing.

HEATING
- Oil.

AIR CONDITIONING
- Central—Holland Furnace.

CHIMNEY
- Fireplaces
  - Facings
  - Hearths
  - } Marble.
  - Mantels—made up of stock moldings.
  - Damper—Covert.

HARDWARE
- Interior
- Exterior
- } Sargent.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

94. HOUSE AT SUMMIT, NEW JERSEY

A good example of a Colonial type house in the moderate price range. The above illustration shows how well this style of dwelling is adapted to the northern American climate; its long low lines are in excellent contrast to the sweeping verticals of the fine elms which surround it, while the dark accents of shutters, windows, and evergreens break up the blank white of the walls, giving the house a scale which emphasizes its air of intimacy and comfort. The low picket fence, formerly more common than it is today, is a successful device for conveying a sense of privacy, and, by its repetition of the material of the house, gives the entire composition a size and importance which would be otherwise lacking. An outstanding example of the vital part that setting and landscaping play in presenting any house to its best advantage. Cost: $13,500. Cubage: 34,200 at 39½ cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
Walls—cement blocks.
Columns—Lally.
Cellar floor—cement.
Waterproofing—tar, 1 coat.

FRAME CONSTRUCTION
Wood.

EXTERIOR SURFACE
Shingles—Perfection.

ROOF
Wood shingles on shingle lath—Perfection.

Valleys, Gutters, Flashing, Down spouts — Copper by Chase Brass and Copper Co.

DOOR AND WINDOW FRAMES
Sash and frames—wood, double hung, by Curtis.
Doors and frames (exterior)—Curtis.

PORCHES
Flagstone.

GLASS
By Pittsburgh Plate Glass Co.

EXTERIOR PAINT
Siding, Trim, Sash — 3 coats lead and oil—Dutch Boy.

LATH AND PLASTERING
athing—composition plaster base, Rock Lath by U. S. Gypsum Co.
Plastering—U. S. Gypsum Co.

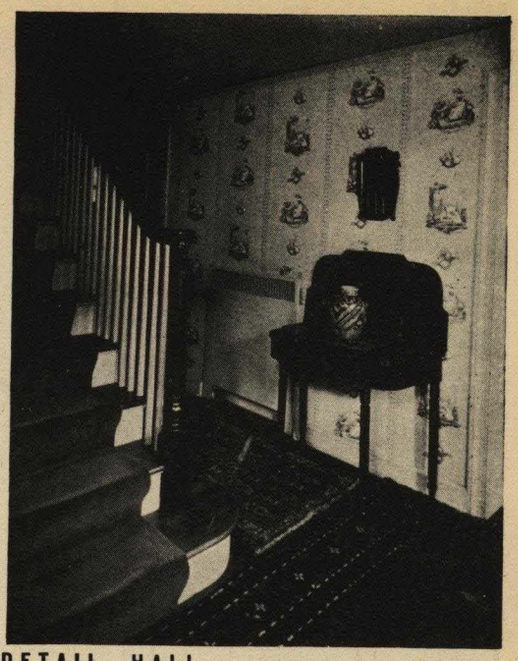
FLOORS
Minwax (2 coats).

INTERIOR WOODWORK
Trim—pine by Curtis.
Hardwood—red oak.

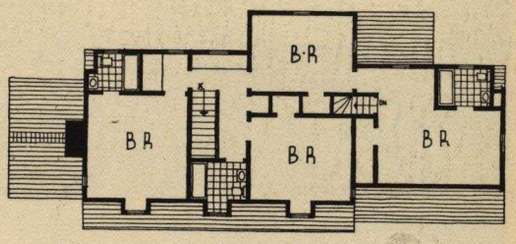
CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

WILLIAM M. PAREIS, ARCHITECT

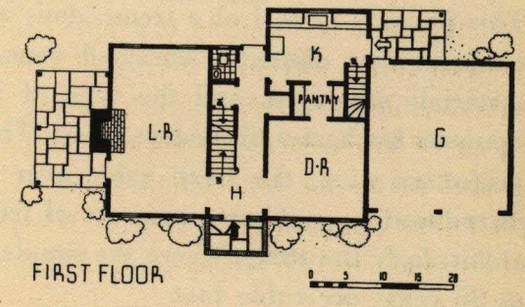
ENTRANCE DOOR



DETAIL, HALL



SECOND FLOOR



FIRST FLOOR

PLAN: Living room has been given ample space. In a house this size more direct access from kitchen or pantry to living room where tea or cocktails are served might be desirable. Maid's room large with access to rest of second floor through rear master bedroom.

INSULATING
- Outside walls, Roof rafters, Attic floor — Johns-Manville.
- Weatherstripping—Chamberlin.

INTERIOR FINISHES
- 3 coats lead and oil—Dutch Boy, National Lead Co.
- Wallpaper—Lloyds.

WIRING
- Cable—BX.
- Electrical fixtures—"Bronze Art."

LIGHTING
- Direct.

PLUMBING
- Kitchen.
  - Sink—Standard flat rim.
  - Cabinet—White House.
  - Stove—Gas.
  - Refrigerator—General Electric.

BATHROOM
- Fixtures—Standard Sanitary Mfg. Co.
- Cabinets—United.
- Bath tubs—Pembroke.
- Toilets—Devoro.
- Seats—Church.
- Showers—Standard Sanitary Mfg. Co.

PIPES
- Brass.

HEATING
- Oil—Williams.
- Boilers, Radiators, Valves — Thatcher.
- Hot water heater—Penfield.

CHIMNEY
- Fireplaces
  - Facings and hearths—brick.
  - Mantels—Curtis.

HARDWARE
- Interior and exterior—Corbin.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

95. HOUSE FOR CLARENCE E. RUBBERT, MINNEAPOLIS

Norton & Peel and Hibbard

This house is typical of a tremendous amount of suburban building in the U. S. The ornamentation confined to a discreetly enriched doorway, the location of the building in relation to the street, the materials employed, and the type of landscaping—all these are familiar sights in suburban developments for homes of moderate cost. This house varies in that the facade has been broken by a slightly projecting wing; the small gable over the dressing room window is unusual, and was apparently introduced to establish a measure of balance with the gabled wing. The interiors are well carried out, particularly the study, where the simple vertical paneling is successful. Cost: $14,500. Cubage, 41,046 at 35 cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
- Walls—concrete block.
- Cellar floor—cement.
- Waterproofing—½" coating of Portland cement (1 part) and sand (2 parts) with 5 per cent hydrated lime added, applied outside of foundation wall.

FRAME CONSTRUCTION
- Fir.

EXTERIOR SURFACE
- Shingles—16" red cedar, Edham Co.

ROOF
- Wood shingles on shingle lath—24" red cedar, Edham Co.
- Valleys, Flashing } tin, Taylor's "Target & Arrow."
- Gutters, Down spouts } galvanized iron.

DOOR AND WINDOW FRAMES
- Sash and frames
  - Double hung, Casement } Northern white pine by local mill.
- Doors and frames (exterior) — same as windows.
- Garage doors—Overhead Door Co.

PORCHES
- Reenforced concrete.

GLASS
- Libbey-Owens-Ford Glass Co.

EXTERIOR PAINT
- Shingles
  - Dipped, Brush stained } Edham Co. stain.
- Trim, Sash } lead and oil paint.

LATH AND PLASTERING
- Lathing
  - Wood—No. 1 white pine.
- Plastering
  - Finishing coat—"Tiger" lime.

INTERIOR WOODWORK
- Trim—birch.
- Floors—white oak.
- Painted surfaces, Shelving and cabinets, Stock millwork } birch.

INSULATING
- Outside walls, Attic floor } "Spray-O-Flake."
- Weatherstripping—Monarch Weatherstrip Co.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

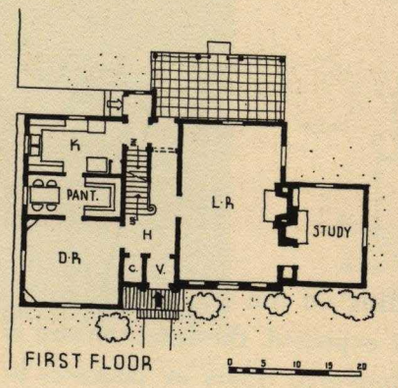
MINNESOTA, ROLLIN C. CHAPIN, ARCHITECT

HALL

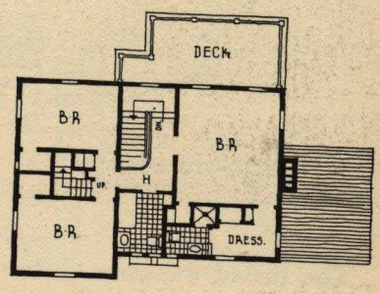
Rogers

STUDY

Graphic Arts



FIRST FLOOR



SECOND FLOOR

INTERIOR FINISHES

Floors—stain, shellac and wax.
Trim, Doors, Sash } Vitrolite enamel.
Walls—Vitrolite enamel kitchen and baths.
Wallpaper—all principal rooms.

WIRING

Electrical fixtures—local manufacture.
Switches—Hart and Hegeman.

LIGHTING

Indirect

PLUMBING

Kitchen
Sink—"Ebco," Ebinger Mfg. Co.
Stove — Westinghouse Electric and Mfg. Co.
Refrigerator—Frigidaire.

BATHROOM

Fixtures, Bath tubs, Toilets, Showers, Shower curtains } Crane Co.
Seats—Church Mfg. Co.
Tile—matt glazed wall tile, Faience Tile floors.

PIPES

Steel

HEATING

Forced warm air plant with Marr Oil Burner.
Boilers—Waterman-Waterbury Furnace.
Hot water heater—gas, American Radiator Co.—"Hot-coil."
Thermostat and regulators—Minneapolis-Honeywell Regulator Co.

CHIMNEY

Fireplaces
Facings, Hearths } brick.
Mantels—birch.
Damper—Peerless Mfg. Co.

HARDWARE

Interior and exterior—Sargent.

SCREENS

Pine, by local mill.

WINDOW DRESSING

Blinds—pine, by local mill.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

96. HOUSE AT RANCHO, SANTA FE

The broad expanse of lawn abutting on the clipped hedge against the parapet wall makes a sympathetic frame for this house. As might be expected, the interiors are simple and restrained and evince a nice feeling for appropriate detail. The louvered doors or jalousies in the living room, typical of warm or tropical climates, are practical and have decorative value. Cost: $10,900.

CONSTRUCTION OUTLINE

FOUNDATION
Walls and piers—reenforced concrete.
Cellar floor—concrete.
Waterproofing—Anti-Hydro integral, exterior walls mopped with hot tar.

FRAME CONSTRUCTION
Douglas Fir.
Sills—redwood.

EXTERIOR SURFACE
Stucco—3 coats cement plaster waterproofed and colored by "Bondex." Cement applied over 1" 17-gauge wire mesh.

ROOF
Wood shingles on shingle lath—5 in 2" "Perfects."

Gutters, Flashing, Down spouts } galvanized iron, 26 gauge.

DOOR AND WINDOW FRAMES
Sash and frames
Double hung—white pine.
Doors and frames (exterior)—white pine.
Garage doors—white pine, sliding.

PORCHES
Brick floor—selected common.

GLASS
Libbey-Owens-Ford Glass Co.

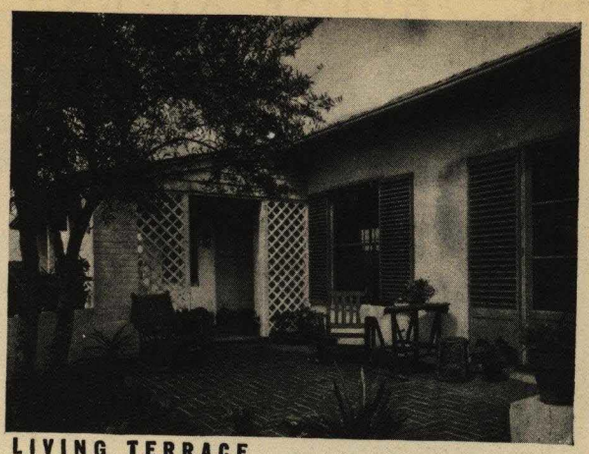
EXTERIOR PAINT
Shingles—oil stained, Cabot.
Trim, Sash } 3 coats lead and oil, Fuller.

LATH AND PLASTERING
Lathing
Composition plaster base—"Griplath" by Schumacker Wall Board Co., Los Angeles.
Plaster
Patent plaster—gypsum.

INTERIOR WOODWORK
Trim—knotty white pine in living room and dining room, vertical grained Douglas Fir balance of house.

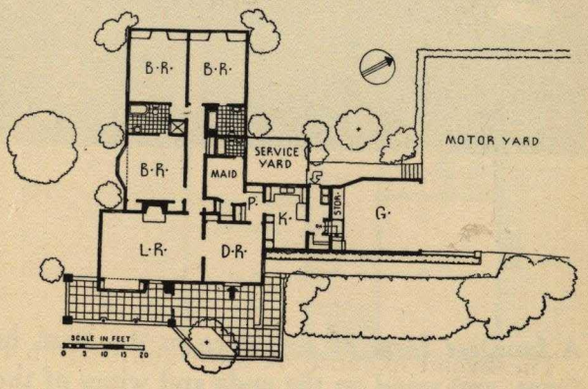
NEW MEXICO, WINCHTON RISLEY, ARCHITECT

MOTOR APPROACH AND GARAGE



LIVING TERRACE

LIVING ROOM



PLAN: Service quarters in good relation to motor yard. If the size of yard indicates numerous guests, the yard to bedroom route for incoming and outgoing luggage seems unnecessarily roundabout. Kitchen, pantry, maid's, and dining room sequence convenient.

Floors—⅝"x2" hardwood.
Shelving and cabinets—white pine.

INSULATING
None.
Weatherstripping—"Monarch."

INTERIOR FINISHES
Floors—stain, 2 coats shellac, 2 coats Johnson's floor wax.
Trim, Doors, Sash } 4 coats lead and oil, W. P. Fuller & Co.
Walls—baths, service porch and kitchen, 2 coats lead and oil, final coat "Fullerglo."
Wallpaper—balance of house.

WIRING
Cable—Sherarduct.
Electrical fixtures—especially designed.
Switches—General Electric.

LIGHTING
Direct.

PLUMBING
Kitchen
Sink—Standard Sanitary.

BATHROOM
Fixtures—Standard Sanitary.

PIPES
Steel.

HEATING
Oil—Oil-O-Matic, Model K
Hot water heater—40 gal., "Everhot" electric.

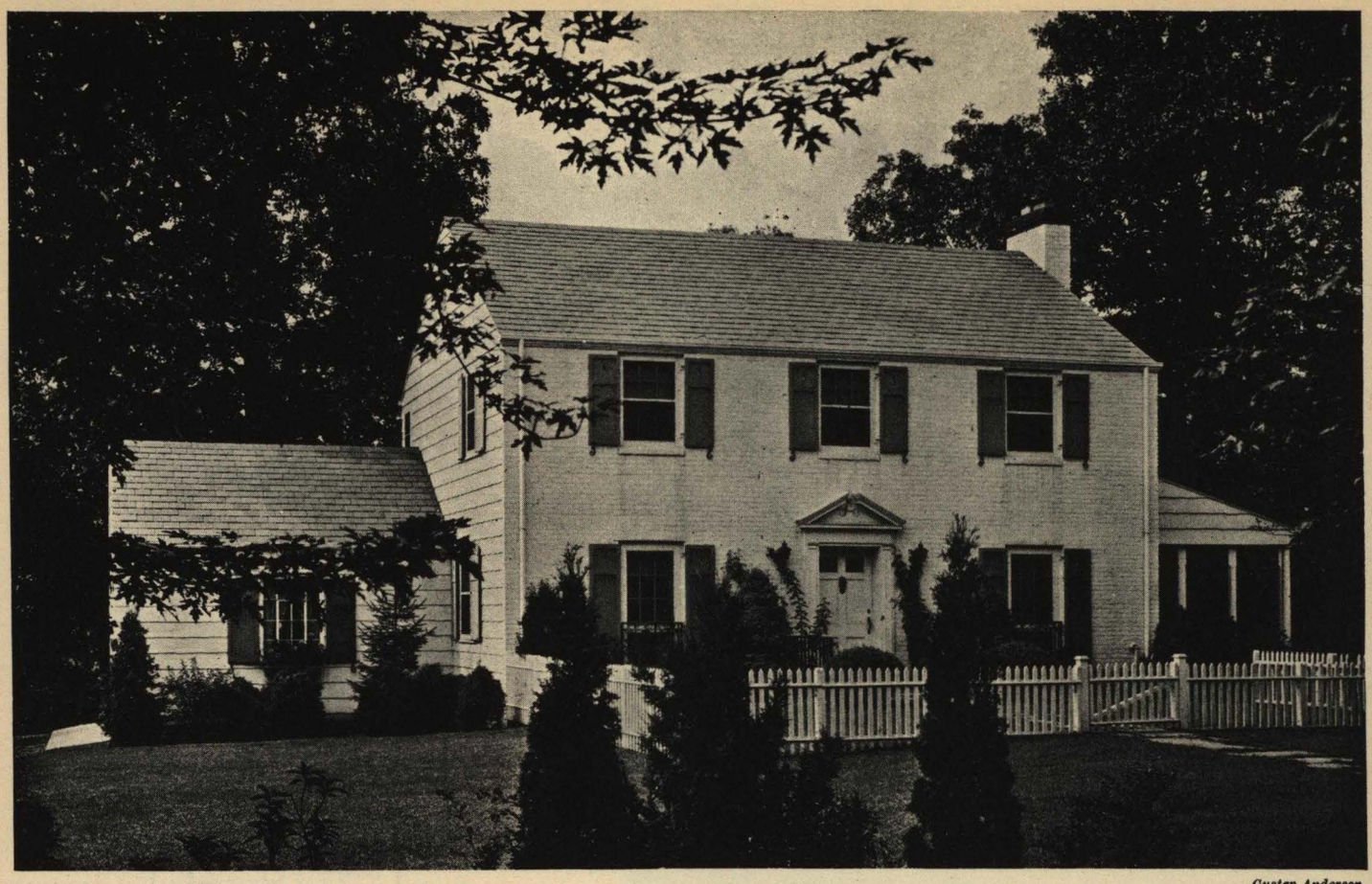
CHIMNEY
Fireplaces
Facings, Hearths } selected common brick.
Mantels—knotty white pine.
Damper—Covert.

HARDWARE
Interior and exterior—Russwin.

SCREENS
Metal frame, bronze wire, special make.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

97. HOUSE FOR K. O. KLAREN, SUMMIT, NEW JERSEY



Gustav Anderson

A familiar form of residence in the East, handled with taste and restraint. The use of brick veneer on the front, and wood on the ends and wings of the house produces an agreeable play of textures, while the white paint on both surfaces preserves the severe integrity of the form as a whole. The combination of the two materials as here employed also frankly reveals the front wall as a veneer rather than a solid masonry construction. The light-colored shutters give an effect as pleasant as it is unusual in residences of this type. A sense of privacy and richness is given by the picket fence, and it is a welcome division between the surrounding lawn and the more heavily planted area close to the house. Details are well handled, particularly the front door. Landscaping is excellent. Cost: $13,150. Cubage: 36,000, at 36½ cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
- Walls—cement blocks.
- Columns—Lally.
- Cellar floor—cement.
- Waterproofing—tar (1 coat).

FRAME CONSTRUCTION
- Wood

MASONRY CONSTRUCTION
- Common brick walls.

EXTERIOR SURFACE
- Common brick—Sayre & Fisher Co.
- Shingles—Perfection.

ROOF
- Slate on sheathing—black.
- Valleys, Gutters, Flashing, Down spouts } Copper—Chase Brass and Copper Co.

DOOR AND WINDOW FRAMES
- Sash and frames—double hung, Curtis.
- Doors and frames (exterior)—Curtis.
- Garage doors—Curtis.

PORCHES
- Flagstone.

GLASS
- Pittsburgh Plate Glass Co.

EXTERIOR PAINT
- Shingles—brush stained, Cabot's.
- Siding, Trim, Sash } 3 coats lead and oil, Dutch Boy.

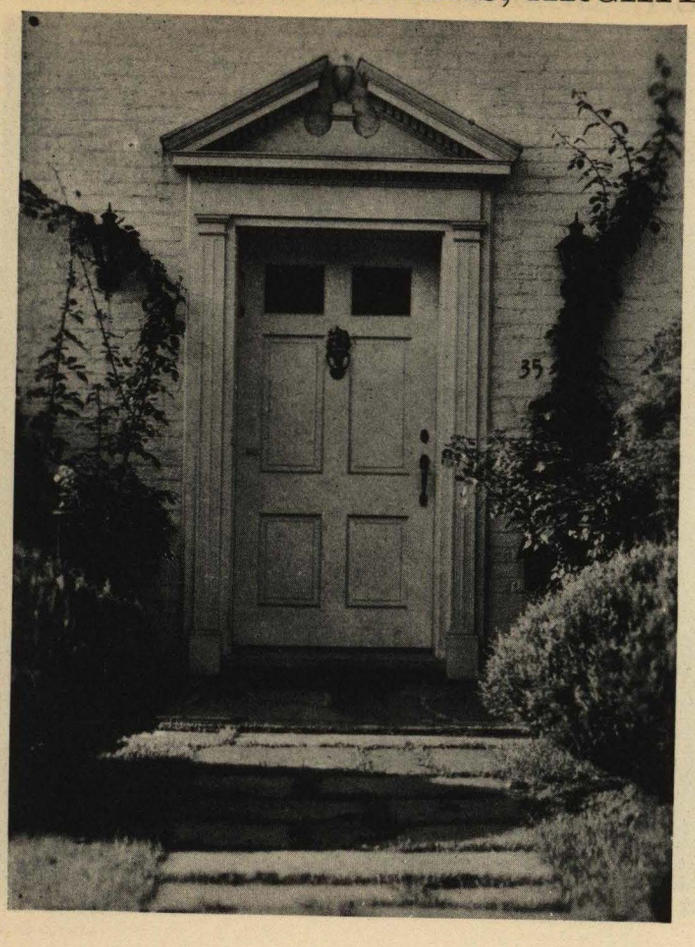
LATH AND PLASTERING
- Lathing
  - Composition plaster base—Rocklath, U. S. Gypsum Co.
- Plastering—U. S. Gypsum Co.

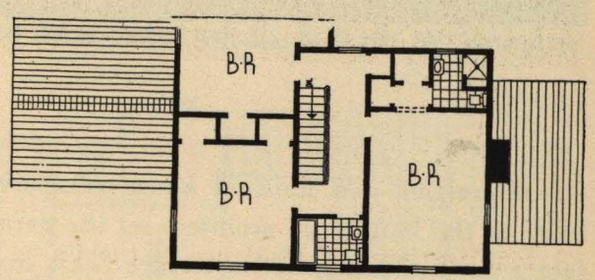
INTERIOR WOODWORK
- Trim and floors—pine.
- Hardwood—red oak.
- Stock millwork—Curtis.

INSULATING
- Roof rafters—Cabot's wool.

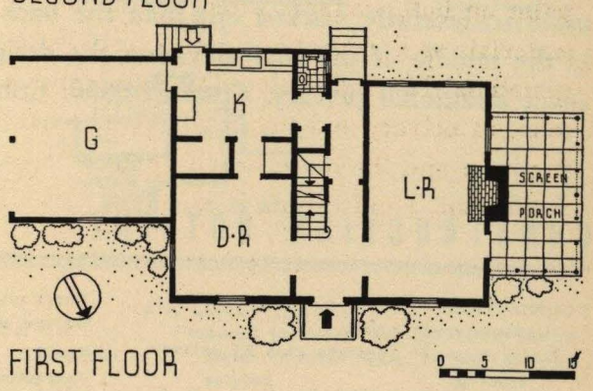
CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

WILLIAM M. PAREIS, ARCHITECT





SECOND FLOOR



FIRST FLOOR

PLAN: A typical arrangement of rooms, with generous auxiliary space for the kitchen. Vistas through the rooms are good. End windows in living room make up for light cut off by the screened porch. Upstairs closets ample, and convenient in shape. Square form of dining room is one that might well be more widely adopted.

INTERIOR FINISHES
- Floors—Minwax, 2 coats.
- Trim, Doors, Sash, Walls } 3 coats lead and oil, Dutch Boy.
- Wallpaper—Lloyd's.

WIRING
- Cable—BX.
- Electrical fixtures—Chase.

LIGHTING
- Direct.

PLUMBING
- Kitchen
  - Sink—Standard Sanitary.
  - Stove—gas, Tappan Stove Co.
  - Refrigerator—General Electric.
- BATHROOM
  - Fixtures—Standard Sanitary.
  - Cabinets—United.
  - Bath tubs—Pembroke.
  - Toilets—Devoro.
  - Seats—Church.
  - Showers—Standard Sanitary.
  - Tile—Pardee Matawan Tile Co.
- PIPES
  - Brass.

HEATING
- Oil—Petro.
- Boilers, Radiators, Piping, Valves } American Radiator Co.
- Hot water heater—Penfield.

CHIMNEY
- Fireplaces
  - Facings, Hearths } brick

HARDWARE
- Interior and exterior—Corbin.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

98. HOUSE FOR MRS. WALTER C. GUEST, ANDERSON

THE MORTGAGE ON THIS HOUSE HAS BEEN INSURED BY THE FEDERAL HOUSING ADMINISTRATION

Photos Lewis D. Moorhead

An interesting and unusual house composition. Starting with a typical rectangular block for the main body of the house, the architect set the garage at a slight distance and developed the intervening space into a covered porch and a terrace. This ingenious arrangement produced an unusually livable house, as well as giving a rather luxurious appearance to a residence of moderate cost. While the front is perhaps more successfully worked out than the back, the effect as a whole is satisfactory. By extending a wing in the middle of the rear elevation the designer shut off the kitchen from the terrace, giving this outdoor space additional privacy. Cost: $14,650. Cubage: 48,540, at 30 cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
- Walls—common brick.
- Cellar floor—4" concrete plus 1" cement topping.
- Waterproofing—none.

FRAME CONSTRUCTION
- Pine.

EXTERIOR SURFACE
- Brick veneer—3" x 8" rough surface.
- Clapboards—garage wing.

ROOF
- Slate on sheathing—weathered slate.
- Valleys—40 lb. tin.
- Gutters, Down spouts } 24 gauge galvanized Toncan.
- Flashing—tin and galvanized iron.
- Composition sheathing paper—Carey 30 lb. felt under slate.

DOOR AND WINDOW FRAMES
- Sash and frames.
  - Double hung—pine, cast iron weights, cotton cord.
- Doors and frames (exterior), Garage doors } Pine.

PORCHES
- Reenforced concrete slabs.
- Terrace—hand made old brick.
- Porch—red quarry.

GLASS
- Double strength, quality A, Libbey-Owens-Ford Glass Co.

EXTERIOR PAINT
- Walls, Trim, Sash } Barrell Sunlight, U. S. Gutta Percha Paint Co.

LATH AND PLASTERING
- Lathing—composition plaster base.
- Plastering
  - Patent plaster—Gypsum
  - Finishing coat—finishing lime

} Certain-teed Products Corp.

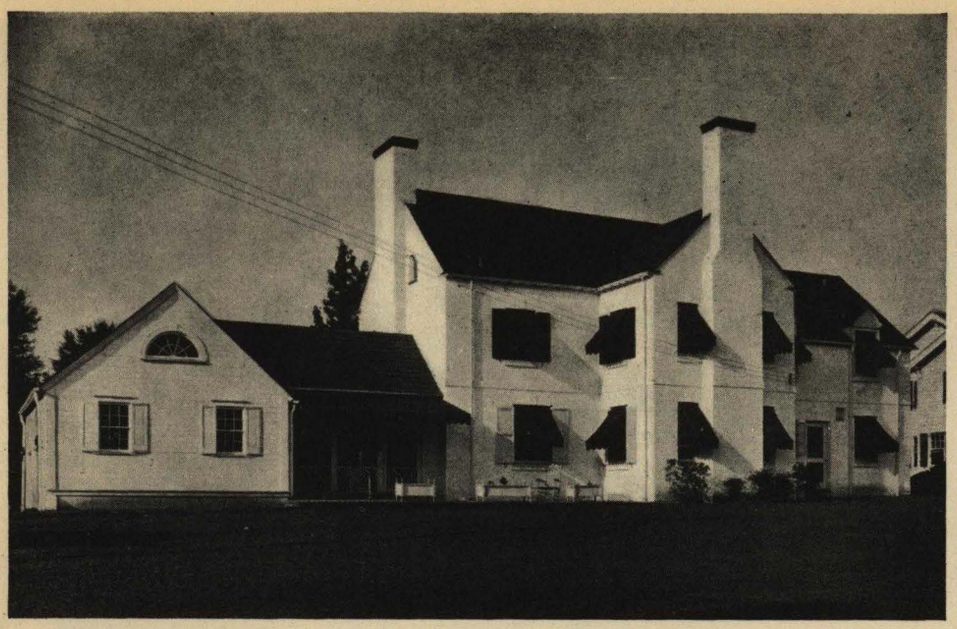
INTERIOR WOODWORK
- Trim and floors.
  - Floors—mixed red and white oak, wide widths.
  - Trim—yellow pine.
  - Doors—Ponderosa.
- Shelving and cabinets—yellow pine.
- Stock millwork—special, except interior doors.

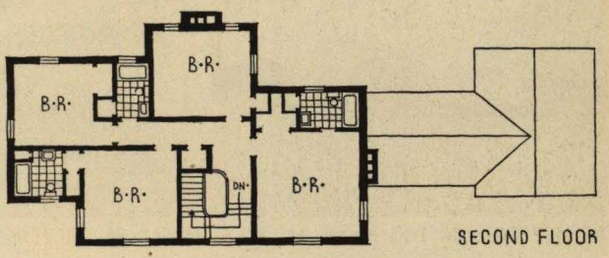
INSULATING
- Outside walls—fiber board, Certain-teed Products Corp.
- Attic floor—kiln dried treated pine shavings.
- Weatherstripping — zinc strips, brass thresholds.

INTERIOR FINISHES
- Floors—wood filler, 3 coats varnish by Pittsburgh Plate Glass Co.

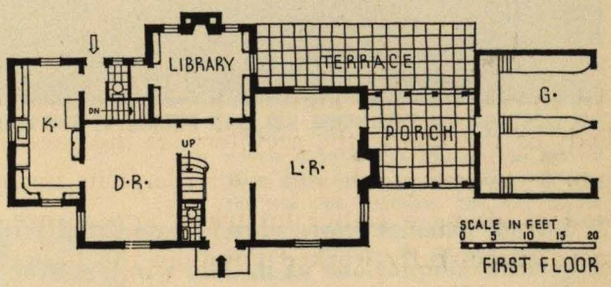
CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

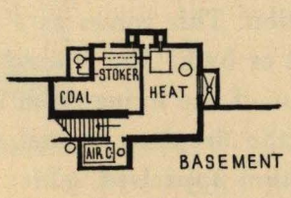
SOUTH CAROLINA, C. W. FANT AND L. S. WHITTEN, ARCHITECTS





PLAN: Though somewhat irregular, the plan is compact, efficient, and convenient. The generous kitchen is well planned. Basement area is small. Note that the bath which serves two bedrooms has only one door, a preferable arrangement, as a rule, to that of having one door from each bedroom.





Trim, Doors, Sash } Interior enamel } U. S. Gutta Percha Paint Co.
Walls—flat tinted }
Wallpaper—living and bedrooms, Alfred Peats, Chicago.

WIRING
Cable—impregnated fiber covered, two wire.
Electrical fixtures—brass by Shapiro & Aronson and imported glass chandeliers.

LIGHTING
Direct—Colonial type.

PLUMBING
Kitchen.
Sink—enamel.
Cabinet—wood, special detail.
Stove—General Electric Co.
Refrigerator—Bohn box, Kelvinator unit in basement.

BATHROOM
Fixtures—Standard Sanitary Mfg. Co.
Cabinets.
Bath tubs—enameled iron, Toilets—low tank models } Standard Sanitary Mfg. Co.
Seats—Church Mfg. Co.
Shower curtains—canvas.
Floors and walls—hard tile.

PIPES
Steel

HEATING
Split system—coal fired.
Boilers—McWane.
Radiators—in kitchen and bathrooms, Trane Co.
Piping—steel, Central Tube Co.
Hot water heater—cast iron, American Radiator Co.

AIR CONDITIONING
Prepared to install cooling coil or chilled water washer later, ducts are insulated.

CHIMNEY
Fireplaces.
Facings—one handmade colonial brick, other marble.
Mantels—wood.

HARDWARE
Interior and exterior—Yale & Towne Mfg. Co.

SCREENS
Wood frames.

WINDOW DRESSING
Shades—cotton.
Awnings—cotton duck.
Blinds—wood.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

99. HOUSE FOR ALLEN E. WARD, LOUISVILLE, KENTUCKY

THE MORTGAGE ON THIS HOUSE HAS BEEN INSURED BY THE FEDERAL HOUSING ADMINISTRATION

Theodore Webb Photos

A formal exterior more closely associated with the Renaissance manner of England than with the American adaptations of it. The window over the main entrance actually opens into a hall, according to the old tradition. This comes as a pleasing surprise after many plans which allow this window to open into a closet or bath. The rear of the house, strictly utilitarian, is neither formal nor symmetrical. The interior of the living room is well designed. A pleasing sense of space is obtained from the composition of the fireplace mantel with side pilasters extending from floor to ceiling. Federal Housing Administration appraised value: approximately $12,500.

CONSTRUCTION OUTLINE

FOUNDATION
- Walls—10" concrete.
- Columns—4" lally.
- Cellar floor—4" concrete.
- Waterproofing—none.

FRAME CONSTRUCTION
- Fir.
- Sheathing—yellow pine.

EXTERIOR SURFACE
- 4" brick veneer over sheathing and 15 lb. roofing felt, "Genasco" by Barber Asphalt Co.

ROOF
- Wood shingles on shingle lath—5 in 2"s Washington red cedar edge grain.
- Valleys, Flashing } 40 lb. tin, Scotts.
- Gutters, Down spouts } 26 gauge galvanized iron.

DOOR AND WINDOW FRAMES
- Sash and frames
  - Double hung and casement type—built by Louisville Lumber and Millwork Co.
  - Steel sash—Fenestra, basement.
- Doors and frames (exterior), Garage doors } same as sash.

PORCHES
- Reenforced concrete.

GLASS
- Double strength quality A.

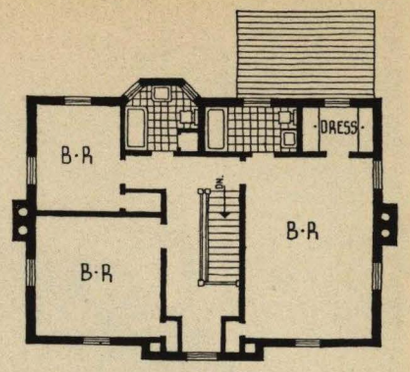
EXTERIOR PAINT
- Shingles
  - Dipped—creosote stain.
- Siding and sash
  - Priming, Finish coat } 3 coats linseed oil and Dutch Boy white lead, National Lead Co.
- Trim
  - Priming—1 coat lead and oil, 1 coat flat.
  - Finish coat—2 coats enamel, semigloss.

LATH AND PLASTERING
- Lathing—walls and ceiling Rocklath, ceilings 2nd floor, Celotex.
- Plastering
  - Patent plaster—Kentucky Wall Plaster Co.
  - Finishing coat—Plaster of Paris and lime putty, smooth.

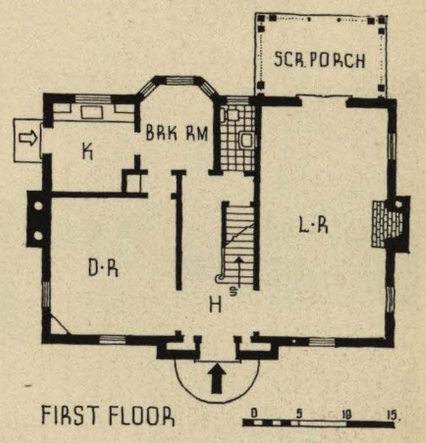
CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

EMERY KINKEAD, DESIGNER

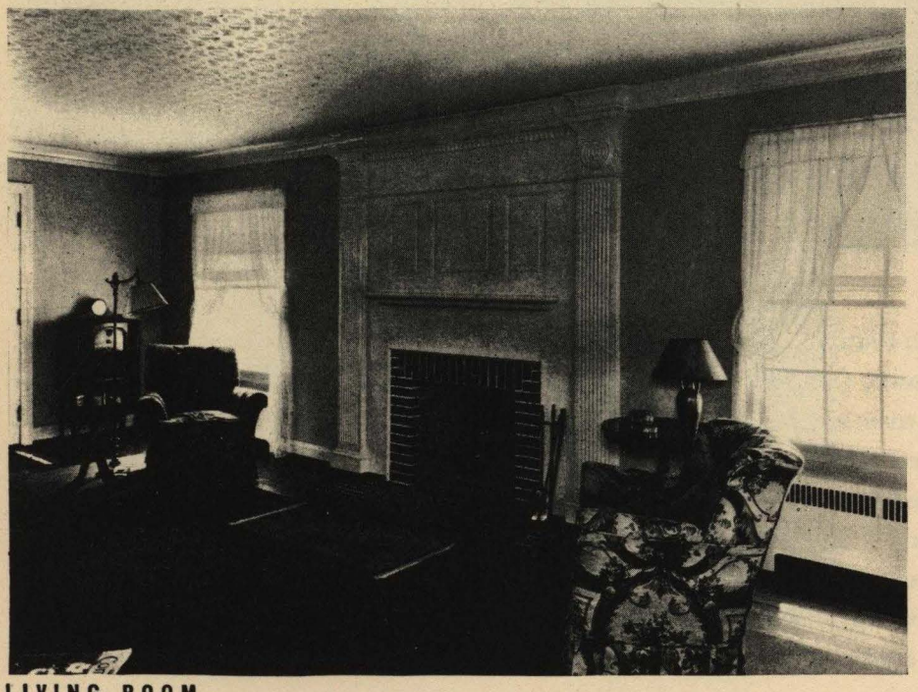
REAR SHOWING PORCH AND GARAGE ENTRANCE



SECOND FLOOR.



FIRST FLOOR



LIVING ROOM

PLAN: The breakfast room bay becomes a bathroom bay on the second floor with wash basin placed between the two side windows. The two minor bedrooms seem to lack sufficient closet space. Entrance to garage steep but workable.

INTERIOR WOODWORK
Trim—poplar.
Floors—oak, 1st floor random width, 2nd floor 5/16" by Wood Mosaic Co., Louisville, Kentucky.
Shelving and cabinets, Stock millwork } Louisville Lumber & Millwork Co.

INSULATING
Attic floor—Reynolds metal insulation and Celotex.

INTERIOR PAINTING
Floors—natural finish.
Trim, Doors, Sash } enamel.
Walls—3 coats semigloss finish.

WIRING
Cable—BX.
Switches—Bryant.

LIGHTING
Direct.

PLUMBING
Kitchen fixtures—Crane Co.

BATHROOM
Fixtures—Crane Co.

PIPES
Anaconda, American Brass Co.

HEATING
Oil.
Boilers—Red Flash boiler, American Radiator Co.
Radiators—American Radiator Co.
Hot water heater—No. 3 Crane Superior 36 gal. automatic.

CHIMNEY
Fireplaces
Facings—brick.
Mantels—wood.

HARDWARE
Interior and exterior—wrought iron by Russwin.

SCREENS
Poplar frames, 16 mesh copper wire.

WINDOW DRESSING
Shades—E. I. du Pont de Nemours Co.
Blinds—mill built slat.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

100. HOUSE FOR JOHN P. McGEAN, CLEVELAND, OHIO

Ernest Graham Photos

A most unusual use of early American motives in this house has resulted in an exterior that is anything but Colonial in appearance. Wood pendants, the door, windows, and the roof, all of undoubted New England ancestry, are combined with a heavy masonry base and a definitely unconventional porch. The problem of the second-story porch has always been a difficult one to solve where a certain resemblance to the traditional Colonial house form is considered desirable; here the architect has attempted to avoid the heaviness of wood supports by means of light ironwork. The interiors are less of a departure from the Colonial manner; wood paneling treated very simply is used for the principal rooms. The bedroom shows the decorative possibilities in the use of uncomplicated wood forms contrasted with richly textured materials. Cost: $20,000. Cubage: 48,500 at 41 cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
- Walls—brick and tile, Cleveland Builders Supply Co.
- Cellar floor—Portland Cement
- Waterproofing—R.I.W. Marine Cement, Toch Brothers

FRAME CONSTRUCTION
- Norway yellow pine

MASONRY CONSTRUCTION
- Common brick walls—Cleveco, Cleveland Builders Supply Co.
- Faced brick—Cleveco, painted white
- Tiled walls with stone facing—Cleveland Quarries sandstone
- Stone walls—Cleveland Quarries sandstone
- Tiles—Cleveland Builders Supply Co.

EXTERIOR SURFACE
- Flush siding, Idaho white pine
- Stucco—Birkett sheathing. Cement plaster, Cleveland Gypsum Co.

ROOF
- Slate on sheathing—black Bangor
- Snow breaks—Clason Copper wire, M. N. Cartier & Son
- Valleys, Gutters, Down spouts } Copper
- Composition sheathing paper—Sisalkraft

DOOR AND WINDOW FRAMES
- Sash and frames
  - Double hung—Idaho white pine
  - Casement—Idaho white pine
  - Steel sash—Crittall's Stanwin casements
- Doors and frames (exterior)—Idaho white pine
- Garage doors—Overhead Door Corp.

GLASS
- Libbey-Owens-Ford grade "A" double strength

EXTERIOR PAINT
- Siding, Trim, Sash } Priming. Lead and oil. Finish coat, Cabot's double white

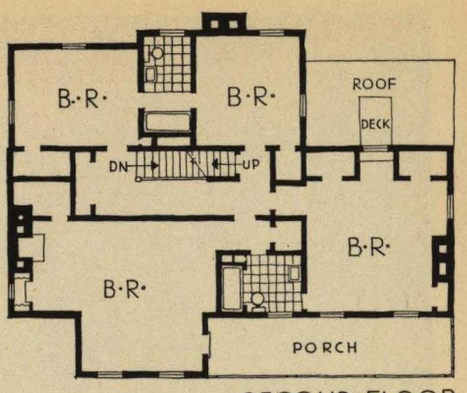
LATH AND PLASTERING
- Lathing—Rocklath
  - Composition plaster base—U. S. Gypsum Co.
- Plastering
  - Patent plaster—U. S. Gypsum Co. "Red Top"
  - Finishing coat—U. S. Gypsum Co., hydrated finishing lime

INTERIOR WOODWORK
- Trim and floors

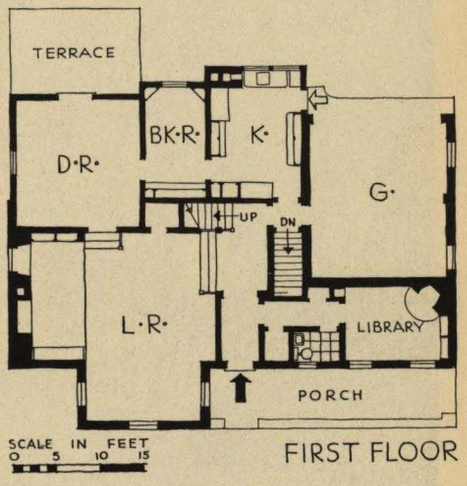
JOHN SHERWOOD KELLY, ARCHITECT

LIVING ROOM

BEDROOM



SECOND FLOOR



FIRST FLOOR

PLAN: Irregular rooms like the living room and master bedroom are easy to furnish and offer changing vistas that increase their apparent size. A further extension of the living room space is obtained by a wide opening to the hall. The stairs to hall and dining room are inconvenient, but this is a matter of the owner's preference.

Hardwood—Ritter's Appalachian red oak
Stainwoods—knotty white pine
Painted surfaces—poplar
Shelving and cabinets—poplar

INSULATING
Outside walls—ground cork
Attic floor—ground cork
Weatherstripping—Monarch

INTERIOR PAINTING
Floors—one coat of silicate paste filler, one coat of black stain, two coats of Permatite
Trim, Doors, Sash } Enamel finish

WIRING
Cable—flexible loom
Switches—General Electric tumbler type

LIGHTING
Direct

PLUMBING
Kitchen
Sink—Crane Corland acid resisting enamel iron

BATHROOM
Fixtures—Crane Co.
Cabinets—Corcoran
Bath tubs—Crane Co.
Toilets—Crane Co.
Seats—Church
Showers—Speakman
Tile—Mosaic flint floor, satin finish wall tile

PIPES
Chase brass and Byers' wrought iron

HEATING
Gas
Boilers—Bryant Heating Co.
Radiators—"Arco" by Petroleum Heat and Power Co.

AIR CONDITIONING
Bryant split system

CHIMNEY
Fireplaces
Facings and hearths—Cleveland Builder's Supply rustic brick and Birmingham buff sandstone, Cleveland Quarries
Mantels—knotty pine in library and living room
Damper—Majestic poker damper

HARDWARE
Interior—part wrought iron

SCREENS
Higgin Manufacturing Co.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

101. HOUSE FOR EDWARD X. TUTTLE, BATTLE

Suzuki Photos

PROBLEM: "To build a home for the purpose of privately, comfortably, and efficiently rearing a family, eating, drinking, sleeping, playing . . ." The plot, approximately 90 x 100 ft., is situated between two streets which are not parallel, one a main thoroughfare, the other a short minor street.

With only himself to please, the architect has used brick in this severely rectangular house to relieve the coldness of its form. Unlike the typical modern house, which strives for an expression of lightness and space, this residence, by its use of masonry and wood sash, achieves a solidity quite similar to that of a more traditional type of dwelling. All furniture and fittings were built specially to the architects' designs. The location of the house on the plot is successfully worked out; privacy on the street side has been obtained by the elimination of windows, all important rooms facing on the garden. Brick walls in the garden give a unity to house and entourage which is too often neglected. Cost: $19,857. Cubage: 45,850 at about 43½ cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
Walls and piers—concrete, Alpha cement
Waterproofing—none, careful control of water cement ratio made waterproofing unnecessary

FRAME CONSTRUCTION
Southern yellow pine

MASONRY CONSTRUCTION
Common brick walls—sand lime brick
Faced brick—Buckskin face brick, Wyandotte Clay Products Co., Upper Sandusky, Ohio.

ROOF
Built-up roof—Barrett Co.
Flashing, Down spouts, Coping } 16 oz. copper, Anaconda

DOOR AND WINDOW FRAMES
Sash and frames—double hung, Eastern white pine.
Doors and frames (exterior)—Eastern white pine.
Garage doors—overhead doors by Overhead Door Corp., Hartford City, Ind.

PORCHES
Reenforced concrete—Alpha cement.

GLASS
⅛" polished plate, Pittsburgh Plate Glass Co.

EXTERIOR PAINT
Trim and Sash.
Priming—oil stain.
Finish coat—Benite by Bens Chemical Co., Jackson, Mich.

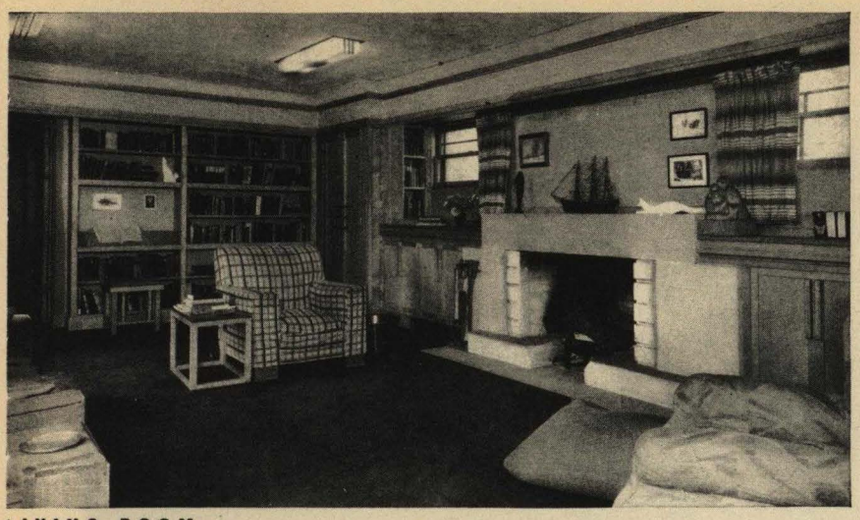
LATH AND PLASTERING
Lathing
Metal—U. S. Gypsum Co.
Composition plaster base—Insulite.
Plastering—U. S. Gypsum Co.

INTERIOR WOODWORK
Trim—Eastern white pine.
Floors—oak, maid's room, 3rd grade oak—workshop, No. 1 yellow pine.
Painted surfaces, Shelving and cabinets } Eastern white pine.

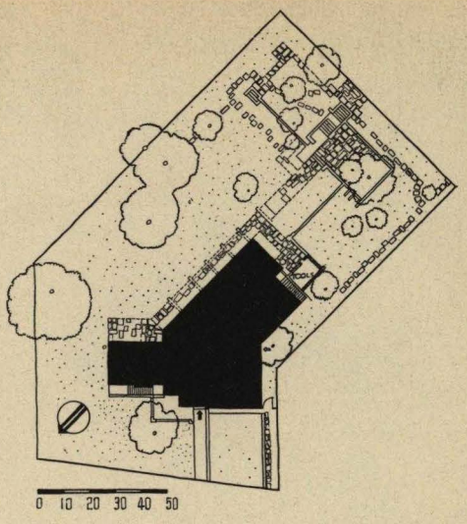
INSULATING
Outside walls—1" jute blanket.
Roof rafters—2" jute blanket, ½" Insulite on roof sheathing.
Weatherstripping — Chamberlin Metal Weatherstrip.

INTERIOR FINISHES
Floors—oak and yellow pine, 2 coats Benite by Bens Chemical Co.

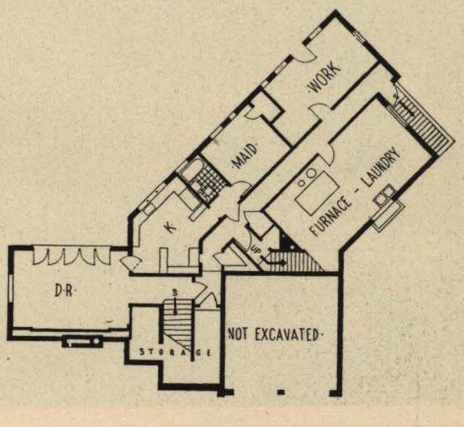
CREEK, MICHIGAN, EDWARD X. TUTTLE, ARCHITECT

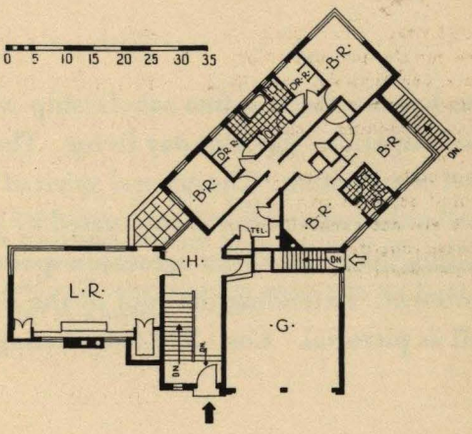


LIVING ROOM



BEDROOM





PLAN: The house was backed up against the street, heavy planting screens the thoroughfare, and a garden visible only to the occupants of the house was created. The plan is unusual in that living and dining rooms are on separate floors. The entrance hall, which is finished in the same brick as the exterior, leads on the upper floor to the living room and to the bedroom wing, which can be shut off. The service entrance is perhaps too close to the bedroom window to afford privacy to the occupant, but is otherwise conveniently placed, leading directly to the kitchen on the lower floor. The dining room, at the foot of the main stair, is easily approached through an ample passage. The separation of this element from the service portion is well worked out, and the placing of the door to the kitchen is excellent.

Trim, Doors, Sash, Walls — Oil stain and wax—wax manufactured by A. J. Lehmer Floor Co., Inc.

Wallpaper — "Salubra" by Frederick Blank & Co.

WIRING
- Cable—General Electric.
- Electrical fixtures—Beardslee Chandelier Co., Chicago.
- Switches—Harvey Hubbell.

LIGHTING
- Direct—Beardslee Chandelier Co.
- Indirect—Duplexalite Division, Miller Co.

PLUMBING
- Kitchen.
  - Sink—Standard Sanitary Mfg. Co.
  - Stove—gas, A. B. Stove Co., Battle Creek, Mich.
  - Refrigerator—Seeger Refrigerator Co., St. Paul, Minn.
  - Washing machine—General Electric.

BATHROOM
- Fixtures—Standard Sanitary Mfg. Co.
- Cabinets—built to order.
- Bath tubs—Standard Sanitary Mfg. Co.
- Toilets—Standard Sanitary Mfg. Co.
- Seats—Church Mfg. Co.
- Showers—built to detail, Speakman heads.
- Tile—Franklin Tile Co., Ohio.

PIPES
- Steel by National Tube Co.

HEATING
- Gas.
- Hot water heater—Humphrey, Kalamazoo, Mich.
- Thermostat and regulators—Minneapolis-Honeywell.

AIR CONDITIONING
- Bryant Heater Corp.

CHIMNEY
- Fireplaces.
  - Facings, Hearths, Mantels — Indiana limestone.
  - Damper—Colonial Fireplace Co.

HARDWARE
- Interior and exterior—Russwin, Stanley.

WINDOW DRESSING
- Venetian blinds—Columbia Mills.
- Curtain material—F. Schumacher, New York.

SPECIAL EQUIPMENT
- Water softener—Stover Water Softener Co., St. Charles, Ill.
- Sump pump (house is below sewer)—Union Steam Pump Co., Battle Creek, Mich.

102. HOUSE FOR JAMES V. RITCHEY, DARIEN, CONN.

The house reflects a fine scholarship which has not been distorted to adjust itself to the architect's main preoccupation—present-day living. The trees at the front and rear form an admirable setting for the structural composition. The general spirit of the house is well indicated both by the dignified entrance front and also by the rear, which is dominated by the outside brick chimney and by the large dining room window overlooking the terrace—an agreeable spot for outdoor meals. The amiable garden affords consistent accompaniment. Extending the roof of the dining room bay-window over the door as a shelter was practical as well as pictorial. Cost: $20,000. Cubage: 50,000 at 40 cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
- Walls—concrete, "Atlas" cement.
- Columns—lally.
- Cellar floor—Universal cement.
- Waterproofing—exterior face parged with ½" coat of waterproofed Medusa cement, Anti-Hydro Waterproofing Co.

FRAME CONSTRUCTION
- Douglas fir, Weyerhaeuser.

EXTERIOR SURFACE
- Clapboards—½" x 6".

ROOF
- Wood shingles on shingle lath—18" 4½" to weather, Creo-Dipt Co.
- Valleys—closed, flashed with copper.
- Gutters, Flashing, Down spouts } 16 oz. copper.

DOOR AND WINDOW FRAMES
- Sash and frames
  - Double hung—Curtis Silentite.
  - Steel casement—Truscon.
- Doors and frames (exterior)—wood, Morgan.
- Garage doors—Overhead Door Corp.

PORCHES
- Flagstone on concrete slab

GLASS
- "A" double thick, clear sheet glass, Libbey-Owens-Ford Glass Co., American Window Glass Co.

EXTERIOR PAINT
- Shingles—dipped
- Siding, Trim, Sash } lead and oil, Devoe & Raynolds Co.

LATH AND PLASTERING
- Lathing
  - Ceilings—metal.
  - Walls—Rocklath, U. S. Gypsum Co.
- Plastering
  - Patent plaster — King's Windsor or Rockwall.
  - Finishing coat—hard white.

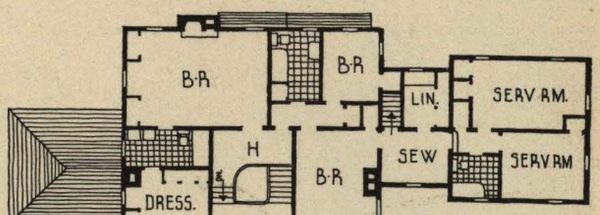
INTERIOR WOODWORK
- Trim—pine.
- Floors—oak.
- Walls—in library, stained pine.
- Shelving and cabinets—painted pine.
- Stock millwork—Morgan and Curtis.

INSULATING
- Outside walls, Roof rafters } rock wool.
- Weatherstripping—Curtis Silentite.

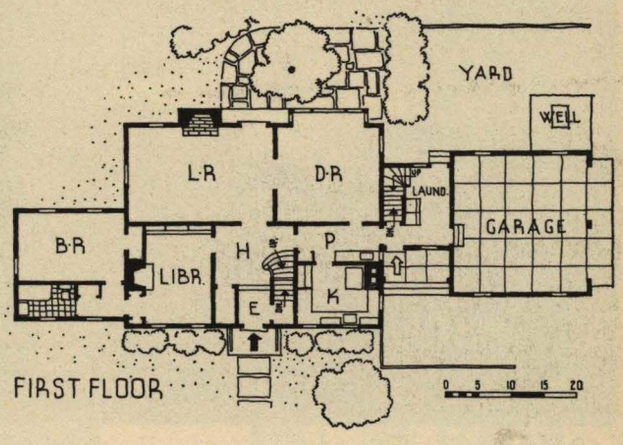
CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

WALTER BRADNEE KIRBY, ARCHITECT

LIVING TERRACE AND REAR GARDEN



SECOND FLOOR



PLAN: The kitchen at the front is properly located. The library is completely isolated from the living room and thus ensures a quiet retreat. The extra first floor bedroom may be used as a guest room, in which case the library becomes part of a suite.

INTERIOR FINISHES

Floors—Minwax floor finish.
Trim, Doors, Sash } 3 coats lead and oil paint.
Walls—Salubra.
Wallpaper—F. Blank Co., W. H. S. Lloyd Co.

WIRING

Cable—BX.
Electrical fixtures—Chase Brass & Copper Co.
Switches—Hart & Hegeman tumbler.

LIGHTING

Direct

PLUMBING

Kitchen
Sink — Standard Sanitary enameled iron.
Cabinet—wood, Curtis stock.
Stove—A. G. A. Co., coal, insulated.
Refrigerator—Frigidaire.

BATHROOM

Fixtures—Standard, Chromard fittings.
Bath tubs—"Pembroke."
Toilets—Compact.
Seats—Church Mfg. Co.
Showers—K 200.
Shower curtains—K 290, duck.
Tile—floor, ceramic mosaic. Walls, Parisian matt glazed, American Encaustic Tile Co.

PIPES

Brass—American Brass Co.

HEATING

Oil—Gilbert & Barker.
Radiators—American Radiator Co.
Valves—H. A. Thrush & Co.
Thermostat and regulators—Minneapolis-Honeywell Regulator Co., H. A. Thrush & Co.

CHIMNEY

Fireplaces
Facings, Hearths } brick.
Mantels—wood, Wm. H. Jackson.
Damper—H. W. Covert Co.

HARDWARE

Interior and exterior—Yale & Towne Mfg. Co.

SCREENS

Curtis stock.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

103. GUEST HOUSE IN BEDFORD, NEW YORK

The timbers of an old frame mill, 24 x 40 feet, were used in the construction of this guest house. Everything else in the construction was new, but the materials used and the site, with its associations, plainly indicated the most suitable manner of treatment. There is a garden below the spillway of the dam. The arrangement of levels was suggested by the irregularities of the site. The division between the upper and lower masses of the building became a natural separation between master's and servants' quarters. The bedrooms are of unusual shape and their somewhat unexpected disposal is determined by the placing of the stairs with reference to the demands of the great living room below. One of the living room's most engaging features is the long range of windows overlooking the stream. Cost, approximately $19,000.

CONSTRUCTION OUTLINE

FOUNDATION
Walls—rubble stone.
Cellar floor—cement.
Waterproofing—integral, underfloor fill drained with porous fill.

FRAME CONSTRUCTION
Oak.
Rafters—spruce.
Wood pins.

MASONRY CONSTRUCTION
Stone walls—rubble stone, local.

EXTERIOR SURFACE
Clapboards — mill siding, composition sheathing paper under.

ROOF
Wood shingles on shingle lath.
Valleys, Gutters, Flashing, Down spouts } copper.
Salt glazed tile drains—to dry wells.

DOOR AND WINDOW FRAMES
Sash and frames
Casement type—white pine.
Doors and frames (exterior)—pine.

PORCHES
Bluestone flagging.

GLASS
Double thick, American Window Glass Co.

EXTERIOR PAINT
Siding, Trim, Sash } 2 coats linseed oil.

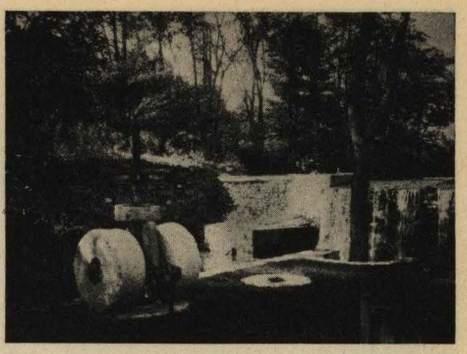
LATH AND PLASTERING
Lathing—Toncan metal lath in bathrooms, kitchen and pantry only.
Plastering—cement plaster in same spaces, smooth finish.

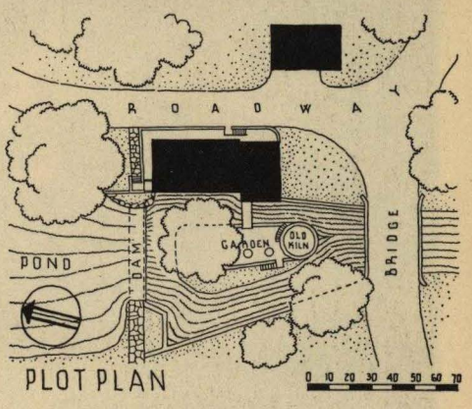
INTERIOR WOODWORK
Trim and floors—red oak in living room, elsewhere spruce.
Wall surfaces—chestnut in living room, other rooms spruce.
Shelving and cabinets—white pine.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

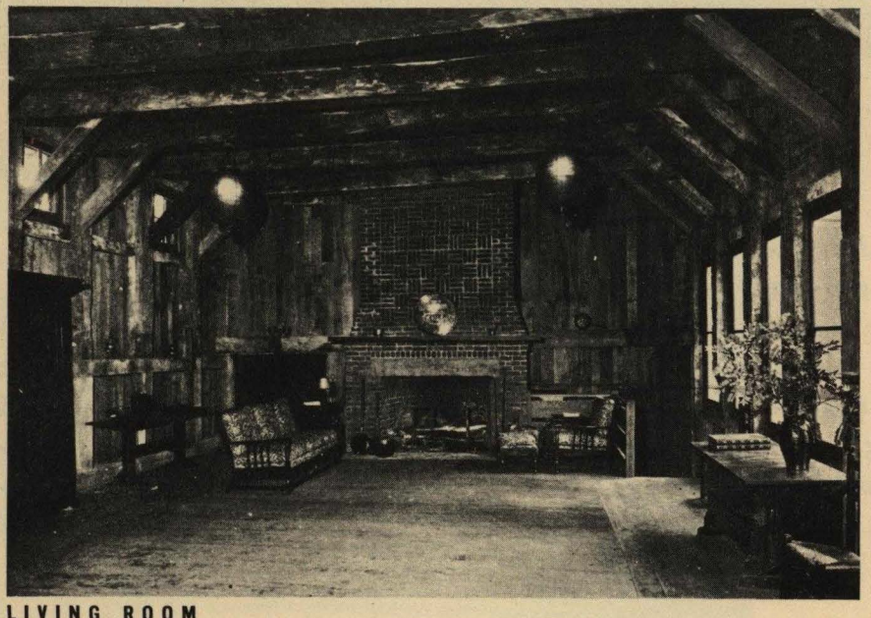
JOHN C. B. MOORE, ARCHITECT

VIEW FROM THE BRIDGE

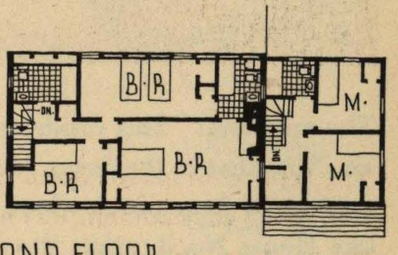




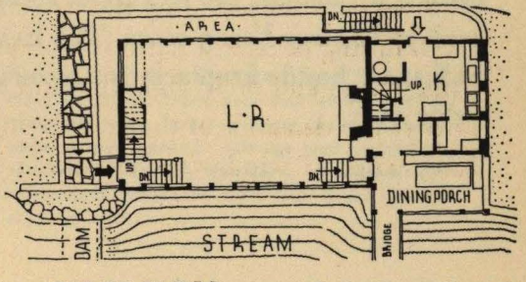
PLOT PLAN



LIVING ROOM



SECOND FLOOR



FIRST FLOOR 0 5 10 20 30

INSULATING
Roof rafters—½" Insulite.
Attic floor—½" Cabot's Quilt.

INTERIOR FINISHES
Floors—stained, shellacked and waxed.
Trim, Doors, Sash } 2 coats linseed oil.
Walls—living room naturally weathered and unfinished, all other rooms stained and oiled.

WIRING
Cable—BX.
Electrical fixtures—specially designed, tin.
Switches—toggle type.

LIGHTING
Direct.

PLUMBING
Kitchen
Sink—enameled iron.
Stove—container gas.
Refrigerator—ice.

BATHROOM
Fixtures—enameled iron, Standard Sanitary Mfg. Co.
Bath tubs—enameled iron.
Toilets—porcelain.
Seats—white, Church Mfg. Co.
Showers—over tub.
Floor—linoleum.

PIPES
Supply—brass.
Waste—cast iron.

HEATING
None.
Hot water heater—coal.

CHIMNEY
Fireplaces
Facings, Hearths, Mantels } common brick.
Damper—Covert, Old Style B.

HARDWARE
Interior and exterior — wrought iron latches, etc., P. & F. Corbin.

SCREENS
Wood frames.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

104. HOUSE FOR DOROTHY GREENO, BILTMORE FOREST, N. C.

Fisher

The architect: "This residence was planned entirely around the owner who desired plenty of sunshine and air. Note that in the living room, study, and owner's bedroom the sun shines in all hours of the day. Note also the second floor porch where the owner has breakfast each morning, looking over the garden." This house, like House No. 3, omits the supporting column at the corner of the porch. Here with a flatter roof and broken up masses, the treatment seems architecturally at ease. The kitchen is well placed; the study can be used as another living room. The living room fireplace was designed with openings on either side where wall space beside fireplaces is a more usual treatment. Cost: $15,000. Cubic feet: 55,500 at 27 cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
Walls and piers—common brick.
Cellar floor—concrete.
Waterproofing — emulsion No. 55—Union Products Co.

FRAME CONSTRUCTION
Native yellow pine.

MASONRY CONSTRUCTION
Tiled walls.

EXTERIOR SURFACE
Common brick veneer over tile.

ROOF
Tile on sheathing—B. Miffin Hood Co.
Valleys—copper.
Gutters—24 ga. Galvanized iron.

DOOR AND WINDOW FRAMES
Sash and frames
Double hung
Doors and frames (exterior)—white pine.
Garage doors — roll up overhead type, Yoder Morris Co.

PORCHES
Brick floor.
Matched pine.

GLASS
Flat drawn sheet glass D. S. A., Libbey-Owens-Ford Glass Co.

EXTERIOR PAINT
Brick painted 2 coats "Bondex" cement paint.
Trim } Priming—lead and oil.
Sash } Finish coat—2 coats Sherwin-Williams outside paint.

LATH AND PLASTERING
Lathing
Wood
Plastering
Patent plaster—U. S. Gypsum Co.
Finishing coat—smooth finish, U. S. Gypsum Co.

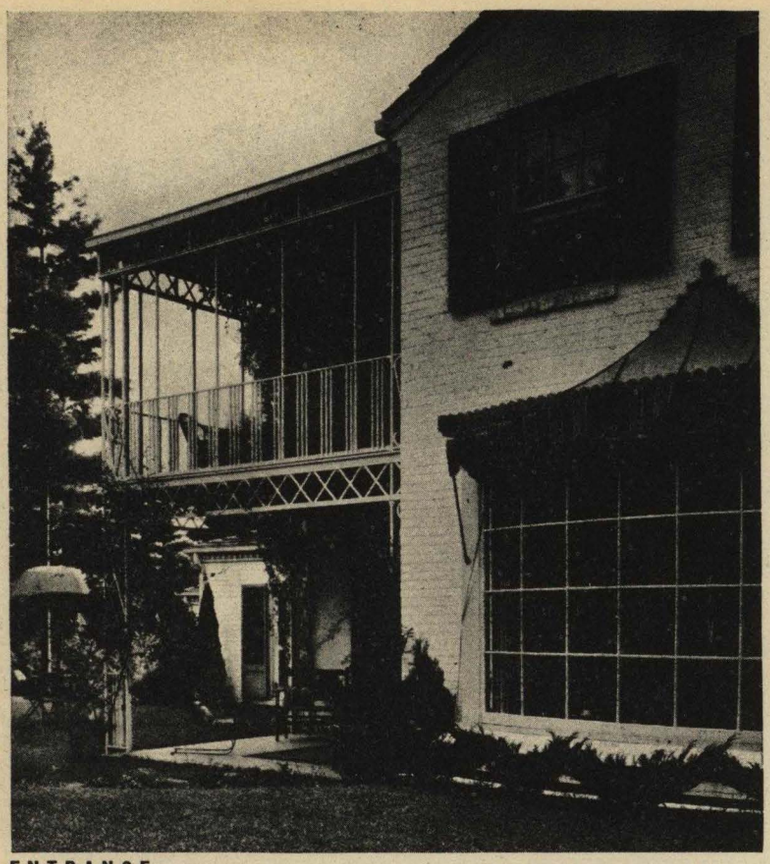
INTERIOR WOODWORK
Trim and floors—hard wood.
Shelving and cabinets—painted except for cedar lining.
Stock millwork.

INSULATING
Roof rafters—Johns-Manville rock wool.
Weatherstripping.

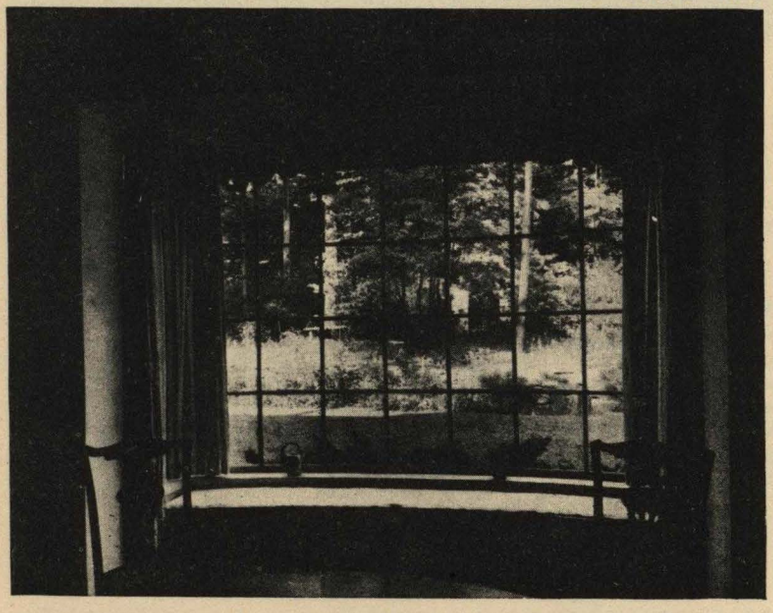
INTERIOR FINISHES
Floors—filled, varnished, 2 coats, Pratt & Lambert.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

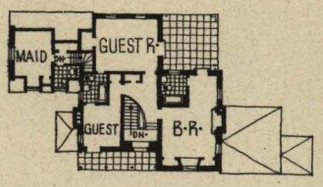
HENRY IRVEN GAINES, ARCHITECT



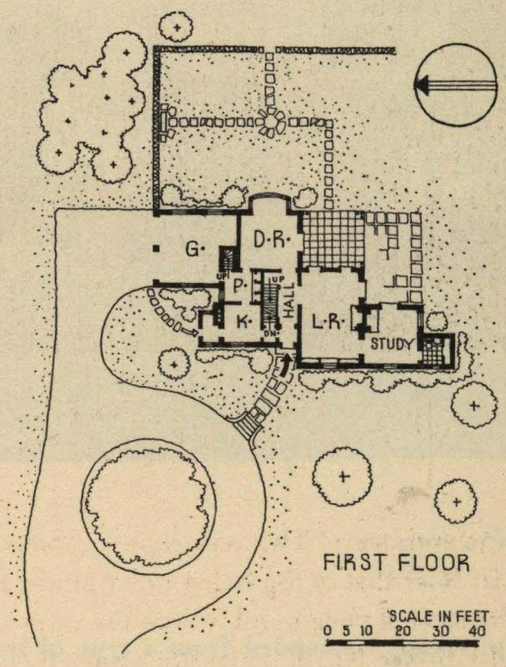
ENTRANCE



DINING ROOM BAY



SECOND FLOOR



PLAN: Kitchen in front makes it easy for maid to answer front door and allows dining room to have large window and pleasant view of rear garden. Garage well located in relation to service quarters. Upstairs arrangement workable with two guest rooms sharing bath.

Trim, Doors, Sash — 5 coats enamel—Pratt & Lambert
Walls—2 coats "Valumnia," Pittsburgh Plate Glass Co.
Wallpaper—bathrooms only, "Salubra."

WIRING
Cable
Switches—Bakelite.

LIGHTING
Direct

PLUMBING
Kitchen
Sink—enamel iron, pantry sink—Monel metal, Crane Co.
Cabinet—wood.
Stove—Pyrofax Gas, Carbide & Chemicals Corp.
Refrigerator—Kelvinator.

BATHROOM
Fixtures, Bath tubs, Toilets — Crane Co.
Cabinets—Miami Cabinet Co.
Seats—Church Mfg. Co.
Tile—4 ft. high in guest bath.
Composition tile—floor and wainscot owner's bath, Armstrong Cork Co.

PIPES
Steel

HEATING
Coal
Boiler, Radiators — cast iron, U. S. Radiator Co.
Piping—steel.
Valves—Dunham Co.
Hot water heater — heated from main boiler with summer controls from stoker.
Stoker—Iron Fireman.
Thermostat and regulators.

CHIMNEY
Fireplaces
Facings, Hearths — Marble.
Mantels—wood.
Damper—Covert.

HARDWARE
Interior, Exterior — Yale & Towne.

SCREENS
By Roiscreen Co.

WINDOW DRESSING
Shades
Blinds

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

105. HOUSE FOR E. G. D. PATERSON, EASTCHESTER

Spiritually descended from a type of house common throughout the Middle and New England States, from the mid-eighteenth to the mid-nineteenth century—a type whose main mass was augmented by one lower wing, whether coeval or in the form of a later addition. This suburban house asserts the still vigorous claim of that type to consideration. It is of a sort that appeals to conservative people and assures them a known quantity of comfort. Its style, inside or out, is a composite drawn from several sources, but the combination has been creditably effected. The house is brick-veneered, painted white, and the roof is of slate. Cost, including planting, decorating and architect's fee, $15,000, at 39 cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
Walls—concrete blocks.
Cellar floor—4" concrete.
Waterproofing—Medusa waterproof cement by Medusa Portland Cement Co.

FRAME CONSTRUCTION
Fir
Bridging—spruce.

EXTERIOR SURFACE
Brick veneer—North River common brick.

ROOF
Slate on sheathing—No. 1 Bangor.
Gutters, Down spouts } copper.

DOOR AND WINDOW FRAMES
Sash and frames
Double hung—pine, 1⅜" thick to detail by Midland Mill & Lumber Co.
Doors and frames (exterior)—pine to detail.
Garage doors—overhead with Crawford hardware.

PORCHES
Blue stone flagging on reenforced concrete slab.

GLASS
Double strength quality A, Libbey-Owens-Ford Glass Co.

EXTERIOR PAINT
Brick veneer—2 coats Bay State cement coating, Devoe and Raynolds.
Trim, Sash } 3 coats Dutch Boy, National Lead Co.

LATH AND PLASTERING
Lathing
Metal—3 lb. black.
Plastering
Patent plaster—U. S. Gypsum.

INTERIOR WOODWORK
Floors—oak.
Trim, painted surfaces, Shelving and cabinets } pine and whitewood.

INSULATING
Outside walls, Attic floor } 4" rock wool.

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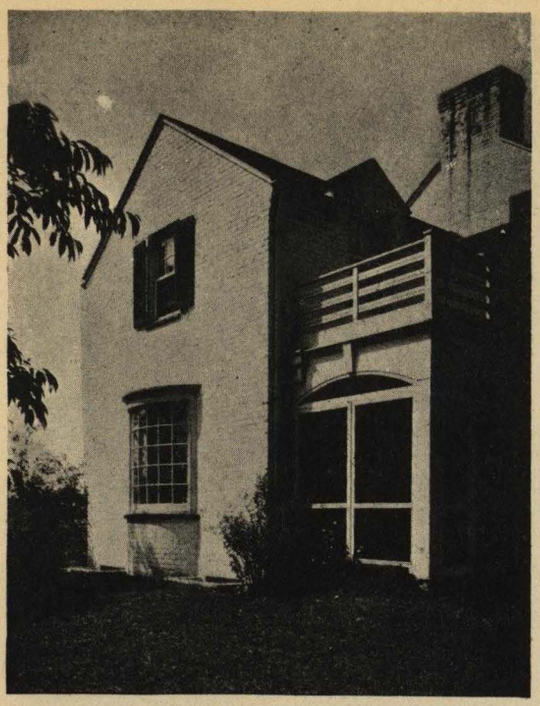
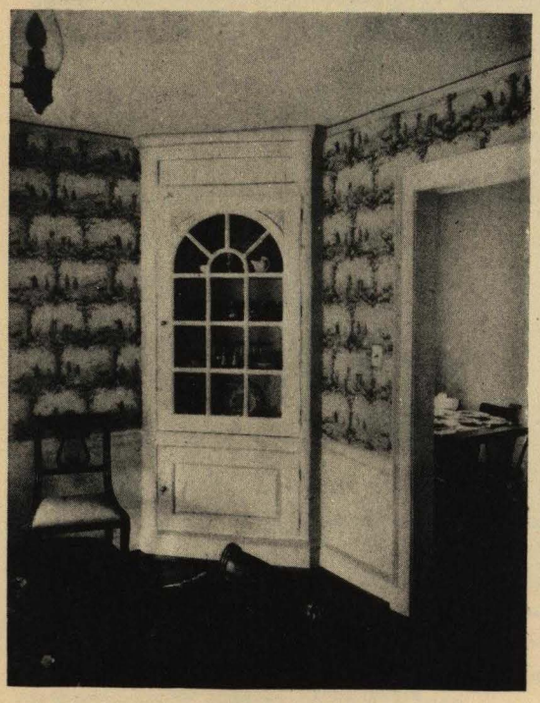
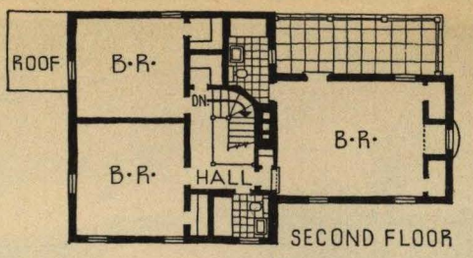
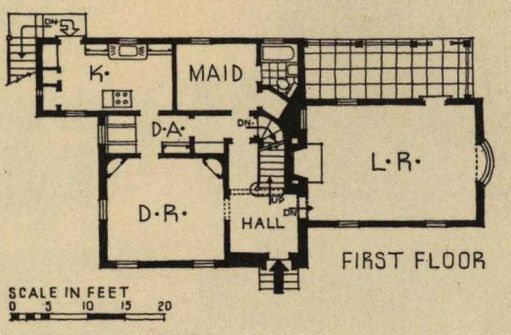
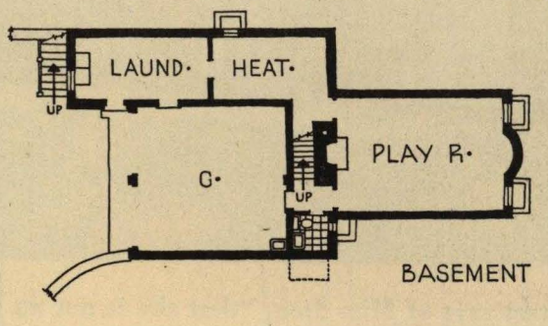
NEW YORK, R. H. SCANNELL, ARCHITECT











PLAN: A sloping site permits the economy of putting the garage in the basement, along with a commodious playroom and the laundry. The dining alcove is probably a source of satisfaction in plan rather than in actuality. The upstairs arrangement is well thought-out and roomy.

Weatherstripping—zinc, H. A. Kammerer, Mt. Vernon, New York.

INTERIOR FINISHES

Floors—stain and wax.

Trim, Doors, Sash } 4 coats oil paint.

Wallpaper—Richard E. Thibaut, Inc.

WIRING

Cable—BX

Electrical Fixtures—Whiffen Electric Co., White Plains, New York.

Switches—toggle, Arrow-Hart & Hegeman Electric Co., Hartford, Conn.

LIGHTING

Direct.

PLUMBING

Kitchen

Sink—enameled iron, Standard Sanitary Mfg. Co.

BATHROOM

Fixtures—Standard Sanitary Mfg. Co.

Seats—Church Mfg. Co.

Tile—American Encaustic Tile Co.

PIPES

Anaconda brass.

HEATING

Oil—Fairfield Burner.

Boilers—Fitzgibbons Boiler Co., Inc.

Radiators—convector type, American Radiator Co.

Piping—steel.

Thermostat and regulators—Minneapolis-Honeywell Regulator Co.

CHIMNEY

Fireplaces

Facings, Hearths } Slate.

Mantels—wood to detail.

Damper—H. W. Covert Co.

HARDWARE

Interior and exterior—P. & F. Corbin.

SCREENS

H. A. Kammerer, Mt. Vernon, New York.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

106. HOUSE FOR ANNA STEN AND DR. EUGEN FRENKE,

The architect says of Miss Sten, "that she is not an overgroomed town and parlor creature; she fits best into a frame of gardens . . . . likes the out-of-doors. She and her husband are charming and hospitable people, but they do not wish to be mere organizers of social events and would hardly care for parties in the grand style." The first floor of this beach house, luxurious in its expanse of window and air of spaciousness, looks extremely comfortable, but was obviously not designed for large-scale entertainment. Similarly, the second floor, with almost all of its area given over to the suites of the owners, is not intended to accommodate many guests. The house is well located, with no interruption of the fine views of the sea and distant mountains. Cost was between $4.50 and $5 a square foot of net floor area.

CONSTRUCTION OUTLINE

FOUNDATION
- Walls and piers—concrete mix 1:2½:3½, Riverside Portland Cement Co.
- Cellar floor—cement floor, 3 in. thick, reenforced No. 10 mesh.
- Waterproofing—Packstone waterproofing, Pabco Membrane, damp courses under balcony tile.

FRAME CONSTRUCTION
- Standard unit type chassis Douglas fir with surfaced timber supports, rebated to receive steel sash, Pacific Manufacturing Co. Sills—Redwood.

MASONRY CONSTRUCTION
- Garden walls—concrete block, brush coated.

EXTERIOR SURFACE
- Stucco on Armco No. 1 sheet steel.

ROOF
- Gutters—24 Ga. Galv. iron, Armco No. 1.
- Flashing—Armco No. 1.
- Down spouts—24 Ga. 3 in. diam. galv. iron, Armco No. 1.
- Salt glazed tile drains—Gen. Ceramics Co.
- Composition sheathing paper—ten-year composition roof (gravel) Pabco, Paraffine Co., Inc.
- Copper—Revere Copper & Brass, Inc.

DOOR AND WINDOW FRAMES
- Sash and frames—Druwhit steel sash casement type with extension hinges.
- Doors and frames (exterior)—sugar pine doors, glazed, and covered with tempered Presdwood panels.
- Garage doors — sliding on overhead Richard Wilcox Track, 1 x 4 in. Douglas fir tongued and grooved with vertical joints on 1 x 6 in. Douglas fir braced frame.

PORCHES
- Reenforced concrete—3 in. slabs reenforced with 6 x 6 No. 10 galv. wire mesh, V-jointed and integrally colored with "Lithochrome."

GLASS
- Libbey-Owens-Ford glass, first quality D. S. and ¼ in. plate.

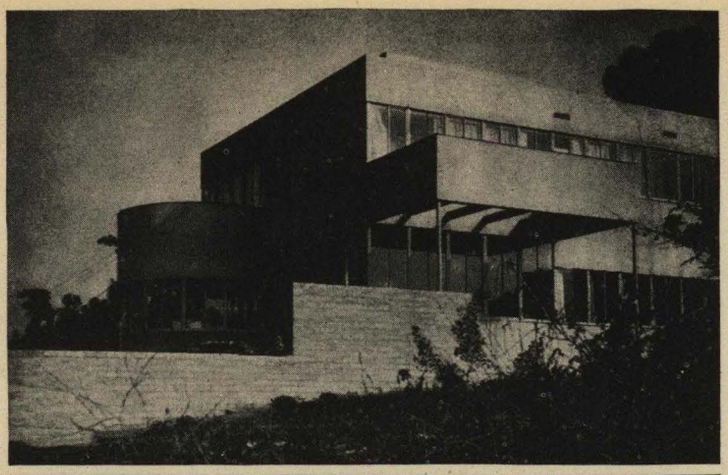
EXTERIOR PAINT
- Sash
- Finish coat
- Priming

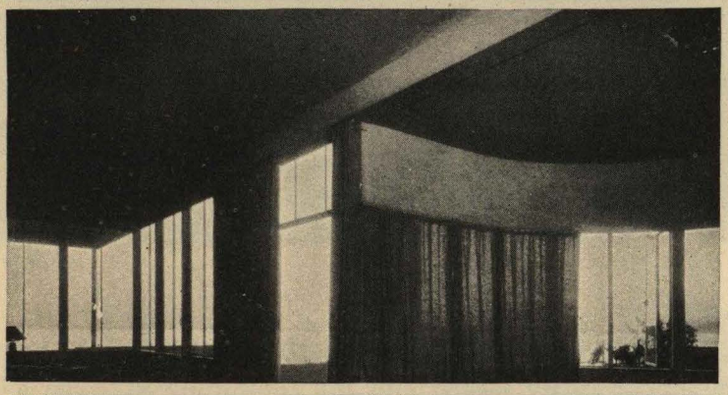
} Aluminum coating on all exterior steel, sheet steel, steel windows and woodwork; Aluminum Co. of America.

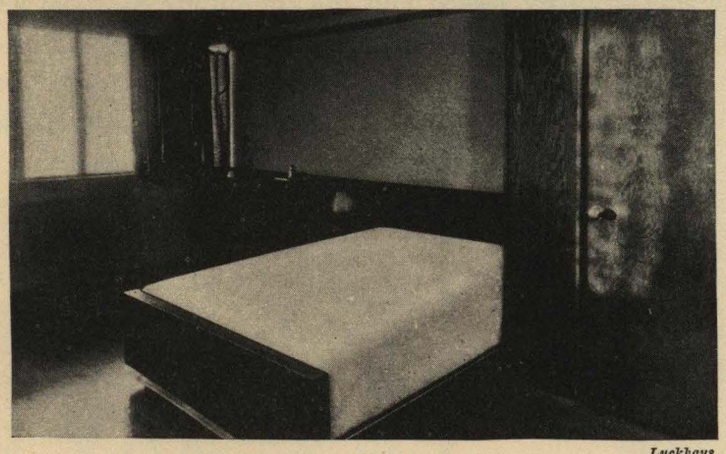
LATH AND PLASTERING
- Lathing
  - Expanded metal, Celotex lath, U. S. Gypsum Sheetrock.
- Plastering
  - Keene's cement in bathrooms above wainscoting, and Empire hardwall plaster.
  - Exterior—Light gray cement plaster.
  - Interior—White smooth putty finish, Cemelith brush coat.

INTERIOR WOODWORK
- Trim and floors
  - Hardwood block floor, E. L. Bruce Co.
  - Battleship Linoleum by Armstrong Cork Products Co.
  - Painted surfaces—Douglas fir.
- Shelving and cabinets—¾ in. Douglas fir, No. 2 clear vertical grain.
- Stock millwork—clear Douglas fir.

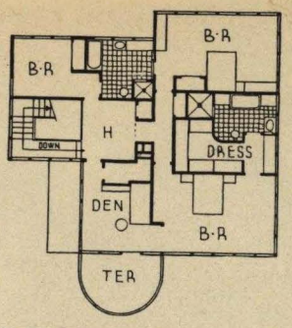
CALIFORNIA BEACH, CAL., RICHARD J. NEUTRA, ARCHITECT



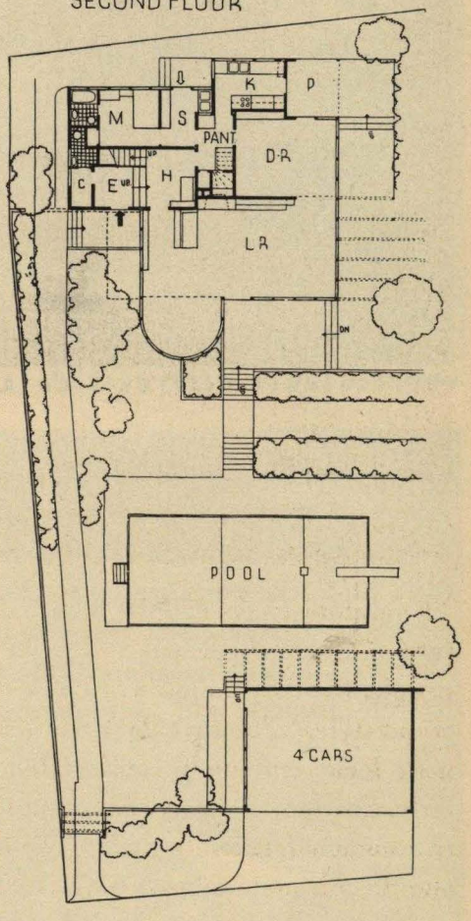




Luckhaus



SECOND FLOOR



FIRST FLOOR & GARDEN 0 5 10 15 20

INSULATING

Outside walls—airspace between outside and inside plaster, plus felt.
Roof rafters—Celotex insulation.
Weatherstripping—24 ga. galv. sheet metal, Armco No. 1.

INTERIOR FINISHES

Floors—paint, 4 coat finish, Nat. Lead Co.
Trim, Doors—4 coat enamel in kitchen and bathrooms, oil stain, shellac rubbed, waxed and polished in all other rooms.
Sash—3 coats aluminum paint.
Walls—4 coats enamel in kitchen and bathrooms above wainscot, 3 coat oil paint in living room, dining room, entrance hall.
Wallpaper—white smooth Sanitas in bedrooms, den and guestroom.

WIRING

Cable—American Steel & Wire Co. Conduit, Steel & Tubes, Inc.
Switches—G. E. Bakelite.

LIGHTING

Direct—light control lenses in recessed sheet metal boxes.
Indirect—light shelves, Diffusex and prism glass.

PLUMBING

Kitchen
Sink—Kohler, porcelain enamel.
Cabinet—¼" hard Masonite Presdwood on Douglas fir frame.
Stove—Southern California Gas Co.
Refrigerator—General Electric.

BATHROOM

Fixtures—Kohler.
Cabinets—Sugar pine with tile top.
Bath tubs—recessed, Kohler.
Toilets—flush valve, Kohler.
Seats—Church Mfg. Co.
Showers—American encaustic glazed tile.
Glass shower doors.
Tile—encaustic tile, floor and wainscot.

PIPES

Brass, copper and galvanized iron.
Wrought iron—mains, Central Tube Co.
Steel—Reading Iron Co.

HEATING

Magic Way gas furnace.
Hot air registers, Hart & Cooley.
Piping—galvanized iron ducts, Johns-Manville asbestos covered.
Hot water heater—Hoyt 60 gal. automatic.
Regulators—electric push buttons.

AIR CONDITIONING

Unit furnaces with electrically boosted air circulation, Magic Way.

CHIMNEY

Fireplaces
Facings—split brick.
Hearths—cement.
Mantels—wood top on split brick front.
Damper—cast iron.

HARDWARE

Interior—Schlage Locks, 2 in. knobs, chromium plated hinges.
Exterior—Yale cylinder locks.

SCREENS

Roller screens, Rollaway.

WINDOW DRESSING

Shades—Mission cloth curtains on Kirsch curtain track.

SPECIAL EQUIPMENT

Swimming pool—filter plant by Paddock Engineering Co.

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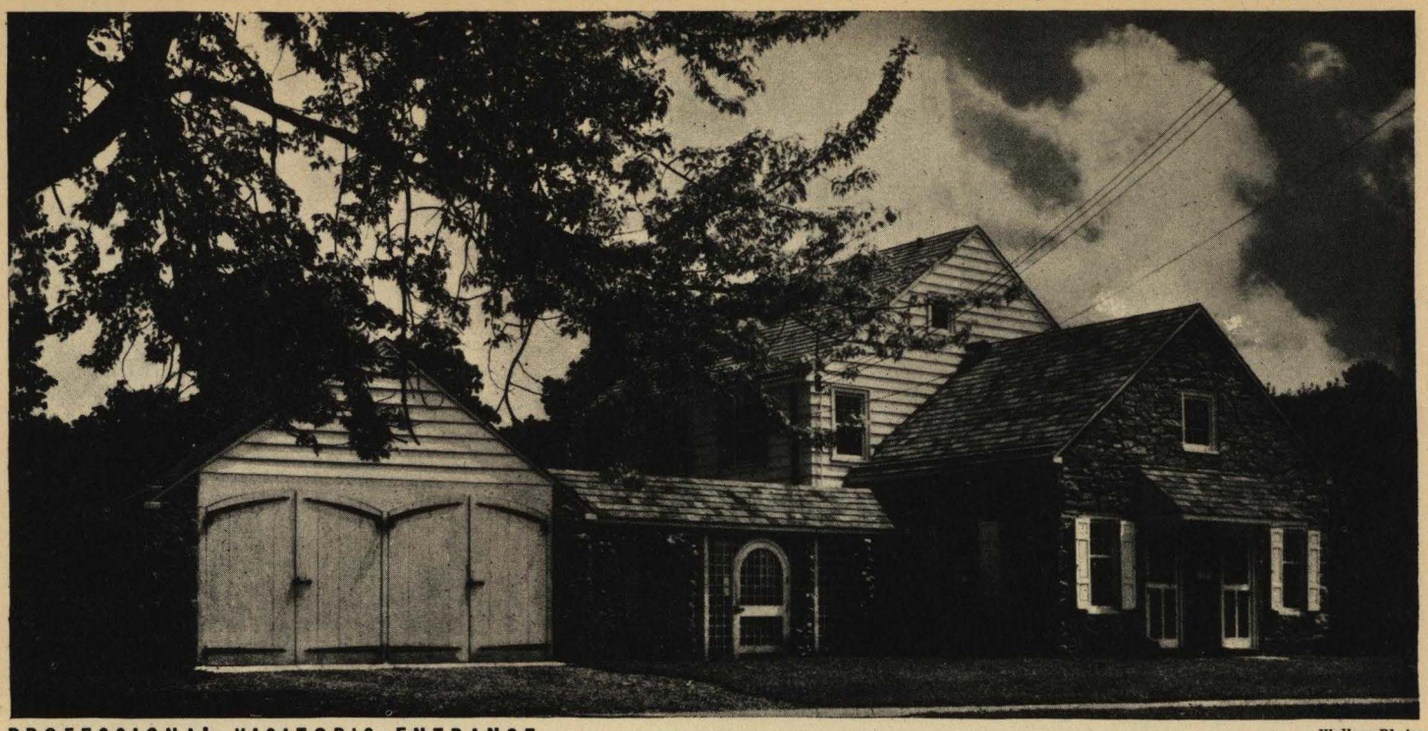
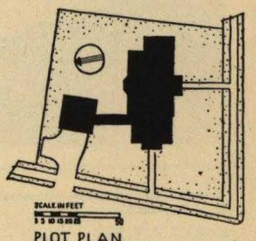
107. HOUSE FOR DR. FRANK S. GILLESPIE, SWARTHMORE



PROFESSIONAL VISITOR'S ENTRANCE

Wallace Photos

This house, like House No. 14, shows a skillful and sympathetic use of the Pennsylvania farmhouse style. Again the stone surfaces have been kept from being exaggeratedly jagged and the combining of stone and wood is not disturbing. The corner lot makes possible the complete separation of the professional entrance from the social entrance (the difference between these two elevations is reminiscent of the front and back elevations of House No. 49). The loggia screens living quarters from patients. In answer to the problem, the kitchen is in good relation to the two main and to the service entrances. Because of plumbing problems it is quite properly and conveniently placed next to the laboratory. Cost: approximately 40 cents per cubic foot.



PLOT PLAN

CONSTRUCTION OUTLINE

FOUNDATION
Walls—local stone.
Columns—steel.
Cellar floor—cement.

FRAME CONSTRUCTION
Hemlock
Plate—longleaf yellow pine.

MASONRY CONSTRUCTION
Walls—local stone.
Garage—cement blocks.

EXTERIOR SURFACE
Clapboards—white pine.
Stucco—on concrete blocks.

ROOF
Composition shingles on sheathing—Keasby-Mattison Old Colony asbestos shingles.
Valleys—open.
Gutters—pole gutters, copper lined.
Flashing, Down spouts } copper.

DOOR AND WINDOW FRAMES
Sash and frames
Double hung and casement—cypress frames, white pine sash, longleaf yellow pine sills.
Doors and frames (exterior)—white pine.
Garage doors—frames cypress, doors white pine.

PORCHES
Flagstone floors except 2nd floor porch which is T. & G. N. C. pine.

GLASS
"Lustra," Pittsburgh Plate Glass Co.

EXTERIOR PAINT
Siding, Trim, Sash } Priming—white lead. Finish coat—white lead and oil.

LATH AND PLASTERING
Lathing
Metal—in corners.
Wood—spruce.
Plastering
Patent plaster.

INTERIOR WOODWORK
Floors—random width oak floors doweled, 1st floor, 2¼ face T. & G. white oak, 2nd floor.
Painted surfaces—white pine, all interior work.
Shelving and cabinets—white pine.
Stock millwork—interior doors only.

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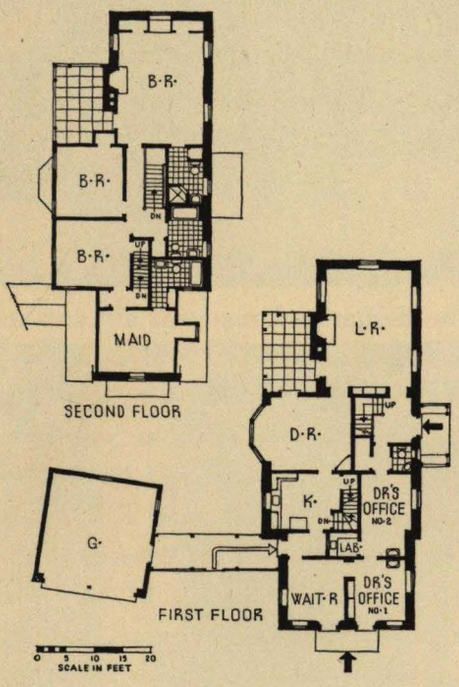
PENNA., RICHARD W. MECASKEY, ARCHITECT

SOCIAL VISITOR'S ENTRANCE



DETAIL, MAIN BEDROOM

INSULATING
Outside walls, Attic floor } Reynold's Metallation over sheathing of frame walls.
Weatherstripping—all openings, spring bronze type.

INTERIOR FINISH
Floors—stained and waxed.
Trim, Doors, Sash } painted.
Walls—office, kitchen and baths painted.
Wallpaper—in all other portions.

WIRING
Switches—toggle, plates to match color of walls.

LIGHTING
Direct

PLUMBING
Kitchen
Sink—Monel metal, Int. Nickel Co.
Cabinet—stock wood dressers.
Stove—gas range.
Refrigerator—General Electric Co.

BATHROOM
Fixtures—Standard Sanitary Mfg. Co.
Bath tubs—white enamel recessed.
Seats—white.
Tile—floor and shower stall bath No. 1, white with colored trim. Floor and side walls bath No. 2, colored tile.

PIPES
Copper tubing.

HEATING
Oil—Gar Wood system.
Hot water heater—electric "Penco," Philadelphia Electric Mfg. Co.
Thermostat—Minneapolis-Honeywell with oil burner.

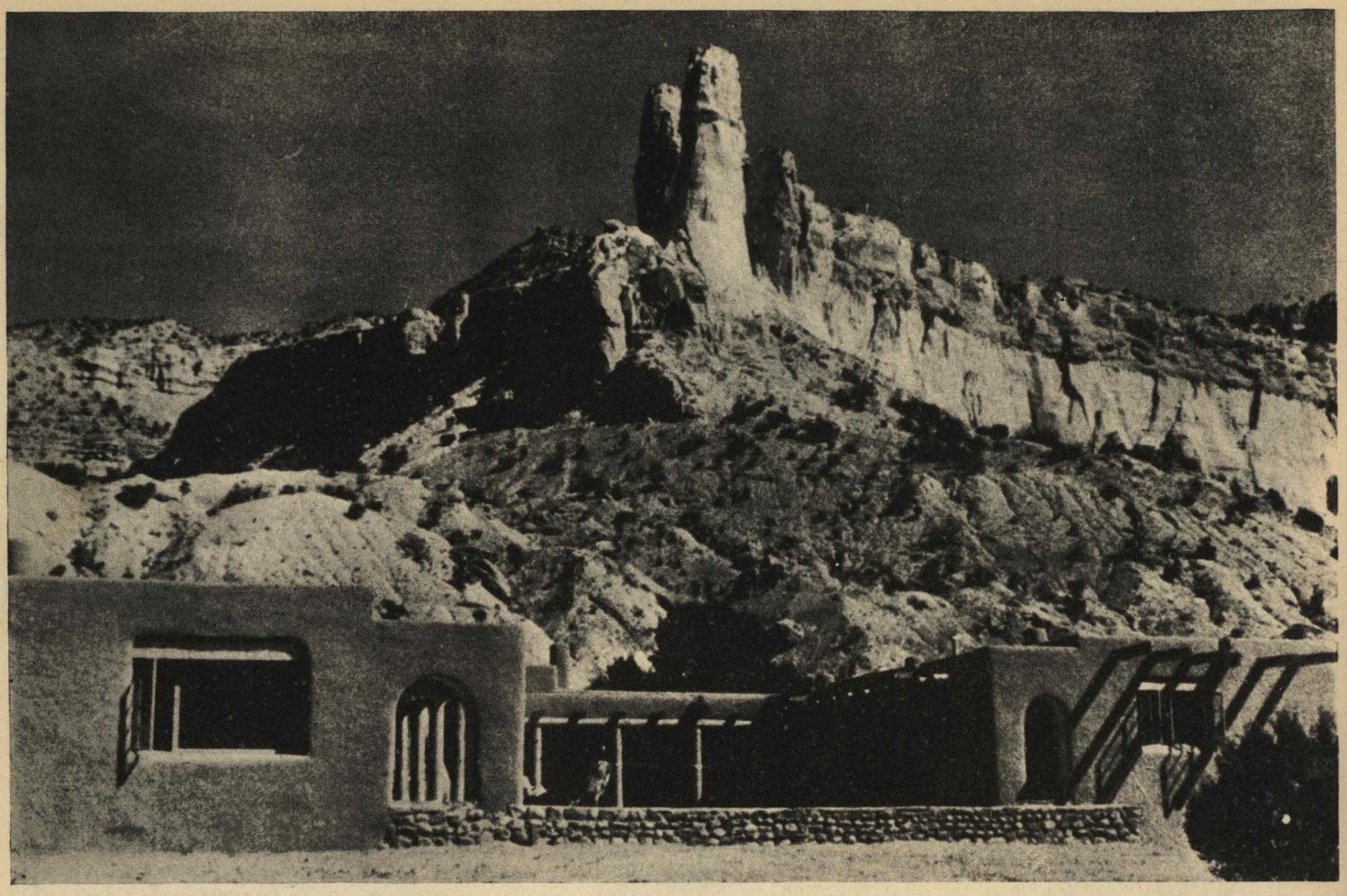
CHIMNEY
Fireplaces
Facings, Hearths } Sayre & Fisher brick.
Mantels—wood.
Damper—Covert.

HARDWARE
Interior, Exterior } Schlage (a few reproductions of early hardware made to order).

SCREENS
Wood and copper wire by carpenter.

WINDOW DRESSING
Shades—2nd floor.
Venetian blinds—1st floor.
Blinds—exterior blinds and shutters.

108. ADOBE HOUSE NEAR ABIQUIU, NEW MEXICO



From the designs of the architects, this ranch house was built in the native manner by a local builder attached to the ranch staff, employing local and Indian workmen. The design and material alike cannot fail to be of special interest to those unacquainted with the Southwest. Upon a foundation of rough stone grouted with cement, the walls are built of adobe blocks, made of mud from a nearby pit; the blocks were afterward coated, inside and out, with an adobe plaster and then washed with white or pale colors prepared from local earth (*tierra blanca*). The exterior has a rose hue so like the color of the foothills as to be almost indistinguishable from them at a distance. Pine logs, from the higher land a few miles away, supply the posts of the portico around the patio, and also the rafters for the roof; these are ceiled above with planks of Oregon pine. The whole structure is thoroughly robust—the walls of the living room are 30 in. thick. Fireplaces provide all necessary heating. Notwithstanding the extreme simplicity of the structure, every advantage is taken of modern mechanical facilities. A generator with batteries is installed in the garage and pumps water from an artesian well, works a refrigerator and operates an electric light system. A septic tank meets all sanitary requirements. Cost—excluding generating plant, pump, septic tank and well: $15,000.

CONSTRUCTION OUTLINE

FOUNDATION
Walls—stone and cement.

WALL CONSTRUCTION
Adobe brick

FRAME CONSTRUCTION
Floor joists, Studding, Bridging } No. 1 Oregon pine.

EXTERIOR SURFACE
Adobe finish.

ROOF
Built up (felt and asphalt), Johns-Manville.
Gutters—galvanized iron.
Flashing—5-ply felt and asphalt.

DOOR AND WINDOW FRAMES
Sash and frames—wood casement, special made.
Doors and frames (exterior), Garage doors } wood, special made.

PORCHES
Floor—flagstone.

EXTERIOR PAINT
Trim, Sash } 3 coats lead and oil

LATH AND PLASTERING
Lathing—metal.
Plastering—adobe.

INTERIOR WOODWORK
Floors—hardwood.
Trim, shelving and cabinets—pine.

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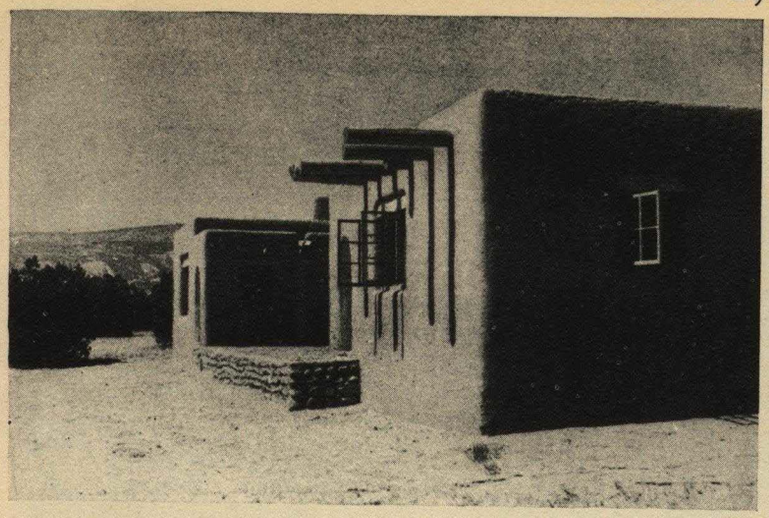
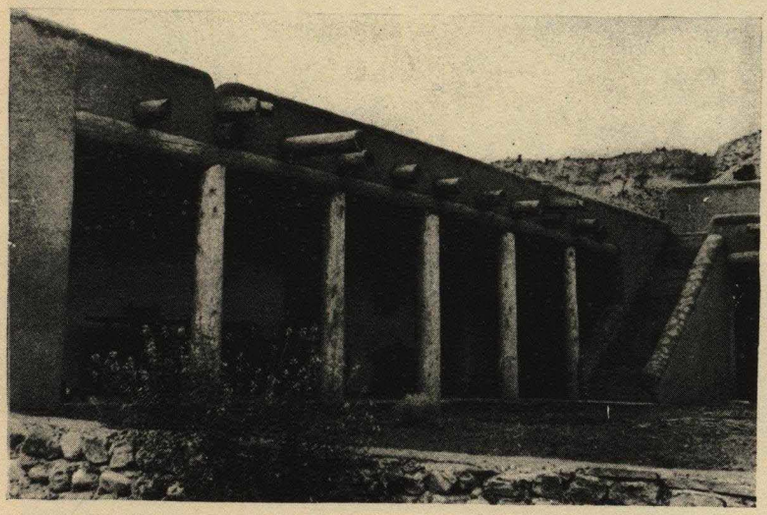
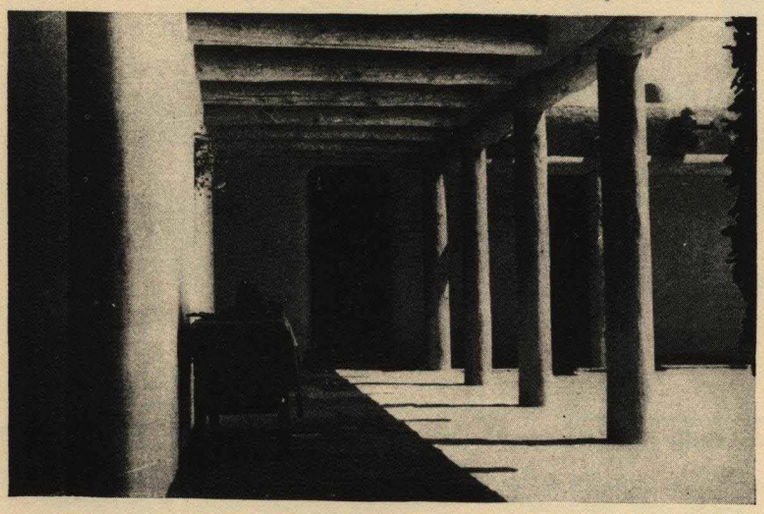
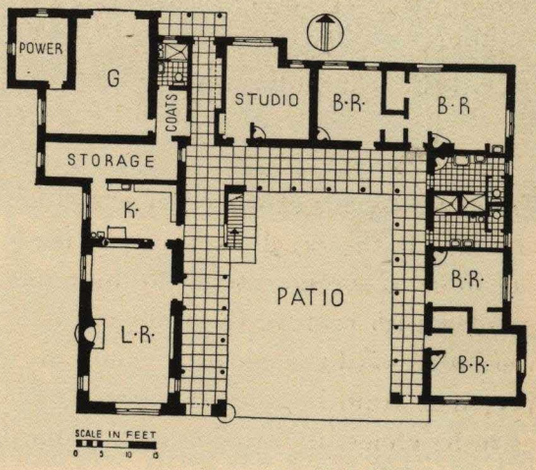
BENNETT, PARSONS AND FROST, ARCHITECTS









PLAN: Since the portico of the patio serves as a general means of communication, and oftentimes as an outdoor living room as well, the plan is necessarily organized loosely, with rooms of associated use in proximity as, for instance, the kitchen and the living room, which latter is likewise the dining room. The bathrooms are planned for showers.

INSULATING
None.

INTERIOR FINISHES
Floors, Trim, Doors, Sash — natural finish.
Walls—King wall finish.

WIRING
Cable—steel tube.
Electrical fixtures—special.
Switches—plain black.

PLUMBING
Kitchen
Sink
Cabinet
Stove
Refrigerator

BATHROOM
Fixtures—complete.

PIPES
Galvanized iron.

HEATING
Fireplaces.
Hot water heater—Pierce, one unit in each bathroom.

CHIMNEY
Fireplaces
Facings—brick.
Hearths—stone.
Mantels—adobe.

HARDWARE
Interior and exterior—plain black.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

109. HOUSE FOR WALTER W. FOX, PASADENA, CALIFORNIA

Clarke

Even with its definitely French character this house is still unmistakably Californian. Typical is the strong preoccupation with surface textures—slate, whitewashed brick, wood. Also typical is the marked differentiation between the formal "public" elevation and the easy-going, informal "private" elevation (cf. House No. 43). The shape was partly determined by an effort to save some fine oak trees on the property. Maid's quarters are in the upper part of the garage. The plan is comfortable with excellent separation of elements: service, living, sleeping, study. Cost: $18,500. Cubic feet: 38,000 at about 48½ cents.

CONSTRUCTION OUTLINE

FOUNDATION
Walls—Monolith Portland cement—cellar, Monolith plastic waterproof Portland cement.
Cellar floor—concrete.

FRAME CONSTRUCTION
Douglas Fir.
Sills—redwood.

MASONRY CONSTRUCTION
Yard walls hollow cement block construction.

EXTERIOR SURFACE
Brick veneer—common brick by Simons Brick Co., Los Angeles.

ROOF
Slate on sheathing — imported Belgian slate.
Valleys, Gutters, Flashing, Down spouts } copper.

DOOR AND WINDOW FRAMES
Sash and frames
Casement—Campbell steel casement.
Doors and frames (exterior)—white pine.

PORCHES
Floor—common brick.

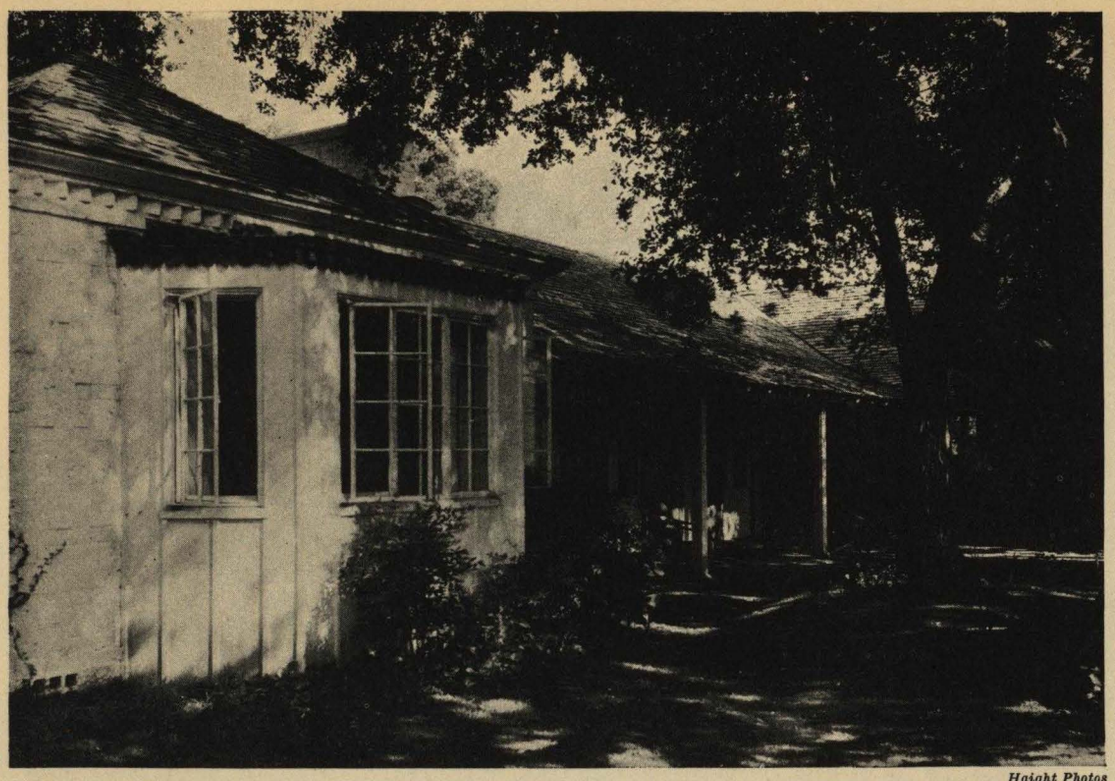
GLASS
Double strength Pennvernon, Pittsburgh Plate Glass Co.

EXTERIOR PAINT
Trim—Dutch Boy white lead, 4 coats lead and oil, color mixed from pigment on the job.
Brick—2 coats of exterior brush coat prepared on the job.

LATH AND PLASTERING
Lathing
Wood—Douglas Fir covered with 1" 18-gauge galvanized wire.
Metal—3.4 pound diamond mesh metal lath.
Plastering—Blue Diamond plaster of Paris, Best Bros. hardwall plaster.

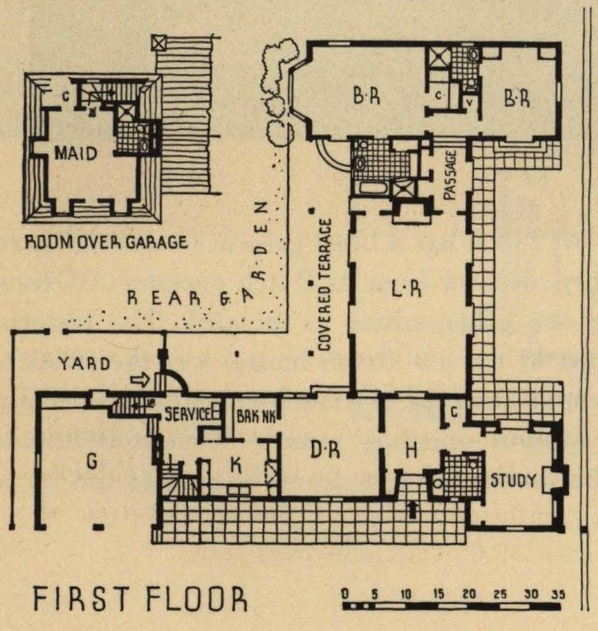
CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

RALPH C. FLEWELLING, ARCHITECT



REAR GARDEN

Haight Photos



FIRST FLOOR

BEDROOM DETAIL

The bedroom "unit" is planned so that it may be entered from the side court into the rear passage, a scheme of considerable merit when entertaining is part of the home life.

INTERIOR WOODWORK

Trim—Douglas Fir, white pine, Port Orfort cedar in living room and entrance hall.

Hardwood—Bruce oak flooring, both planks and 1½" straight run.

Millwork—clear pine to detail.

INSULATING

Roof rafters—1" Celotex.

Weatherstripping—Chamberlin.

INTERIOR PAINTING

Floors—in 2 bedrooms 3 coats Pratt & Lambert floor paint.

Trim—Dutch Boy white lead for trim and pure linseed oil with color pigment added mixed on the job. All other interior paint the same.

Wallpaper—local distributor.

WIRING

Cable—rigid iron conduit, Underwriter's label.

Electrical fixtures—made to order locally.

Switches—main switch, Brown and Pengilly. Individual switches, Hart & Hegeman.

PLUMBING

Kitchen

Sink—Crane Co.

Refrigerator—Westinghouse Electric.

BATHROOM

Fixtures, Bath tubs, Toilets, Showers, Shower curtains — Crane Co.

Floor covering—Armstrong's linoleum.

PIPES

Mueller brass, other pipe steel galvanized.

HEATING

Gas fired, hot air, Payne Furnace Co.

Hot water heater—Crane Co.

CHIMNEY

Fireplaces

Damper—Richardson.

HARDWARE

Interior—finish, Corbin.

Exterior—Richards-Wilcox.

SCREENS

Roll-Away screens by Disappearing Screen and Shade Co.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

110. HOUSE FOR WALTER W. BOTT, NORTH BRANCH

This house is small—how small, a glance at the plans will show. But it has a large presence—derived partly from the scale of the front penetrations; and it has personality, derived from its Dutch ancestry. Of frame construction, it is veneered with local fieldstone, excepting one gable, which is shingled. The materials help this house appear to belong where it is. One of the faults of the old Dutch houses was the relatively small size of their windows. They not only shut out cold in winter but kept out much-needed air circulation from small rooms in warm weather. This defect the large window openings remedy. One commendable feature of the plan is the ease of completely shutting off the service portion from the rest of the house. Cost: $17,640. Cubage: 42,000 at 42 cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
- Walls—Portland cement concrete, Atlas Co.
- Columns—lally.
- Cellar floor—concrete, Atlas Co.
- Waterproofing—integral and external, L. Sonneborn Sons, Inc.

FRAME CONSTRUCTION
- Fir.
- Girder—steel.

EXTERIOR SURFACE
- Stone veneer—8 in. field granite from Lebanon, N. J.
- Shingles—on one gable, pilgrim shakes, Cabot.

ROOF
- Slate on sheathing—Vermont fading green, Vermont Structural Slate Co.
- Valleys, Down spouts } copper, Cheney Co.
- Gutters—fir.
- Composition sheathing paper—Sisalkraft, treated.

DOOR AND WINDOW FRAMES
- Sash and frames
  - Double hung casement — Andersen narrow line, Andersen Frame Corp, Steel sash—Fenestra, Detroit Steel Products.
- Door and frames (exterior)—white pine.
- Floor—slate on reenforced concrete slab, Co.

PORCHES
- Floor—slate on reenforced concrete slab, Vermont Structural Slate Co.

GLASS
- Clear, Libbey-Owens-Ford Glass Co.

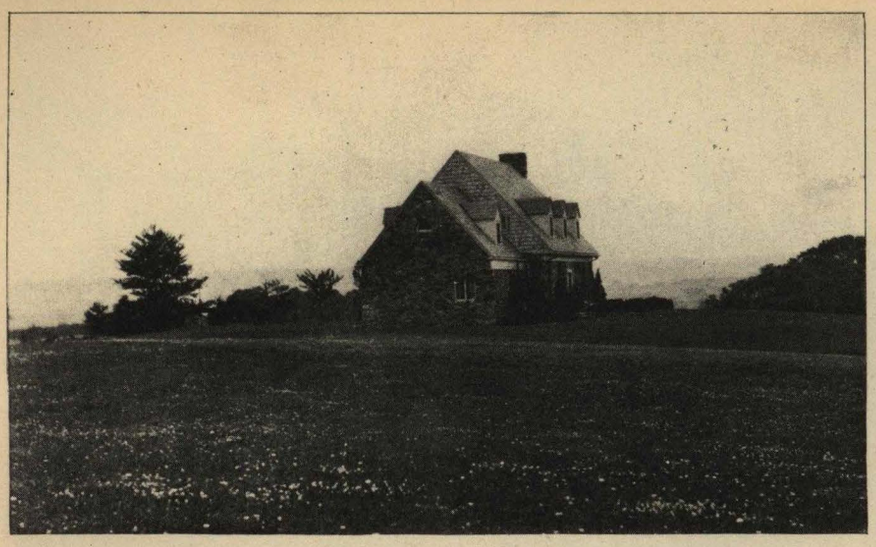
EXTERIOR PAINT
- Trim, Sash } Priming, Finish coat } White lead and oil, Atlantic Paint Co.

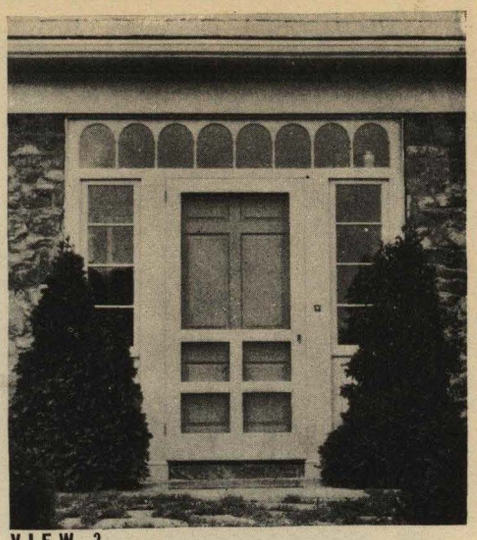
LATH AND PLASTERING
- Lathing
  - Metal—Meshtex, Penn Metal Co.
- Plastering
  - Patent plaster, Finishing coat } U. S. Gypsum Co.

INTERIOR WOODWORK
- Floors—red oak, linoleum in kitchen, Armstrong Cork Products Co.
- Painted surfaces—white pine.
- Shelving and cabinets, Stock millwork } white pine, Curtis Companies.

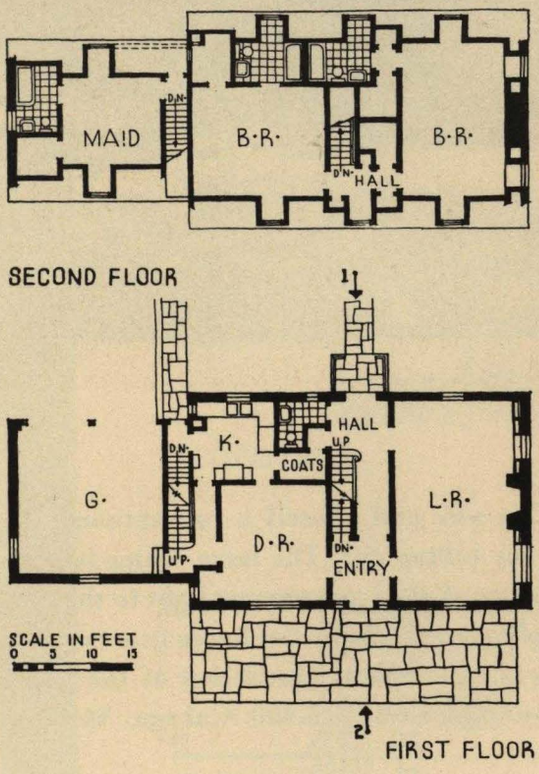
INSULATING
- Outside walls, Roof rafters, Attic floor } rock wool, Johns-Manville Corp.

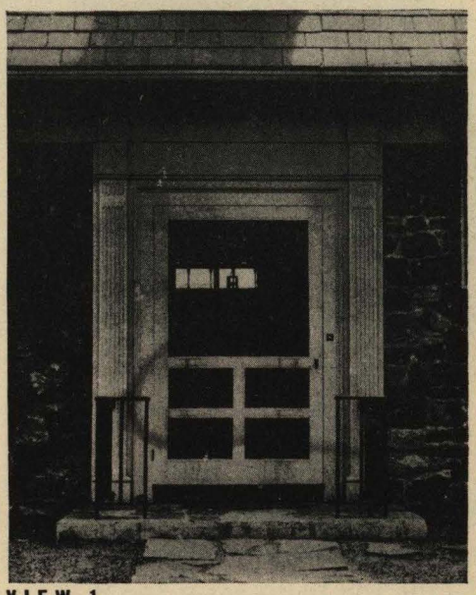
NEW JERSEY, NEWTON W. SHEPPARD, ARCHITECT





VIEW 2





VIEW 1

PLAN: The placing of the coat closet and lavatory is good; so is the arrangement of the bathrooms upstairs. Closet spaces are exceptionally generous in all places where they are needed. The maid is well taken care of. Her bedroom and bath, over the garage, connect by a private stair and entry with the kitchen. The whole plan is well organized and well proportioned.

INTERIOR FINISHES
- Floors—shellac, Pratt & Lambert.
- Trim, Doors, Sash, Walls—white lead and oil, Devoe & Raynolds.
- Wallpaper—Richard Thibaut.

WIRING
- Cable—B.X., Western Electric.
- Electrical fixtures—special, Arnold & North, New York.
- Switches—Toggle, Hart & Hegeman.

PLUMBING
- Kitchen
  - Sink—stainless steel, General Electric.
  - Cabinet—steel, Elgin Stove & Oven Co.
  - Stove, Refrigerator, Washing Machine—General Electric Co.

BATHROOM
- Fixtures, Bathtubs, Toilets, Showers—Standard Sanitary Mfg. Co.
- Cabinets—G. M. Ketcham Mfg. Corp.
- Seats—Church Co.
- Shower curtains—glass tub enclosure, G. M. Ketcham Mfg. Corp.
- Tile—mat glazed, American Encaustic Tile Corp.

PIPES
- Copper, Chase Brass & Copper Co.

HEATING AND AIR CONDITIONING
- Oil-fired, Holland Furnace Co., Holland, Mich.
- Hot water heater.
- Thermostat and regulators, Minneapolis-Honeywell Co.

CHIMNEY
- Fireplaces
  - Facings, Colonial Brick, Sayre & Fisher Co.
  - Hearths—promenade tile, American Encaustic Tile Corp.
  - Mantels—white pine, Arnold & North, Inc.
  - Damper, H. W. Covert.

HARDWARE
- Interior—brass, Schlage Lock Co., Andersen Frame Corp.
- Exterior—bronze, Schlage Lock Co.

SCREENS
- Andersen Frame Corp.

SPECIAL EQUIPMENT
- Clothes Chute—aluminum by Haslett Chute & Conveyor Co., Oaks, Penn.

111. HOUSE FOR MILDRED T. KEALLY, DARIEN, CONN.

Dupree

In this house the architect planned for his wife and himself a conventional New England type. Its low eaves and high roof are well adapted to the hilltop site. The large center bay is the main feature of both facade and living room and its large expanse of glass gives ample light to the interior while leaving plenty of wall space for furniture. The above photograph shows the house in a rather unfavorable light, but the very bareness of its winter surroundings is an excellent illustration of the importance of adequate landscaping in setting off a house to best advantage. Cost: $15,400. Cubage: 34,426, at 45 cents a cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
- Wall—stone and cinder concrete block.
- Columns—lally.
- Cellar floor—cement.
- Waterproofing—integral, Medusa.

FRAME CONSTRUCTION
- Fir.

EXTERIOR SURFACE
- Shingles—red cedar random width, "Weatherbest" 12" to weather.

ROOF
- Wood shingles on shingle lath—"Weatherbest" 6½" to weather, left natural.
- Valleys, Gutters, Flashing, Down spouts: 16 oz. copper.
- Salt glazed tile drains—4" along foundations.
- Composition sheathing paper—Sisalkraft.

DOOR AND WINDOW FRAMES
- Sash and frames: Double hung, Casement type: Pondosa "D" select white pine.
- Steel sash in basement.
- Doors and frames (exterior), Garage doors: white pine.

TERRACE
- Floor—2" Bluestone laid in cement on 5" cinder concrete.

GLASS
- Single thick quality B Pennvernon, Pittsburgh Plate Glass Co.

EXTERIOR PAINT
- Shingles—dipped in Cabot's bleaching oil.
- Trim, Sash: oil paint.

LATH AND PLASTERING
- Lathing—metal, 2¾ lbs. per sq. yard.
- Plastering—patent plaster Red Top, Keene cement in bathroom.

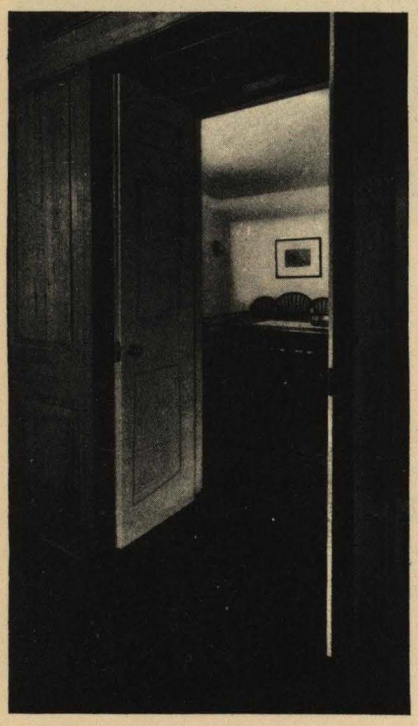
INTERIOR WOODWORK
- Floors—quality red and white oak 4"-8"
- Paneling—Swedish knotty pine in living room.
- Trim, Shelving and cabinets: white pine.

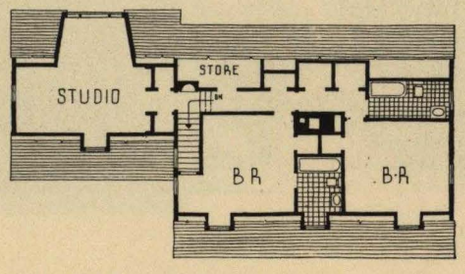
INSULATING
- Outside walls, Attic floor, Weatherstripping: Red Top wool, U. S. Gypsum Co.

INTERIOR PAINTING
- Floors—stained.

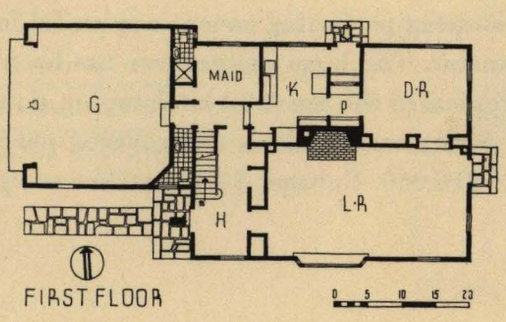
FRANCIS KEALLY, ARCHITECT

John Gass Photos





SECOND FLOOR



FIRST FLOOR

PLAN: Excellent handling of vistas, particularly from entrance through living room. The vista through the dining room door and north and south windows is given added interest by a slight change in levels. Garage entrance to house is well located. The second floor studio with its large north light is an interesting use of the space over the garage.

Trim, Doors, Sash, Walls } oil paint, Moore's.

WIRING
Cable—BX.
Electrical fixtures—Hendrickson & Co.
Switches—toggle.

LIGHTING
Direct.

PLUMBING
Kitchen
Sink—Standard Sanitary Co.
Cabinet—wood.
Stove, Refrigerator } General Electric.

BATHROOM
Fixtures—Standard Sanitary Mfg. Co.
Cabinets—Hoegger.
Bath tubs, Toilets } Standard Sanitary.
Seats—Church Mfg. Co.
Floor—tile mosaic.

PIPES
Main—copper.
Supply—brass.
Soil and vents—wrought iron.

HEATING
Oil burner—General Electric, hot air.
Hot water heater, Thermostat and regulators } General Electric.

AIR CONDITIONING
Central—General Electric.

CHIMNEY
Hard-burned common brick, 2" bluestone cap.

Fireplaces
Facings, Hearths } fire brick.
Mantels—wood.
Damper—Covert Old Style A.

HARDWARE
Interior and exterior—brass.

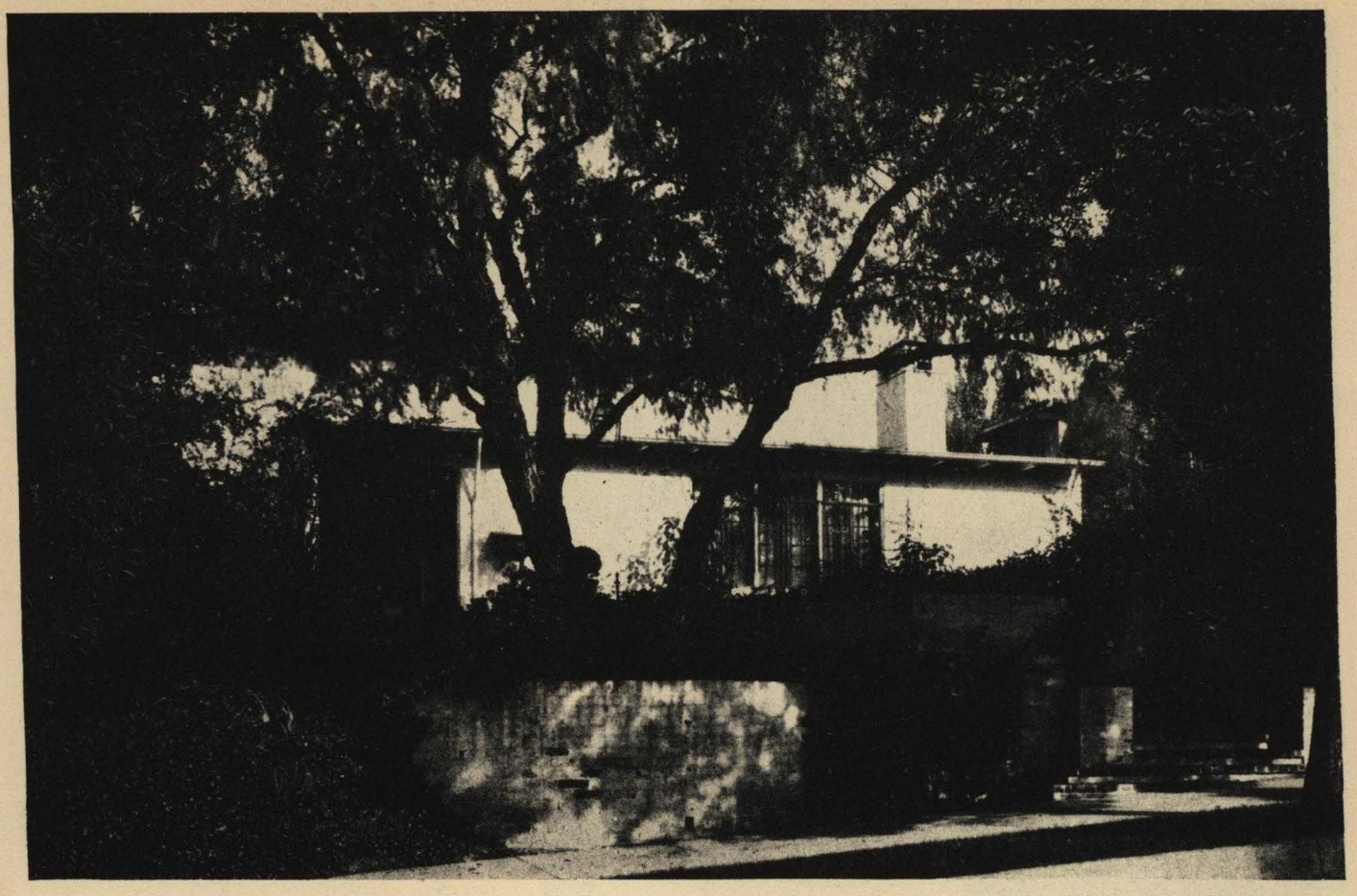
SCREENS
Copper in wood frames.

WINDOW DRESSING
Venetian blinds—Rolscreen Co.

SPECIAL EQUIPMENT
Incinerator, model R7, Kerner Incinerator Co.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

112. HOUSE FOR S. GRAVES, LOS ANGELES, CALIFORNIA



The living room wall with its sweeping projecting eave is a splendid foil for the foreground planting wall, one in sunshine, the other in shadow. The large pepper tree has been purposely utilized to dominate the approach and keep it in shade. Typical of the excellent landscaping, done in the office of the architect, which surrounds this house is the rear garden with trellises and covered porches opening on paved terraces and simple expressive planting. Cost: $16,060. Cubage: 34,884 at 46 cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
Walls and piers, Cellar floor } concrete.
Waterproofing — Anti-Hydro integral waterproofing.

FRAME CONSTRUCTION
Oregon pine.
Sills—redwood.

EXTERIOR SURFACE
Stucco.

ROOF
Wood shingles on shingle lath—5 in 2"s "Perfects."
Gutters, Down spouts } galvanized iron.

DOOR AND WINDOW FRAMES
Sash and frames
Steel sash—Truscon.
Doors and frames (exterior)—white pine.
Garage doors—sliding, Douglas fir.

PORCHES
Brick floor—select common.
Tile floor—12"x12" in service porch, Gladding, McBean & Co.

GLASS
Libbey-Owens-Ford Glass Co.

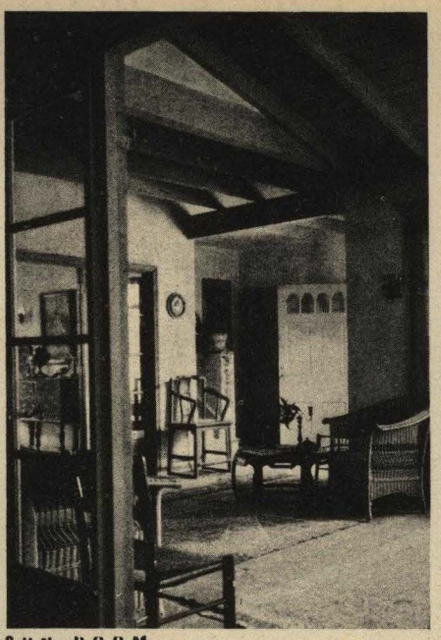
EXTERIOR PAINT
Shingles—dipped, Cabot.
Trim
Priming—lead and oil, Finish coat—3 coats lead and oil } Dutch Boy, National Lead Co.
Sash—3 coats lead and oil, W. P. Fuller & Co.

LATH AND PLASTERING
Lathing—3.4 lb. ⅜"x¾" metal.
Plastering—Blue Diamond patent plaster.

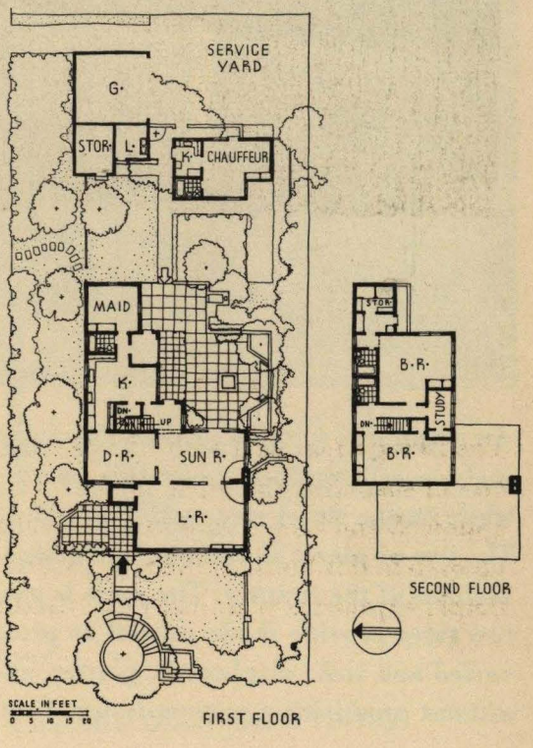
INTERIOR WOODWORK
Trim—Douglas fir.
Floors—½"x2" hardwood.
Shelving and cabinets—white pine.

WINCHTON RISLEY, ARCHITECT

REAR GARDEN



SUN ROOM



PLAN: The sun porch, less sunny than most of its kind, is used as a transition element between living room and rear garden. Use of wardrobes instead of closets in the two bedrooms is commendable. Bedrooms orientated to receive the best of the sun's exposure, as is also the tiny study comfortably set between them.

INSULATING
Under roof—⅝" Celotex.

INTERIOR FINISHES
Floors—stain, 2 coats shellac, 2 coats Johnson's floor wax.
Trim, Doors, Sash } 4 coats lead and oil, W. P. Fuller & Co.
Walls and ceilings of baths, kitchen and service porch—3 coats lead and oil. Final coat Fuller's "Fullerglo." Balance of house given 2 coats "Permo."

WIRING
Cable and switches—General Electric.
Electrical fixtures—brass and iron, specially designed.

LIGHTING
Direct.

PLUMBING
Kitchen
Sink—Crane Co.
Refrigerator—General Electric Co.

BATHROOM
Fixtures—Crane Co.
Tile—Gladding, McBean & Co.

PIPES
Wrought iron—A. M. Byers Co.

HEATING
Gas—Payne hot air furnace.
Hot water heater—Crane "Premier."

CHIMNEY
Fireplaces
Facings, Hearths } brick.
Damper—H. W. Covert Co.

HARDWARE
Interior and exterior—Russwin.

SCREENS
In-vis-o Disappearing Roller Screen Co.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

113. HOUSE FOR WILLIAM A. BULLIS, HOLMBY HILLS

Woodcock Photos

An admirable solution of the difficult problem of the two-story porch; the use of light posts and correspondingly open ironwork make this porch appear as an important and distinct element of the composition, while on the street elevation it is sufficiently set back and shielded by trees to attain a measure of privacy. The use of plants to enhance the design, favored by the California climate, might well be emulated in other sections of the country. The patio is used to excellent advantage as an outdoor living space, and shelters on two sides provide shade as well as protection for furniture in inclement weather. The use of materials is varied and rich: clapboards, plaster, and cement tile, all light in color, provide an agreeable play of textures without producing a restless design. Cost: $17,486.

CONSTRUCTION OUTLINE

FOUNDATION
- Walls—concrete.
- Cellar floor—concrete, cement finish.
- Waterproofing—Anti-Hydro.

FRAME CONSTRUCTION
- Douglas fir.
- Sills—redwood.

EXTERIOR SURFACE
- Front elevation veneered with "Graystone" concrete tile.
- Clapboards—2nd story 1" x 10" shiplap.
- Vertical boards and battens—inside of patio.
- Sides and rear—cement plaster.

ROOF
- Wood shingles—red cedar.
- Valleys, Gutters, Flashing, Down spouts } galvanized iron, 24 gauge.
- Composition sheathing paper—15 lb. felt, one layer.

DOOR AND WINDOW FRAMES
- Double hung, Casement } sugar pine sash, Douglas fir frames.
- Doors and frames (exterior)—sugar pine.
- Garage doors—Douglas fir, sliding.

PORCHES
- Floor—front porch and patio, common brick, basket weave.

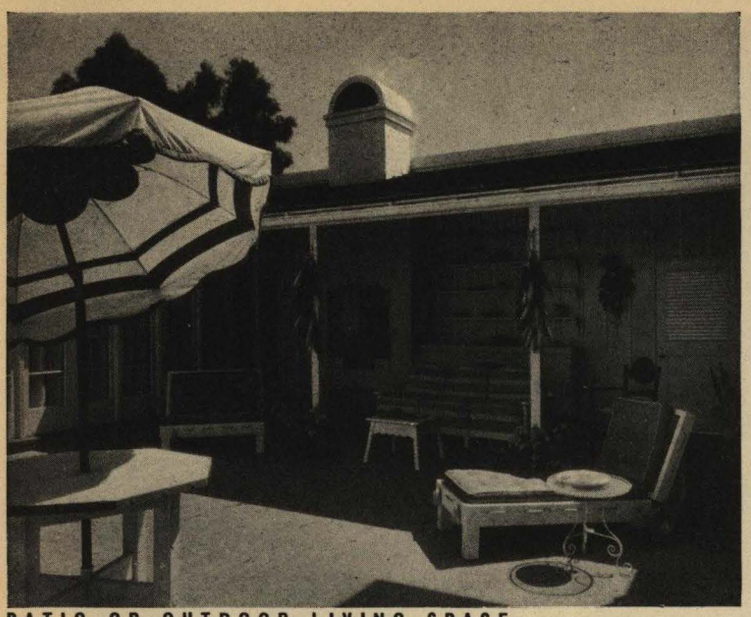
GLASS
- All glazing double strength grade A clear window glass, Pittsburgh Plate Glass Co.

EXTERIOR PAINT
- Siding
  - Priming, Finish coat } lead, zinc, and oil, Job mixed.
- Trim, Sash } finish coat, lead, zinc, and oil, Job mixed.
- Exterior concrete tile and cement plaster 2 coats Lithide, Lithide Products Co.

LATH AND PLASTERING
- Lathing
  - Wood—Longbell No. 1 covered with 1" mesh 20 gauge galvanized wire.
- Plastering
  - Patent plaster—Gypsum hardwall, Blue Diamond.
  - Finishing coat—smooth white putty coat.

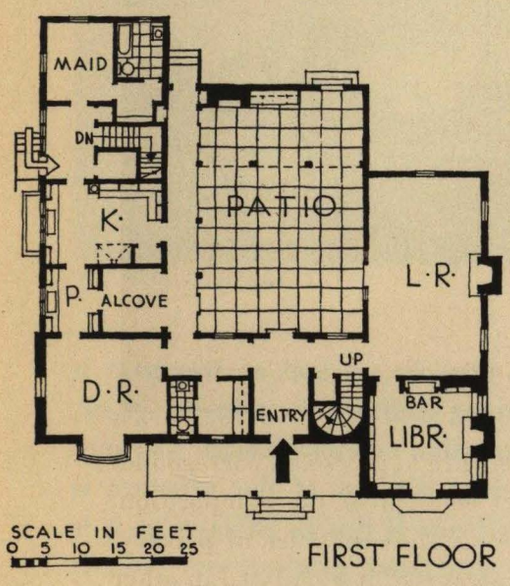
CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

CALIFORNIA, GORDON B. KAUFMANN, ARCHITECT

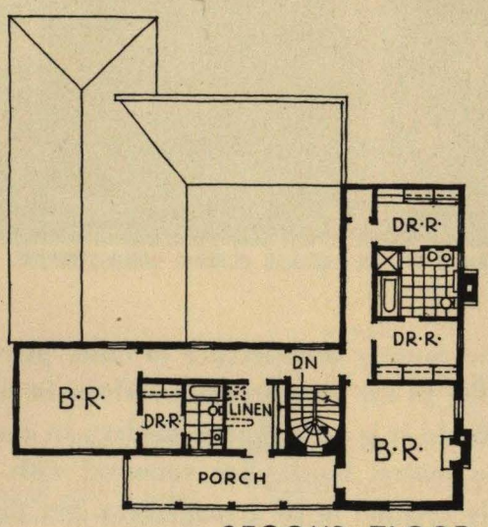


PATIO OR OUTDOOR LIVING SPACE

DINING ROOM



FIRST FLOOR



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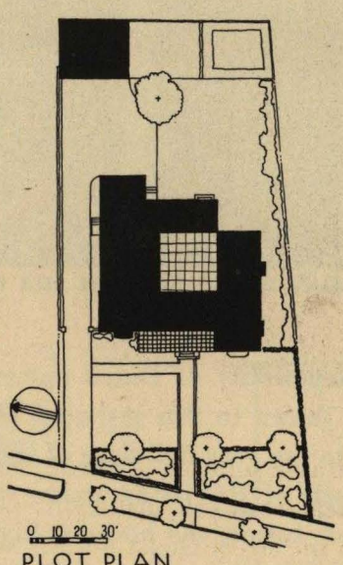


PLOT PLAN

PLAN: Revolves about the enclosed patio which centers on the axis of the entrance and includes an open fireplace for barbecues. House set 50 feet back on a lot 100x190 feet. Access from patio to garden and truck garden beyond. Garage unattached. Note two dressing rooms flanking south bathroom.

LANDSCAPE ARCHITECT, EDWARD HUNTSMAN TROUT

INTERIOR WOODWORK
Trim—Douglas fir.
Floors—oak, plank and strip.
Library—knotty pine.
Shelving and cabinets—Douglas fir.
Millwork—to detail.

INSULATING
Weatherstripping—exterior doors only, Monarch.

INTERIOR FINISHES
Floors—stain, shellac and wax.
Trim, Doors, Sash } 4-coat enamel.
Walls—Pequot sheeting.
Wallpaper—washable.

WIRING
Electrical fixtures—special by B. B. Bell.

LIGHTING
Direct.

PLUMBING
Kitchen
Sink—2 compartment, colored.
Pantry
Sink, Bar } Monel metal.

BATHROOM
Bath tubs—recessed.
Toilets—syphon jet, bowl and tank in one piece.
Seats—Church Mfg. Co.
Tile—wainscot and shower, Gladding, McBean & Co., Los Angeles.

PIPES
Steel—galvanized.

HEATING
Gas—unit heaters in basement.
Hot water heater—60 gal. auto storage, Mission.

CHIMNEY
Fireplaces and chimney of "Groutlock Brick"—Simons Brick Co.
Facings—common brick, painted.
Hearths—common brick, oiled.
Mantels—wood.
Damper—Superior.

HARDWARE
Interior—Russell & Erwin.

SCREENS
Wood, bronze mesh.

WINDOW DRESSING
Venetian blinds—Air Lite Mfg. Co.

114. HOUSE FOR L. D. JAMES, ST. LOUIS COUNTY

THE MORTGAGE ON THIS HOUSE HAS BEEN INSURED BY THE FEDERAL HOUSING ADMINISTRATION

Piaget Photos

The adaptability of Dutch domestic country architecture to other places than its original environment is clearly shown in this instance. Dutch in the way it rambles along in seeming additions to a parent block, Dutch to the very bell-flare of the roofs, it is nevertheless modern in construction and equipment. The outside walls of the living room—the central block—are veneered with brick; the rest of the structure is shingled. Inside, the house is highly original in its arrangement, but the scheme is just as effective as it is unusual. The living room is accepted as the center of the house; as such, circulation goes one way from it into the sleeping quarters, and the other way into the service portion. The maid has her room and bath on the upper floor, where there is also a store room; these connect directly with the kitchen by a stairway. The kitchen shows an orderly array of modern equipment. Cost: $18,200. Cubage: 59,164, at about 31 cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
Walls, Columns, Cellar floor } concrete.

FRAME CONSTRUCTION
Yellow pine.

MASONRY CONSTRUCTION
Common brick walls—outside walls of living room.

EXTERIOR SURFACE
Shingles—Edham Co.

ROOF
Wood shingles on shingle lath—Edham Co.

Valleys, Gutters, Flashing, Down spouts } Armco iron.

DOOR AND WINDOW FRAMES
Sash and frames
Double hung and casement type—white pine.
Doors and frames (exterior), Garage doors } white pine.

PORCHES
Brick floor.

EXTERIOR PAINT
Shingles
Dipped—1 coat.
Brush stained—1 coat.
Trim, Sash } Titanium oxide.

LATH AND PLASTERING
Lathing
Metal—all corners.
Wood—inside walls and ceilings.
Composition plaster base—outside walls.
Plastering—patent plaster.

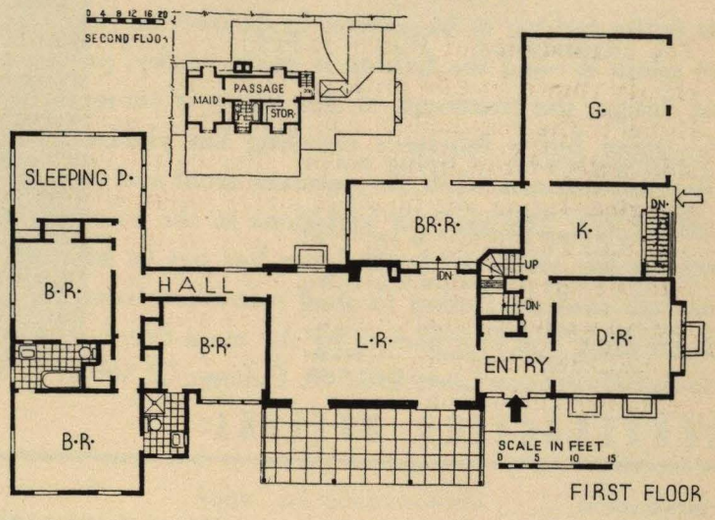
INTERIOR WOODWORK
Trim—mostly sap poplar.
Floors—clear red oak.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

MISSOURI, BEVERLY T. NELSON, ARCHITECT

THE KITCHEN

PLAN: Considering the general excellence of plan, it seems unfortunate that no lavatory is available for visitors without passing through one of the bedrooms. A coat closet and lavatory have come to be almost inseparably associated. The bathroom between the two end bedrooms, entered from each, involves some cooperation between the occupants to avoid lockouts.



Stainwoods—paneling in breakfast room, wainscoting in dining room.

INSULATING
- Outside walls—rock wool.
- Roof rafters—rock wool over developed portion of 2nd floor.
- Attic floor—rock wool.
- Weatherstripping.

INTERIOR FINISHES
- Floors—stained and waxed.
- Trim, Doors, Sash } enamel.
- Walls—oil paint in kitchen and baths.
- Wallpaper—balance of house except breakfast room.

WIRING
- Cable—BX.
- Switches—General Electric.

LIGHTING
- Direct.

PLUMBING
- Kitchen
  - Sink, Cabinet, Stove, Refrigerator, Washing machine } General Electric.

BATHROOM
- Fixtures—Standard Sanitary Mfg. Co.
- Tile—rubber.

PIPES
- Reading Iron Co.

HEATING
- Oil—forced air.
- Radiators—American Furnace Co.
- Hot water heater.

CHIMNEY
- Fireplaces
  - Facings, Hearths } marble.
  - Mantels—wood.
  - Damper—Covert.

HARDWARE
- Interior and exterior—polished bronze.

SCREENS
- Copper.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

115. HOUSE FOR JOHN DERN, GLENCOE, ILLINOIS

THE MORTGAGE ON THIS HOUSE HAS BEEN INSURED BY THE FEDERAL HOUSING ADMINISTRATION

REAR GARDEN

It is the fashion to be eclectic in derivations—even amongst ultra-modernists, though few of them care to admit it—and the fashion is praiseworthy, provided it is followed with common sense. In the matter of design, the treatment of this house is conservatively eclectic. The whole tone, of course, is purely Georgian but a felicitous blending has yielded a door and bay windows on the garden front in the Regency manner, while the entrance front and the pine-paneled walls of the living room recall a much earlier era. The random variations in the color of the brickwork are gratifying. Despite a popular obsession for cornices, the designer has put in another good Regency touch by omitting one, using only enough roof projection to shed rainwater from the walls. The kitchen entrance is not far from the front door, and approached by the main drive, it is so unobtrusively managed that no one could object to its being there. Cost: $19,500. Cubage: 52,500 at 37 cents per cubic foot.

CONSTRUCTION OUTLINE

FOUNDATION
- Walls, Cellar floor } concrete.
- Waterproofing—tar on exterior of concrete walls.

MASONRY CONSTRUCTION
- Exterior walls—common brick 12" thick.
- Hollow tile partitions, first floor.

FLOOR CONSTRUCTION
- First and second floors are of "Lith-I-Bar" concrete joists covered with 2½" of concrete.

WOOD CONSTRUCTION
- Studding (2nd floor partitions), Plate, Rafters, Bridging } pine.

ROOF
- Slate on sheathing—commercial thickness.
- Valleys, Gutters, Flashing, Down-spouts } 16 oz. copper.
- Sheet metal work—copper.

DOOR AND WINDOW FRAMES
- Sash and frames
  - Double hung type.
  - Steel sash for basement.
- Doors and frames (exterior)—pine.

PORCHES
- Reenforced concrete.

GLASS
- Single strength, Libbey-Owens-Ford Glass Co.

EXTERIOR PAINT
- Trim, Sash } 3 coats lead and oil.

LATH AND PLASTERING
- Lathing—metal.
- Plastering—3 coats, last coat smooth putty finish.

INTERIOR WOODWORK
- Trim—pine.
- Floors—oak blocks cemented to concrete.
- Stainwoods—antique pine wainscot paneling in living room.
- Shelving and cabinets—pine.

INSULATING
- Attic floor—4" rock wool, Johns-Manville.
- Weatherstripping—zinc.

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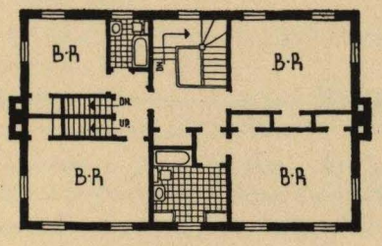
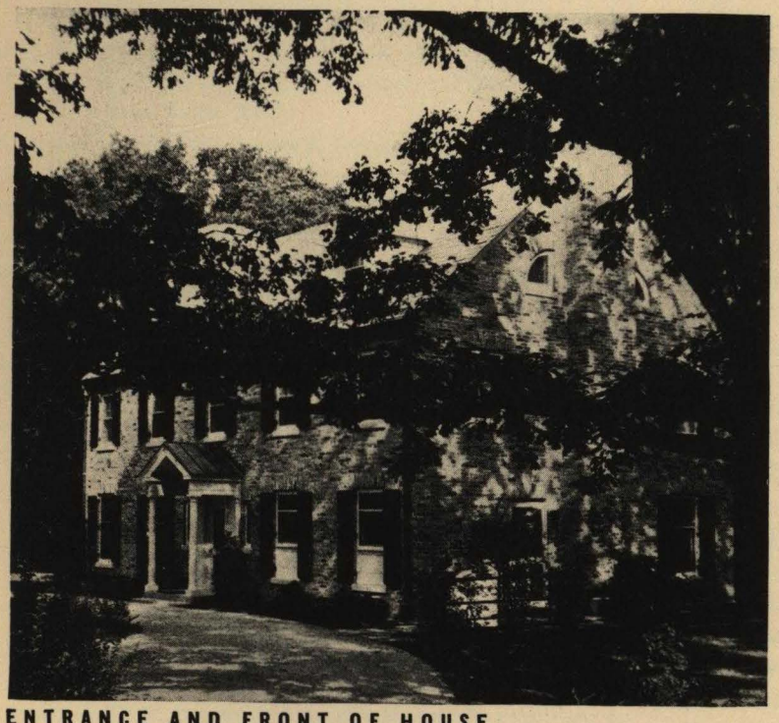
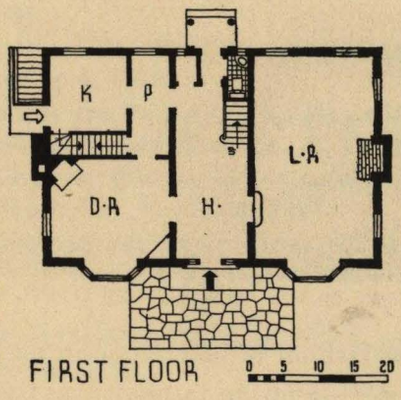
CHESTER H. WALCOTT, ARCHITECT





ENTRANCE AND FRONT OF HOUSE



PLAN: Follows the familiar plan-pattern of a central hall through the whole depth of the house, with approximately a quarter of the ground floor space assigned to the kitchen and pantry. The compact planning of the kitchen, pantry and backstairs is good, and the access from kitchen to dining room and front door is excellent. Closet arrangement between the bedrooms is also commendable.

INTERIOR FINISHES
- Floors—stain, shellac and 2 coats wax.
- Trim, Doors, Sash } prime and 3 coats, last coat enamel.
- Walls—sized and painted 3 coats.
- Wallpaper—all bedrooms.

WIRING
- Cable—black enameled conduit.
- Electrical fixtures—special by Beardslee Chandelier Mfg. Co.
- Switches—flip switches.

LIGHTING
- Direct.

PLUMBING
- Kitchen
  - Sink—enameled iron, Crane Co.
  - Counter top—linoleum.
  - Stove—gas.
  - Refrigerator—by owner.

BATHROOM
- Bath tubs—enameled iron, Toilets—vitreous china } Crane Co.
- Tile—1" hexagon floors, 4" x 4" tile wainscot around tubs.

PIPES
- Steel.

HEATING
- Oil.
- Boilers—Ideal water tube, Radiators—convector type } American Radiator Co.
- Piping—one pipe, high temperature hot water forced-flow system.
- Valves—American Radiator.
- Hot water heater—forced-flow.
- Thermostat and regulators—Minneapolis-Honeywell.

AIR CONDITIONING
- Central—convector radiators plus air ducts by American Radiator Co. No cooling other than passing air through cold water spray.

CHIMNEYS
- Fireplaces
  - Facings, Hearths } white domestic marble and old Dutch tile.

HARDWARE
- Interior and exterior—brass and old iron finish by P. & F. Corbin.

SCREENS
- Copper wire, wood frame.

WINDOW DRESSING
- Shades.
- Exterior blinds.

CONSULT YOUR ARCHITECT FOR LOCAL COST FIGURES

A LIST OF BOOKS ABOUT HOMEBUILDING

For the convenience of readers desirous of obtaining further information about the planning and building of a home, this list of representative books is appended.

AMERICAN COUNTRY HOUSES OF TODAY, *by Lewis Coffin.* Architectural Book Publishing Co., New York, 1935.

AMERICAN COUNTRY HOUSES OF TODAY, *by R. W. Sexton.* Architectural Book Publishing Co., New York, 1935.

BOOK OF BUNGALOWS AND MODERN HOMES, *by C. J. H.* Keeley. Charles Scribner's Sons, New York, 1925.

BUILDING THE DUTCH COLONIAL HOUSE, *by Aymar Embury, II.* Robert M. McBride & Co., New York, 1929.

COLONIAL ARCHITECTURE OF CAPE COD, NANTUCKET AND MARTHA'S VINEYARD, *by A. E. Poor.* William Helburn, Inc., New York, 1932.

THE COLONIAL AND FEDERAL HOUSE, *by Rexford Newcomb.* J. B. Lippincott Co., Philadelphia, 1933.

COLONIAL DUTCH HOUSES IN NEW JERSEY, *by R. C. Ellis.* Carteret Book Club, 15 Park Row, New York, 1933.

COLONIAL HOUSES, *by H. T. Child.* Published by the author, 16 East 41st Street, New York. Rev. ed., 1936.

COLONIAL HOUSES OF PHILADELPHIA, PRE-REVOLUTIONARY PERIOD, *by P. B. Wallace.* Architectural Book Publishing Co., New York, 1931.

COUNTRY HOUSES, *by Frank J. Forster.* William Helburn, Inc., New York, 1931.

DAS EINFAMILIENHAUS, *by Alexander Klein.* Julius Hoffman Verlag, Stuttgart, 1935.

DOMESTIC COLONIAL ARCHITECTURE OF TIDEWATER, VIRGINIA, *by J. A. Burrows and T. T. Waterman.* Charles Scribner's Sons, New York, 1932.

EARLY CONNECTICUT ARCHITECTURE, *by John Frederick Kelly.* William Helburn, Inc., New York, 1931.

THE EARLY DOMESTIC ARCHITECTURE OF CONNECTICUT, *by J. F. Kelly.* Yale University Press, New Haven, 1933.

ECONOMY IN HOUSE DESIGN, *by E. Gunn.* The Architectural Press, London, 1932.

ENGLISH AND AMERICAN COLONIAL HOMES AND OTHER MEDIUM COST DWELLINGS, *by Frederick H. Gowing.* Published by the author, Boston, 1931.

FACE BRICK HOMES IN 30 DESIGNS, Caspar, Krueger, Dory Co., Milwaukee, 1933.

FIVE-ROOM BUNGALOWS AND SMALL HOUSE PLANS. Caspar, Krueger, Dory Co., Milwaukee, 1935.

GREAT GEORGIAN HOUSES OF AMERICA. Compiled and published by the Architects' Emergency Committee, 101 Park Avenue, New York, 1933.

A HISTORY OF THE ENGLISH HOUSE, *by Nathaniel Lloyd.* William Helburn, Inc., New York, 1932.

HOME ARCHITECTURE, *by Rexford Newcomb and William Foster.* Chapman & Holl, Ltd., London. John Wiley & Sons, Inc., New York, 1932.

HOME DESIGN, CONSTRUCTION & EQUIPMENT, *by Parker, Greensfelder and Bliss.* Edited by Gries and Ford. The President's Conference on Home Building and Home Ownership, Washington, D. C., 1932.

HOMES OF OUR ANCESTORS, *by R. Halsey and E. Tower.* Doubleday, Doran & Co., New York, 1934.

HOUSE AND HOME, *by Greta Gray.* J. B. Lippincott Co., Philadelphia, 1935.

THE HOUSE FOR MODERN LIVING, *by the Editors of The Architectural Forum.* Harcourt, Brace & Co., N. Y., 1935.

HOUSES IN SOUTHEASTERN MASSACHUSETTS, Architectural monograph of Aymar Embury, II. R. F. Whitehead, New York, 1928.

HOUSES OF STONE, *by F. F. Peters.* Published by the author, Westport, Conn., 1933.

HOUSES PLANNED FOR COMFORT, *by G. Samson.* Crosby Lockwood & Son, London, 1934.

INTERESTING SMALL HOMES. National Lumber Manufacturers' Association, Washington, D. C., 1935.

LOST EXAMPLES OF COLONIAL ARCHITECTURE, *by John Mead Howells.* William Helburn, Inc., New York, 1932.

MEDITERRANEAN DOMESTIC ARCHITECTURE IN THE U. S., *by Rexford Newcomb.* J. H. Jansen, Cleveland, 1931.

THE MODERN HOUSE, *by F. R. S. Yorke.* The Architectural Press, London, 1934.

ONE HUNDRED NEW HOMES, *by R. C. Hunter.* Published by the author, New York, 1931.

PLANNING FOR SUNSHINE AND FRESH AIR, *by Alfred Hopkins.* Architectural Book Publishing Co., N. Y., 1931.

PORTRAITS OF TEN COUNTRY HOUSES, *by Delano and Aldrich.* William Helburn, Inc., New York, 1930.

REMODELING AND ADAPTING THE SMALL HOUSE, *by H. D. Eberlein and D. G. Tarpley.* J. B. Lippincott Co., Philadelphia, 1933.

ROOFTREES, *by Philip Lippincott Goodwin.* J. B. Lippincott Co., Philadelphia, 1933.

SMALL COLONIAL HOUSES, *by Peter A. Pundar.* R. F. Whitehead, New York, 1931.

SMALL COUNTRY HOUSES, *by L. Weaver.* Country Life, New York, 1935.

SMALL HOMES OF ARCHITECTURAL DISTINCTION, *by Robert* T. Jones. Harper & Bros., New York, 1929.

A SMALL HOUSE IN THE SUN, *by Samuel Chamberlain.* Hastings House, New York, 1936.

SMALL HOUSES AND BUNGALOWS, *by Frederick Chatterton.* Architectural Press, London, 1932.

SMALL STONE HOUSES OF THE COTSWOLD DISTRICT, *by E. A. Ruggles.* J. H. Jansen, Cleveland, 1931.

SOME HOUSES OF COLONIAL MARYLAND, *by John H. Scarff.* R. F. Whitehead, New York, 1930.

SOUTHERN ARCHITECTURE ILLUSTRATED. Foreword by Lewis E. Crook. Introduction by Dwight James Baum. Harman Publishing Co., Atlanta, Ga., 1931.

SPANISH COLONIAL OR ADOBE ARCHITECTURE OF CALIFORNIA, 1800-1850, *by Donald R. Hannaford and Revel Edwards.* Architectural Book Publishing Co., Inc., New York, 1931.

STUCCO HOUSES, *by H. T. Child.* Published by the author, 16 East 41st Street, New York. Revised edition, 1936.

SUCCESSFUL HOUSES AND HOW TO BUILD THEM, *by C. E. White, Jr.* The Macmillan Co., New York, 1931.

TWENTIETH-CENTURY HOUSES, *by Raymond McGrath.* Faber & Faber, Ltd., London, 1934.

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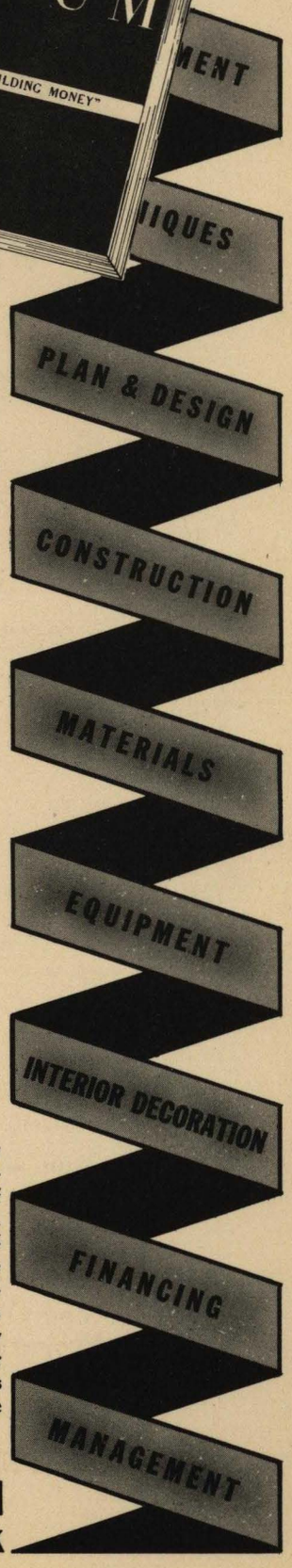

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