

The House of the Week

# Split-Level Gives Bonuses

By DAVID G. BAREUTHER

A home that demonstrates economic advantages of split-level planning, as well as the glamor which this style adds to interiors, is shown in Design HW-1 for The House of the Week.

In every community, the split-level house is proving to be the most popular type of dwelling since one-story ranch styles stole the show from two-story homes. This plan combines advantages of both one-story and two-story arrangements. When properly laid out, it adds three bonus features that its predecessors usually lack.

1. Extra high ceilings in living and dining rooms, rising nearly two stories high.

2. A sun-lighted and dry recreation room at grade level.

3. A garage in the house with a short driveway to the road — boons to be appreciated in bad weather.

Herman H. York, an authority on home architecture, prepared Design HW-1 partly as an answer to critics of the split-level. He calls this plan a logical answer to the way people live.

We automatically divide our homes into day and night zones," York says. "Lately a third zone has developed. A lot of factors — television, hi-fi, increasing parental concern over adolescents, family hobbies, more home conveniences, traffic congestion and high prices for public amusement — all have combined to center new interest in the home.

"This trend has created the third zone — a multi-purpose zone. The family room, recreation room, hobby or game room — whatever you choose to call it — is now highly important.

One of the best ways to fit these three zones into a house on a mod-



Smart styling gives this split-level house unity in design. The wide-sweeping roof is covered with marble chips. Heavy butt shingles and vertical siding with panels of flush plywood distinguish the facade. Note vine trellis in front.

est piece of land is to use three levels for the three major uses." For good looks, Architect York has used an unbroken roof line over this split level house. This, he says is his answer to critics who have contended that split level structures "look like two separate houses locked in mortal combat." His sweeping roof line avoids the appearance of a cottage hitched to a two-story house.

This plan comprises a unity throughout. From its front entrance, where you find a convenient coat closet, you can go down one step into a big recreation room which has sliding glass doors to a rear garden terrace.

This big room has space in a corner for a soda bar for the youngsters. There also is access to the garage and to a private lavatory.

If you build this house with a basement under the living room, there are only seven steps down to an open cellar of 796 square feet. From the foyer, you look up to

a balcony dining room on the living room and kitchen level which is just four steps up from the entrance.

The living room, measuring 23 by 15 feet, has a glass wall facing an upper garden terrace. The living room ceiling rises nearly two stories high at the fireplace wall. Here you can look up to a balcony den which is easily curtained off to form a studio bedroom for a guest.

You can have three or more fireplaces. In addition to the main fireplace in the living room, the big chimney can accommodate flues for a barbecue fireplace on the terrace, a fireplace in the balcony den, and there is a good space for a fireplace in the recreation room.

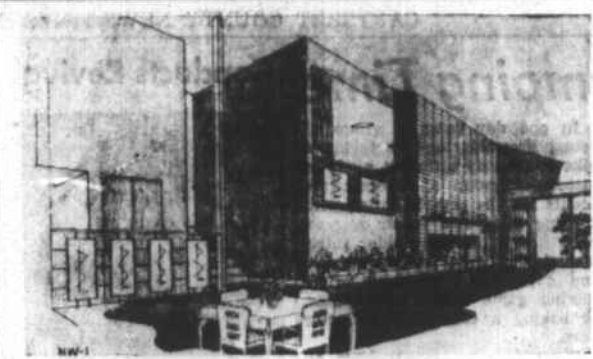
Big enough for a family needing three or four bedrooms, this house has two complete bathrooms in addition to its extra lavatory.

One bathroom serves the master bedroom and has a stall shower. The other is a divided bathroom with a spare lavatory in its entrance alcove, separated from the other facilities by a sliding door.

A semi-circular breakfast nook is a feature of one corner of the big kitchen. This room is planned for a maximum of modern equipment.

There's a place for a wall oven, an electric sink under front windows, separate top burners, a

broom closet, large refrigerator and ample work counters. This is a plan for comfortable living.



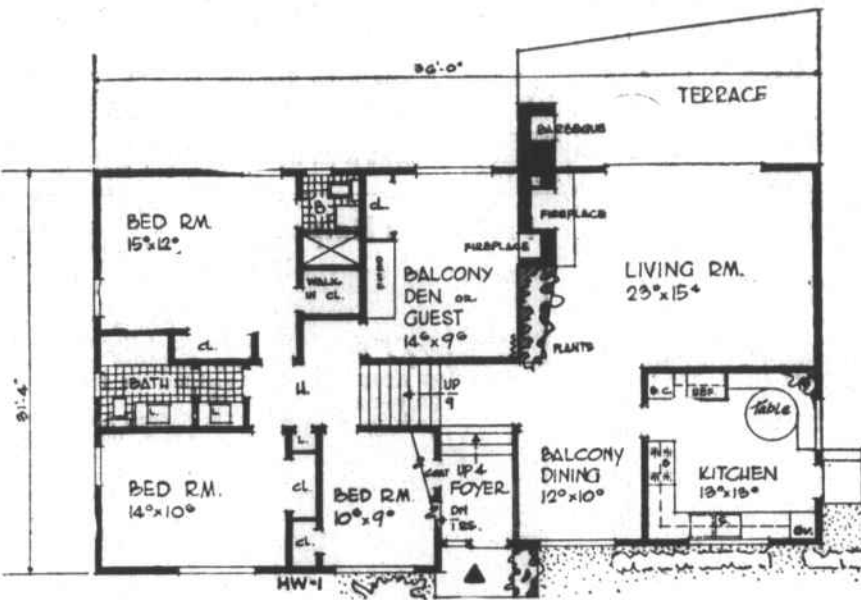
Fireplace wall of the living room, showing balcony den above. Glass doors to upper terrace are in right background. Railing at left separates dining space from foyer.

Home Prices

Near 450,000 homes out of the 1,300,000 total built last year, were produced to sell for less than \$12,000, says Joseph B. Haverstick, president of the National Association of Home Builders.

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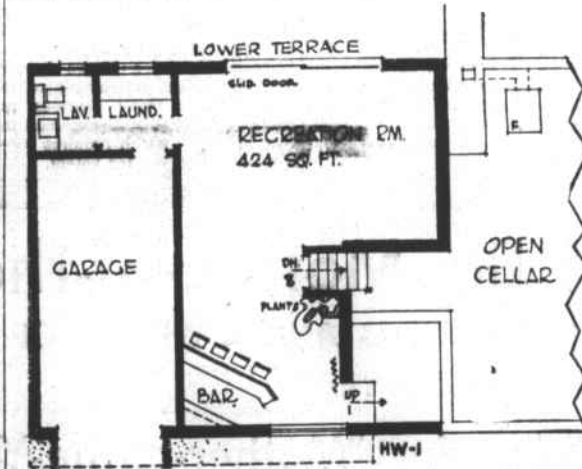
Upper levels, showing front entrance at grade with balcony dining room, living room and kitchen four steps up from foyer. Bedroom level is nine steps up from living room. Three fireplaces and garden terrace are among features.

Statistics

Statistics of use in obtaining rough estimates for building costs for Design HW-1 in each locality include:  
Living and bedroom areas — 1,692 square feet.  
Recreation room under bed-

rooms — 424 square feet.  
Optional basement under living area — 796 square feet.  
Garage figures separately.

People are the greatest invention yet and The News-Times reaches more of them in Carteret County than any other medium.



Lower levels include large recreation room with sliding glass doors to lower garden terrace. This room is one step down from foyer. Optional basement is seven steps lower.

## Flat Roofs Introduce New House Design Controversy

By DAVID BAREUTHER  
AP Real Estate Editor

Flat roofs are one of the most controversial features of house design.

A reader in Auburn, Ind., writes to this department: "We are dreaming of building a house and the one that fits our way of living has a flat roof. It seems people are either all 'pro' or all 'con' when the flat roof is discussed."

Well, architects, home builders and mortgage investors can't make up their minds in this controversy, either.

One national survey showed 47 per cent of the experts contending that you can save money by building a flat roof; 41 per cent found there was no saving; 12 per cent had no experience with this type of construction.

Although flat roofs have been used widely in Florida and California, they are not tied down geographically.

This seems strange because pitched roofs evolved through the necessity for shedding heavy snows in northern regions. The effect of snow on the construction cost of a roof can be considerable.

For example, in New York state, flat roofs must be strong enough

to carry snow loads that vary from 20 pounds per square foot along the coast to 90 pounds per square foot in the Adirondacks.

If you pitch your roof just 30 degrees those same snow loads are cut to 11 pounds on Long Island and 51 pounds in the mountains.

Air conditioning is another factor that is entering into roof design. Heat gain through the roof See ROOFS, Page 4, Section 2

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