



*Privacy with no threat of claustrophobia is a mark of sound value in a ready-built house like this one. Glass wall is turned toward a pleasant view—not toward a busy street. Trees left standing by builder shade west windows in afternoon. Brief fence may be added to increase privacy of terrace. Furnishings chosen by architects can be duplicated for less than \$2,700.*

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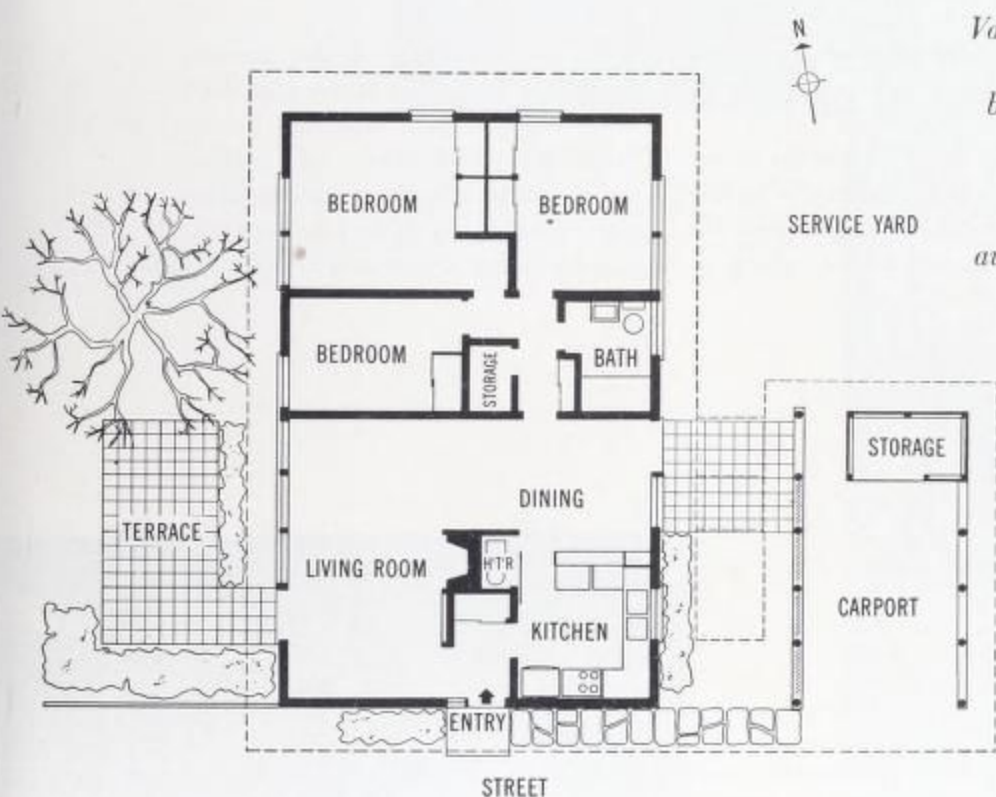
*End of house lighted by clerestory windows is turned toward the street. Extension of sloping roof over breezeway and carport gives an attractive line, makes the house look wider. See how brick-veneer wall at left provides pleasant textural contrast.*





# A house for the family

## with \$7,000 a year



*Values in family living that used to be synonymous with the expensive custom-built house are now available to families with incomes of \$7,000 to \$9,000 a year*

By Mary Roche

When you begin to see ready-built houses with many of the living values that used to be found only in expensive custom-built homes, you know the look of Americans is changing. You may not yet have encountered any in your own community, but development houses like this prove them an accomplished fact. It is one of 125 on a 55-acre tract in Fairfax County, Virginia. The price, covering 1,066 square feet of enclosed space plus an improved lot of one-third to

half an acre plus basic landscaping, is \$16,750—a suitable investment, says the Federal Housing Administration, for families with incomes of \$7,000 to \$9,000 a year.

And see what you get for it! The size of the lot in itself is uncommonly generous for a development house. In addition, the complete lot is sodded and graciously shaded by full-grown trees left standing by the builders. It cost them nothing to leave the trees, (Please turn the page)

## A house for the family with \$7000 a year *continued*

but it saves the buyer considerable expense in landscaping his property.

Another plus value is the carport which has been made an integral part of the house design by the extension of the sloping roof. Not only is the carport itself sturdier because of this device, but it also makes the house look larger from the street.

Its back wall consists of an outdoor storage closet which the architects felt was an essential addition to the better-than-average storage space indoors.

The price of the house also includes kitchen equipment—refrigerator, range, garbage grinder, and exhaust fan—items which 20 years ago would have been considered "furnishings" to be provided by the buyer.

How do they do it? Part of the answer lies in the architects' ingenuity in turning building economics into design assets. For instance, the exposed trussed rafters, al-

though they call for more expensive insulation and a built-up roof, make an additional ceiling unnecessary. At the same time the upward slope of the roof-ceiling gives a maximum feeling of spaciousness to the interiors.

The simple rectangular plan is another economy. But it has been divided neatly to provide privacy for the bedrooms at one end and, at the other, the spaciousness that comes from an open plan. Living area, dining area, and kitchen circle around the chimney in a fashion that permits each area to "borrow" visually some space from the one adjoining.

The one biggest factor that accounts for the value-per-dollar in this ready-built house is construction efficiency. In outlining the specifications, for instance, the architects carefully calculated every piece of material to do the job required of it, and no more. (*Please turn to page 204*)



*Full-grown trees and sodding of complete lot saves buyer considerable landscaping costs. Note enclosed storage at back of carport.*

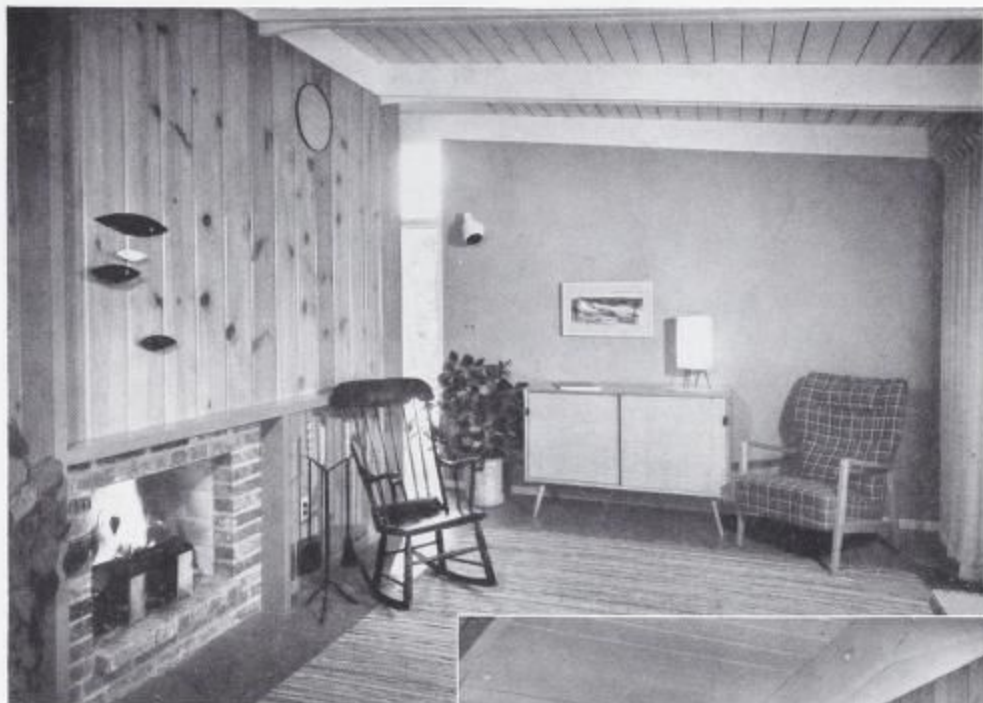


*Not so long ago kitchen equipment like refrigerator, range, garbage grinder, and exhaust fan would have been considered extra furnishings to be provided by the buyer. But the price of this house covers all of them as well as well-planned kitchen storage and Formica counter tops.*



**Keyes, Smith, Satterlee and  
Lethbridge**  
Architects

**Luria Brothers**  
Builders



*An antique Boston rocker and a rag rug in the living room prove you don't have to limit your taste to modern furnishings. At right of table in dining area (below) see pass-through counter to kitchen.*



PHOTOGRAPHS BY ROBERT C. LEUTMAN



*The open roof of the breezeway between the house and the carport makes more light available to the dining area, while a louvered partition screens the automobile from view. Dining area may be closed off from living room by drawing a wood-slat curtain hung from ceiling track.*