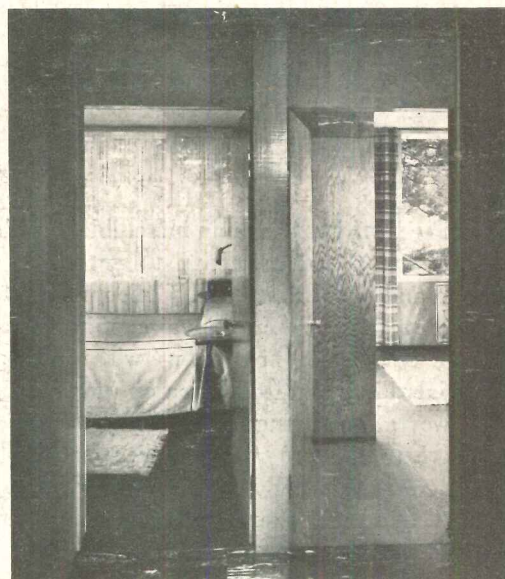
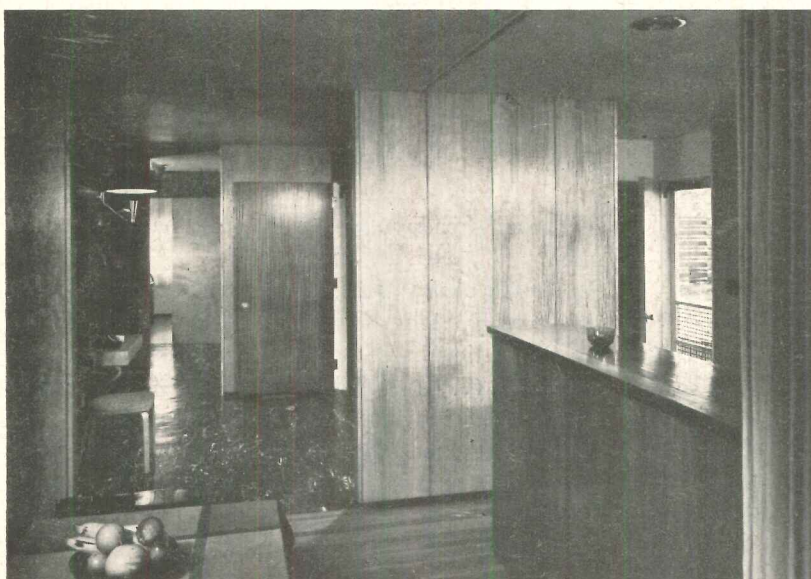
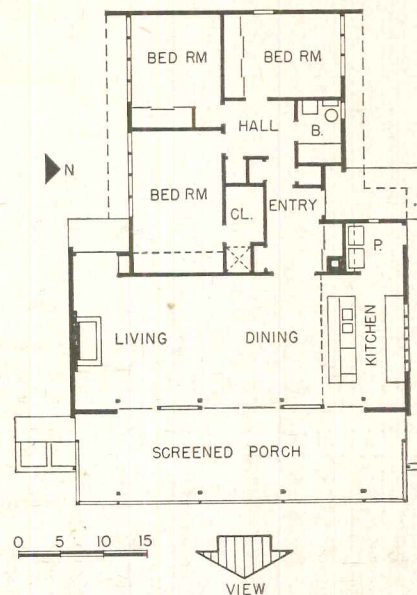


3 SPACIOUS OPEN PLAN

G. Milton Small, Architect and Owner

SAYS THE ARCHITECT-OWNER of this house in Raleigh, N. C., "Since cost was a very limiting factor we decided to have space if nothing else and this is the entire key to the low [\$8.00] per sq ft cost." The emphasis on space came from a family liking for informal entertaining and resulted in a completely open living-dining-kitchen area which, of course, cut down the cost of partitioning, wiring, etc. It was the screened porch, however — which the family considers the chief characteristic of Raleigh house architecture — that really gave the house the required spaciousness: for seven months of the year it adds 400 sq ft to the living area, and even when it can't be used it adds space visually.



Mrs. Small does all the cooking for the family. She likes to take part in family activities, and does not want to be relegated to the kitchen. Open plan of living area allows her to participate in family doings even while getting dinner. Built-in cabinets for china and glass separate kitchen and dining areas



MULTI-FAMILY HOUSING

ARCHITECTURAL RECORD'S
BUILDING TYPES
STUDY NUMBER **211**

HUNDREDS OF THOUSANDS, perhaps millions, of American families can afford better housing facilities than those they now occupy, if they choose to spend their money that way." That quotation introduced an article four years ago by Thomas S. Holden, vice-chairman, F. W. Dodge Corp. (ARCHITECTURAL RECORD, Sept., 1950). He went on to demonstrate with detailed statistics that this idea was not dreamy-eyed, that in fact the average family spent a much smaller proportion of its income on housing than, say, forty years ago. That indeed the average family spent more on "liquor, tobacco and amusements" than on housing. If we want better housing, we can pay for it.

It's as simple as that. Or is it?

Certainly the ability to pay for better housing is Fact One. But it is also true that any individual architect trying to improve multi-family dwellings finds difficulties. No need here to recite the list of those difficulties; suffice it to say that "standards," regulations, codes, street patterns, and habits of thinking are restrictive. The individual family is similarly beset. True, the family may move to the country, buy a half acre, build the house it wants. But if they must live in an apartment, it is pretty

A PLEA FOR PERSPECTIVE

By Charles K. Agle *

WE ARE BLESSED with an incredible wealth of natural resources and ingenuity to get them out of the ground and put them to use. While much of this has had to be devoted to international conflict, there has been enough surplus to provide us with an abundance of material things, and our greatest domestic prosperity.

However, our living environment has not kept pace. Relative to the progress of other measurable wealth, it has actually receded. Our progress may have been so large and rapid that it has engulfed us, and we have not yet read its full significance or implications. We may be provided with opportunities that we have not yet appreciated and with tools that we have not yet learned how to use. In all humility, it may be wise for all of us soberly to re-examine our opportunities, the shortcomings of our immediate past, the forces at work, and see what to do with them.

THE FORCES AT WORK

An appreciation of the major factors influencing our physical environment includes at least these items: (1) continuing increase in population, and widespread need for small dwelling units; (2) the automobile as the major factor in circulation and land use design; (3) a powerful and prosperous economy, in which it is tragic to accept less than a decent standard of space and living quality; (4) four stages of family life, engendered by our mobility

and economic freedom, which require separate types of housing.

1. *Population change, both in numbers and composition, requires corresponding change in shelter and circulation.*

Our population has doubled in 50 years, and is still going strong (75,000,000 in 1900; 150,000,000 plus in 1950). Medical progress in conquering infectious diseases has lengthened life expectancy from 42 to 68 years — more than one-third — which means that more middle-aged and older couples survive beyond the marriage of their children, and return to a "two person family" status, with special housing needs.

2. *The automobile is here to stay.*

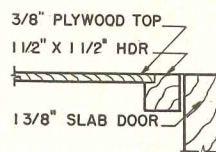
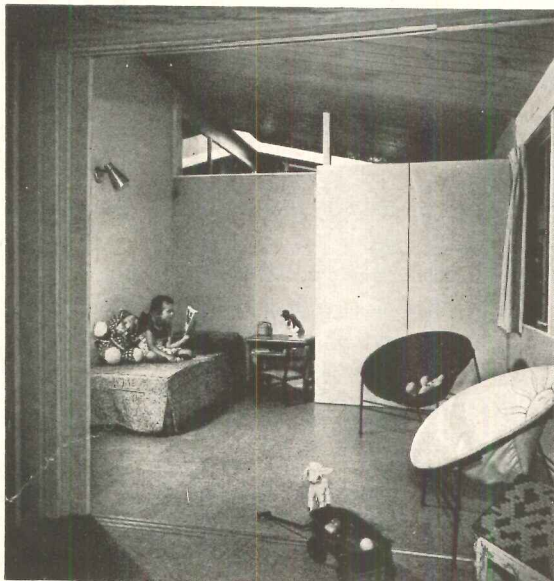
The number of automobiles has almost doubled in ten years (30,000,000 in 1943; 53,000,000 in 1953; and possibly 80,000,000 by 1975). It is no longer a vehicle of pleasure and luxury; it is a beast of burden for daily necessities of survival, and the sole significant means of transportation outside the centers of our largest cities. The environment for the automobile is now a large component part of the environment for the whole family. We must design for the automobile's smooth and efficient flow; for its storage; but even more importantly, against its hazard.

3. *Our building is permanent. Our physical standard should be based on needs, not merely immediate cost.*

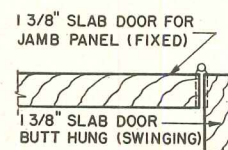
The out-of-pocket cost of World War II, which did not hurt us economically, in spite of the fact that it produced no tangible asset, was about \$300 billion. Its total cost, by the time we finish financing it and taking care of the veterans, has been estimated at over \$1 trillion. There are about 50 million dwellings in this

* Chairman, Development Committee, National Association of Housing and Redevelopment Officials; Member, A.I.A. Urban Design Committee

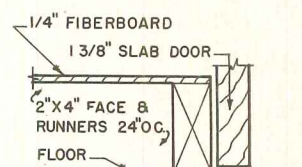
Access to living room from entry is through dining area — not an ideal arrangement, but a small price to pay for advantages of a central entrance and a living room opening to a secluded terrace at rear of lot



HEAD



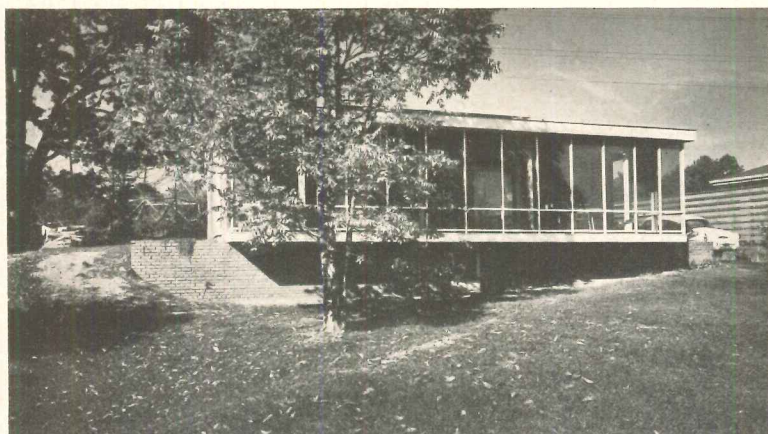
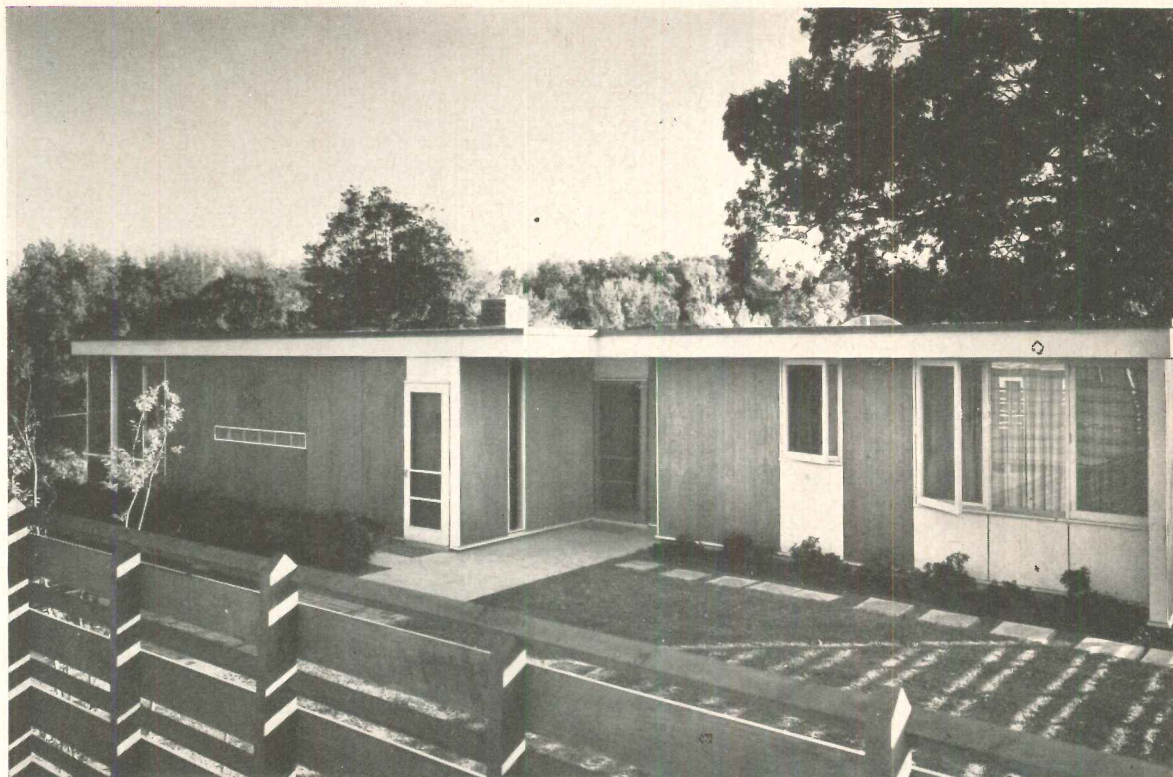
JAMB



BOTTOM

House looks and feels spacious despite relatively small size of rooms: living room has large areas of glass; entrance hall is glass-enclosed; children's rooms can be combined into large play area. Cost-saving features include wardrobes built of hinged slab doors (detail above right)





The Smalls "like to have all the protected view possible and prefer to live where it 'feels' high." So, with budget in mind, they chose a medium-sized lot sloping downward toward the east and the view, placed their house at the highest point, and added an enormous screened porch facing the view. Contractor was Frank Walser

