



Front view of the house, which is marked by simplicity in design.

It's Spacious and Economical

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(Material for this series on homes in the District area designed by members of the Washington Chapter, American Institute of Architects, is being furnished for publication in The Sunday Star Pictorial Magazine through arrangements made by a chapter committee composed of Harry E. Ormston, Ben H. Dyer and Frank J. Duane.)

HERE IS a home in the Kensington area which achieved the primary goal of its builder: Lots of space without frills at an economical cost.

It is a comparatively big house located on about three acres of land, yet it was built on a limited budget. Over-all dimensions—not including a screened-in porch on two sides of the house—are: Width, 60 feet; depth, 25 feet.

Besides three second-floor bedrooms (one 14 by 15 feet, another 12 by 14 and a third 9½ by 12), there is a first-floor study (9 by 10) which could be used as a fourth bedroom.

The architect, Branch Elam, designed the house on an "open" plan to create an impression of interior spaciousness.

Thus, the dining room and living room, as you can see by the floor plan, are not separated by doors, but form one large, L-shaped room. Dimensions of the living room alone are 15 feet 4 inches by 22 feet.

In keeping with the needs of a family with children, the home has two bathrooms, one on the first floor and the other on the second. Closets are numerous and big, and there is a two-thirds basement which provides additional storage room.

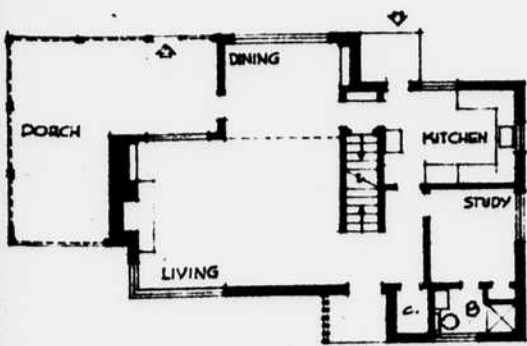
When the owner set out to provide a home for his family of four, he sought a lot large enough for a garden that also would provide space for the children to play. Adjoining the site on the south is an estate of 16 acres and to the east one of 12 acres.

The house was placed to face east, but with the living portions facing southeast. Large steel-casement windows in the living room, dining room and bedrooms take advantage of fine views. The land slopes gently away from the house to the east, south and southwest.

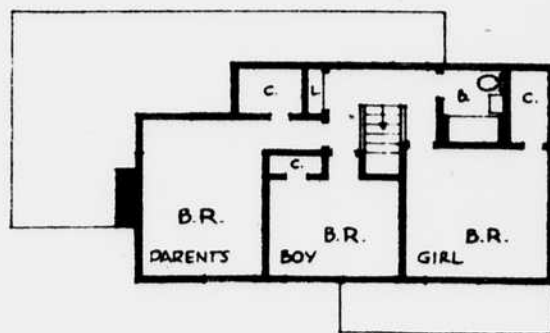
The first floor is of brick veneer construction, painted an oyster white. The second floor is of stained California redwood siding. The photo shows how well the architect harmonized these two materials.

In designing the house, Mr. Elam said, the controlling objective was simplicity. Walls, for example, are of painted sand-finished plaster. Doors are of the flush-panel type. Concealed convectors provide heat with forced hot water from an oil-fired furnace.

The property has its own septic tank, and water comes from a 125-foot-deep well.



First floor.



Second floor.

★ ★ ★ ★ ★

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