

RANCH and COLONIAL HOMES



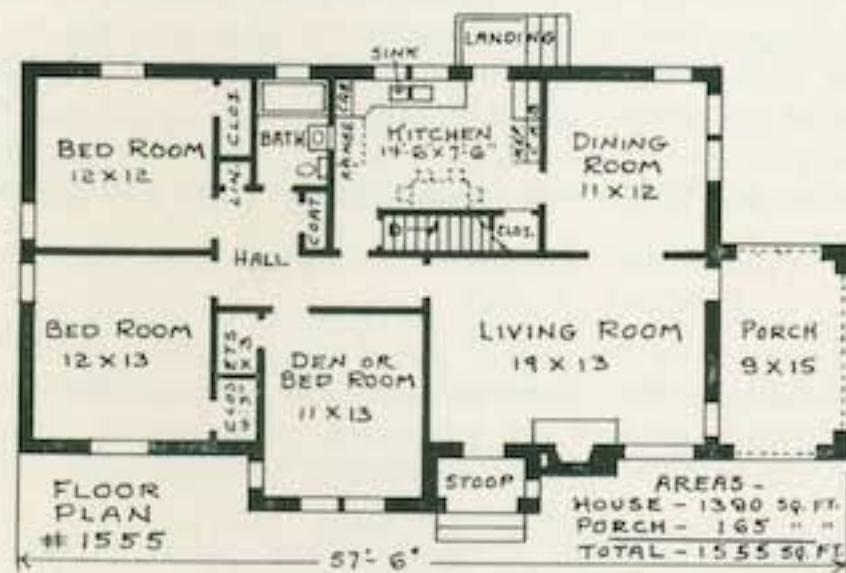
\$1.00

Leila Ross Wilburn Architect
205 One Peachtree (Peters) Building
Atlanta, Georgia

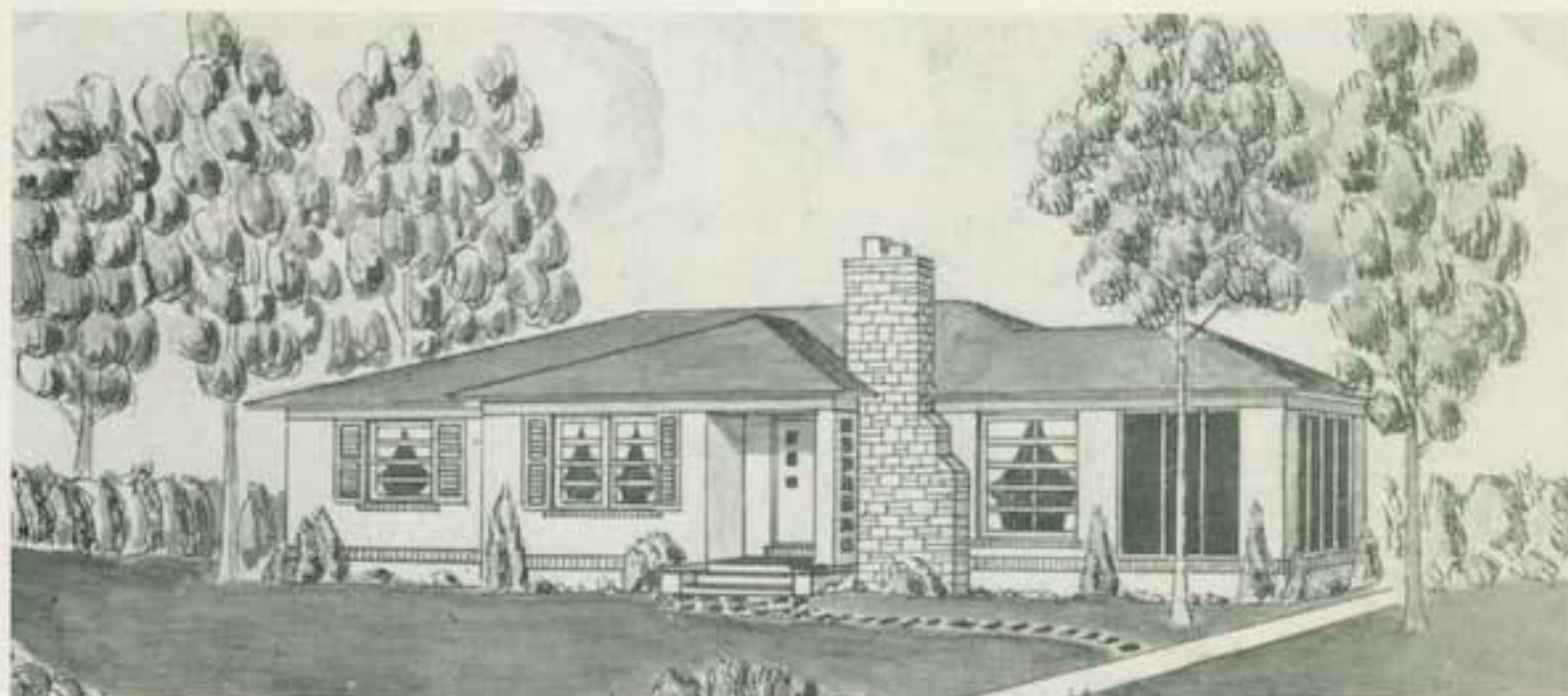
RANCH AND COLONIAL HOMES

COMPLETE PLANS AND SPECIFICATIONS

(AS SHOWN ON REVERSED)	-----	\$15.00
EXTRA SETS, PER SET	-----	\$ 5.00
LUMBER AND MILL LIST	-----	\$ 5.00



No. 1555



Here's Help for Builders

Select the design that will best fit your needs.

If you need a three-bedroom home, and it seems beyond your means, study this plan. Here is a house with simple but good lines that can be built at low cost. Hall space is reduced to a minimum, closets are numerous. Two floor furnaces supplement the attractive front chimney. The column treatment at the stoop and floor-length living room window are to be noted. Stairs lead to attic storage space. The bath is convenient to all rooms and close to kitchen to cut down plumbing costs.

The group of attractive and practical homes illustrated in this book were especially designed for the average American family. If you do not find the house to suit your desires in "Ranch and Colonial Homes," see page 56 for a list of my previous plan-books. The designs shown in one plan-book are not repeated in any other book.

Order Plans From

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RANCH AND COLONIAL HOMES

A GOOD PLAN SAVES MONEY

The economy, convenience and appearance of a house are largely dependent upon the care and thought that has been employed in designing it. Architects get more room out of the allotted space; the plans "work out," there is room for stairs; the second story fits over the first story; furniture space and closets are provided; you know beforehand how the house will look; you are protected in case of disagreements; building laws are followed; windows and doors are placed so as to give a good exterior appearance.

STOCK PLANS

By using stock plans the builder in the small town may have a home in as good taste as his city brother. This is my 8th large plan book. The books have given prospective home builders photos and plans in such a way that they could select a design. The houses shown are not copies of other Architect's work. I have personally designed each house. To enable me to present a wide variety of ideas I have visited numerous cities from the Atlantic to the Pacific, always with my kodak and sketch pad along; I have bought every magazine and plan book I could hear of, therefore I feel that I am able to give you an interesting selection of ideal home designs for the present day. Being a woman I feel that I know the little things that should go in it to make living in the house a pleasure to the entire family. On the plans the room sizes indicate inside measurements. In this book I have also shown the area of each house; this will be of service in comparing the sizes of the houses. Also, I have had the floor plans reduced in the same proportion so, even at a glance, you can sometimes tell which design will be the most economical. The price I ask for these stock plans is far below their value if I sold but one copy, but by selling many of each design, you get a plan with all the care of a special design at a greatly reduced price.

REVERSE PLANS

This means that all rooms, porches, etc., shown on the left will be on the right; and all on the right will be on the left; everything is reversed. Plans are redrawn so that the lettering reads correctly. Note that plans can be reversed when looking over designs. Sometimes the reversed plan will be "just the one" when the plan as shown would not do at all.

CONSTRUCTION COSTS

In a book that is to be given distribution through a wide territory it is impossible to give any information regarding the cost of building. I have given the area of each house. Get your contractor to give you the local cost per square foot for such a house as you desire, and in that way you can get a fair estimate of the cost. The only accurate way is to get the working plans and have your contractor make a bid. If the cost runs too high the plan will be exchanged within two weeks of date order was shipped for one that will cost less.

SPECIAL PLANS

Sometimes slight changes are desired. If you have a good contractor the changes may be marked on the blueprint and you can use the stock plan. However, if the changes wanted are extensive, complicated or you want something entirely different it will be necessary to have new plans drawn.

I take special pride in my new plans, draw every line myself, therefore, I can take orders for only a limited number of such plans. My idea is, not how many can I furnish, but how good I can make those that I do furnish. As to the cost of new plans, specifications and lists the price is usually four times the cost of a stock plan of similar size and construction. You are furnished with three copies of everything. For special plans pencil sketches are sent you for your criticism and correction, the final plans are not completed until sketches meet your approval.

PAYMENT

Money order or personal check should accompany all orders for ready drawn plans. No plans will be sent with bill for same. If check does not accompany order plans will be sent parcel post C. O. D.

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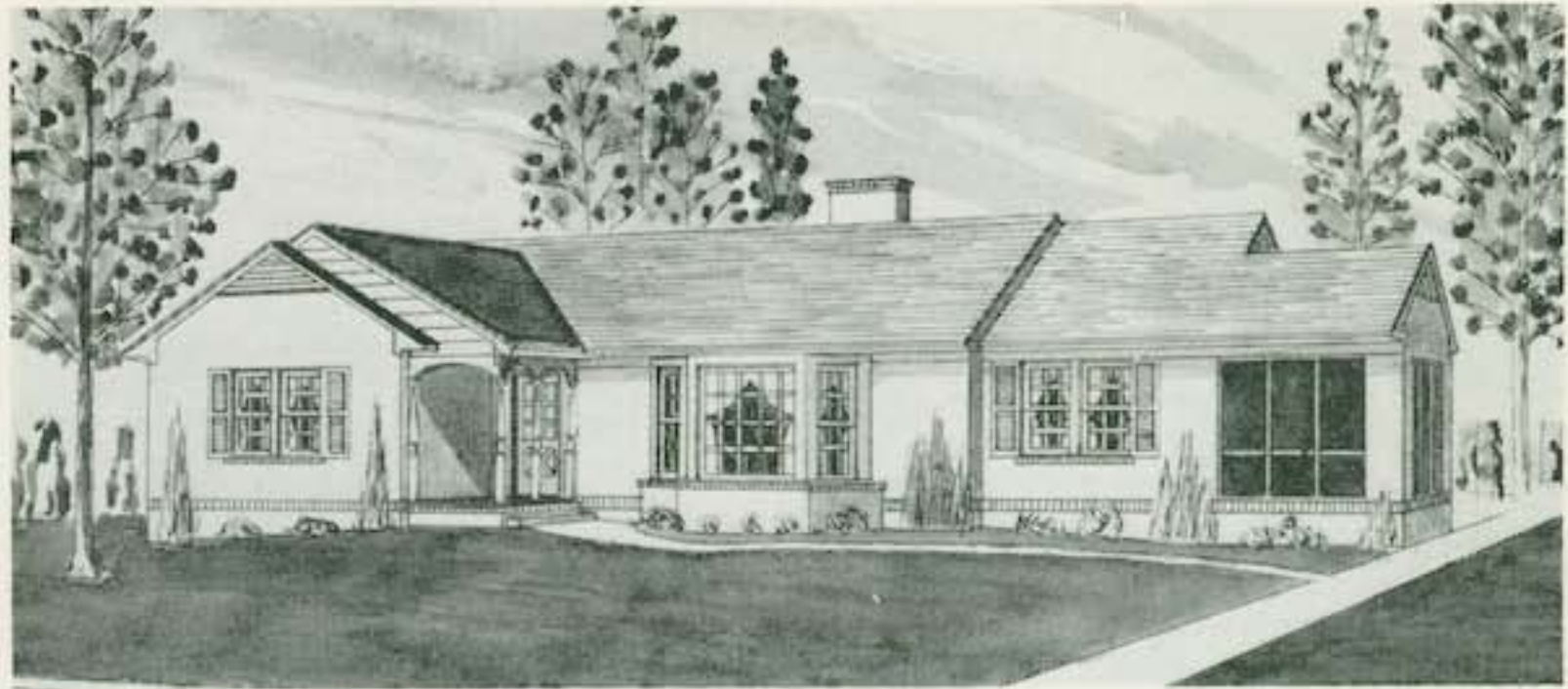
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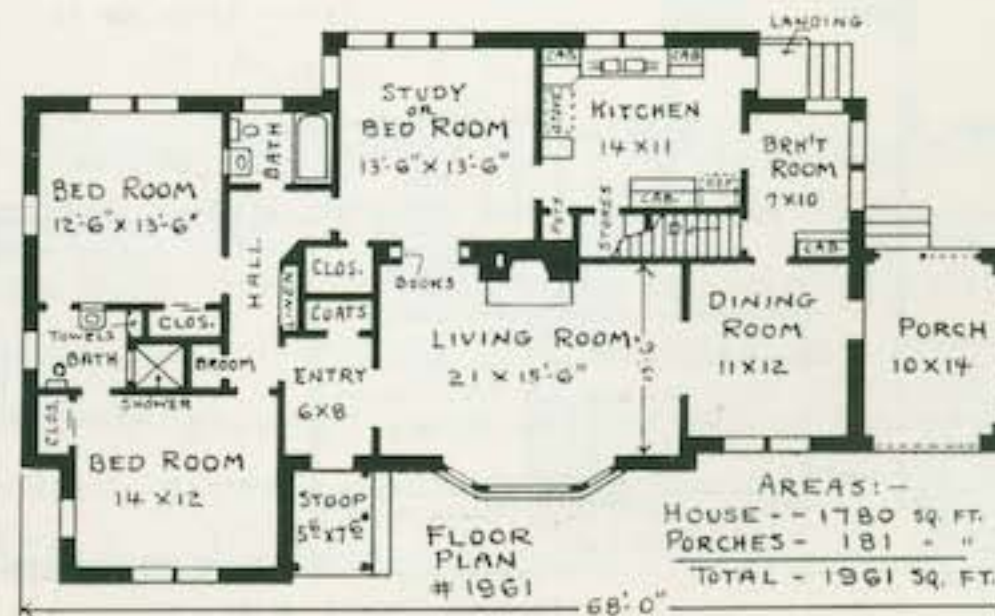
COMPLETE PLANS AND SPECIFICATIONS

(AS SHOWN OR REVERSED) - - - - -	\$30.00
EXTRA SETS, PER SET - - - - -	\$ 5.00
LUMBER AND MILL LIST - - - - -	\$ 5.00

This is a house that welcomes friends and lets the family live in comfort. The turned columns at the front stoop give a Victorian touch while the living room bay adds interest to both exterior and interior. Should the study be needed for a bedroom then the living room could have book-shelves at the opening at the side of the fireplace. The breakfast room, with its corner windows, will be used constantly. A short hall from the entry leads to the two corner bedrooms and baths. The basement has ample storage space, laundry, toilet and a forced warm air heating plant.



No. 1961

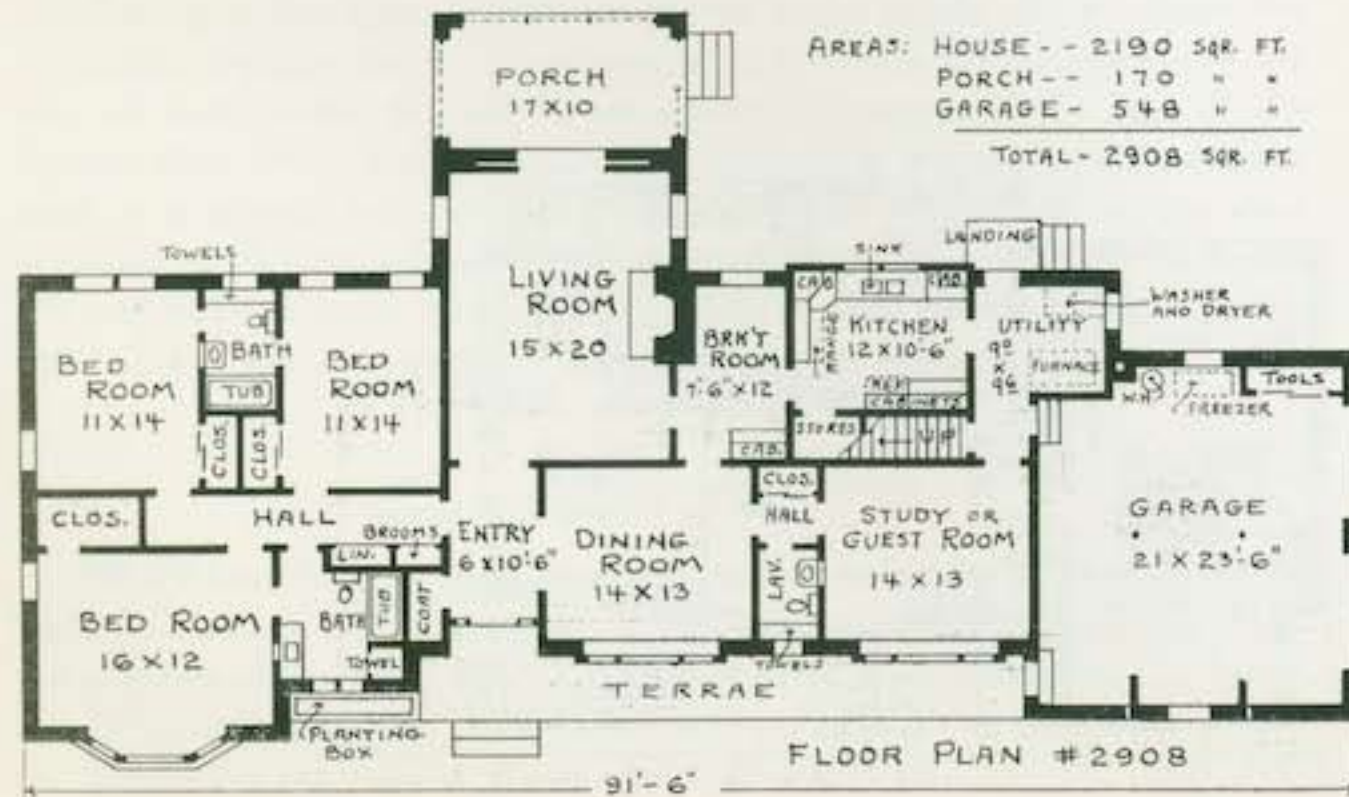


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RANCH AND COLONIAL HOMES



No. 2908



COMPLETE PLANS AND SPECIFICATIONS

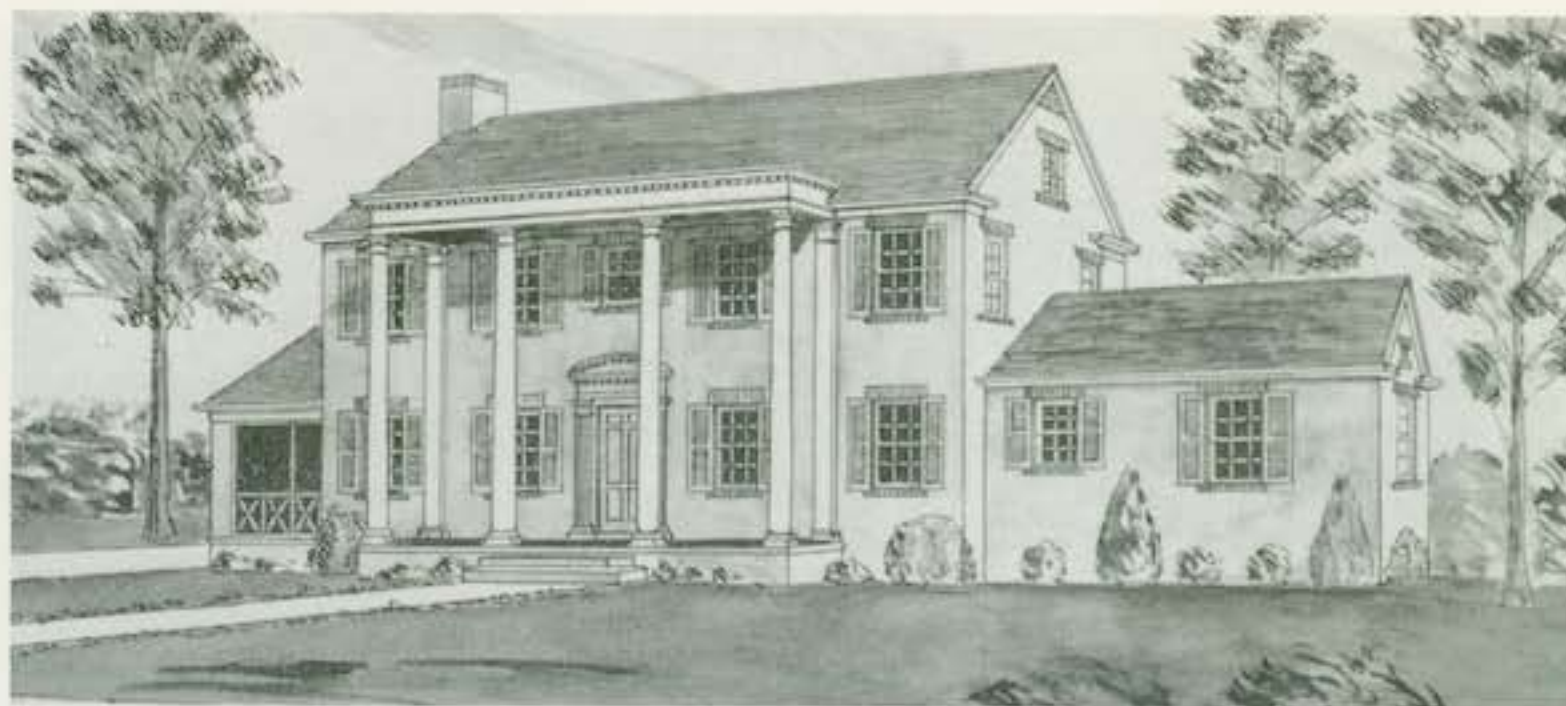
(AS SHOWN ON REVERSED) - - - - -	\$40.00
EXTRA SETS, PER SET - - - - -	\$ 5.00
LUMBER AND MILL LIST - - - - -	\$ 5.00

This unusual house stretches out imposingly on its land—an ideal home. The exterior walls are brick veneered, painted white. The entry with its coat closet welcomes you and leads to the spacious living room and porch, a wanted arrangement where the garden view is pleasant. The three bedrooms and two baths are compactly grouped. At the right: the dining room, breakfast room and kitchen. The adjacent study is located for privacy and with its lavatory can serve for a guest room. The utility room takes care of the laundry and furnace. At the rear of the garage note the tool closet, water heater and freezer space.

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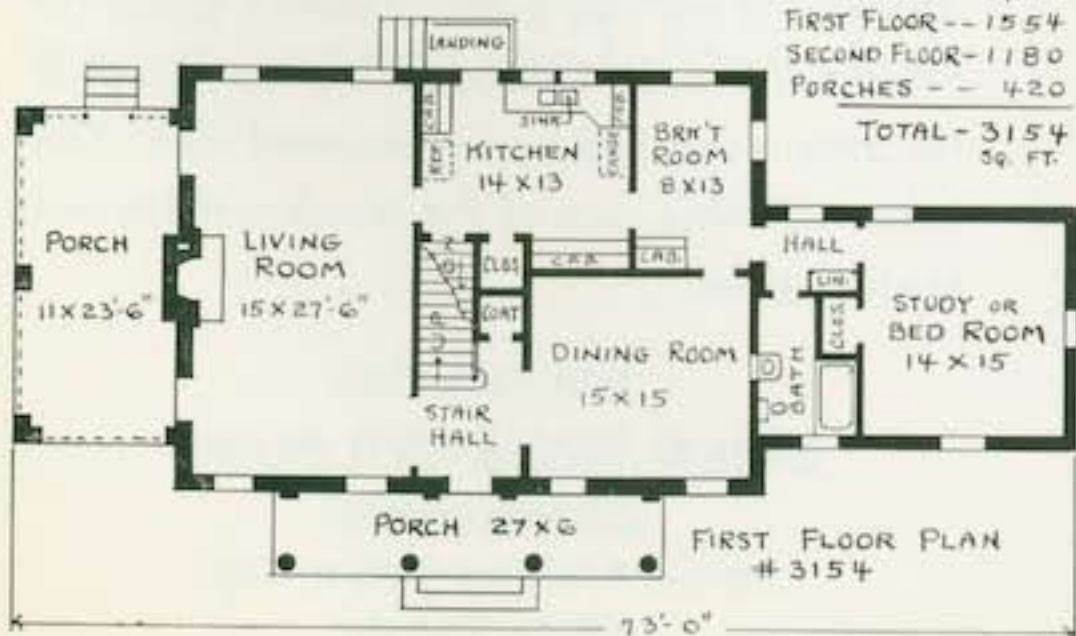
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No. 3154



SECOND FLOOR PLAN
 # 3154



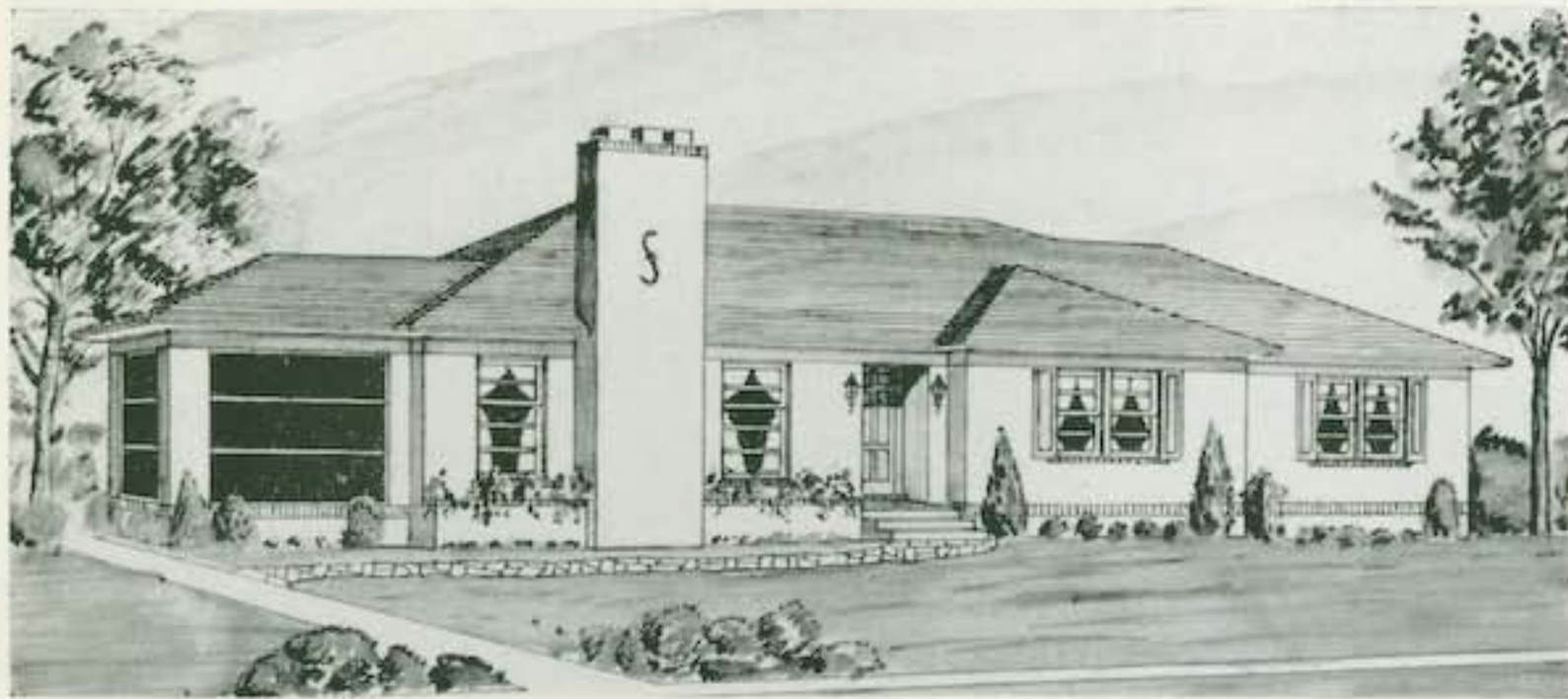
FIRST FLOOR PLAN
 # 3154

AREAS: 54 FT.
 FIRST FLOOR -- 1554
 SECOND FLOOR -- 1180
 PORCHES -- 420
 TOTAL -- 3154
 SQ. FT.

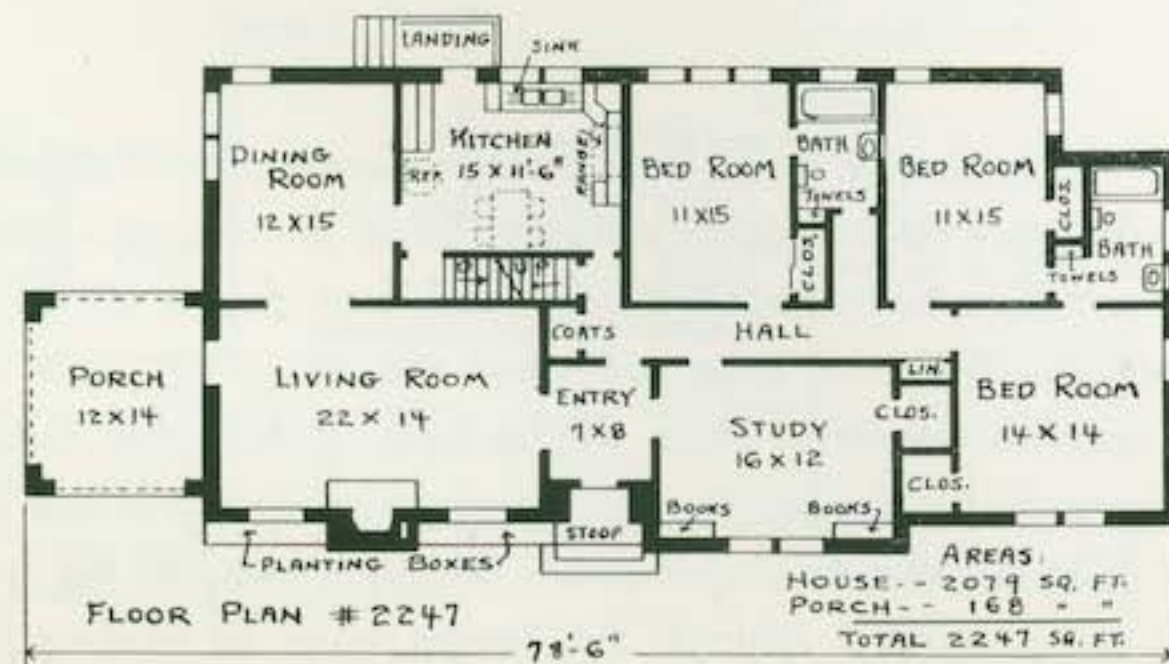
COMPLETE PLANS AND SPECIFICATIONS (AS SHOWN OR REVERSED)	-----	\$40.00
EXTRA SETS, PER SET	-----	\$ 5.00
LUMBER AND MILL LIST	-----	\$ 5.00

The Southern Colonial here shown has an unusual arrangement of rooms. The first floor bedroom, with its outside entrance, could be used as a home office. The four second floor bedrooms, two baths and large closets will be sufficient for most families. Both the living room and the adjoining porch are extra large. The separate breakfast room will be appreciated. The outside walls are brick-veneered, painted white, and the exterior design is one of charm and dignity. The basement extends under the main body of the house; has game room, toilet, laundry, storage, and forced warm air heating plant.

RANCH AND COLONIAL HOMES



No. 2247



COMPLETE PLANS AND SPECIFICATIONS

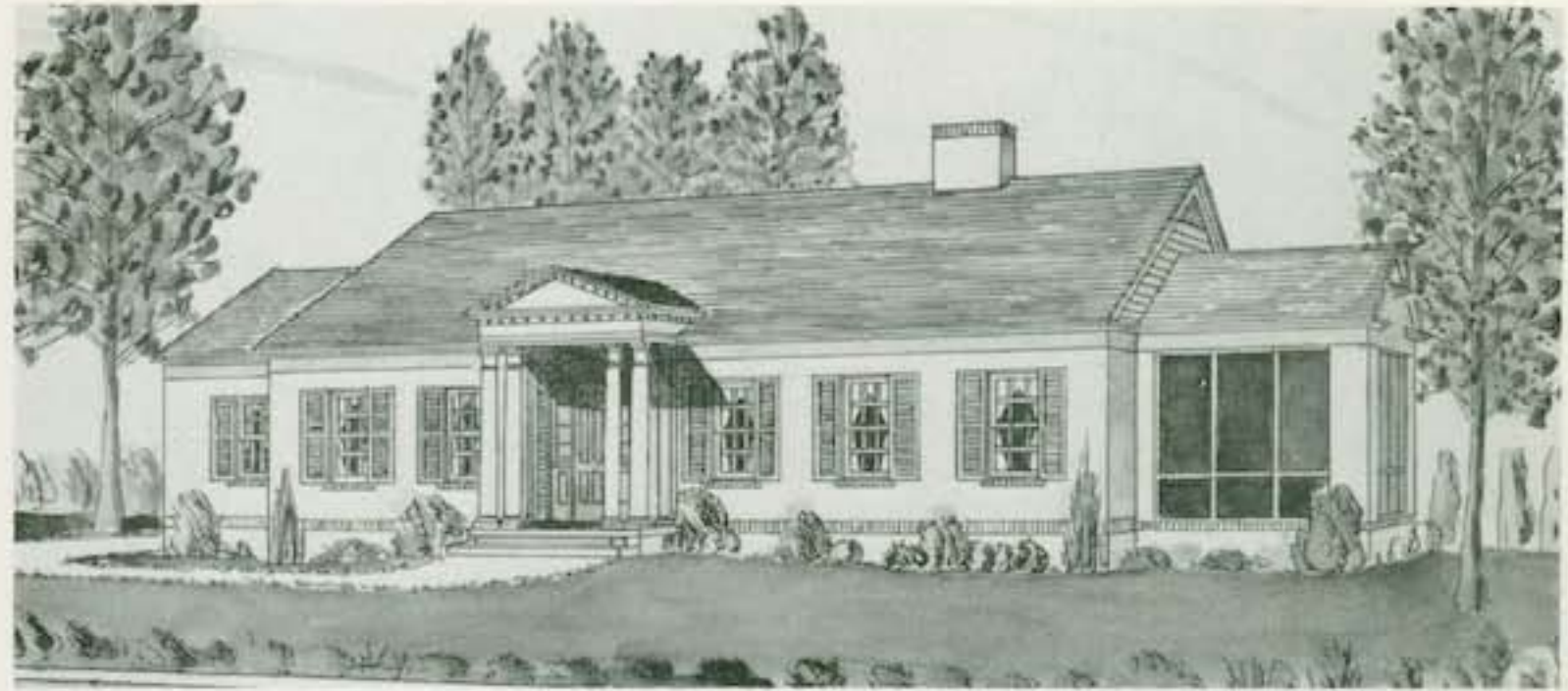
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EXTRA SETS, PER SET - - - - -	\$ 5.00
LUMBER AND MILL LIST - - - - -	\$ 5.00

The clean, conservative lines of this brick-veneer house add a distinctiveness to the design. The front chimney is to be noted. Those who take pride in an attractive exterior will appreciate the planting boxes under the floor-length living room windows. The recessed front door gives access to the convenient entry. The study, living room and dining room may be thrown together for entertaining. The kitchen is quite close to the front door. Each of the three bedrooms has direct connection with one of the two baths. There is space for twin beds in each bedroom. Storage space in the attic is reached by a permanent stair. The basement takes care of the laundry, toilet and heating plant.

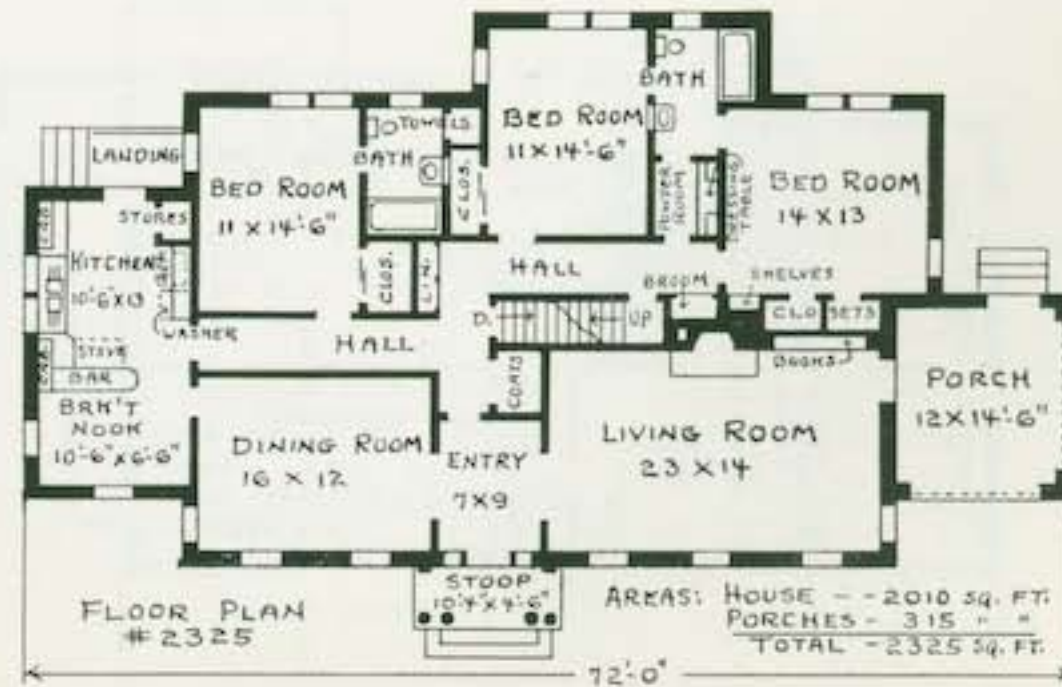
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 LUMBER AND MILL LIST - - - - - \$ 5.00

Many people liked design No. 2918 in my plan-book "Sixty Good New Homes," but the seven rooms made the house cost too much. In this book I am showing three designs with almost the same front but with only six main rooms; these are on pages 7, 32 and 41. No. 2744, page 32, has no kitchen wing and is a 1½-story house with four bedrooms. The design on this page has good bath facilities (note the powder room) and ample closet space. Forced warm air heating plant in the basement. Permanent stairs lead to the large storage attic.

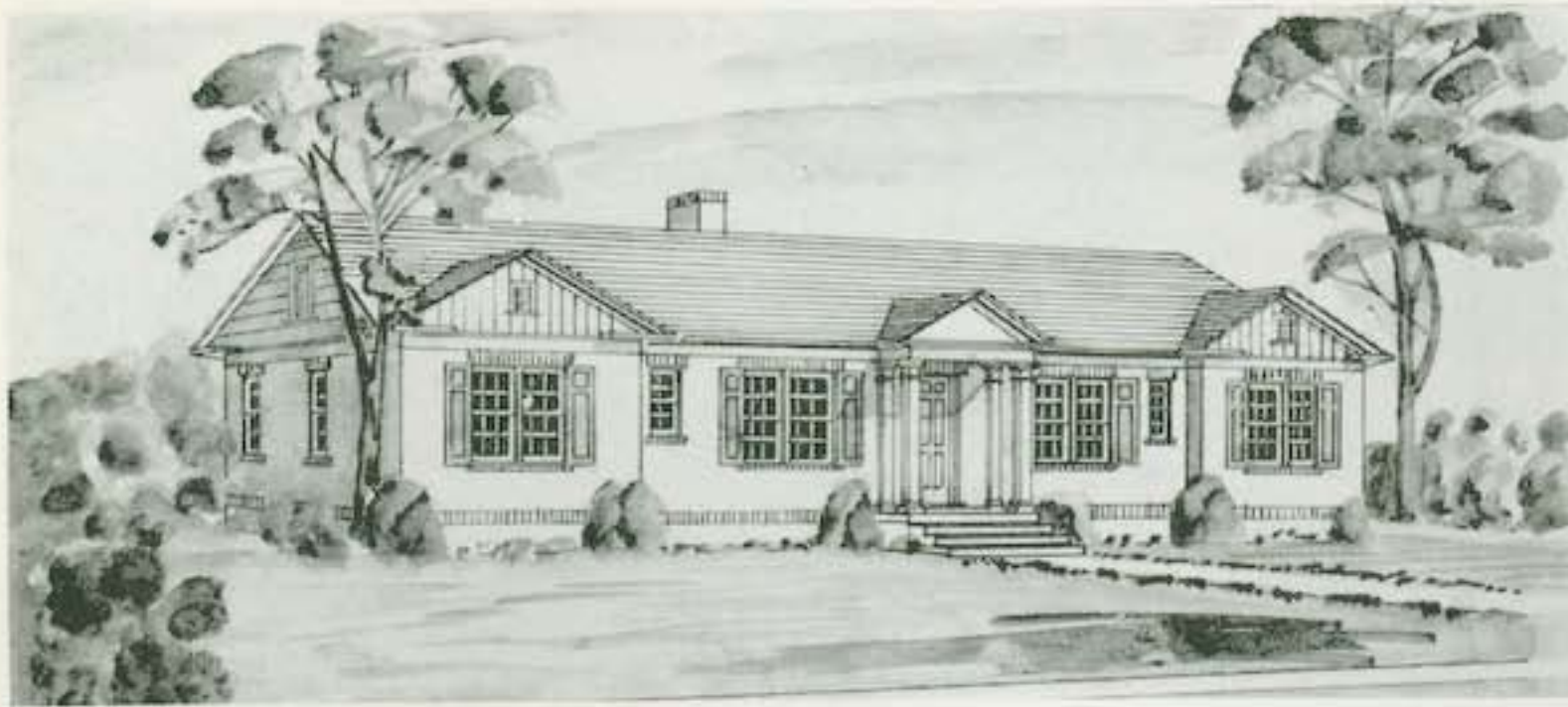


No. 2325

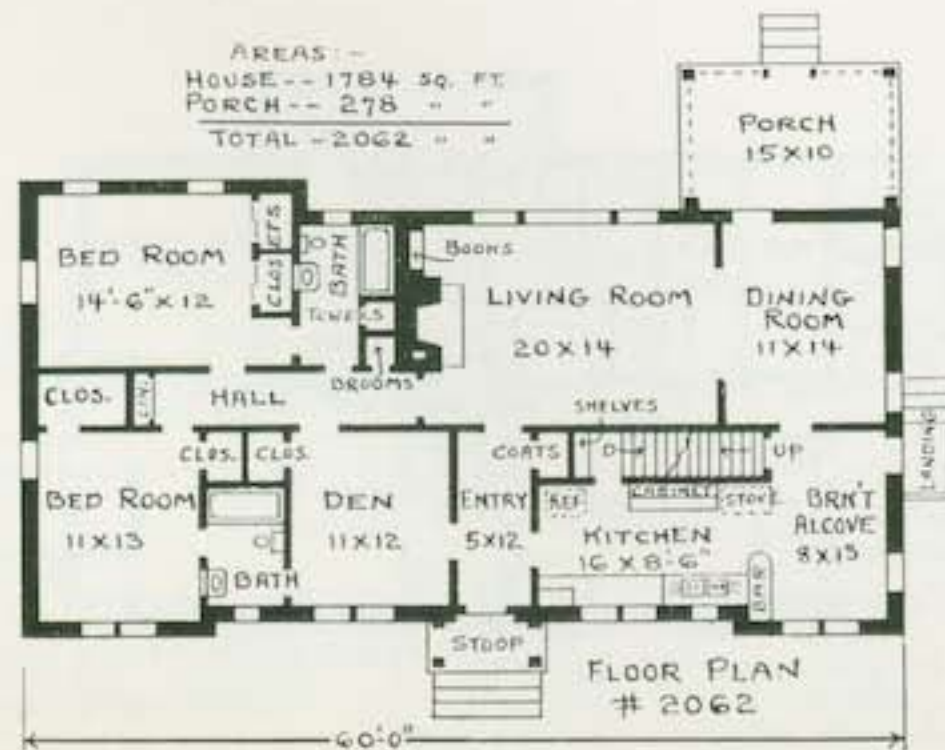


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RANCH AND COLONIAL HOMES



No. 2062



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LUMBER AND MILL LIST	\$ 5.00

This well-balanced, brick-veneered home offers a Colonial design that is sure to be popular. The front stoop will give good protection from the weather. Considerable time is usually spent in meal preparation, therefore many prefer the front kitchen where activities in the front are easily viewed. The convenient entry leads to the rear living room, dining room and porch. Privacy is thus secured and the garden becomes a part of the living quarters. A short hall gives access to den and bedrooms. Closet and bath connection makes possible the use of den as a guest room. Each bedroom has cross ventilation, two closets and space for twinbeds. Storage space in attic. Heating plant, laundry and maid's toilet in basement.

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- EXTRA SETS, PER SET - - - - - \$ 5.00
- LUMBER AND MILL LIST - - - - - \$ 5.00

Quite up to date is this little white ranch type, brick-veneer house with its six well-proportioned rooms. The screened porch gives access to the attached garage. The floor plan calls for large rooms with practically no space wasted in halls. The front vestibule has a convenient coat closet. Among the many noteworthy features are a fireplace, a sunny breakfast corner in the kitchen, ten closets and two full baths. The den is planned so it may be used as a third bedroom. Stairs lead to attic storage and basement where heating plant, laundry and maid's toilet is located.



No. 2145

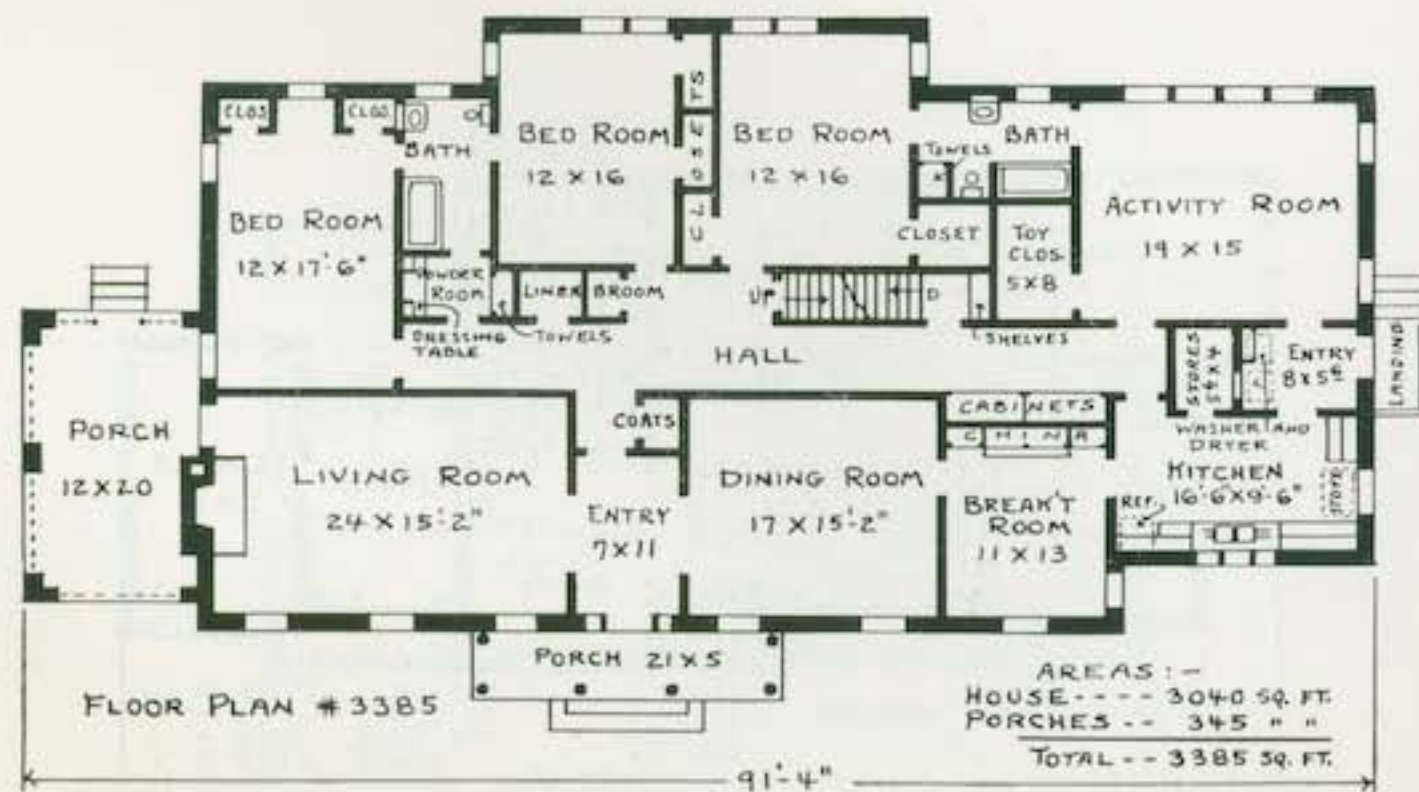


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RANCH AND COLONIAL HOMES



No. 3385



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EXTRA SETS, PER SET	----	\$ 5.00
LUMBER AND MILL LIST	----	\$ 5.00

The beauty of the Southern Colonial has been given this design by the fine entrance portico extending over the middle section. The long, low roof lines and well-placed windows bring out the best in this architectural type. Note the brick-veneer walls (painted white), contrasting shutters and large living porch. The lovely front door leads to the popular entry which separates living and dining rooms. The breakfast room will be used for all but the most formal meals. The large activities room is planned for real use by the entire family and their friends. All bedrooms have cross ventilation. Attic storage is provided. The steam heating plant is in the large basement.

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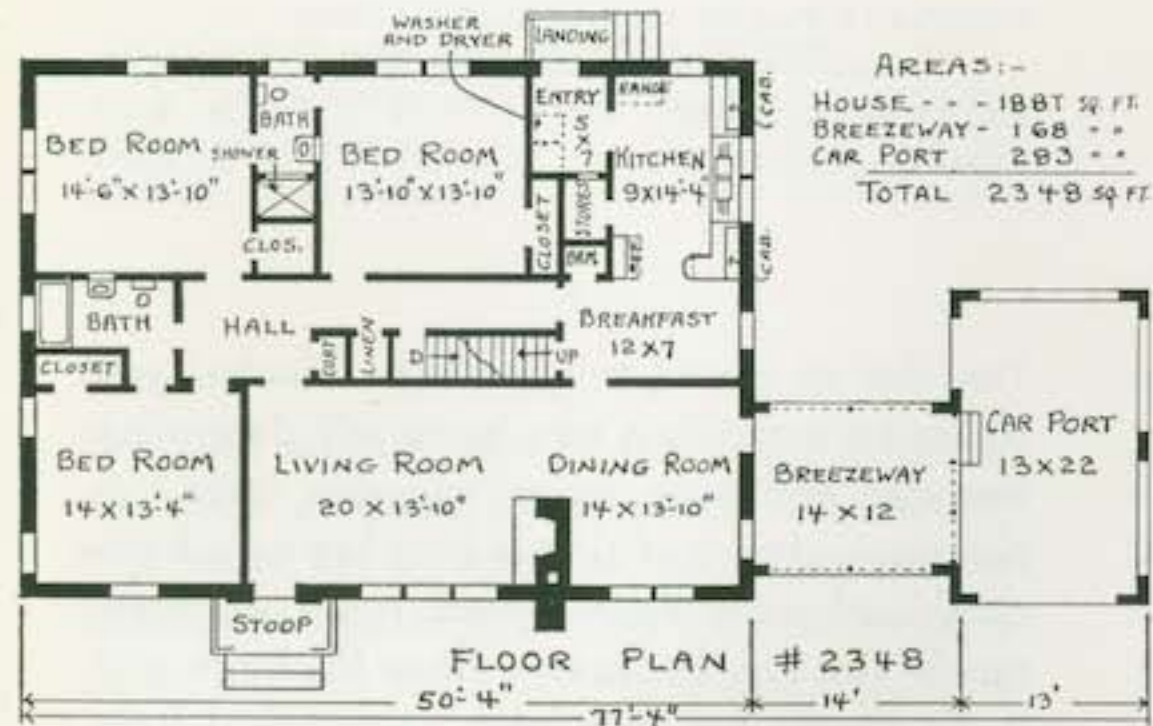


No. 2348

Here are two houses, same outlines, different roofs. The upper one has six large rooms while in the lower one seven rooms are arranged in the same area. Both houses are brick-veneered and have basement heat. The living room chimney is an effective exterior feature. No. 2348 can be furnished with garage as shown by front or with car port as shown by floor plan. State which is wanted when ordering No. 2348.



No. 2349



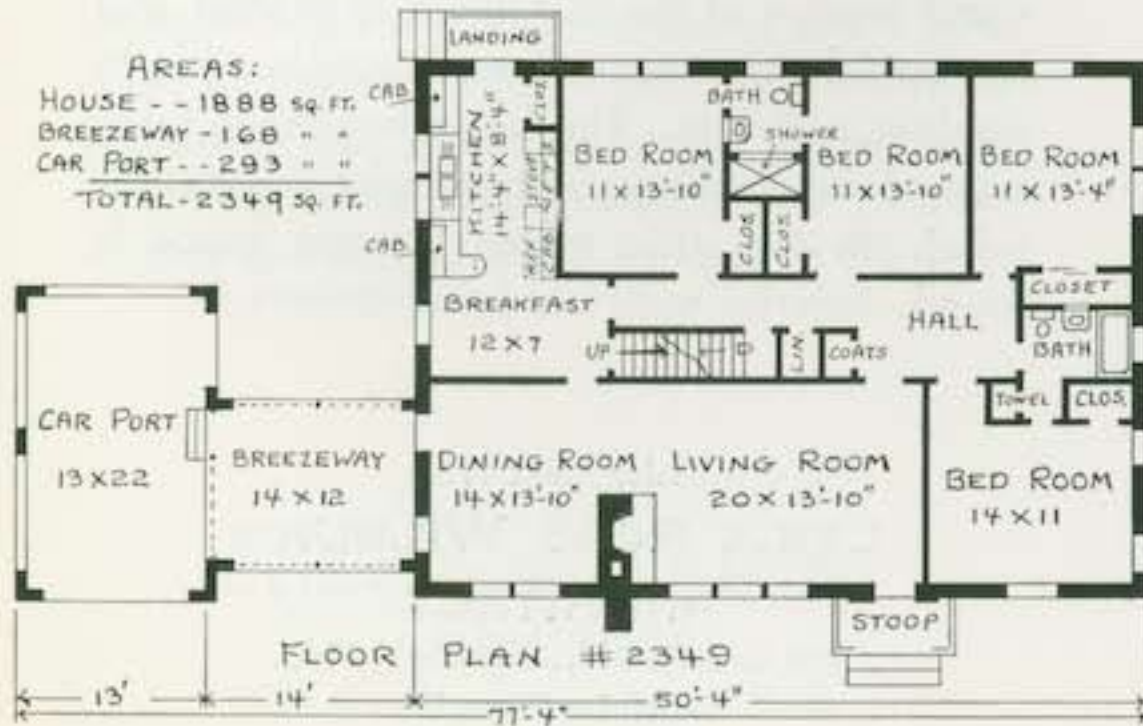
Either Plan Shown on This Page

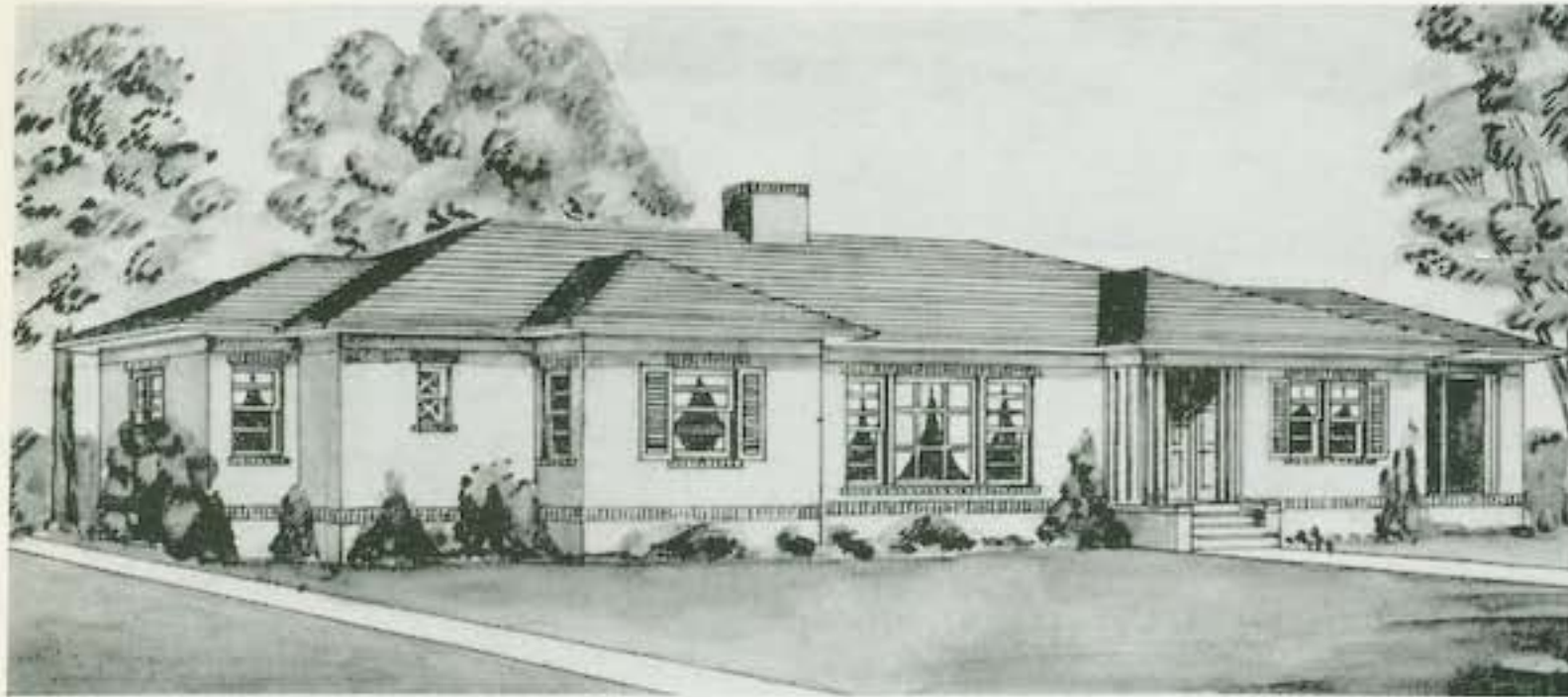
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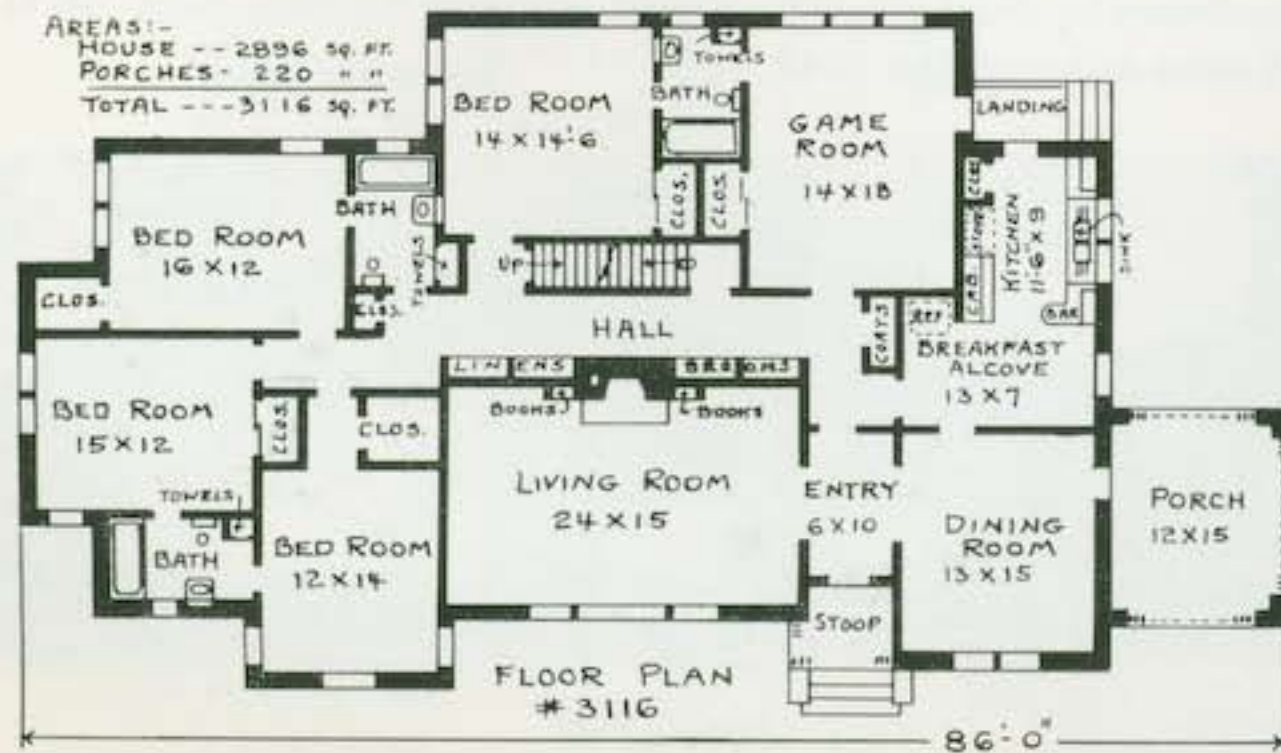
EXTRA SETS, PER SET - - - - - \$ 5.00

LUMBER AND MILL LIST - - - - - \$ 5.00





No. 3116



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EXTRA SETS, PER SET - - - - -	\$ 5.00
LUMBER AND MILL LIST - - - - -	\$ 5.00

The size of your family and the amount you desire to invest in a new home will determine the size and type house you can build. A pleasing exterior of simple lines has here been combined with an excellent room arrangement. The four bedrooms, three full baths and many closets are completely segregated from the living quarters. For formal entertaining the front entry, living room, dining room and porch can be thrown together. The large game room is at the rear, close to kitchen, and has outside entrance where it is accessible to outdoor activities. The large basement takes care of the heating plant, laundry and maid's toilet. In the attic ample storage space is found. Exterior walls are brick-veneered.

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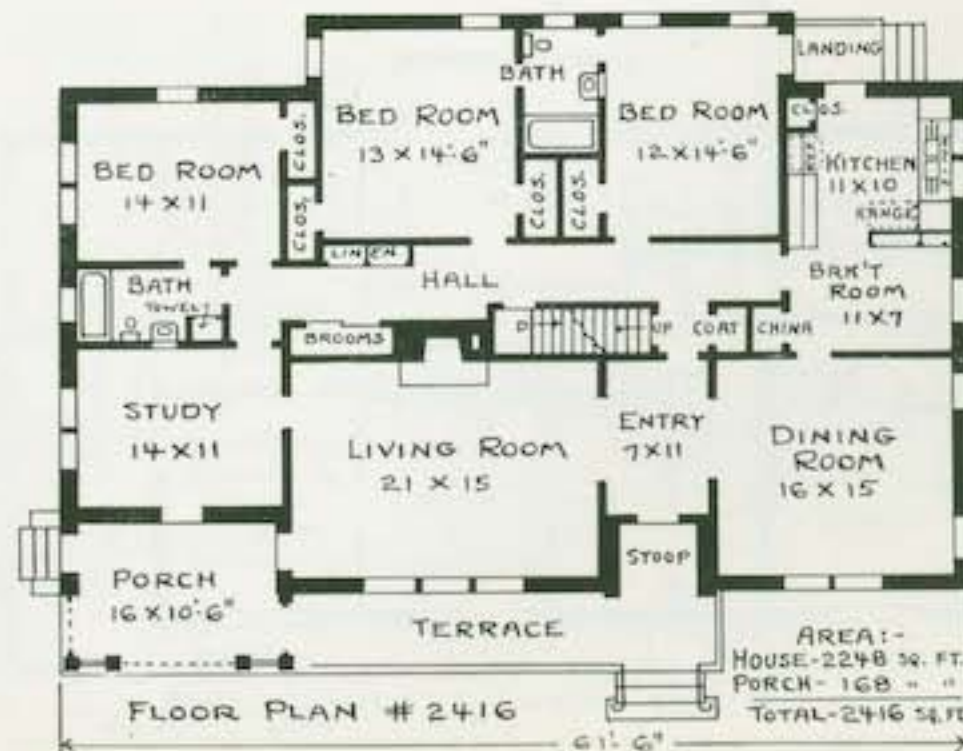
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LUMBER AND MILL LIST	- - - - -	\$ 5.00

The floor arrangement of this house is almost the same as those on pages 22, 23 and 40. This house has an entrance hall, a feature not included in the others. This brick Colonial is shown painted white but would look equally as well in red brick. The square porch columns, iron railing and trim at front door are to be noted. The dormers relieve the roof lines and give additional light to future second-floor rooms. Plans show how two rooms and a bath could be finished in the attic. There are three bedrooms, two baths, study and kitchen with its dining alcove. The basement plan calls for a toilet and forced warm air heating plant.



No. 2416

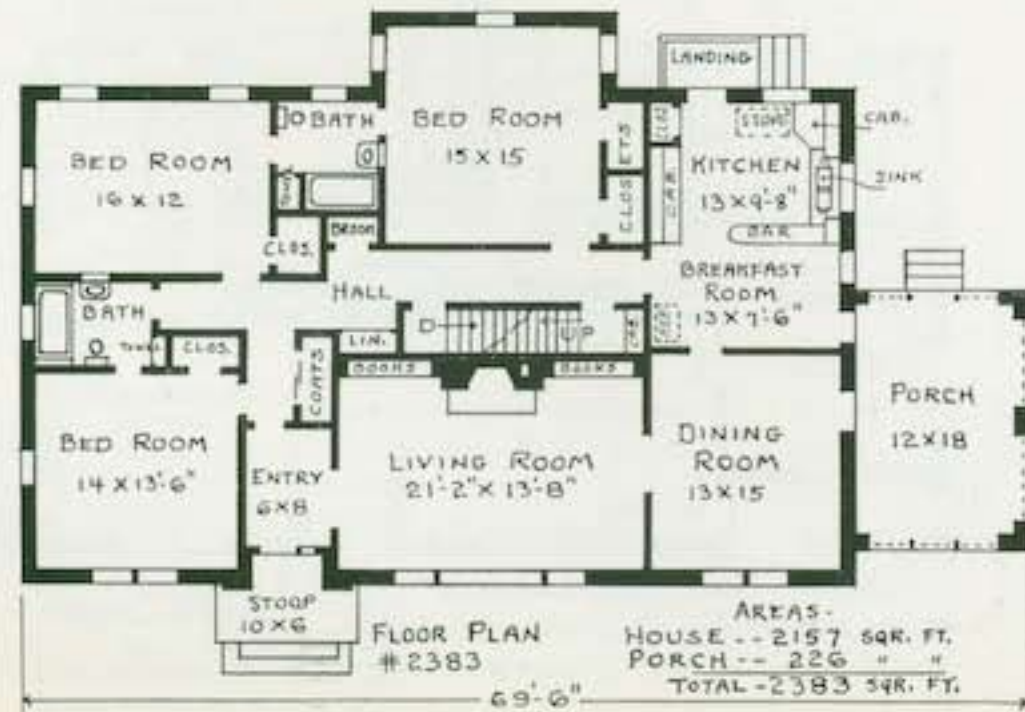


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RANCH AND COLONIAL HOMES



No. 2383



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LUMBER AND MILL LIST - - - - -	\$ 5.00

Crab orchard stone at recessed front entrance, brick veneer (painted white), dark shutters, floor-length picture window and unbroken roof combine to make an attractive house. The front hall connects with the living room while the cross hall leads to bedrooms, baths and kitchen. Wide book shelves flank the living room mantel. The porch has doors to dining room and breakfast area. The bar and cabinets in kitchen form a U-shape arrangement. The three bedrooms are extra large with direct bath connection. The ten closets are supplemented by attic storage. Basement toilet, laundry and warm air heating plant.

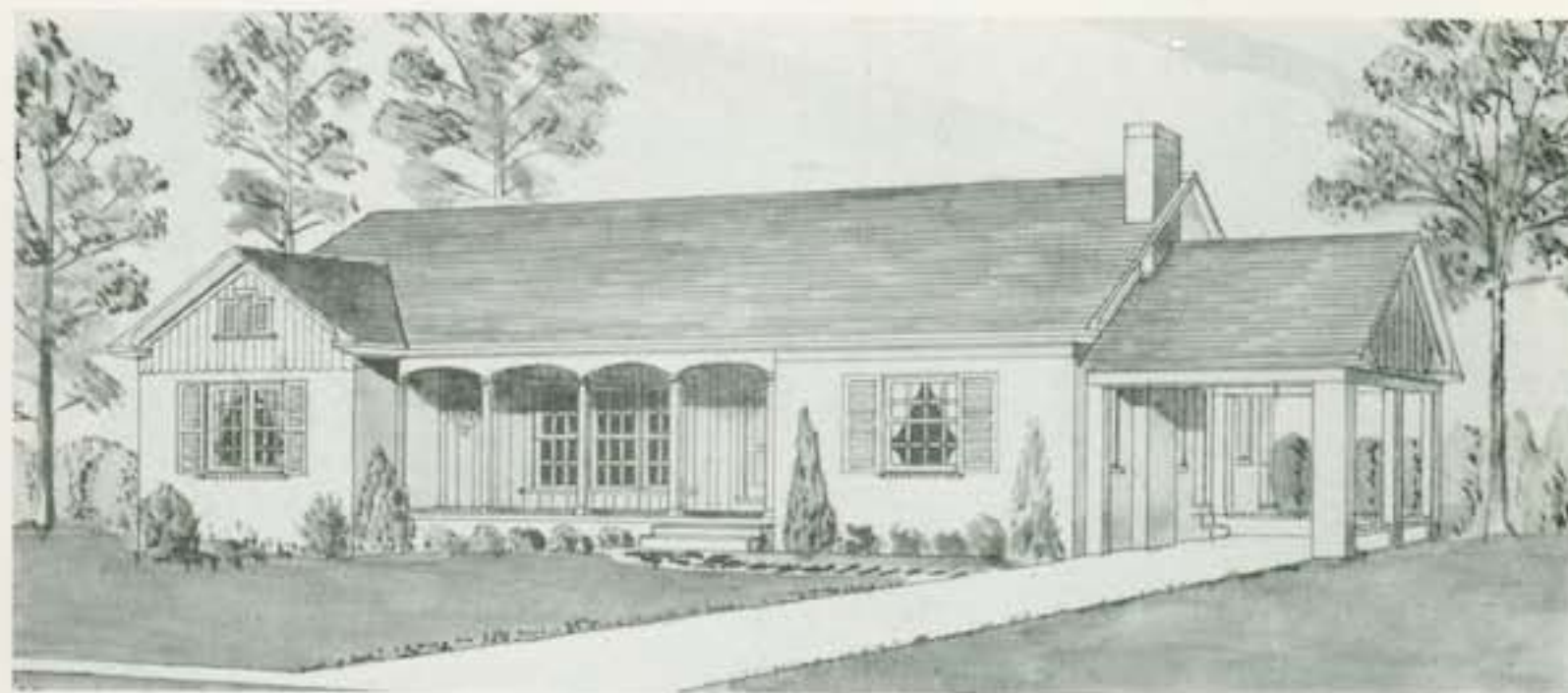
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LUMBER AND MILL LIST - - - - -	\$ 5.00

This house avoids the commonplace in design; in every detail it shows unusual charm. The arches of the front porch are particularly interesting. The car port adds width to the house, and the living room porch overlooks the rear garden. The entrance hall is between the living room and the pine-paneled den. The den could serve as third bedroom for it has bath connection and a good closet. The attic storage space is well lighted. Basement is arranged for heating plant, laundry and toilet. Kitchen cabinets are placed so as to leave an end free for a breakfast space.



No. 2346



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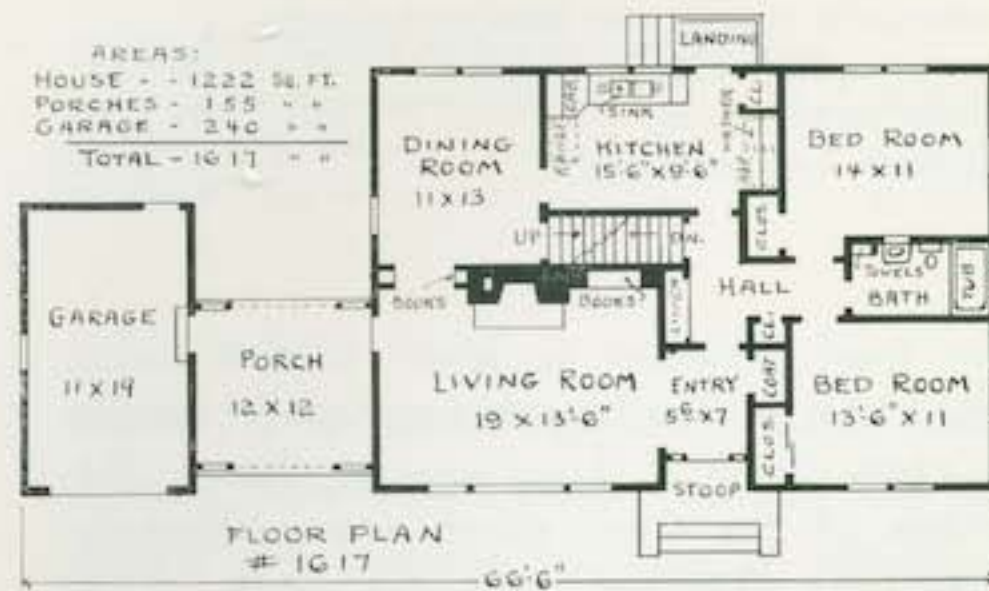
No. 1617

Either Plan Shown on This Page

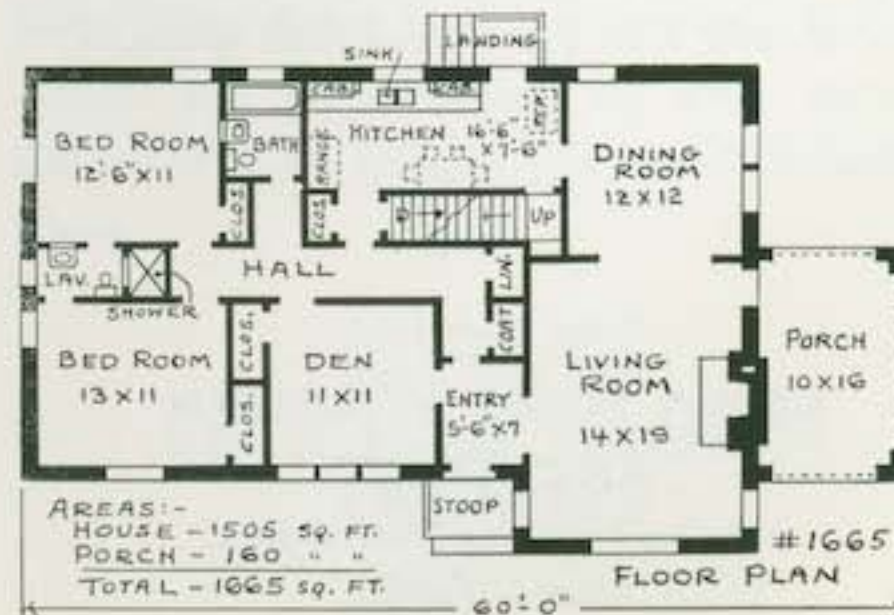
COMPLETE PLANS AND SPECIFICATIONS (AS SHOWN ON REVERSED)	-----	\$20.00
EXTRA SETS, PER SET	-----	\$ 5.00
LUMBER AND MILL LIST	-----	\$ 5.00



No. 1665



The houses here shown have almost the same floor area. The top design has five rooms with the added convenience of an attached garage. This house has frame walls. The lower design has six rooms with brick and stone veneer outside walls. This plan calls for two full baths. Both plans have stairs to attic and basement and are heated by warm air.



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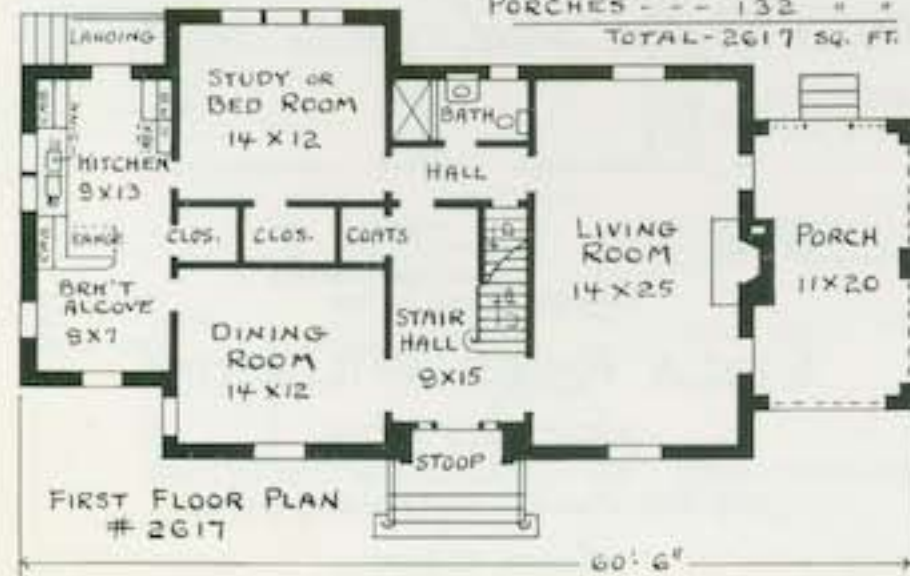


No. 2617



SECOND FLOOR PLAN
 # 2617

AREAS:
 FIRST FLOOR -- 1341 SQ. FT.
 SECOND FLOOR -- 1144 " "
 PORCHES -- 132 " "
 TOTAL -- 2617 SQ. FT.

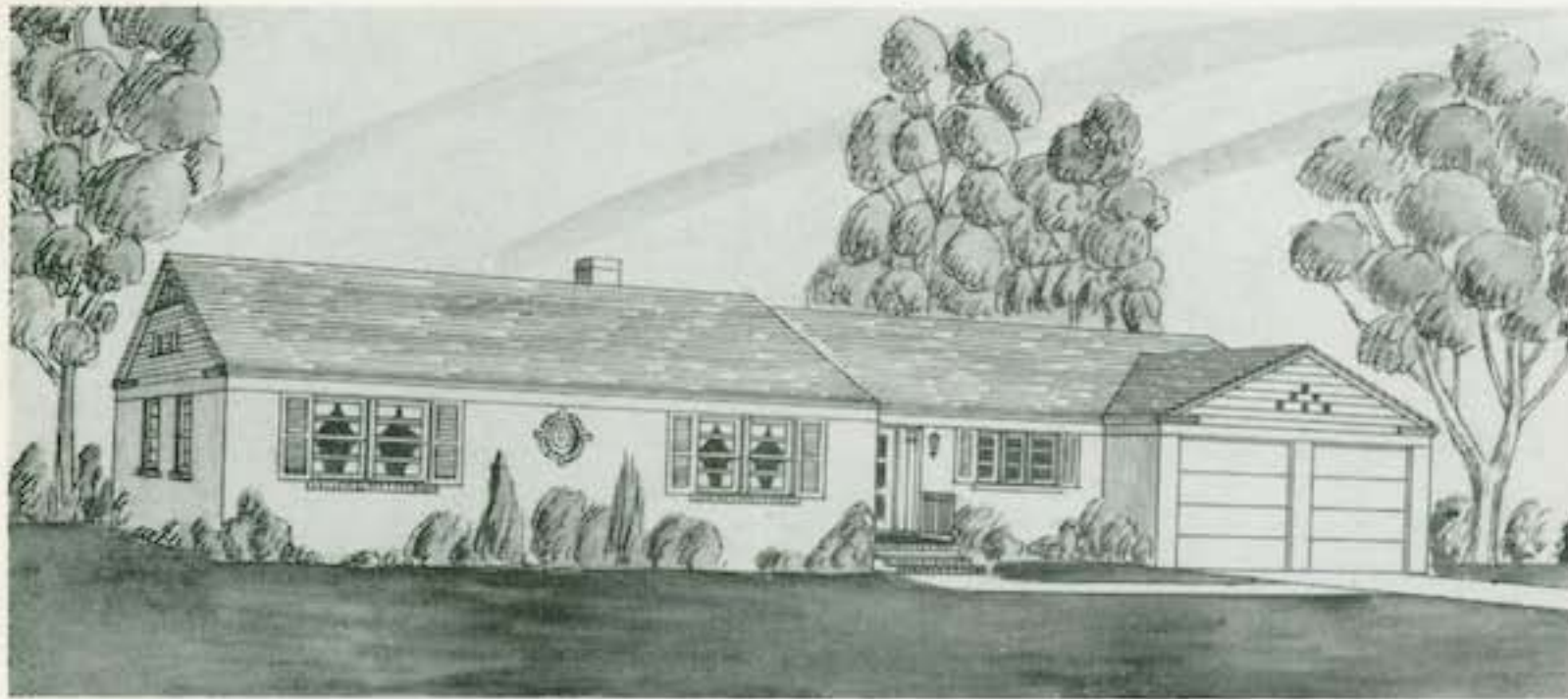


FIRST FLOOR PLAN
 # 2617

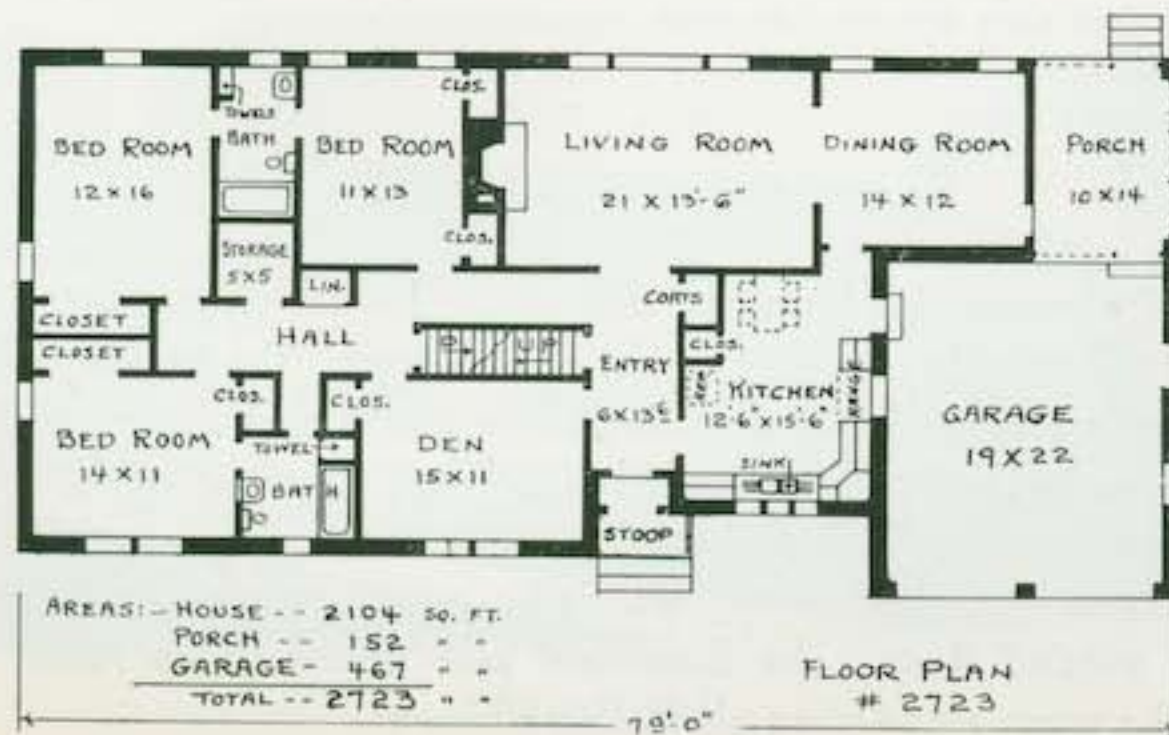
COMPLETE PLANS AND SPECIFICATIONS (AS SHOWN OR REVERSED)	-----	\$35.00
EXTRA SETS, PER SET	-----	\$ 5.00
LUMBER AND MILL LIST	-----	\$ 5.00

Simple dignity marks this house of Georgian design. Blue-green blinds and black slate roof afford relief to the white brick walls. The recessed front door leads to a wide stair hall. Porch, living room and dining room can be thrown together for entertaining. The study has a large closet, is next to bath, and could be used as a fourth bedroom. The kitchen wing has breakfast space at the front. Three large bedrooms, two baths, many closets and a sewing room occupy the second floor. The basement plan shows game room, lavatory, laundry, and a warm air heating plant with a blower.

RANCH AND COLONIAL HOMES



No. 2723



COMPLETE PLANS AND SPECIFICATIONS

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EXTRA SETS, PER SET - - - - - \$ 5.00

LUMBER AND MILL LIST - - - - - \$ 5.00

An ideal house for a wide lot. Modern in all respects, the floor plan reveals many features that are a "must" with our present conditions of living. The low-pitched roof and the nice protected entrance are to be noted. The double car port provides access to kitchen and living porch. This ranch type house is shown of brick painted white, but red brick with blue-green shutters would be an effective combination. Den and kitchen are close to the front door. Living rooms overlook the rear garden. Three bedrooms, two baths and ten closets are well grouped. The basement contains heating plant, maid's toilet, and laundry.

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LUMBER AND MILL LIST - - - - -	\$ 5.00

The Williamsburg Colonial is one of the most wanted for house designs. The floor-length shutters, recessed front door and roof dormers are distinctive features. Two floor arrangements are offered for this exterior, the only difference being that No. 2193 has a basement while in No. 2192 the heating plant is located in the utility room. The bedrooms have cross ventilation, sliding door closets and twin bed space. Heating is by forced warm air.

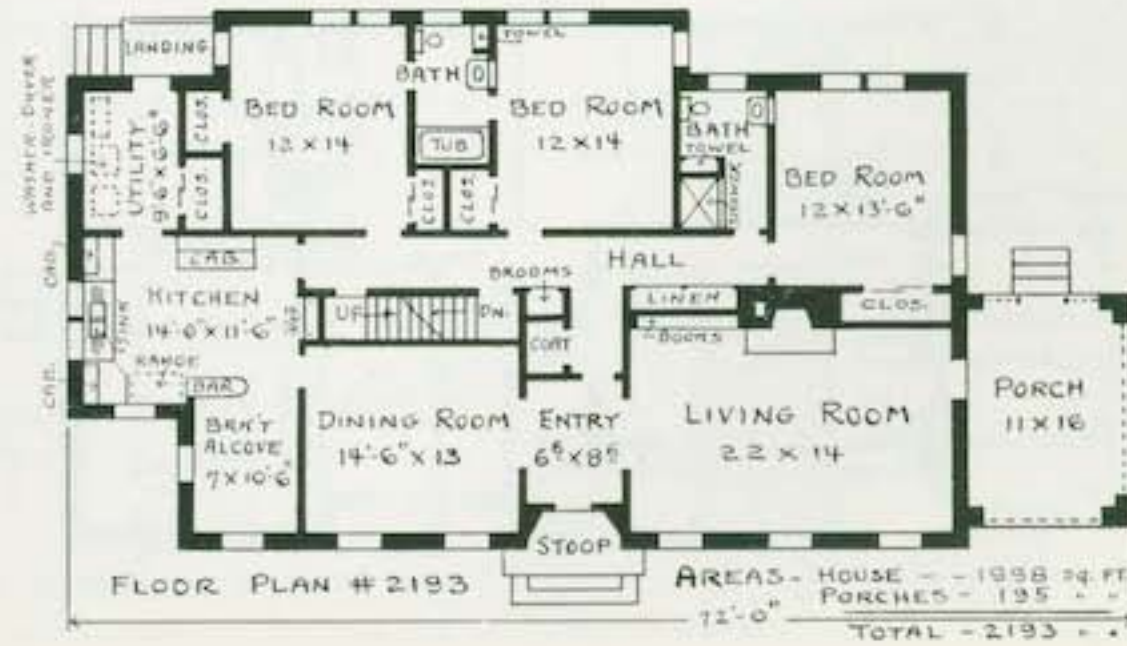
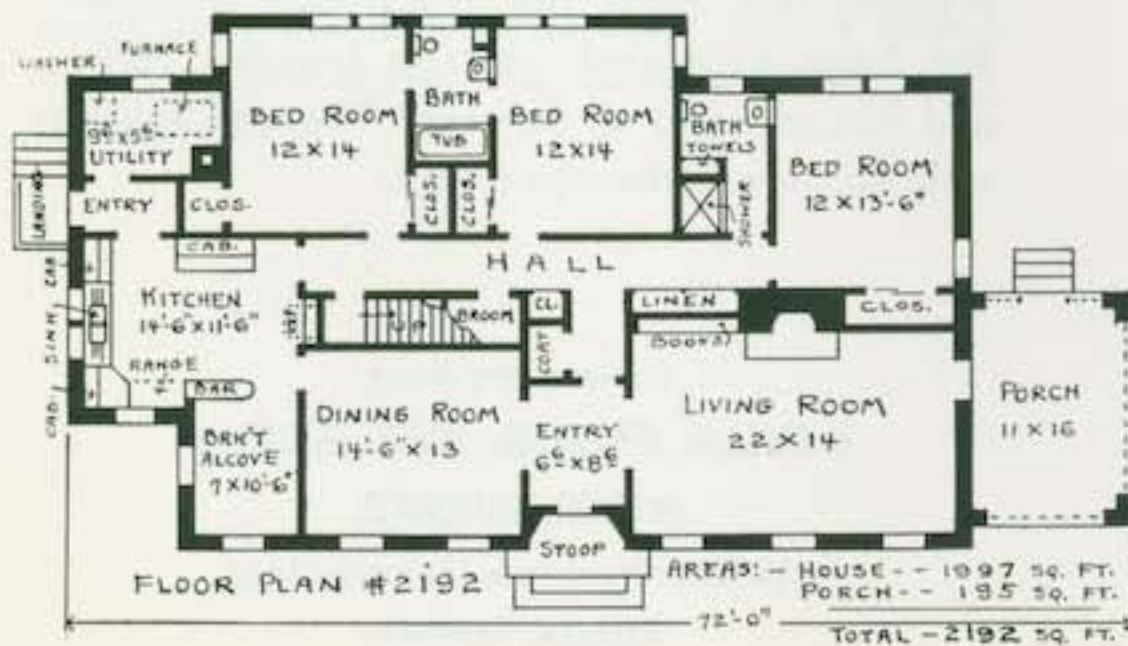


No. 2192 and No. 2193

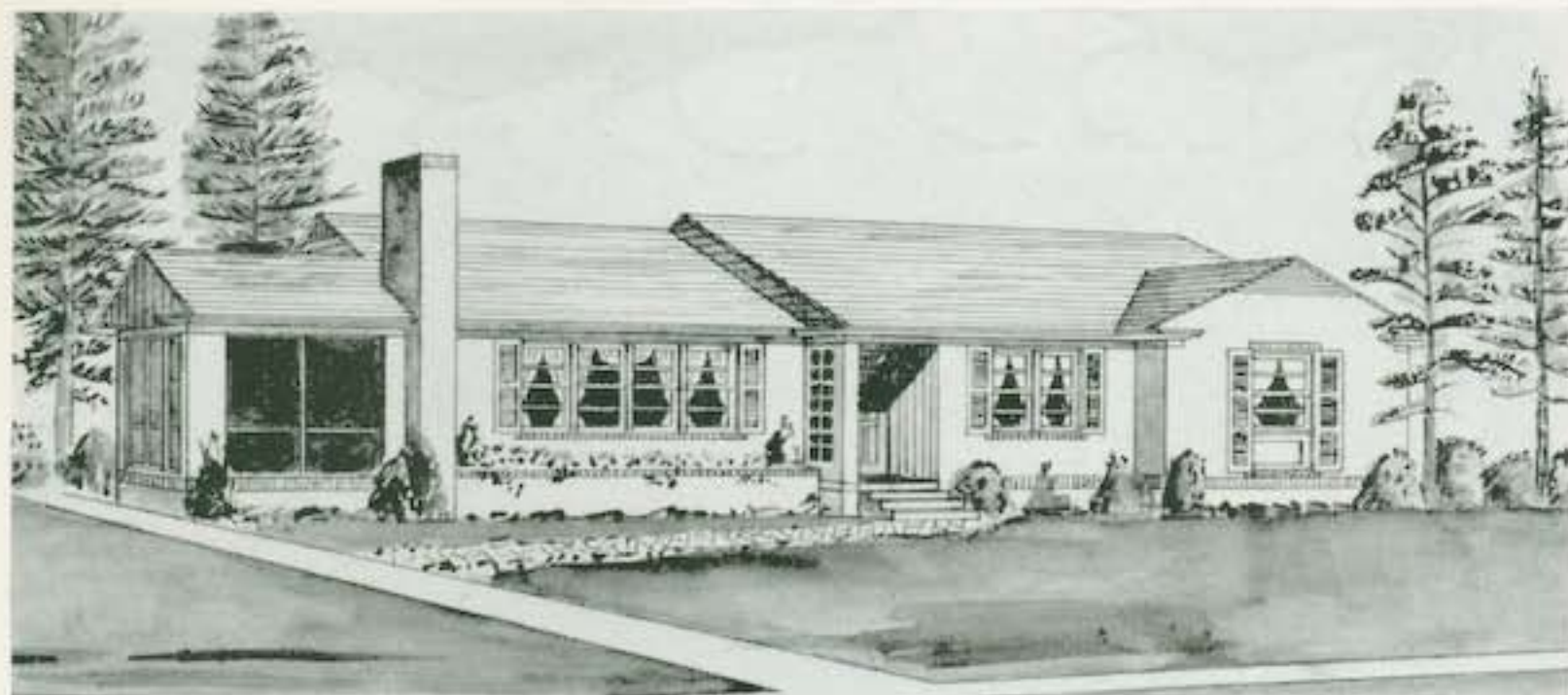
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RANCH AND COLONIAL HOMES



No. 2174



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EXTRA SETS, PER SET - - - - -	\$ 5.00
LUMBER AND MILL LIST - - - - -	\$ 5.00

The prospective home builder who wants a four-bedroom one-story house will find the answer to his needs in this ranch-type design. The chimney is a feature of the exterior. Space for family meals is provided for in the kitchen where the work area is U-shape. There is a connecting bath between the two rear bedrooms. The large master bedroom has two closets and its own bath. Brick, painted white, are used for exterior walls. Wood vertical siding is used at the stoop for contrast. The flower grower will appreciate the planting box under the living room windows. The large basement contains laundry, toilet, and forced warm air furnace. The well-lighted attic has ample storage space.

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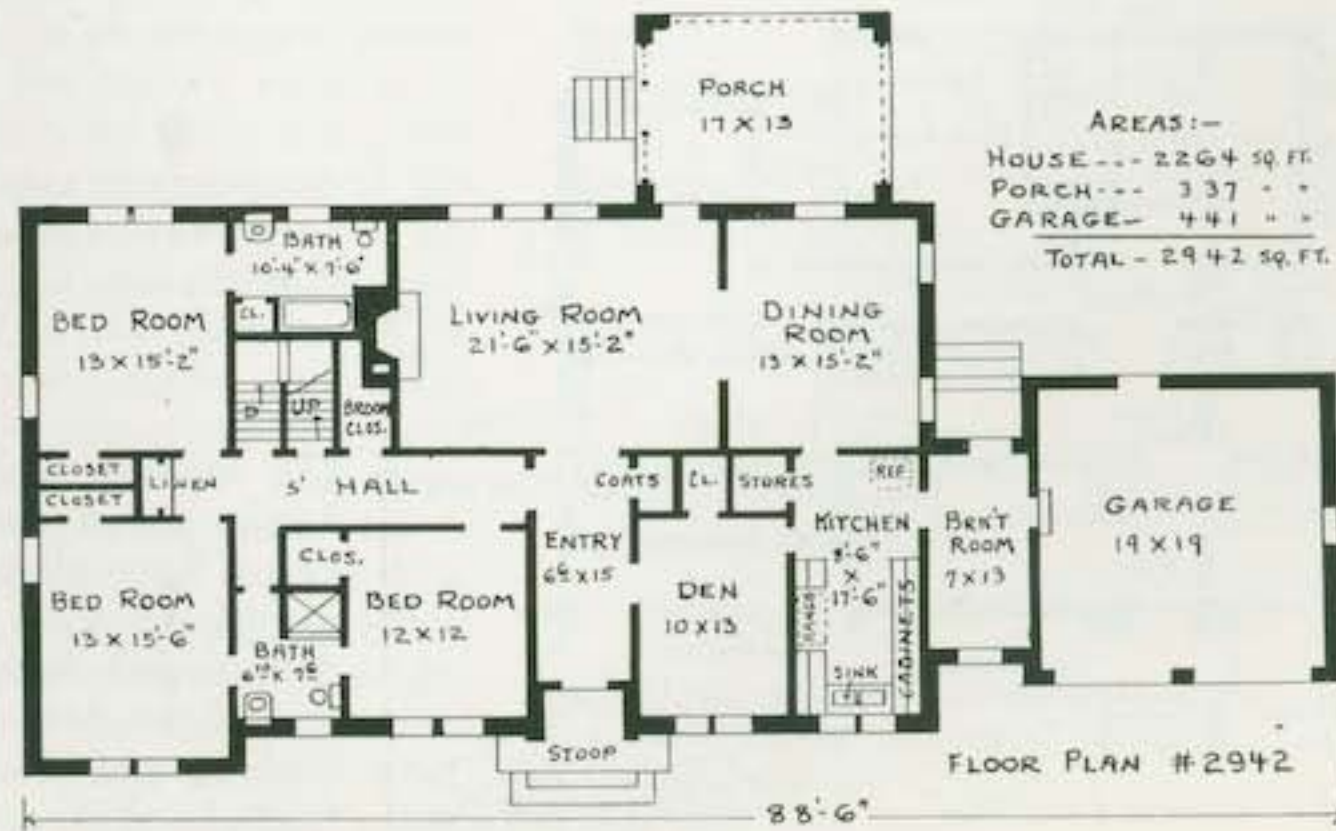
COMPLETE PLANS AND SPECIFICATIONS

(AS SHOWN OR REVERSED) - - - - -	\$40.00
EXTRA SETS PER SET - - - - -	\$ 5.00
LUMBER AND MILL LIST - - - - -	\$ 5.00

Spreading out 88'-6" this house of long low roof lines will be an attractive addition to any community. The dark shutters and roof offer a pleasing contrast to the brick veneer walls, the brick being painted white. The front door is recessed for protection during inclement weather. The living room and porch take full advantage of the garden view and affords privacy from the busy street. The room arrangement features the popular front entry which connects with the wide side hall leading to the three bedrooms. While doing kitchen chores the housewife will be only a few steps from the front door. The breakfast room connects with the double garage. In the basement will be found the laundry, toilet, and heating plant.



No. 2942

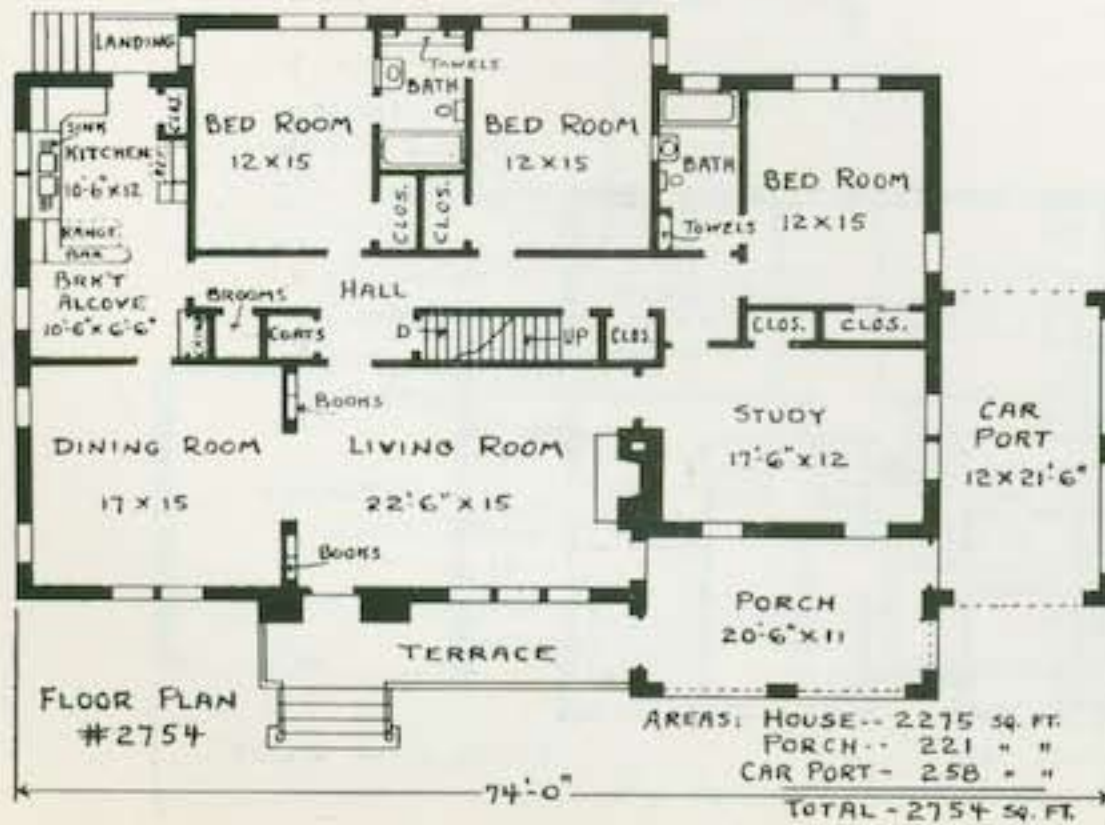
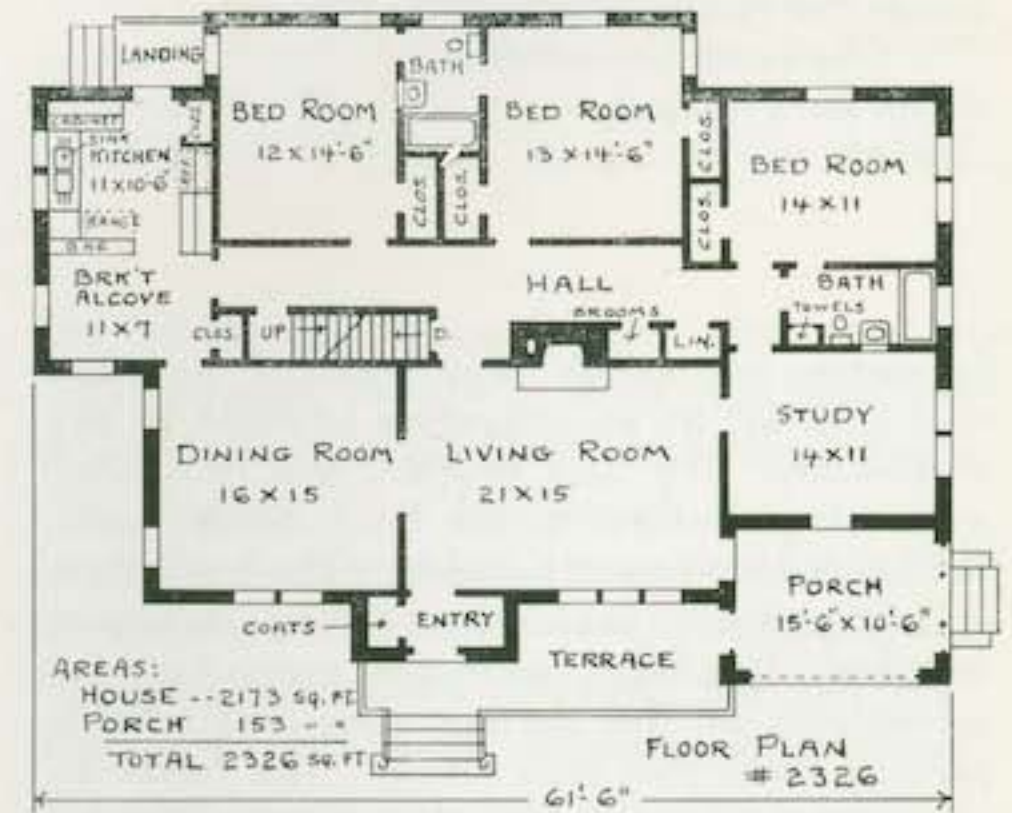


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RANCH AND COLONIAL HOMES



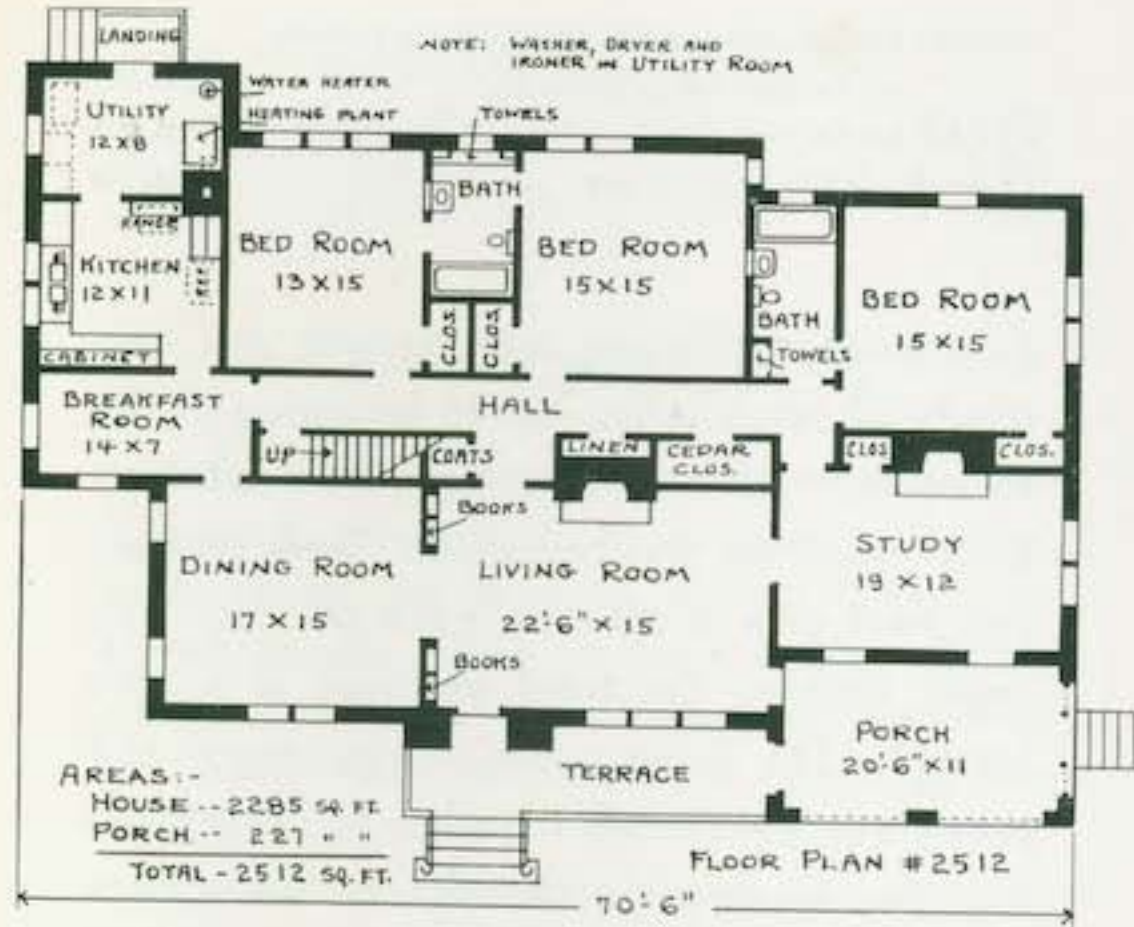
No. 2754 -- No. 2326 and No. 2512



Either Plan Shown on This Page

- COMPLETE PLANS AND SPECIFICATIONS (AS SHOWN OR REVERSED) - - - - - \$35.00
- EXTRA SETS, PER SET - - - - - \$ 5.00
- LUMBER AND MILL LIST - - - - - \$ 5.00

The inviting Colonial entrance, terrace with iron railing and graceful curve to the porch roof all contribute to the attractive appearance of this design. Three floor plans are offered with somewhat the same location of rooms but covering various floor areas. On pages 13 and 40 are shown two other designs with similar floor arrangement. The car port is left off of two of the plans and these houses have a side projection formed by the breakfast room, kitchen, etc. Plan No. 2326 calls for a front entry with coat closet. Attic space in all three houses is large and well lighted.

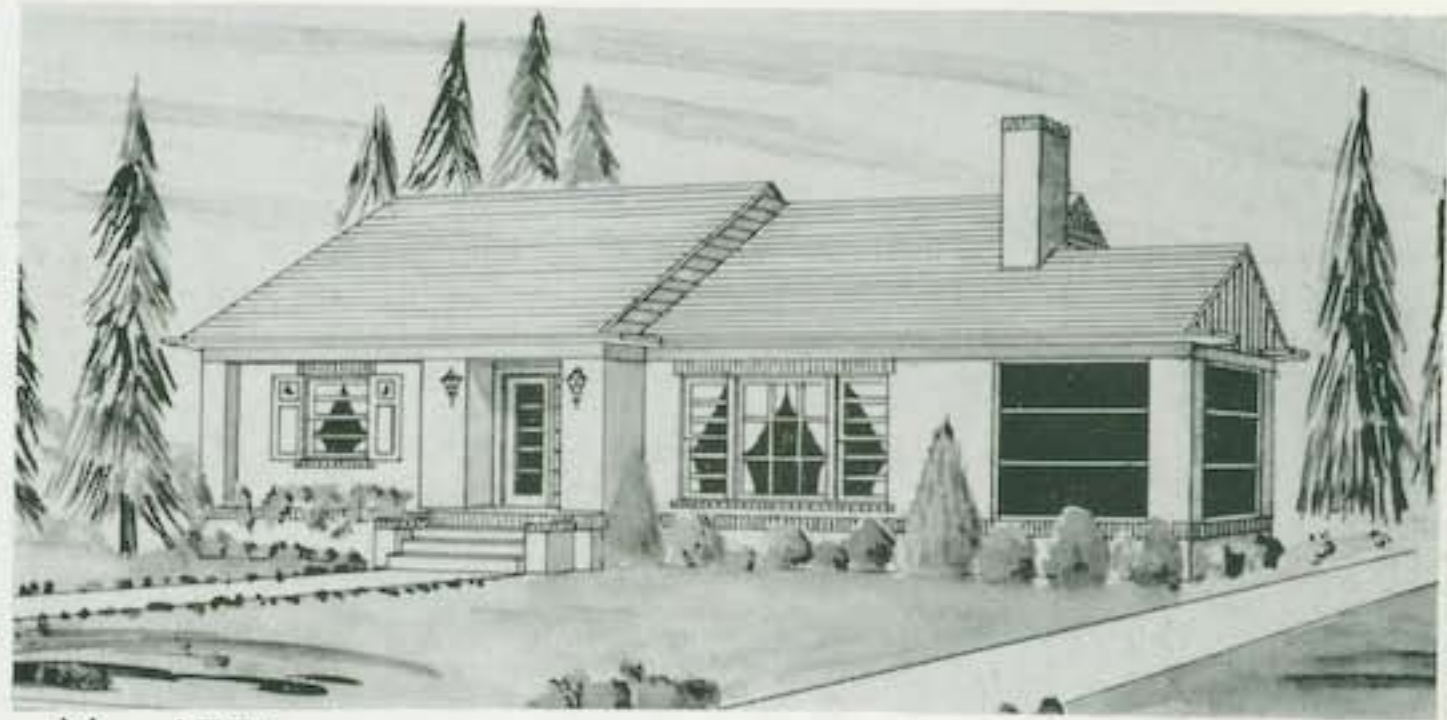


(See Front on Opposite Page)
(With This Floor Plan)

COMPLETE PLANS AND SPECIFICATIONS

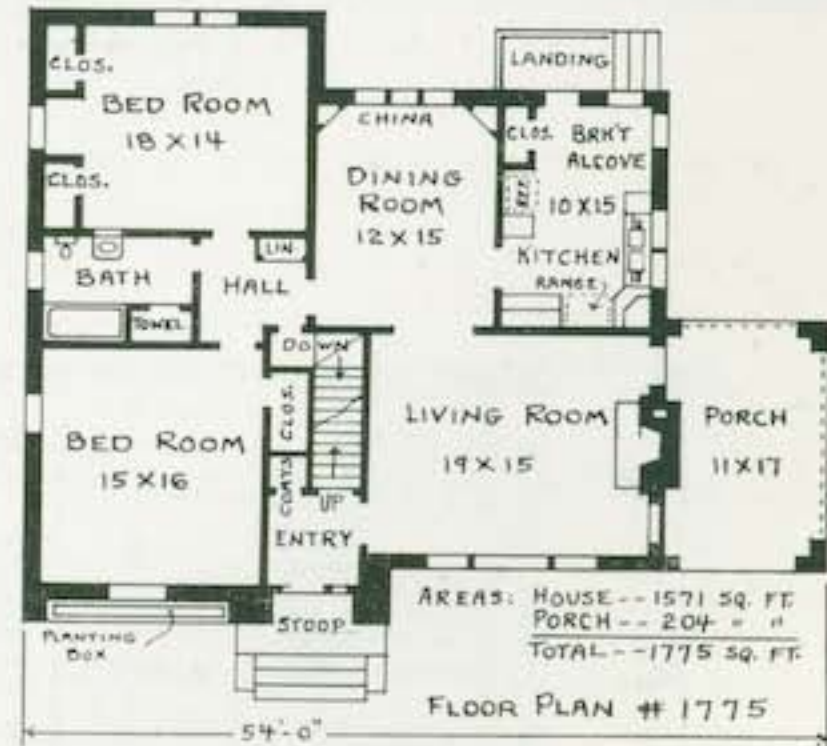
(AS SHOWN OR REVERSED)	- - - - -	\$35.00
EXTRA SETS, PER SET	- - - - -	\$ 5.00
LUMBER AND MILL LIST	- - - - -	\$ 5.00

Plan No. 2512 has no basement, the heating plant being located in the large utility room. In this room space will also be found for laundry equipment. This design has extra large rooms. Note the two 15' by 15' bedrooms. Permanent stairs lead to the storage attic.



No. 1775

A most pleasing exterior has been designed for this five-room brick-veneered house. Note the picture window, recessed front door and planting box. Inspection of the floor plan reveals an entrance vestibule with coat closet, well-proportioned living room, dining room with corner china cabinets, and two extra large bedrooms. Space has been allowed in the kitchen (at corner windows) for breakfast table, plenty of cabinets and equipment. The basement includes game room, toilet, laundry and heating plant.



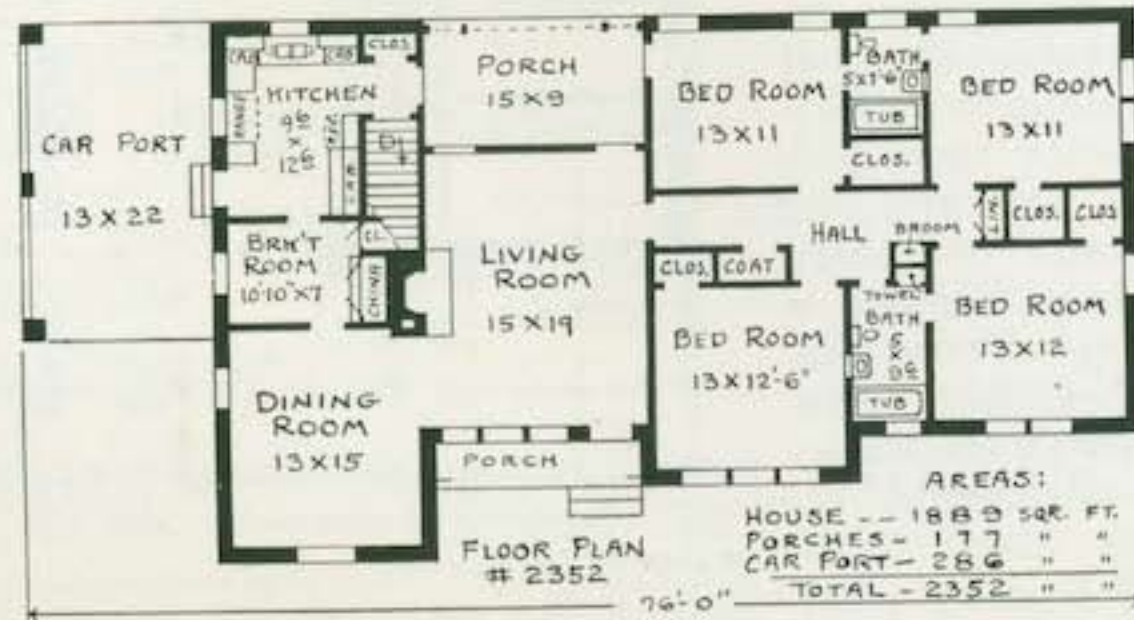
COMPLETE PLANS AND SPECIFICATIONS

(AS SHOWN OR REVERSED)	- - - - -	\$25.00
EXTRA SETS, PER SET	- - - - -	\$ 5.00
LUMBER AND MILL LIST	- - - - -	\$ 5.00

RANCH AND COLONIAL HOMES



No. 2352



COMPLETE PLANS AND SPECIFICATIONS

(AS SHOWN OR REVERSED) - - - - -	\$30.00
EXTRA SETS, PER SET - - - - -	\$ 5.00
LUMBER AND MILL LIST - - - - -	\$ 5.00

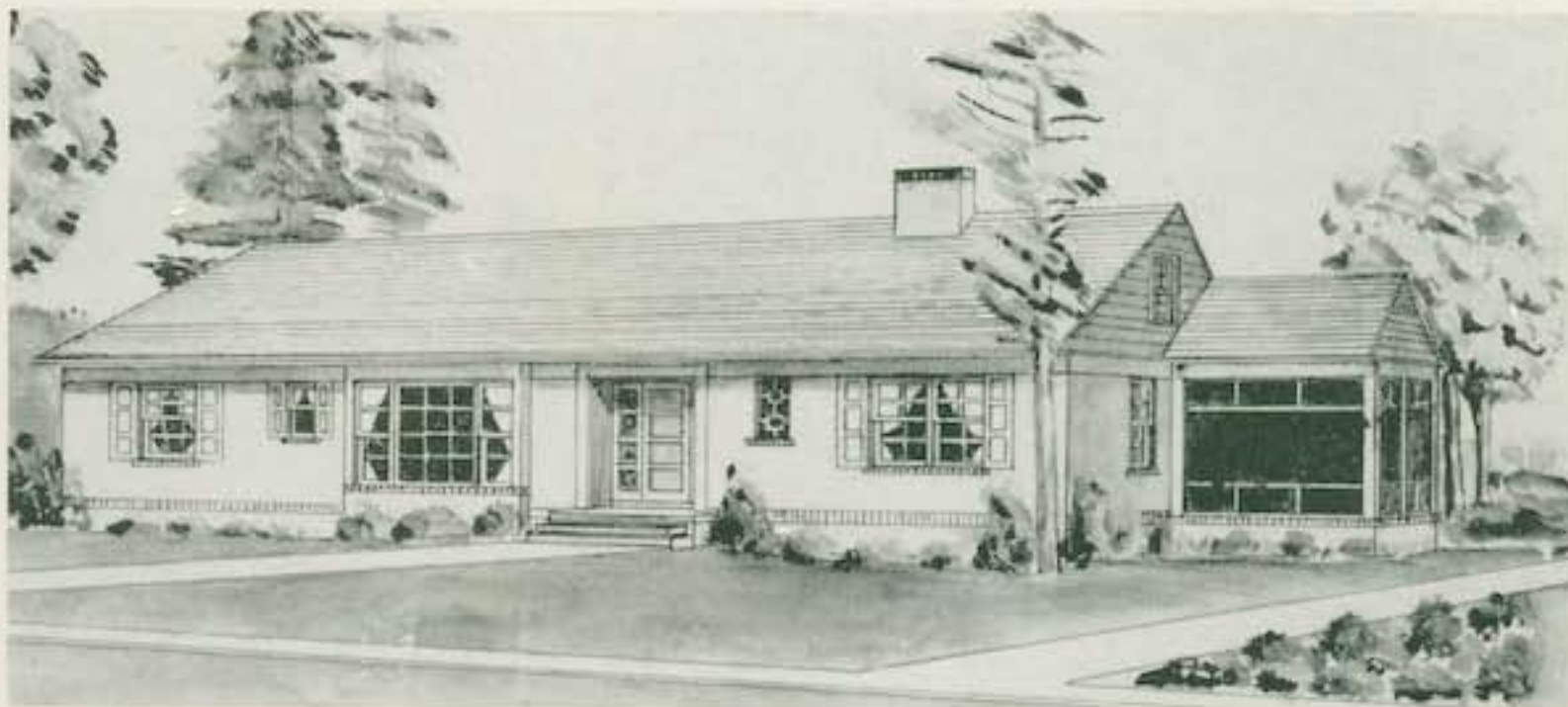
Convenience of room arrangement and simplicity of construction are to be noted in this seven-room house. The outside walls are brick veneered, painted white. Dark shutters and roof give a pleasing contrast. The iron trellis work at the front entrance is a nice feature. The living room, dining room and porch can be thrown together for entertaining, thus leaving the den for seclusion or a fourth bedroom. Closets are large and all bedrooms have cross ventilation and direct bath connection. The car port connects with the U-shaped kitchen. In the basement are laundry, toilet, and forced warm air heating plant.

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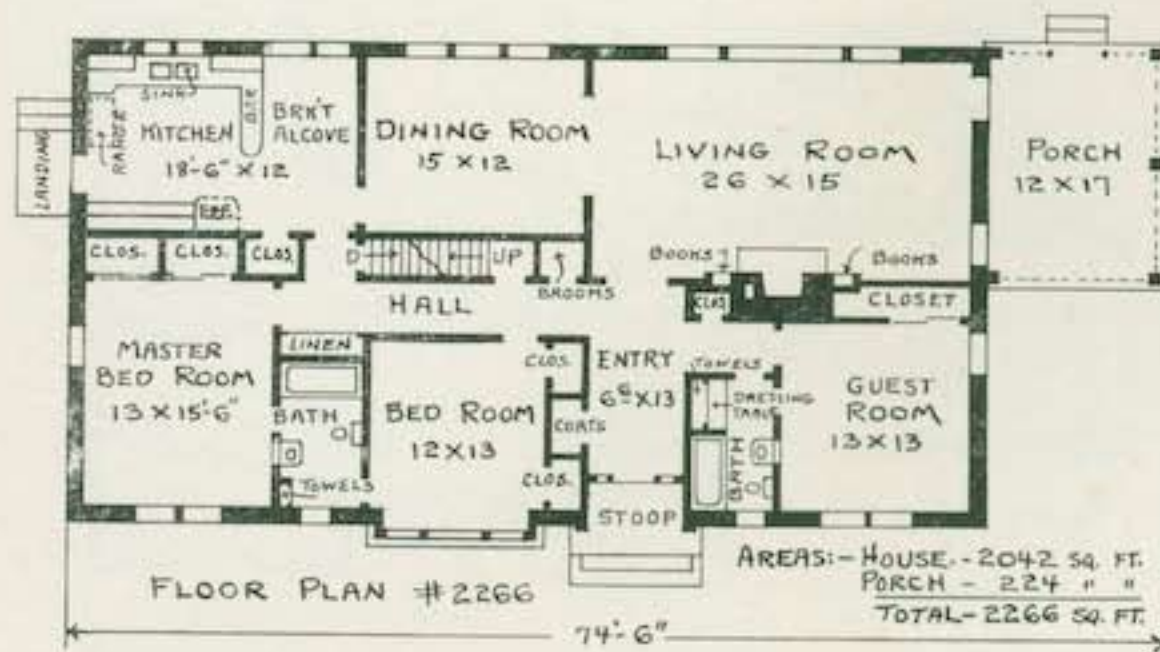
COMPLETE PLANS AND SPECIFICATIONS

(AS SHOWN OR REVERSED) - - - - -	\$35.00
EXTRA SETS, PER SET - - - - -	\$ 5.00
LUMBER AND MILL LIST - - - - -	\$ 5.00

An unusual floor arrangement is here offered. The guest room is separated from the family bedrooms by the front entry. The guest bath is located conveniently to serve as a powder room; note the dressing table. There are eleven closets, three of them having sliding doors. The living rooms have been placed at the rear to take full advantage of the garden view and to obtain privacy. This smart-looking design will delight the homebuilder who is seeking a house with an efficient floor plan combined with an attractive exterior. The outside walls are brick-veneered and would look well of red brick or painted white as shown. The attic has good storage space. Basement calls for game room, laundry, and heating plant.



No. 2266

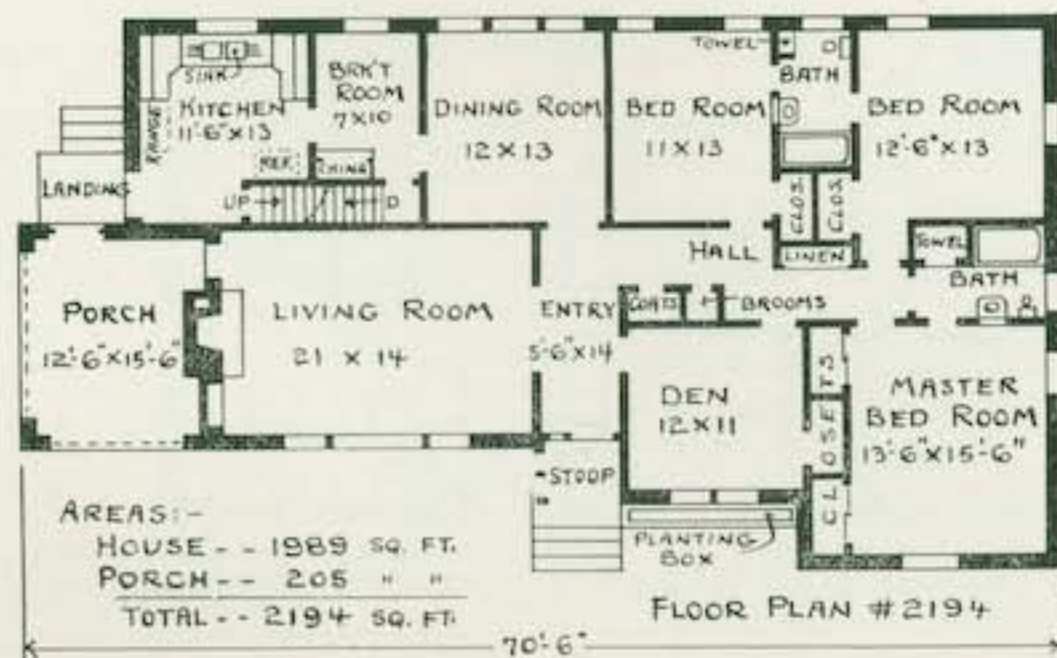


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No. 2194



COMPLETE PLANS AND SPECIFICATIONS

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EXTRA SETS, PER SET - - - - -	\$ 5.00
LUMBER AND MILL LIST - - - - -	\$ 5.00

The exterior of this design as well as the floor arrangement is much like No. 2174, page 20. There are two main differences however; location of the chimney and a separate breakfast room instead of an alcove in the kitchen. Here the planting box is under the den windows and the living room has floor-length picture window. The twin closets in the master bedroom have sliding doors. Both baths have towel cabinets, a very desirable feature. The basement is large, contains maid's toilet, laundry, and forced warm air heating plant. Permanent stairs lead to the attic. The outside walls are brick veneered, painted white, with vertical siding in all gables.

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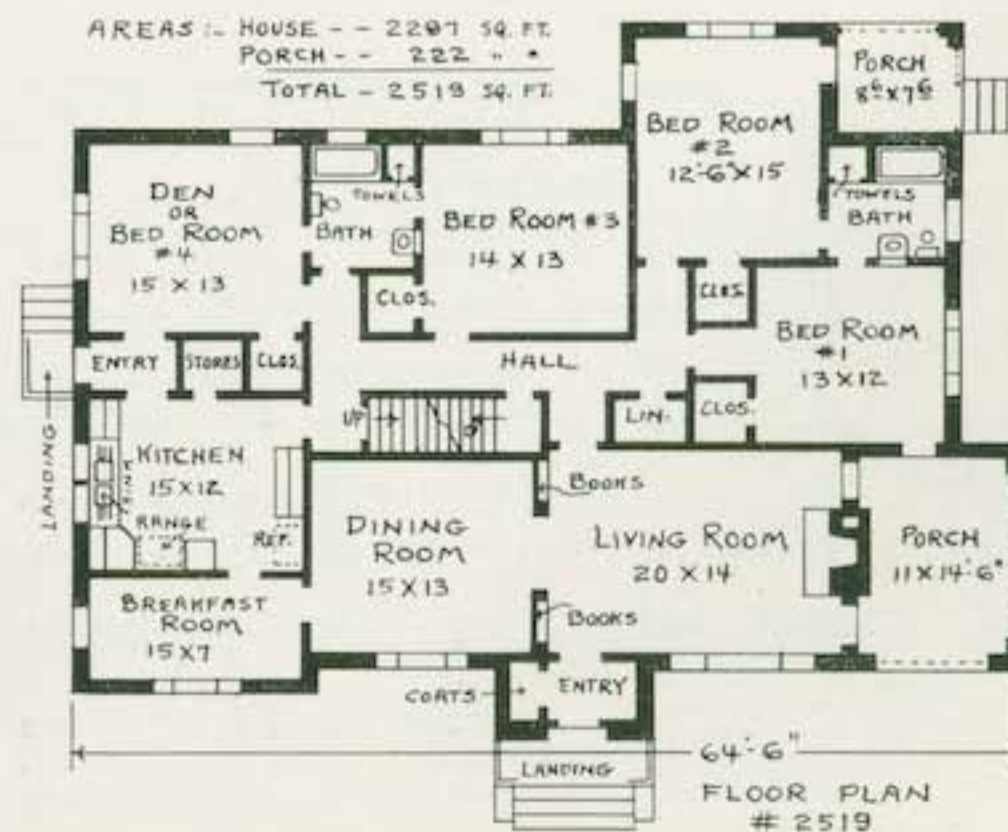
COMPLETE PLANS AND SPECIFICATIONS

(AS SHOWN OR REVERSED) - - - - -	\$35.00
EXTRA SETS. PER SET - - - - -	\$ 5.00
LUMBER AND MILL LIST - - - - -	\$ 5.00

Brick veneer, relieved by stone at the entrance, makes an ideal exterior for this four-bedroom house. The brick are shown painted white but the design is one that would look equally as well in red brick. Living room, dining room, breakfast and porch extend across the entire front. A small apartment, as an income feature, could be arranged by placing bath where rear porch is shown. Make a kitchenette of the present bath and living room of bedroom No. 1. Two bedrooms would be left for the owner. The many cabinets in the kitchen will be appreciated. Ample storage space in the attic. In the basement there is a laundry, toilet, and the heating plant.



No. 2519

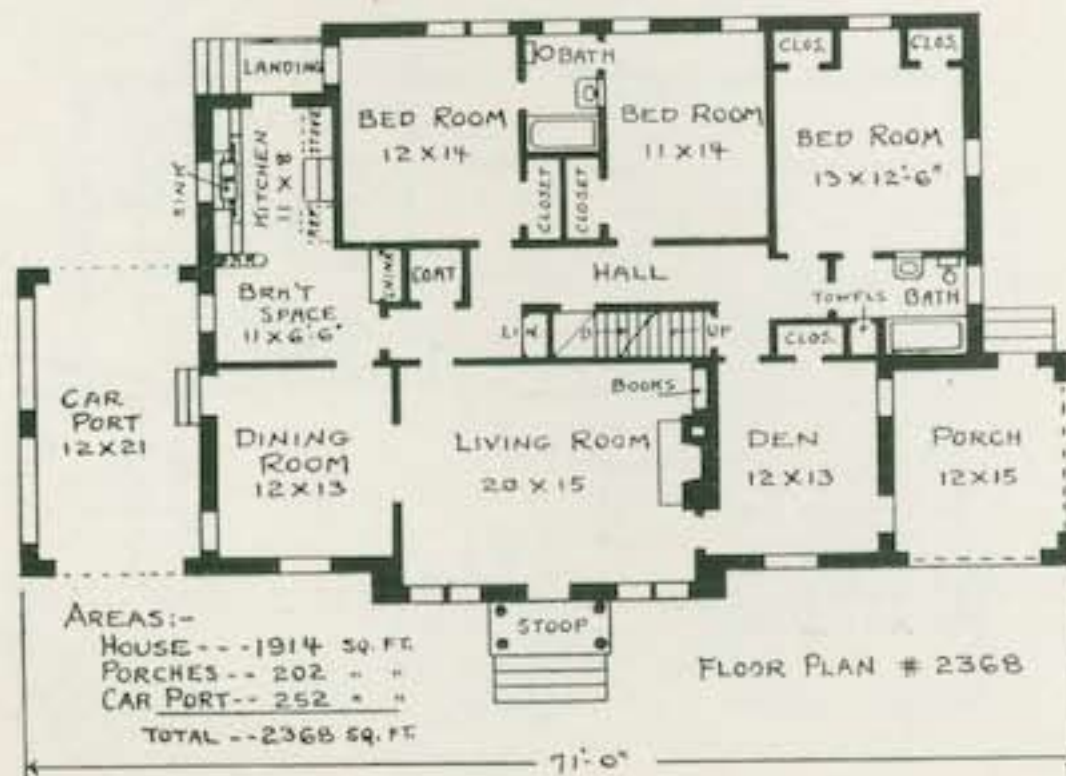


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RANCH AND COLONIAL HOMES



No. 2368



COMPLETE PLANS AND SPECIFICATIONS

(AS SHOWN OR REVERSED) - - - - -	\$35.00
EXTRA SETS, PER SET - - - - -	\$ 5.00
LUMBER AND MILL LIST - - - - -	\$ 5.00

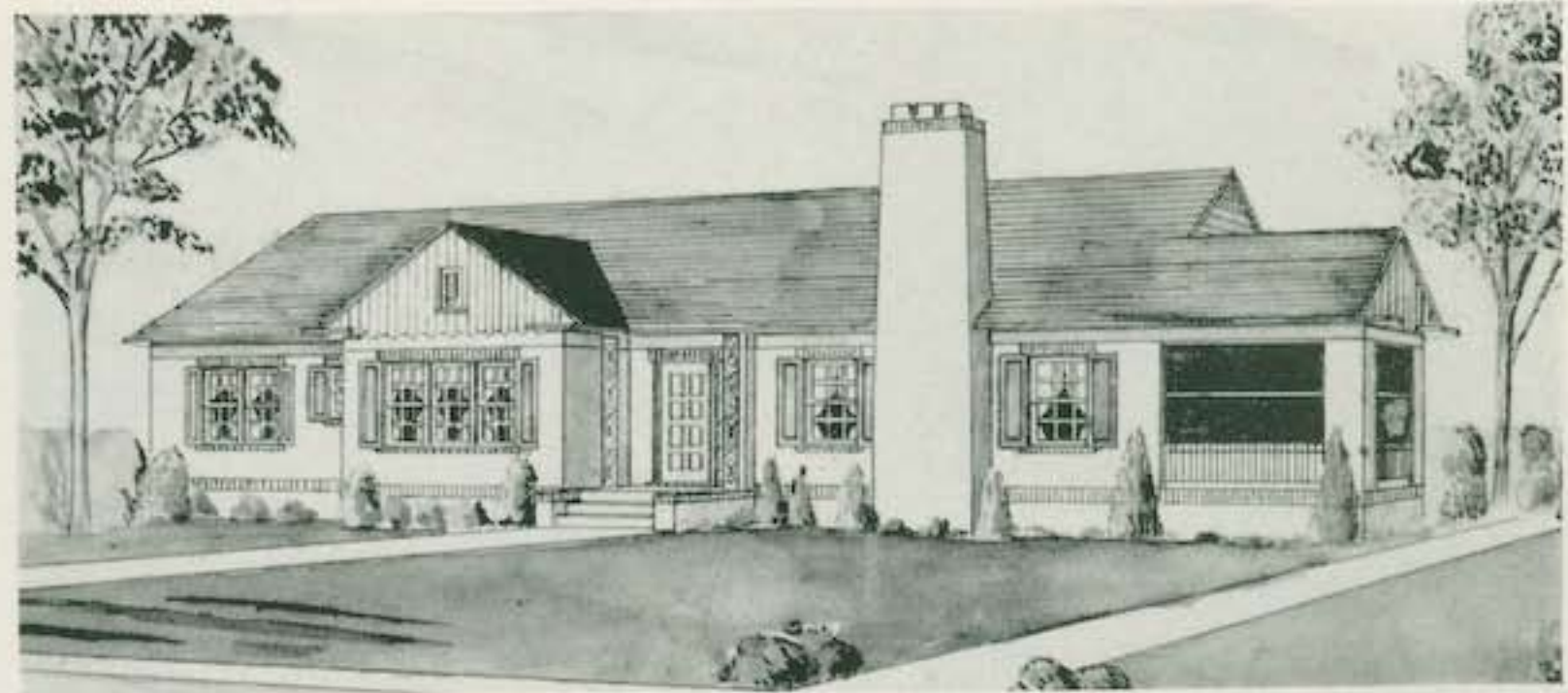
The central gable here adds dignity to this well-balanced design. The Colonial stoop is finely detailed and offers protection in bad weather. The main roof is extended to cover the car port and from it one enters the dining room. Exterior walls are brick-veneered, of common brick, and could be left red or painted white. A private bath and twin closets are shown for the master bedroom. There are two other bedrooms; they share a second bath. Kitchen fixtures are compactly arranged, leaving a roomy breakfast space. In the basement there is a maid's toilet, laundry space, and the forced warm air heating plant.

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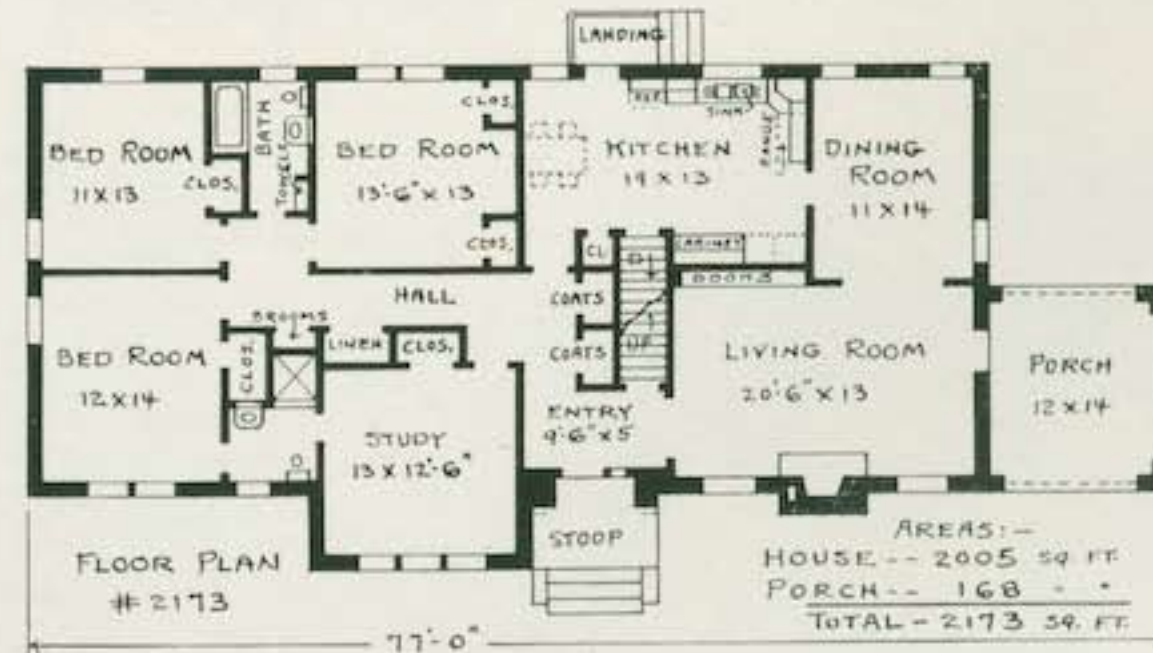
COMPLETE PLANS AND SPECIFICATIONS

(AS SHOWN OR REVERSED) - - - - -	\$30.00
EXTRA SETS, PER SET - - - - -	\$ 5.00
LUMBER AND MILL LIST - - - - -	\$ 5.00

The chimney and front gable give character to the long low roof lines. Ornamental iron panels dress up the front door. Note the iron railing at the screened porch. Brick walls (painted white) and vertical siding contrast well with the dark shutters. The front entry connects directly with the living room and is close to the kitchen and study. The L-shaped kitchen is large, giving ample space for breakfast table. Room for china cabinet, washer and dryer will be found at the front wall of kitchen. The study has bath connection and closet; therefore, it could form a fourth bedroom. Permanent stairs lead to attic and basement. Forced warm air heat.



No. 2173

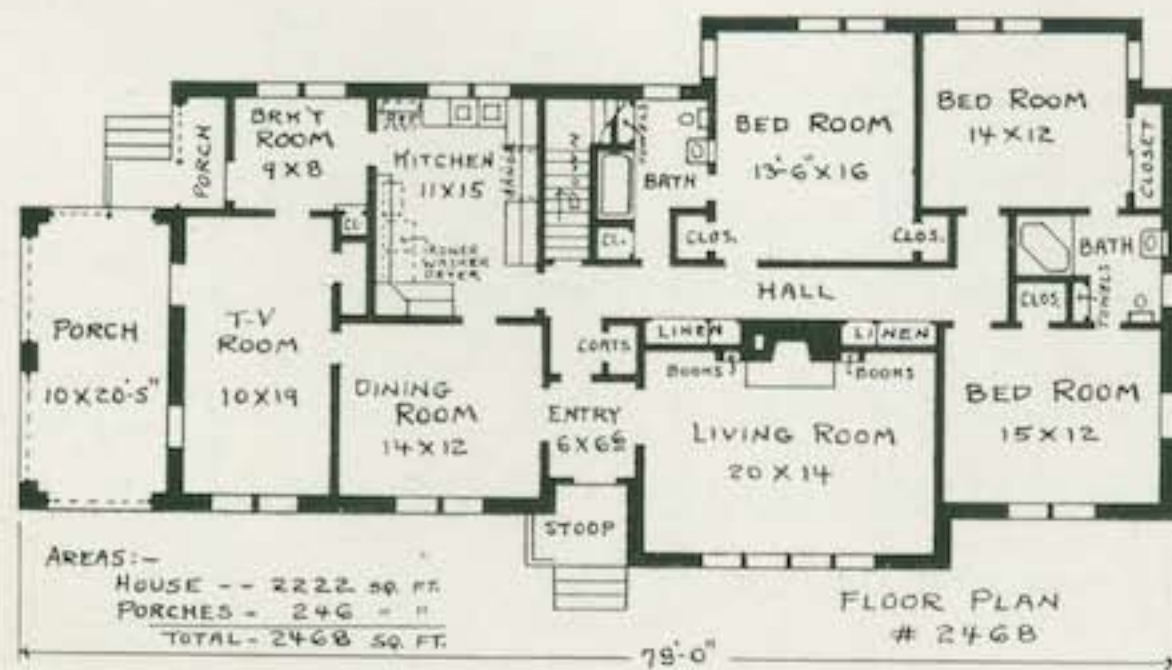


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RANCH AND COLONIAL HOMES



No. 2468



COMPLETE PLANS AND SPECIFICATIONS

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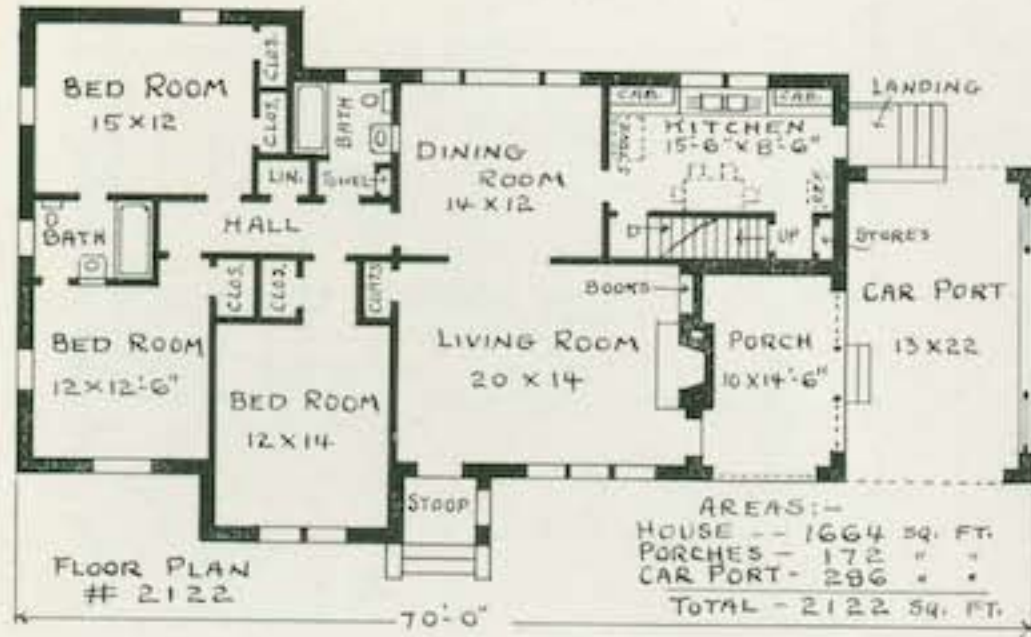
EXTRA SETS. PER SET - - - - - \$ 5.00

LUMBER AND MILL LIST - - - - - \$ 5.00

Crab orchard stone at the living room walls is in sharp contrast to the other walls of brick painted white. The long, low roof harmonizes with the horizontal lines at windows and porch. Here is something different in room arrangement. Most of the family living will center around the TV room and connecting porch and breakfast room. The kitchen fixtures are arranged in L-shape with room for ironer, washer, and dryer as shown. The three bedrooms have cross ventilation and direct bath connection. The front entry opens to living and dining rooms. Stairs lead to basement with its heating plant. The attic is reached by a disappearing stair in the side hall.

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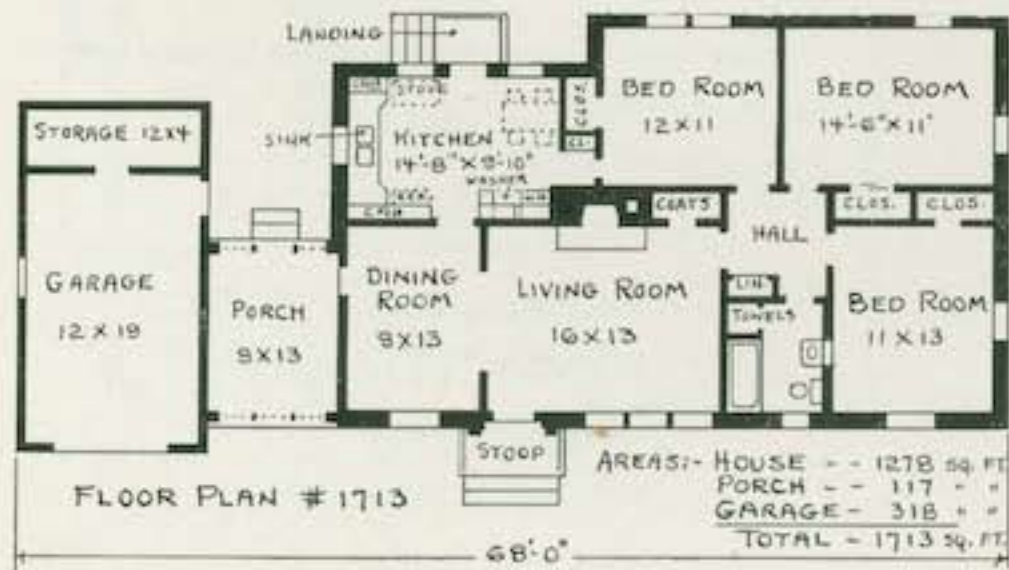
No. 2122

Either Plan Shown on This Page

COMPLETE PLANS AND SPECIFICATIONS
 (AS SHOWN ON REVERSED) - - - - - \$20.00
 EXTRA SETS, PER SET - - - - - \$ 5.00
 LUMBER AND MILL LIST - - - - - \$ 5.00

Order Plans From

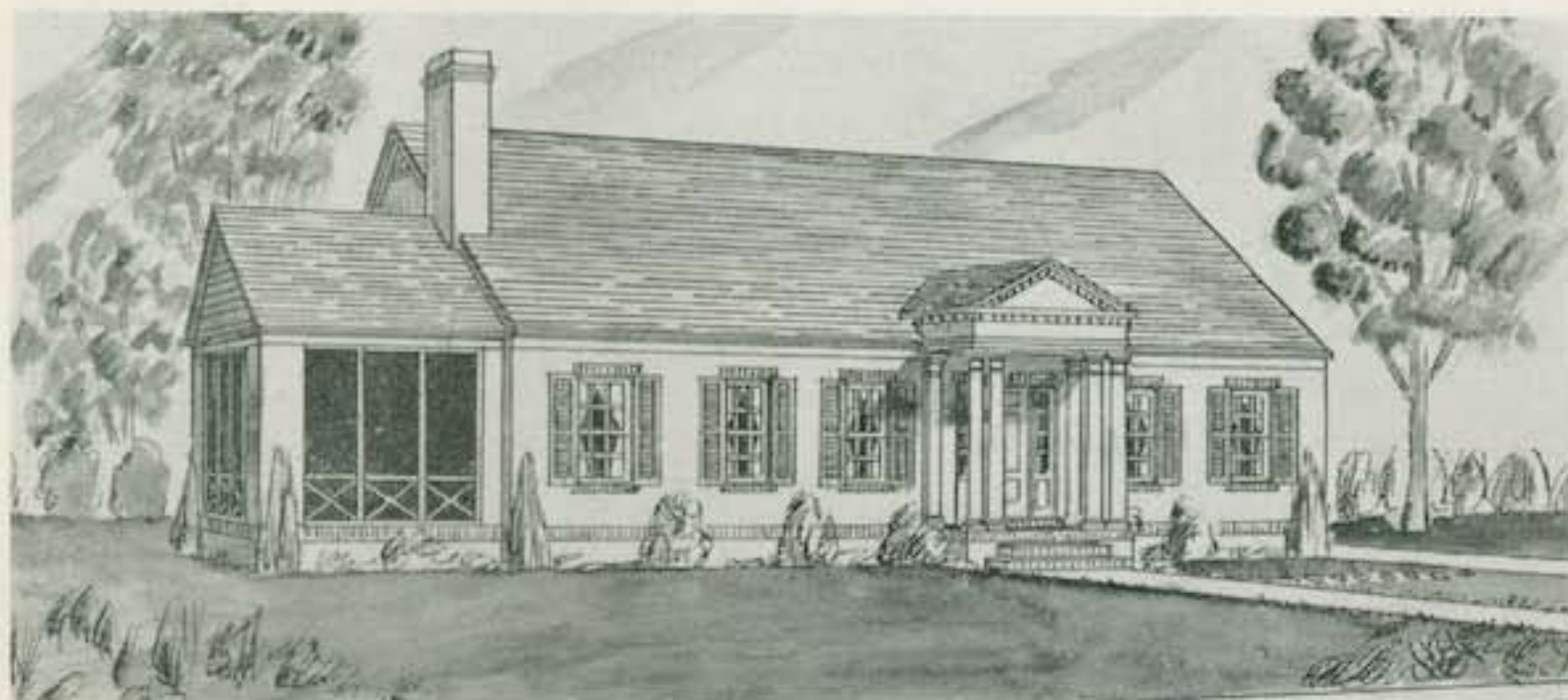
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No. 1713

The two designs on this page have six rooms; one with car port, the other with a frame garage and storage. Basement heat in No. 2122; floor furnaces in No. 1713. In each plan bedrooms and bath are reached by a small hall. The layout of rooms are as different as can be. Both houses are brick veneered.

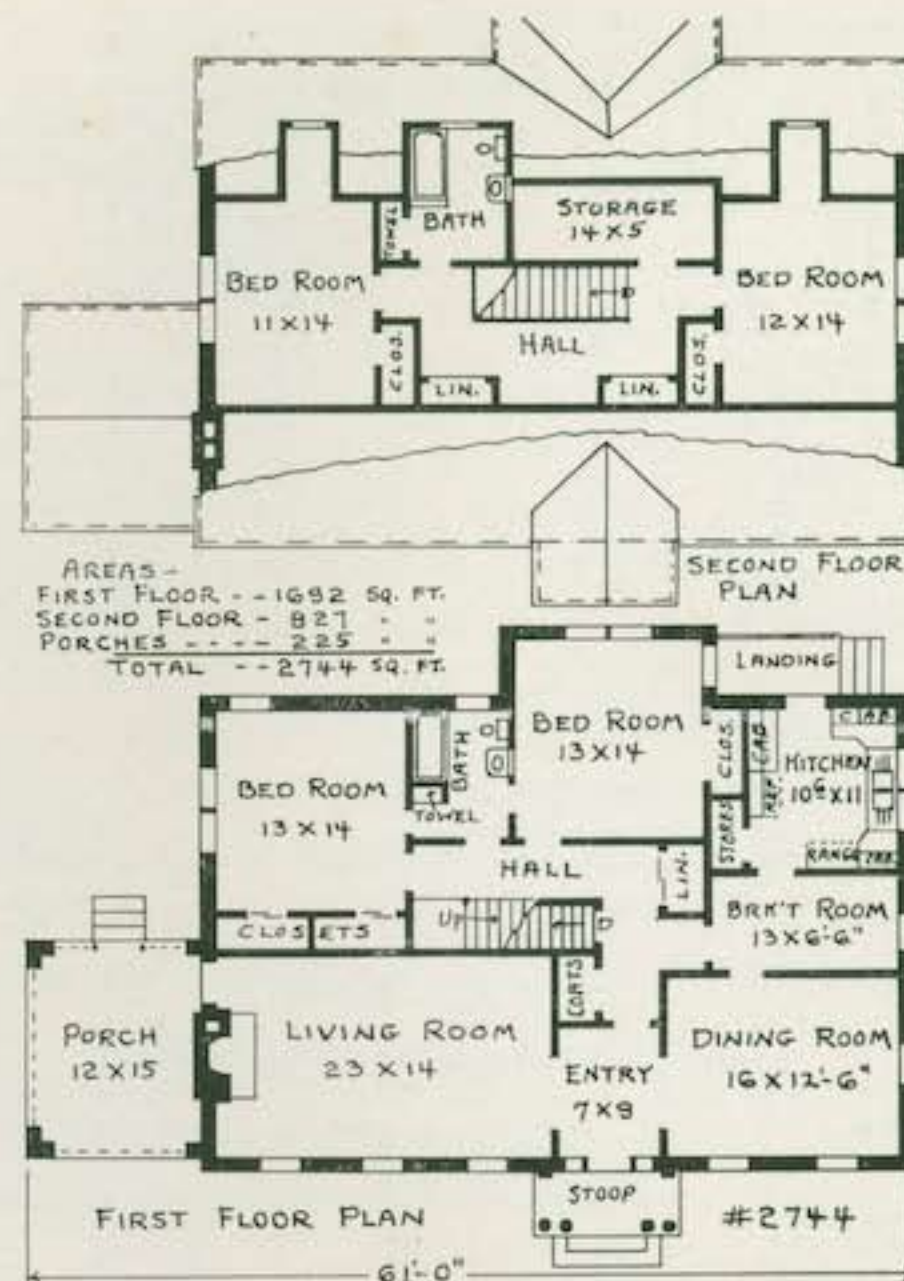
RANCH AND COLONIAL HOMES



No. 2744

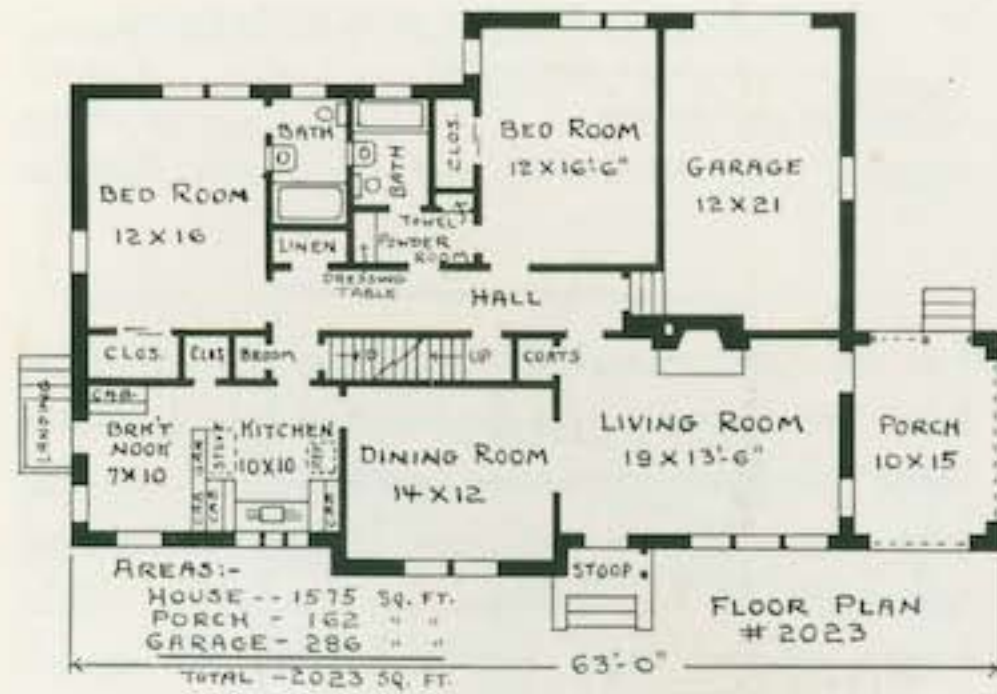
COMPLETE PLANS AND SPECIFICATIONS (AS SHOWN OR REVERSED)	\$35.00
EXTRA SETS, PER SET	\$ 5.00
LUMBER AND MILL LIST	\$ 5.00

A Colonial stoop of the type here shown adds dignity to this most livable house. See designs No. 2510 and No. 2325 in this book and No. 2918 in "Sixty Good New Homes" for different floor plans with similar entrances. Here will be found rooms of good size, two baths and many closets. The stair is placed in the rear hall and is open, giving a spacious effect. The basement, under corner bedroom and bath, takes care of the heating plant, laundry, and maid's toilet. The front entry gives access to bedrooms and kitchen without passing through either living room or dining room.



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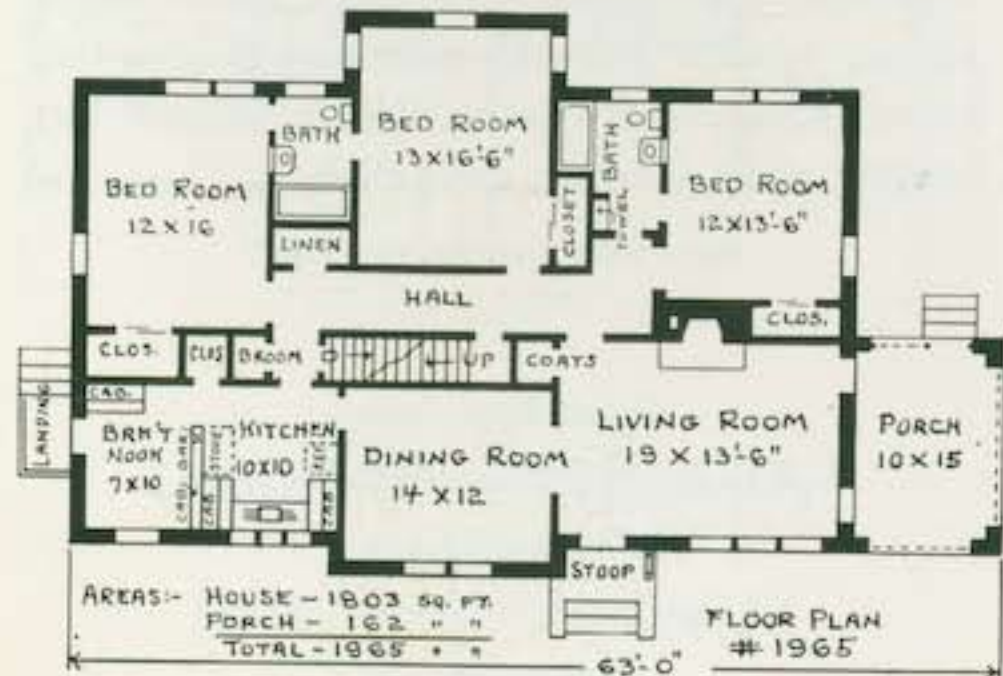


No. 2023 and No. 1965

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Either Plan Shown on This Page

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EXTRA SETS, PER SET	-----	\$ 5.00
LUMBER AND MILL LIST	-----	\$ 5.00

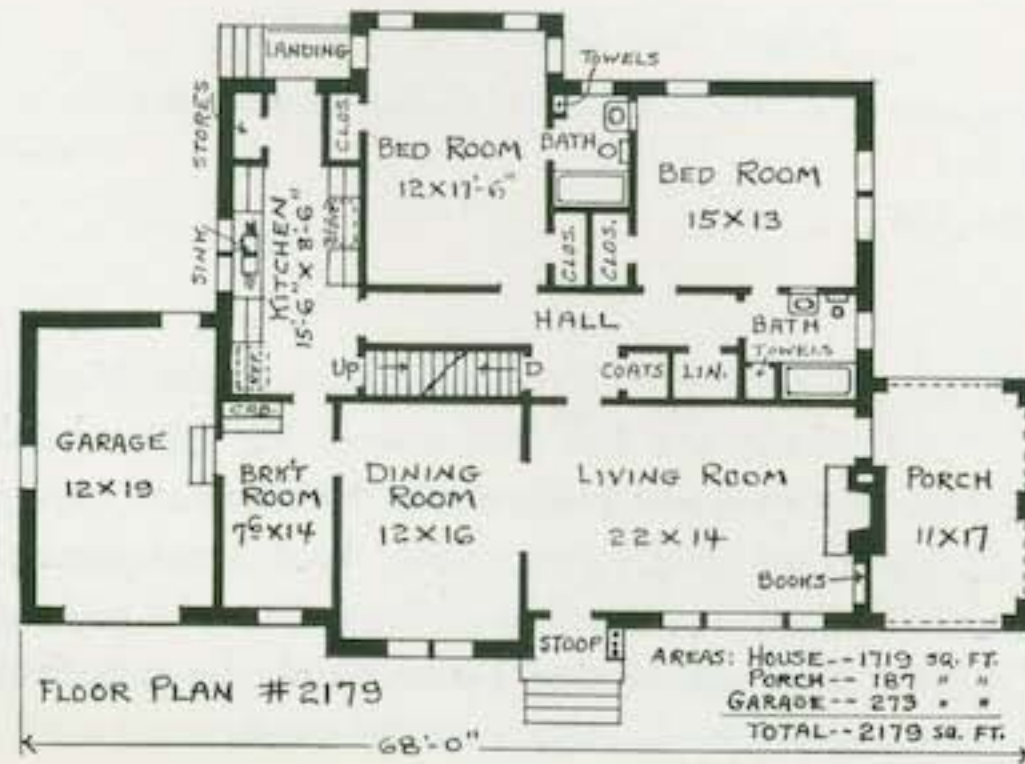


Two floor plans are offered for this front. Across the front the plans are identical. In No. 2023 these are two bedrooms, the space back of the living room being used for the garage. Note the entrance from garage to rear hall. Design No. 1965 has three bedrooms. Both floor arrangements provide for two baths. All closets have sliding doors. Stairs lead to attic storage and to the basement. Both houses are heated by warm air, have basement toilet and laundry space. Plans call for brick-veneer outside walls.

RANCH AND COLONIAL HOMES



No. 2179



COMPLETE PLANS AND SPECIFICATIONS

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EXTRA SETS, PER SET - - - - -	\$ 5.00
LUMBER AND MILL LIST - - - - -	\$ 5.00

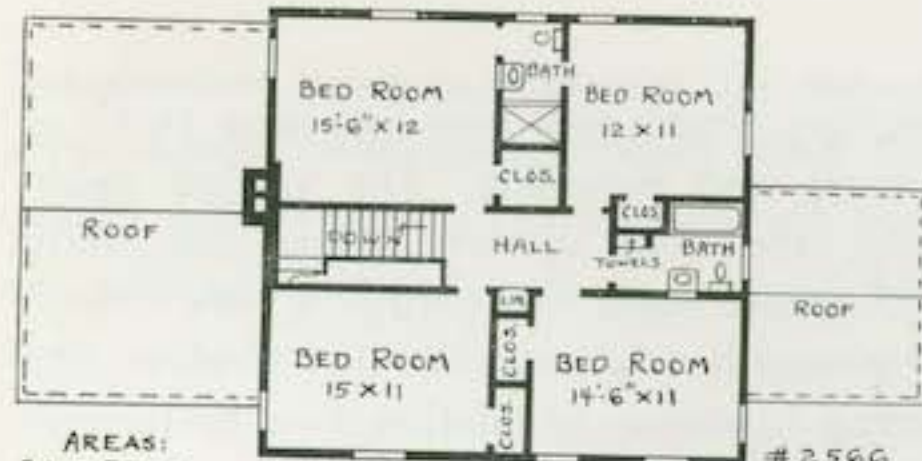
For the "just married" or where the children have left home a two-bedroom house is really large enough. However, dotted lines on the plans show how a bedroom, bath and storage space could be finished in the attic. This house of five main rooms has all the good features of larger houses—large rooms, garage, separate breakfast room, two baths, and permanent stairs to attic. Except for the gables all exterior walls are brick veneer. The addition of porch and garage gives a wide frontage. The unusual front door, floor-length picture window and gable treatment give this house dignity and charm. The basement has heating plant, laundry, and toilet.

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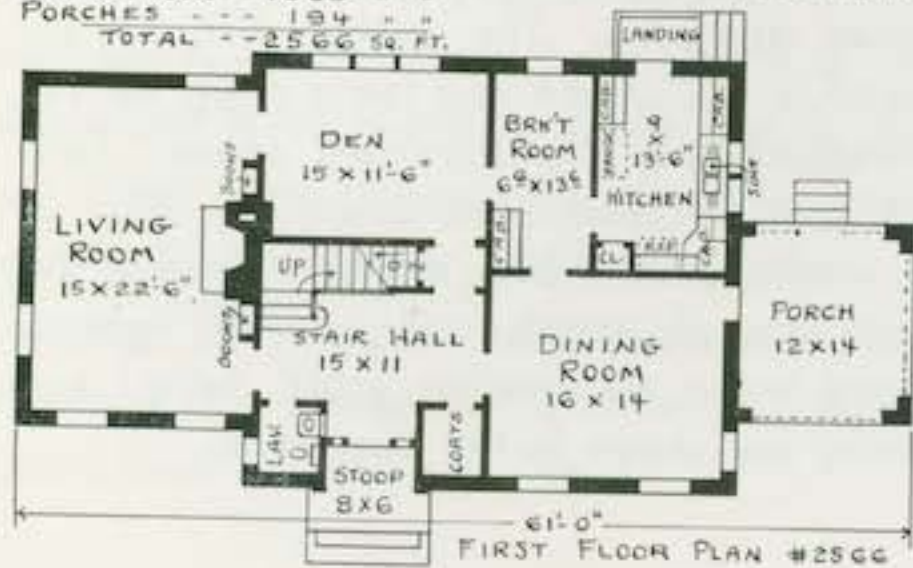
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LUMBER AND MILL LIST - - - - -	\$ 5.00



AREAS:
 FIRST FLOOR - - - 1367 sq. ft.
 SECOND FLOOR - - - 1005 " "
 PORCHES - - - 194 " "
 TOTAL - - - 2566 sq. ft.



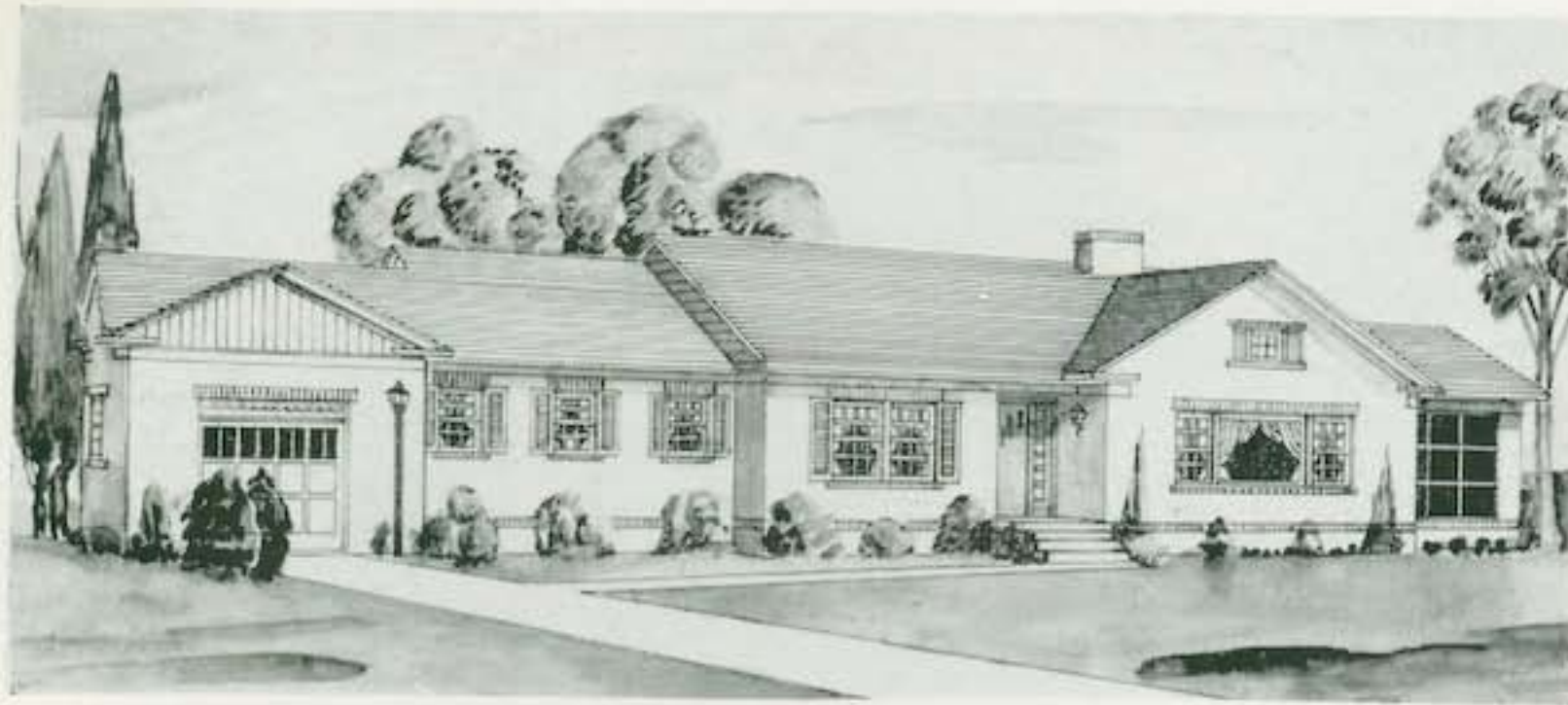
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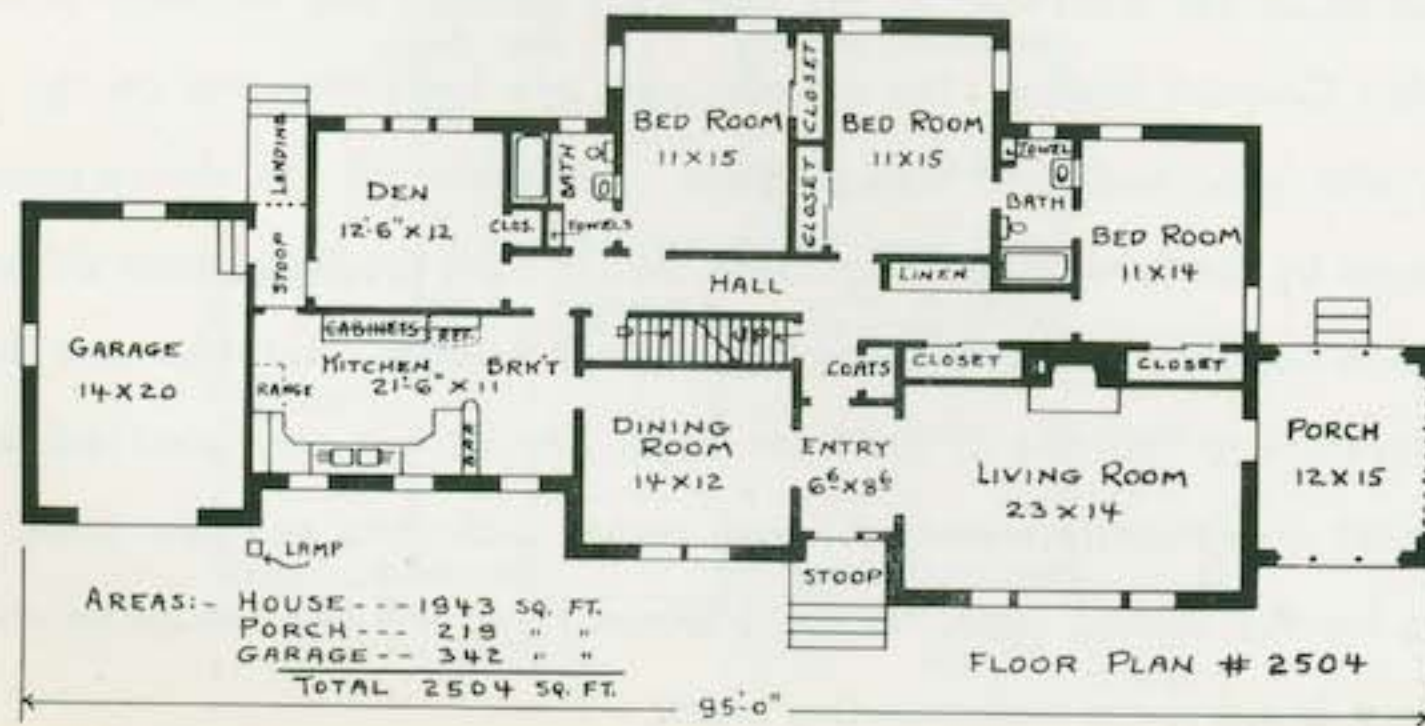
No. 2566

In this house the treatment of the first floor windows and entrance shows a decided Colonial feeling. The exterior walls are brick-veneered on the first story with wide horizontal siding above. The porch off the dining room is balanced by the living room wing. Book shelves flank the living room chimney. The wide entrance hall gives space for a den at the rear. Note the coat closet and lavatory at the side of the front door. The kitchen and breakfast room are most conveniently arranged. Four corner bedrooms and two baths are shown on the second floor. In the basement you will like the game room, lavatory, laundry, and steam heating plant.

RANCH AND COLONIAL HOMES



No. 2504



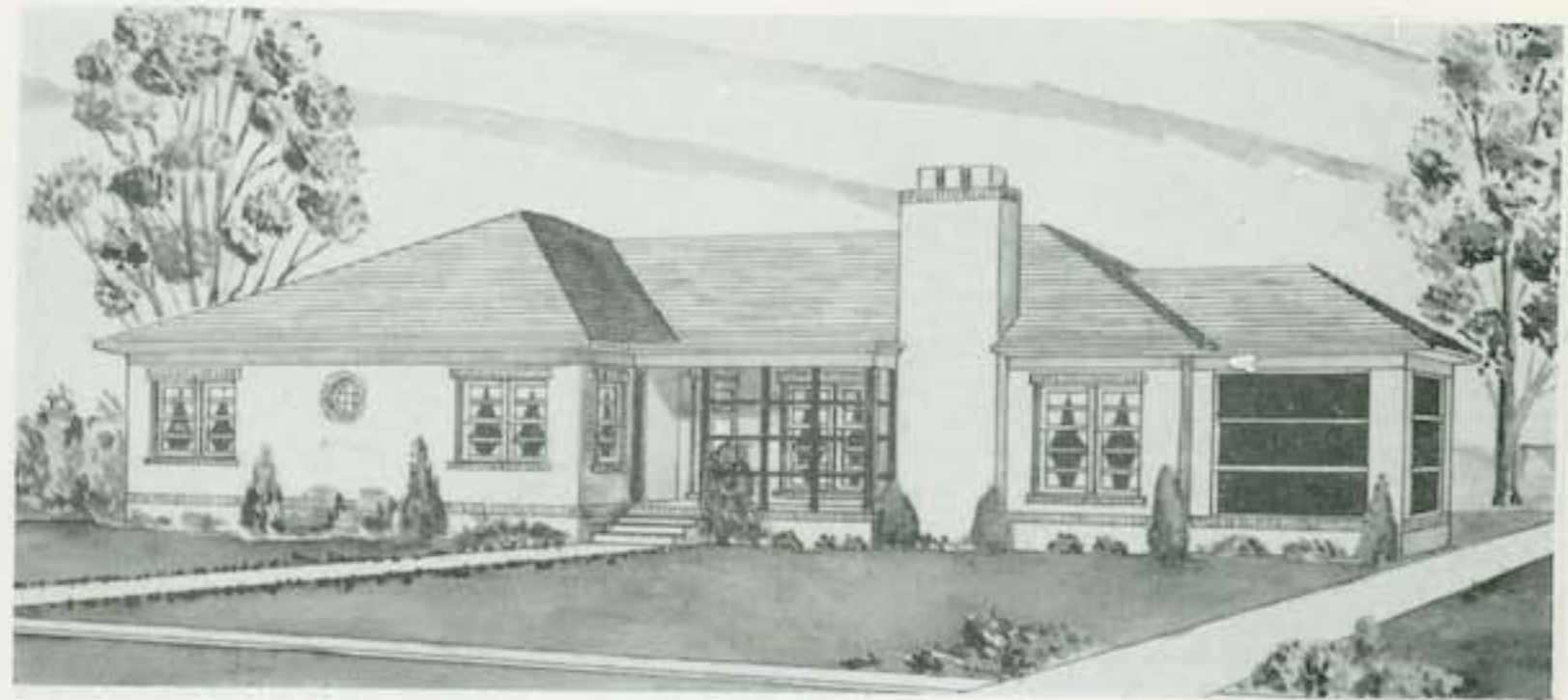
COMPLETE PLANS AND SPECIFICATIONS

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EXTRA SETS, PER SET - - - - -	\$ 5.00
LUMBER AND MILL LIST - - - - -	\$ 5.00

The long, simple roof lines here give an air of strength and durability. The vertical gable siding and dark shutters relieve the white brick-veneer walls. The garage is wide enough for a work bench under the side window. The kitchen has cross ventilation thru the service entrance. This entrance connects garage with kitchen and den. The kitchen fixtures are placed in "U" shape and leave room for the convenient bar and breakfast space. Twin beds may be used in all bedrooms. Four of the closets have sliding doors. The attic has good storage space and is well lighted. Forced warm air heating plant, toilet, and laundry are shown in the basement.

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 EXTRA SETS, PER SET - - - - - \$ 5.00
 LUMBER AND MILL LIST - - - - - \$ 5.00



No. 2311

This six-room house is distinctive for the unusual chimney placement, trellised stoop and circular bath window. The brick veneer walls are painted white. This design should find favor with those building where a basement is undesirable. The utility room takes care of heating plant, washing machine, and forms a rear entry. Kitchen fixtures are placed in "U" shape and leave breakfast space next to dining room. The large living room has floor-length front windows and book shelves at opening to entrance hall. Bedrooms have direct bath connection and large closets. Stairs lead to attic storage.

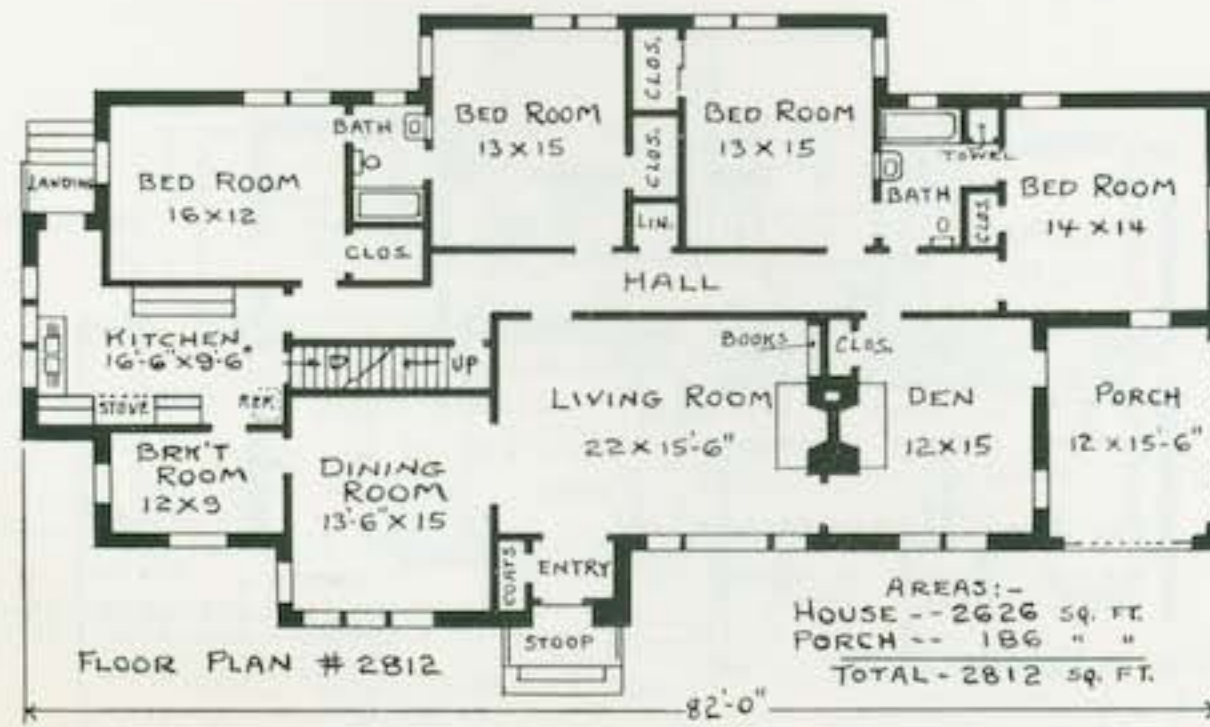
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RANCH AND COLONIAL HOMES



No. 2812



COMPLETE PLANS AND SPECIFICATIONS

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EXTRA SETS, PER SET - - - - -	\$ 5.00
LUMBER AND MILL LIST - - - - -	\$ 5.00

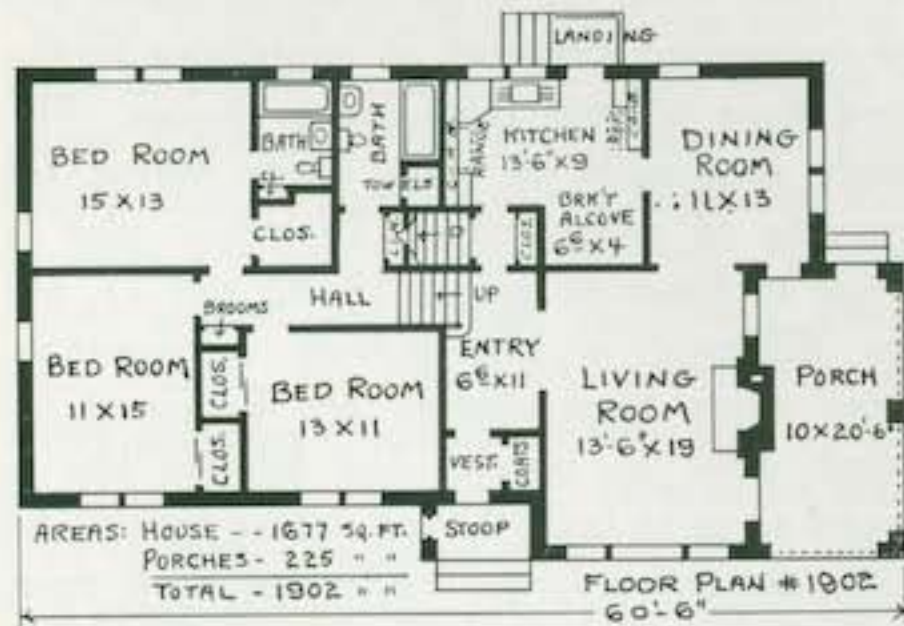
The crab orchard stone at dining room and entrance dominates this design. A beautiful, commodious, ranch-type house with a low-pitched roof and wide overhang at eaves. Notice the picture window in the living room and the corner window arrangement for the dining room. There are eight main rooms plus two baths, large breakfast room and porch. All bedrooms have windows on two sides. The attic can be used only for storage, but is reached by a permanent stair. All rooms are of extra good size. The front vestibule contains a convenient coat closet. The living room chimney provides a fireplace in the den. Heating plant, laundry and maid's toilet will be found in the basement.

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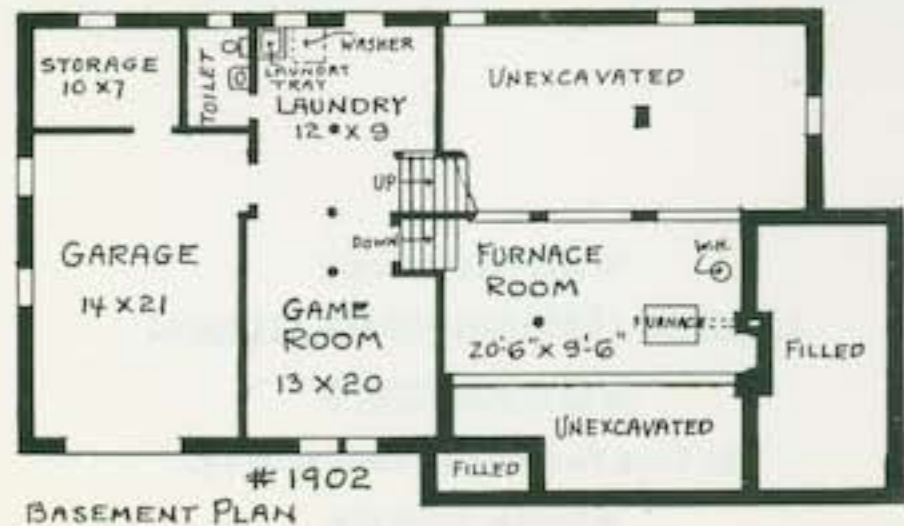
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No. 1902



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EXTRA SETS, PER SET	- - - - -	\$ 5.00
LUMBER AND MILL LIST	- - - - -	\$ 5.00

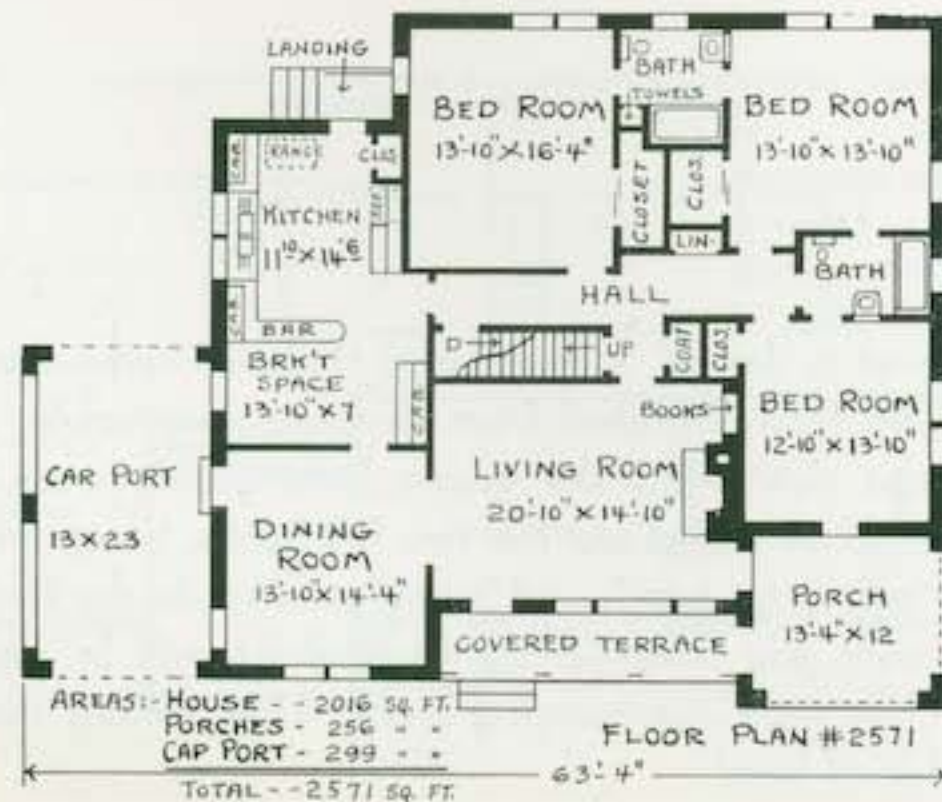


Here it is, split level in design, a brand-new type of home construction. The living areas are effectively isolated from sleeping quarters by a half flight of stairs. A few steps down and the grade level game room and garage is reached. Features to be noted are the two full baths, basement lavatory, nine closets, entrance hall, large porch and breakfast nook in the kitchen. The brick veneer exterior walls are relieved by vertical boards in gable ends. The low-pitched roof has wide overhanging eaves. The forced warm air heating plant is to be gas or oil fired.

RANCH AND COLONIAL HOMES



No. 2571



COMPLETE PLANS AND SPECIFICATIONS

(AS SHOWN OR REVERSED) - - - - - \$35.00

EXTRA SETS, PER SET - - - - - \$ 5.00

LUMBER AND MILL LIST - - - - - \$ 5.00

Iron trellis work, the large screened porch and the convenient car port all contribute to the good lines of this brick-veneer house. The simple roof with its wide eaves makes for economy of construction. The floor plan is similar to those on pages 13, 22 and 23, but how different is the outside appearance. Living room book shelves are balanced by French door to porch. The kitchen bar is placed so as to leave a nice eating space. All rooms are extra large; bedrooms have cross ventilation and twin bed space. Basement forced warm air furnace, laundry, and toilet.

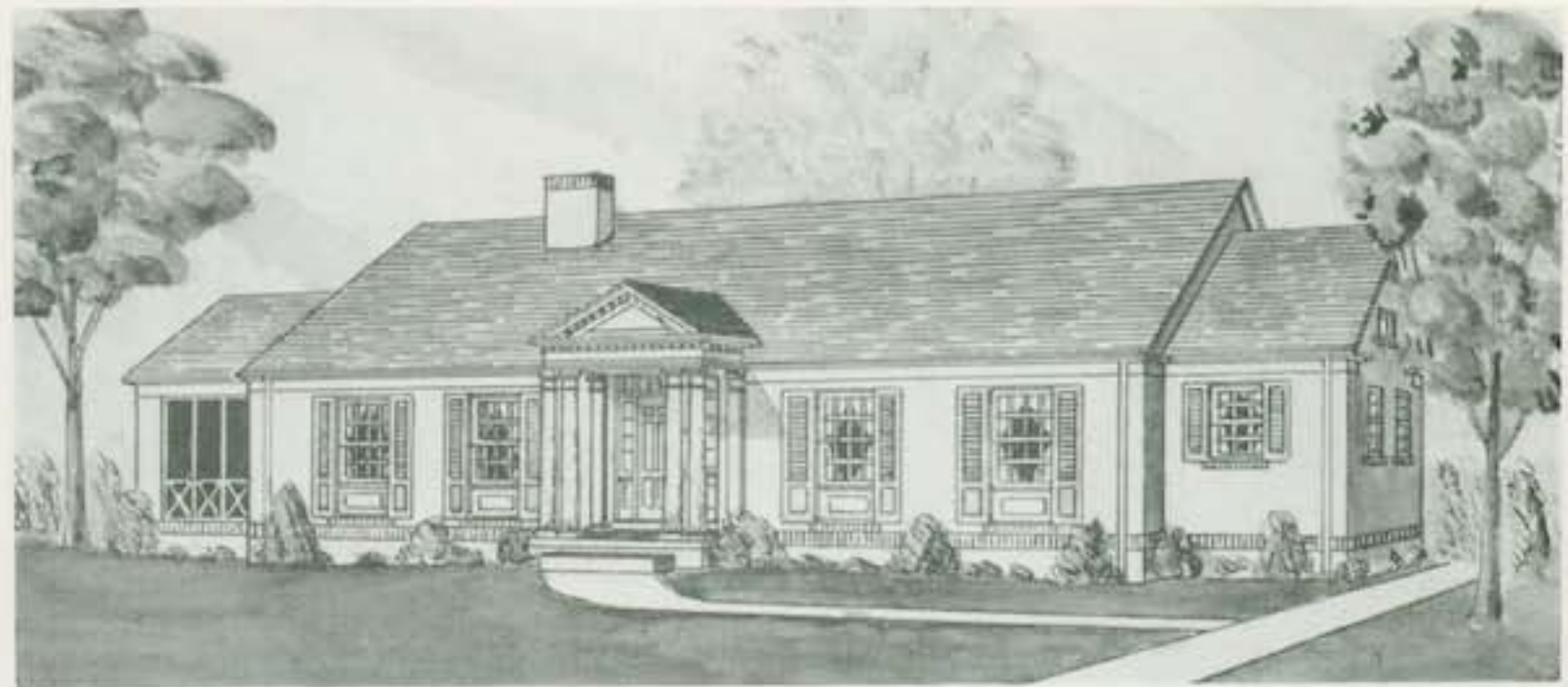
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COMPLETE PLANS AND SPECIFICATIONS

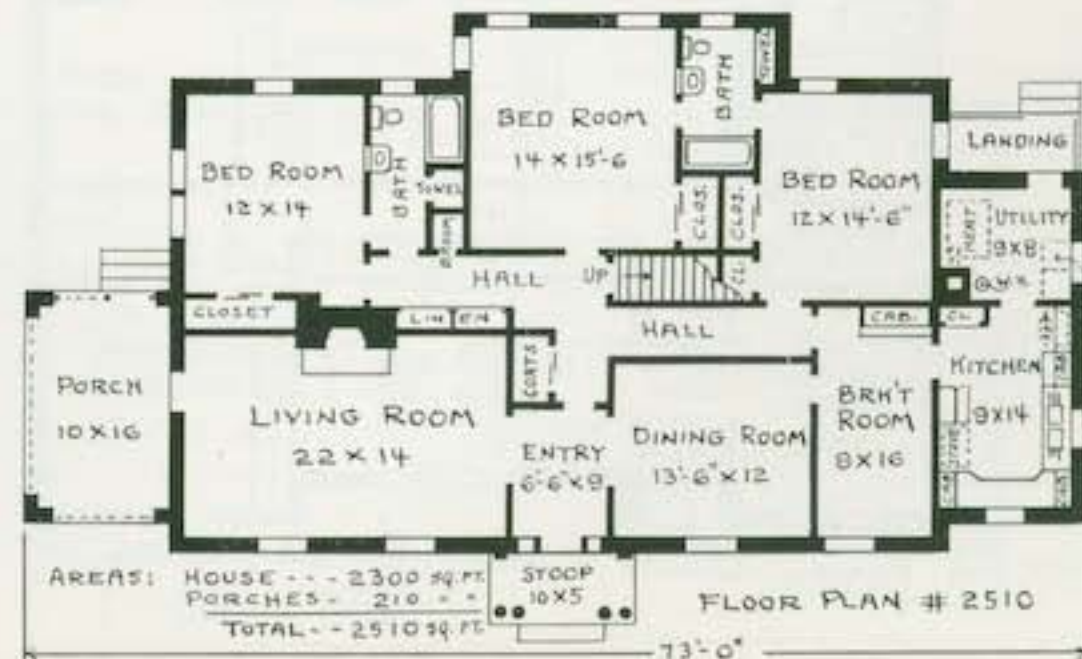
(AS SHOWN OR REVERSED) - - - - -	\$35.00
EXTRA SETS, PER SET - - - - -	\$ 5.00
LUMBER AND MILL LIST - - - - -	\$ 5.00

Did you like No. 2918 in "Sixty Good New Homes"? Here is almost the same front in a three-bedroom house. Also study designs on pages 7 and 32 in this book. Here the floor-length shutters and the panels under the front windows are nice Colonial touches. The bedrooms are of ample size, all having sliding door closets. No basement is needed as the utility provides space for heating plant, water heater, washer and dryer. Permanent stairs lead to the well-lighted attic. Both the breakfast room and kitchen are extra large. Living room and dining room have excellent wall space.

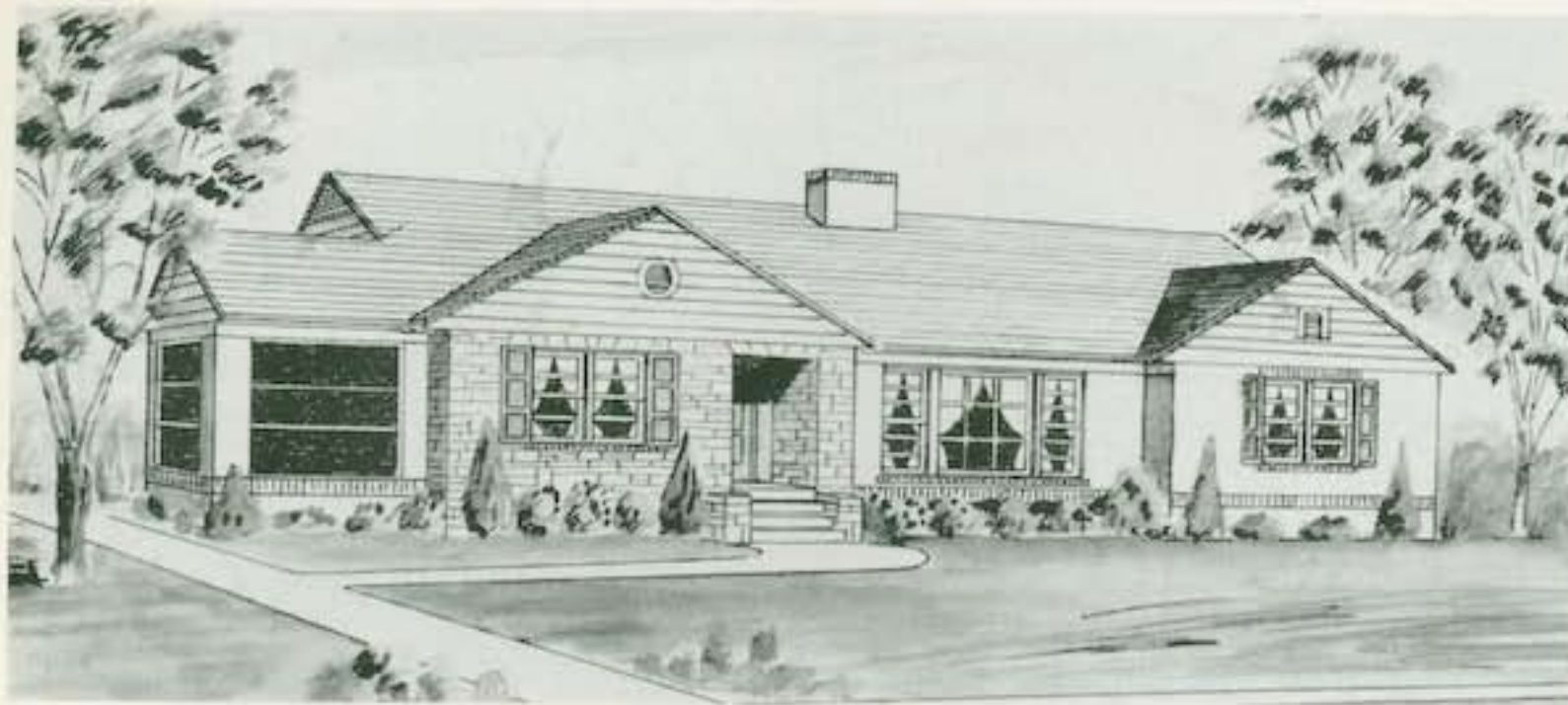


No. 2510

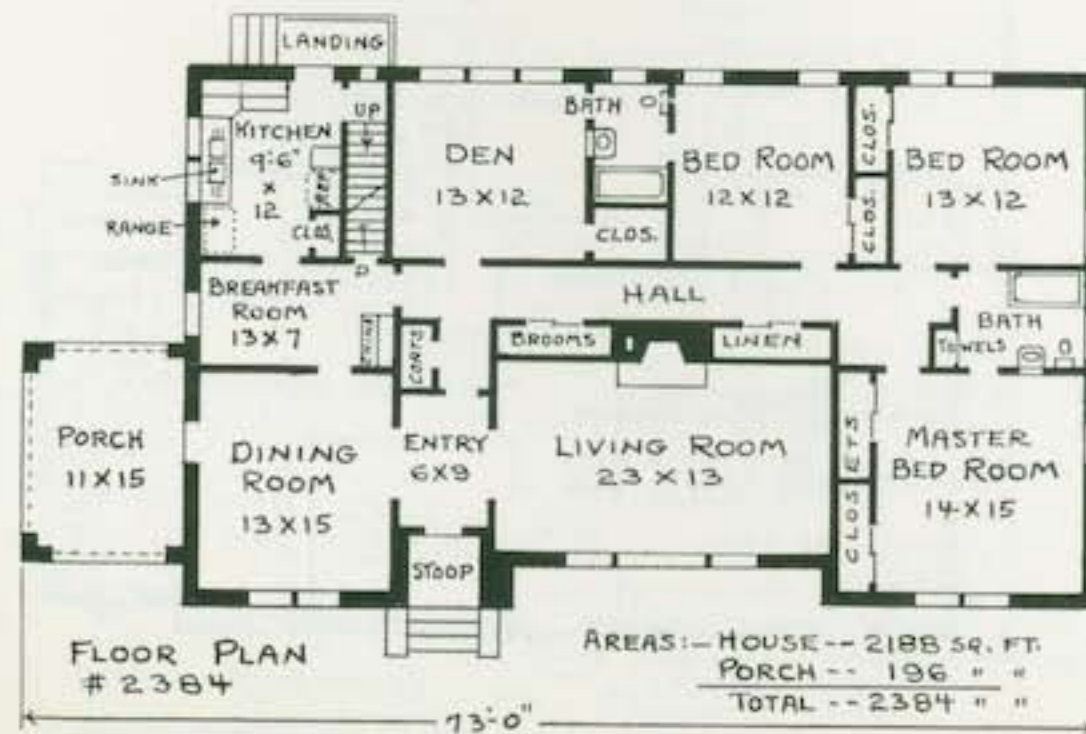
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RANCH AND COLONIAL HOMES



No. 2384



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LUMBER AND MILL LIST - - - - - \$ 5.00

Part of the charm of this seven-room, ranch-type house is derived from the combination of brick, crab orchard stone and wide siding. The front door is deeply recessed and opens into the entry which connects with the living room and dining room. The breakfast room is large enough for all but the most formal meals. The den (at the rear of the house) is entered from the back hall; it has a closet and bath connection, so it can double as a fourth bedroom. Closets in the bedrooms, as well as the two in the hall, have sliding doors. The attic provides storage space. Game room, laundry, toilet and heating plant in the large basement.

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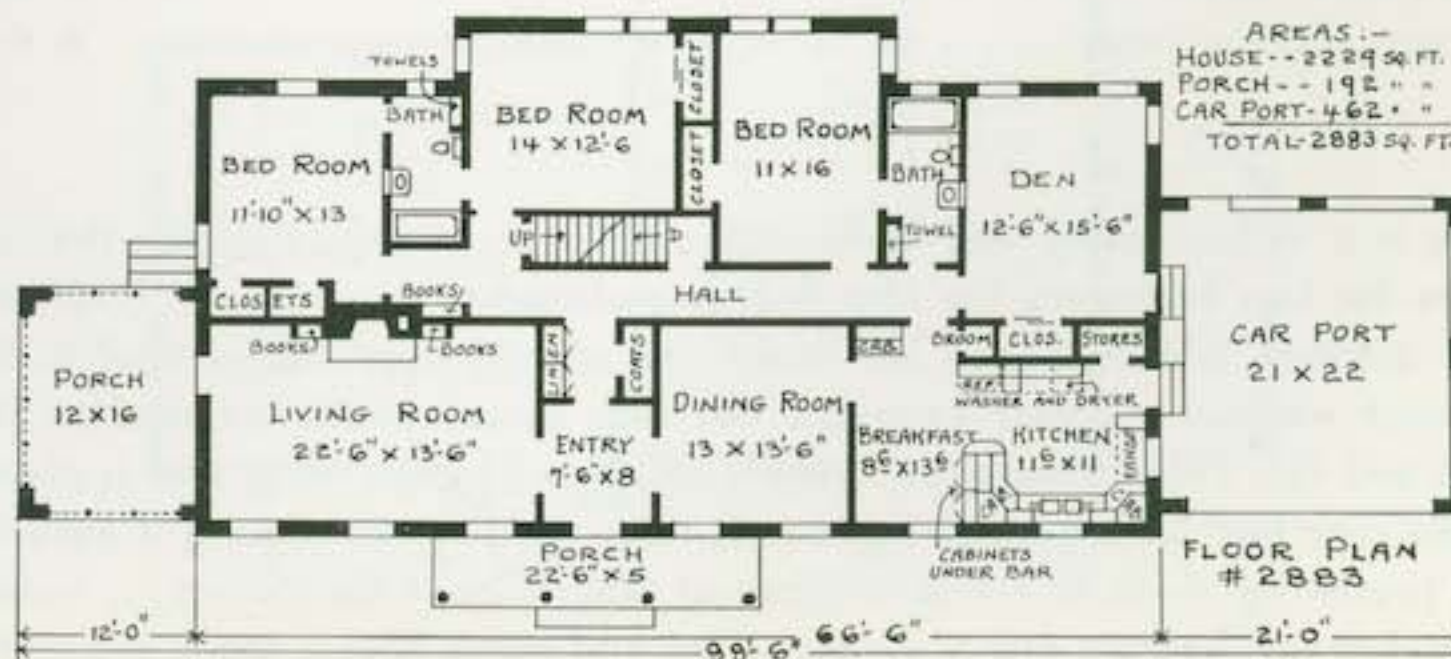
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LUMBER AND MILL LIST - - - - -	\$ 5.00

On page 10 a house is shown with the same number of rooms as this one and with practically the same front. Here, however, the floor area has been greatly reduced. The same front in a frame house of seven rooms is shown by design No. 2252 in my book "Sixty Good New Homes." In the plan on this page all bedrooms have two exposures. The den could form a fourth bedroom. The front is one that would be well thought of in any community. The basement is located in the corner at the rear of the living room. Here the forced warm air heating plant, toilet and laundry will be found.



No. 2883



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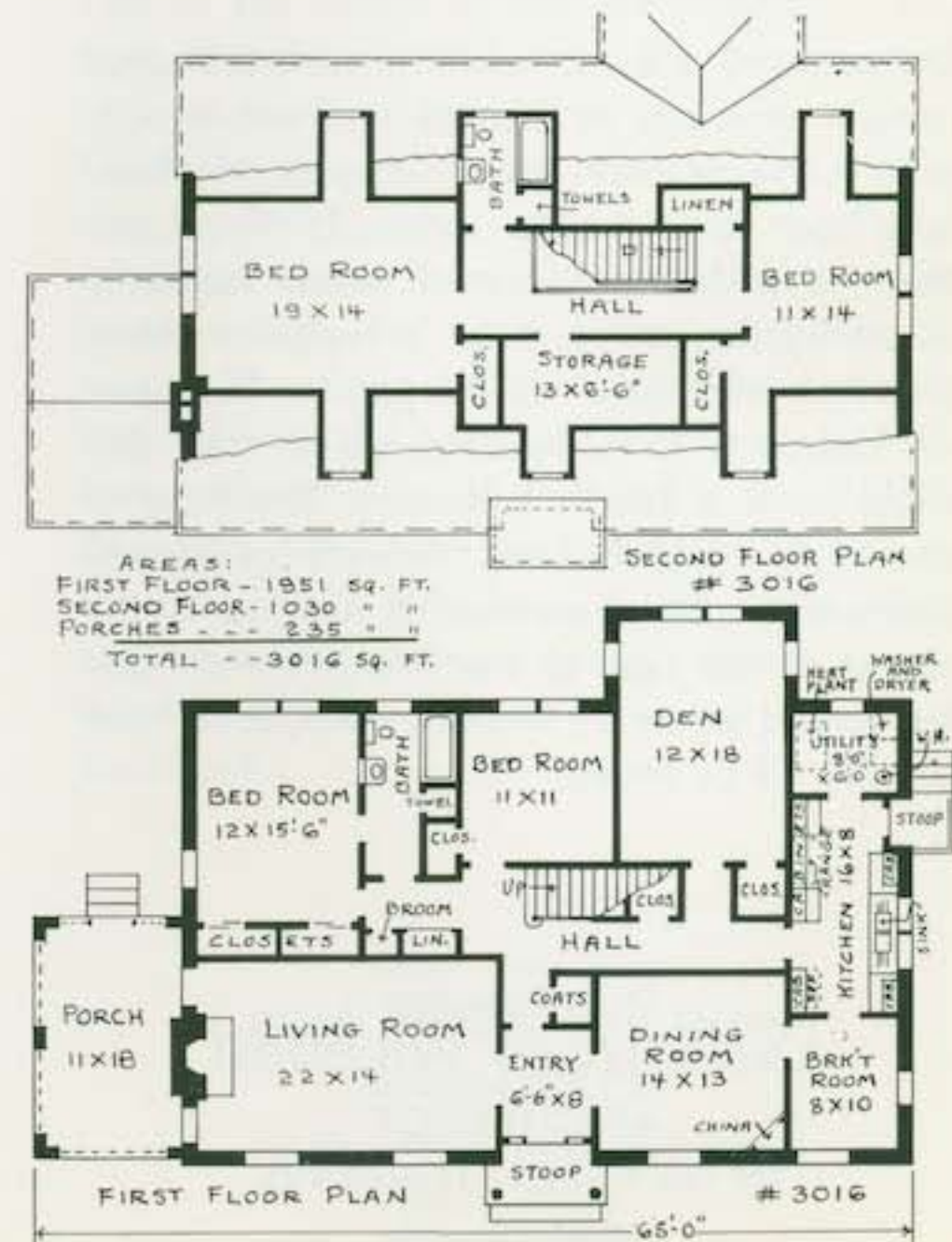


No. 3016

COMPLETE PLANS AND SPECIFICATIONS (AS SHOWN OR REVERSED)	\$40.00
EXTRA SETS, PER SET	\$ 5.00
LUMBER AND MILL LIST	\$ 5.00

Here is a Williamsburg-type house with eight main rooms. By using the roof space for two bedrooms the first floor area is cut to a minimum. Front and rear dormers and insulation will make the second floor rooms cool in the warmest weather. Similar exteriors, but with seven rooms, are designs No. 2614 and No. 2955 in my book "Sixty Good New Homes." The stair is placed in the rear hall for privacy. The den is near the kitchen, making it easy for one preparing meals to watch children at play. Count the closets . . . twelve. No basement; heating plant, washer, dryer and water heater are in the utility.

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In this house of four bedrooms, economy of construction and an efficient layout will please the modern homemaker. The entrance hall gives easy access to kitchen, living and sleeping quarters. The living room is extra large. All bedrooms have sliding door closets and direct bath connection. The kitchen has a good eating space. The basement is under the kitchen and dining room and has toilet, laundry and furnace space. Stairs lead to a fine storage attic. The entrance is made inviting by the column treatment and planting box. A combination of stone and brick veneer is used for outside walls.



No. 2321

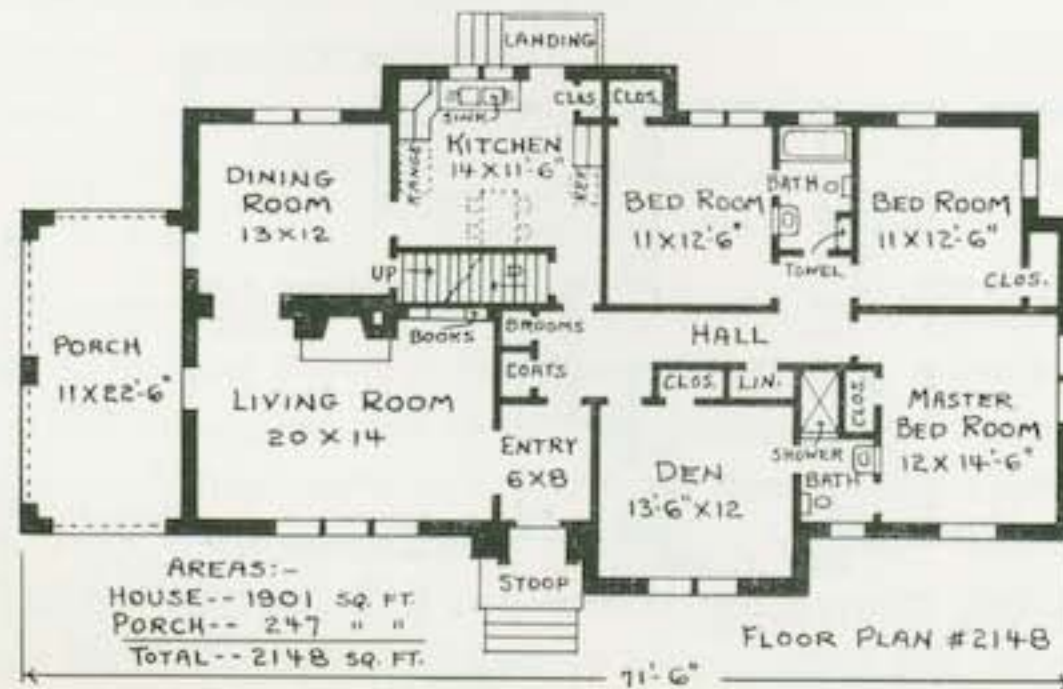


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RANCH AND COLONIAL HOMES



No. 2148



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LUMBER AND MILL LIST - - - - - \$ 5.00

The brick-vener walls (painted white) are in pleasing contrast to the dark shutters. The front entry leads to living room and to private hall by which den, kitchen and sleeping rooms are reached. The fireplace with book shelves at the side form a pleasing group. The kitchen fixtures are in L-shape, leaving the front wall for breakfast table. The master bedroom and den share the front bath, therefore den could be a fourth bedroom. Storage space in attic. Heating plant, laundry and toilet in basement. See plan on page 23 in my book "Sixty Good New Homes" for this plan in frame construction.

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EXTRA SETS, PER SET - - - - -	\$ 5.00
LUMBER AND MILL LIST - - - - -	\$ 5.00

Here's a house of today in Cape Cod tradition. Dark shutters contrast with the white shingled walls. The house has one and a half stories, is simple in construction, yet dignified. The open stair makes the entrance hall most attractive. An extra large breezeway connects the house with the double garage. The L-arrangement of the kitchen fixtures leaves a bright corner for the breakfast table. The young couple, needing but two bedrooms, can finish the second floor later. The basement has laundry, toilet and heating plant with blower.



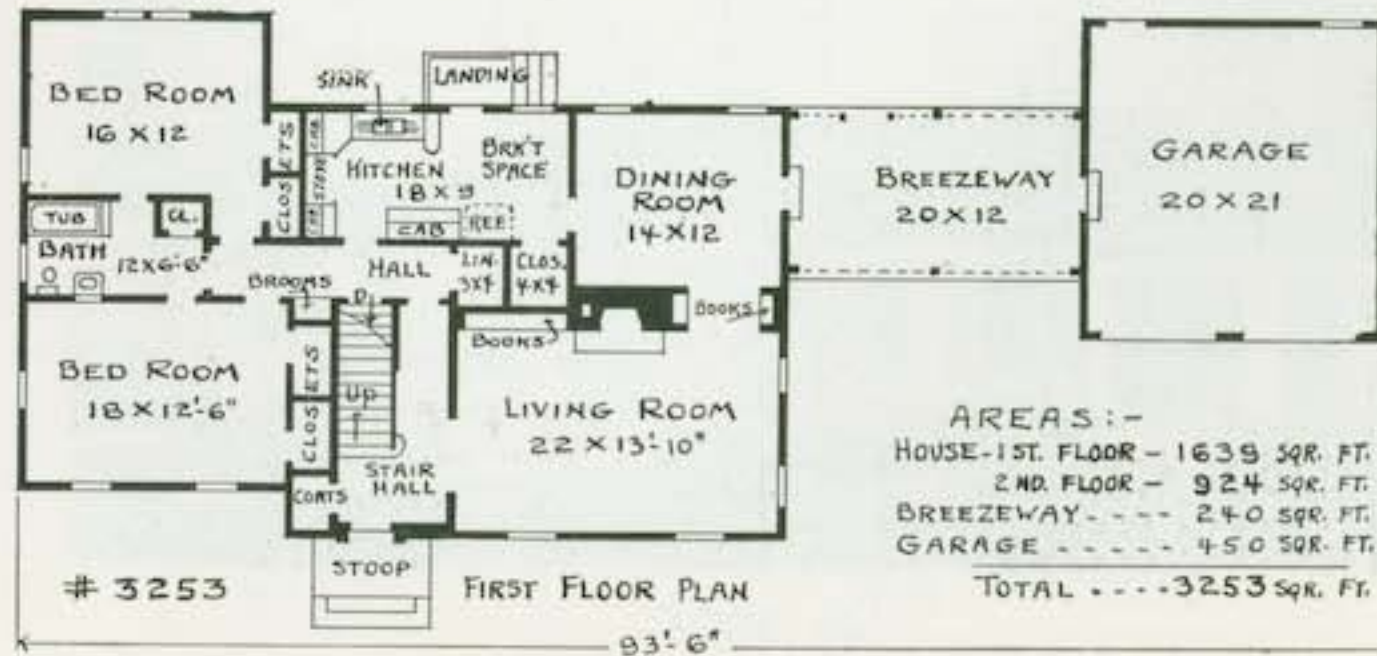
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SECOND FLOOR PLAN #3253



AREAS:-

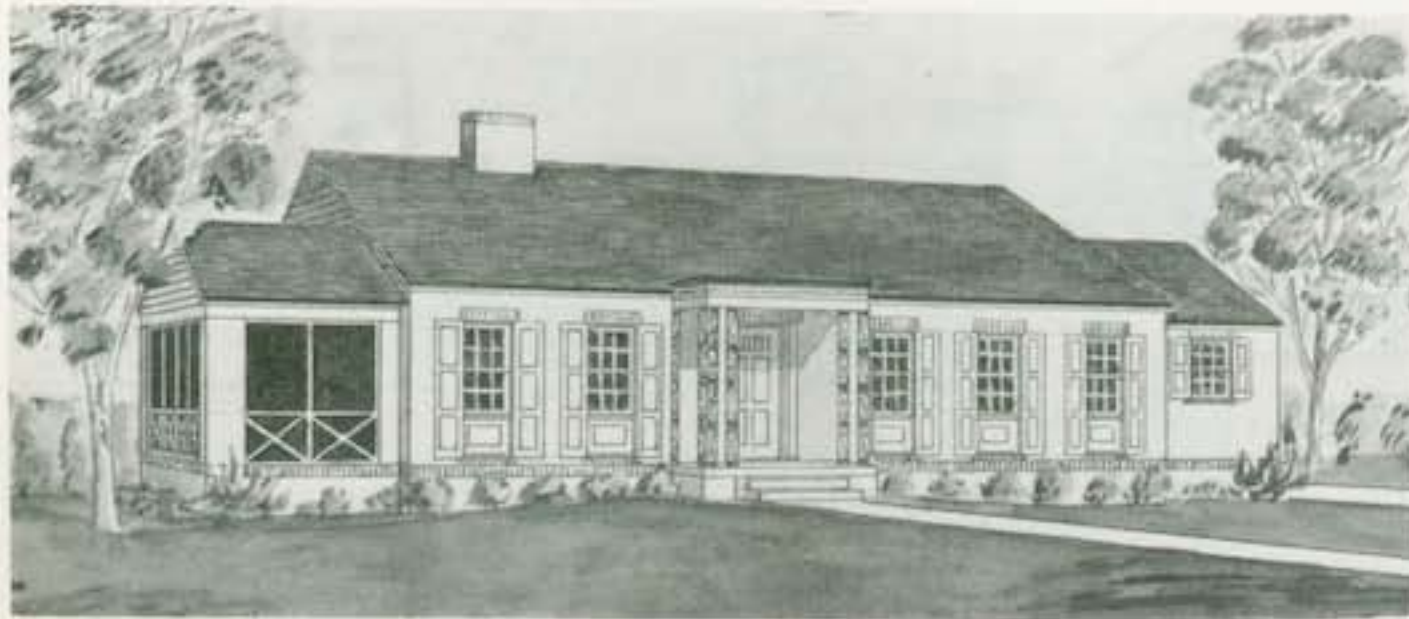
HOUSE-1ST. FLOOR -	1639 SQR. FT.
2ND. FLOOR -	924 SQR. FT.
BREEZEWAY - - - -	240 SQR. FT.
GARAGE - - - - -	450 SQR. FT.
TOTAL	3253 SQR. FT.

RANCH AND COLONIAL HOMES

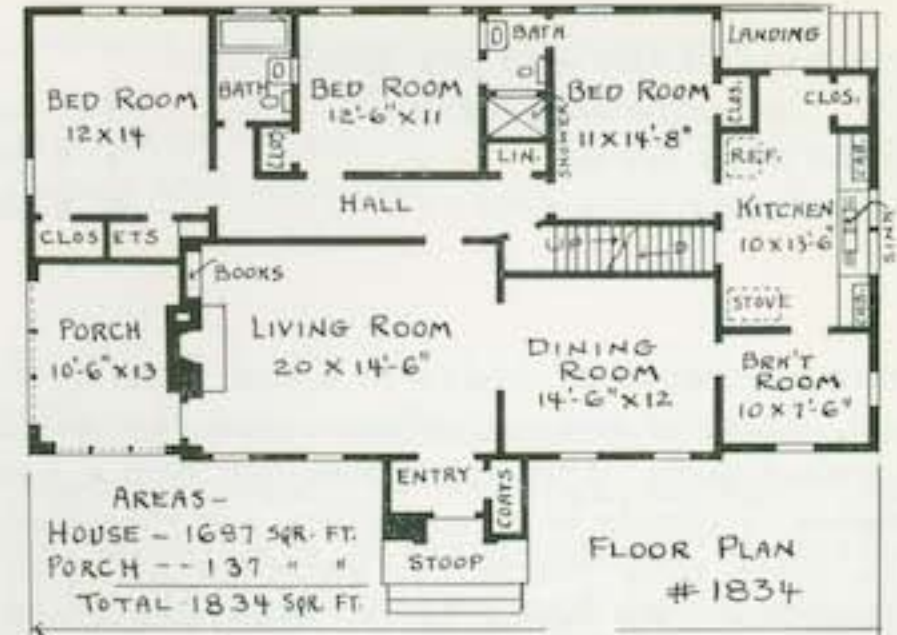


No. 1834

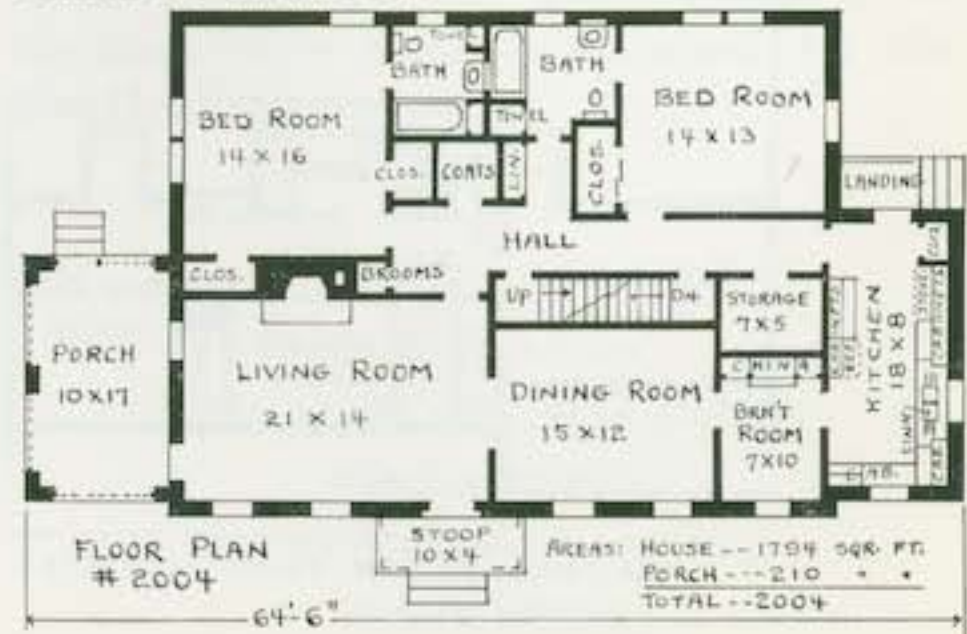
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 LUMBER AND MILL LIST \$ 5.00



No. 2004



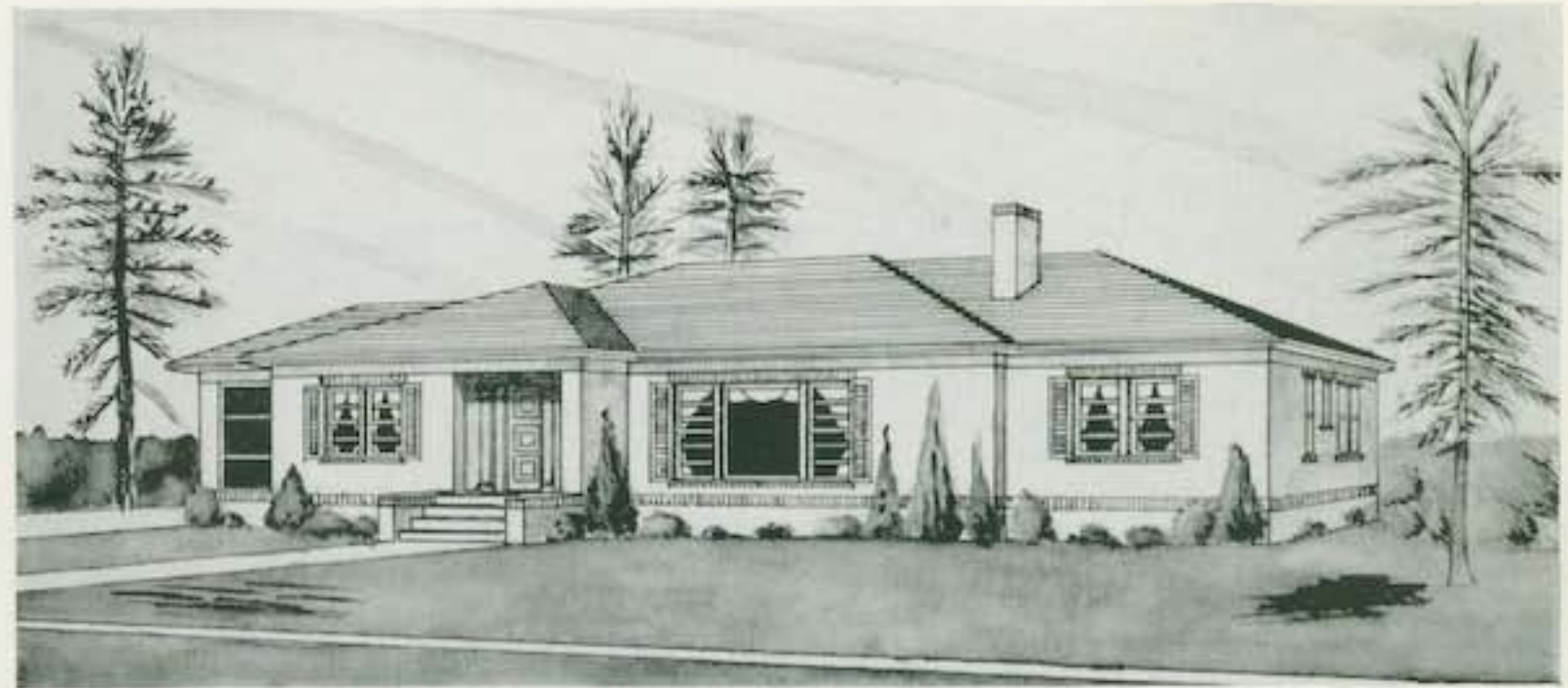
The long shutters, panels under windows and simple roof lines are in fine harmony with the Colonial character of these two houses. Both houses have two full baths, attic storage and basement for warm air heating plant. The upper house is frame construction, the lower one brick-veneered. See "Sixty Good New Homes" for three other floor plans with front similar to No. 1834.



COMPLETE PLANS AND SPECIFICATIONS

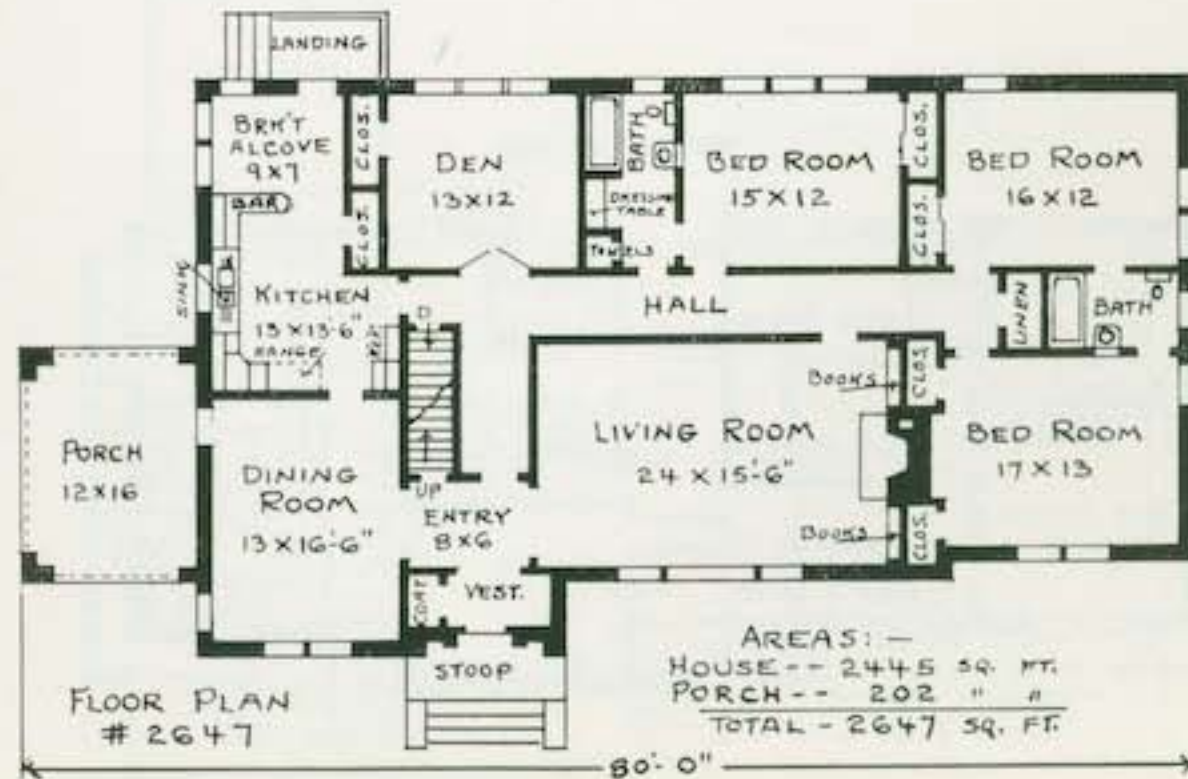
(AS SHOWN OR REVERSED) - - - - -	\$35.00
EXTRA SETS, PER SET - - - - -	\$ 5.00
LUMBER AND MILL LIST - - - - -	\$ 5.00

This Western-type house will fit well into almost any surroundings. The recessed front door gives protection in bad weather. Entering the vestibule one finds a handy coat closet. The picture window gives a flood of light to the large living room and here the fireplace is flanked by floor-to-ceiling book shelves. Dining room, porch, kitchen and breakfast alcove are well proportioned. The bath next to den has a dressing table and door to hall, therefore being available as a powder room. All bedrooms have large closets and direct bath connection. The storage attic is reached from the front entry. Basement takes care of game room, laundry, lavatory, and heating plant.

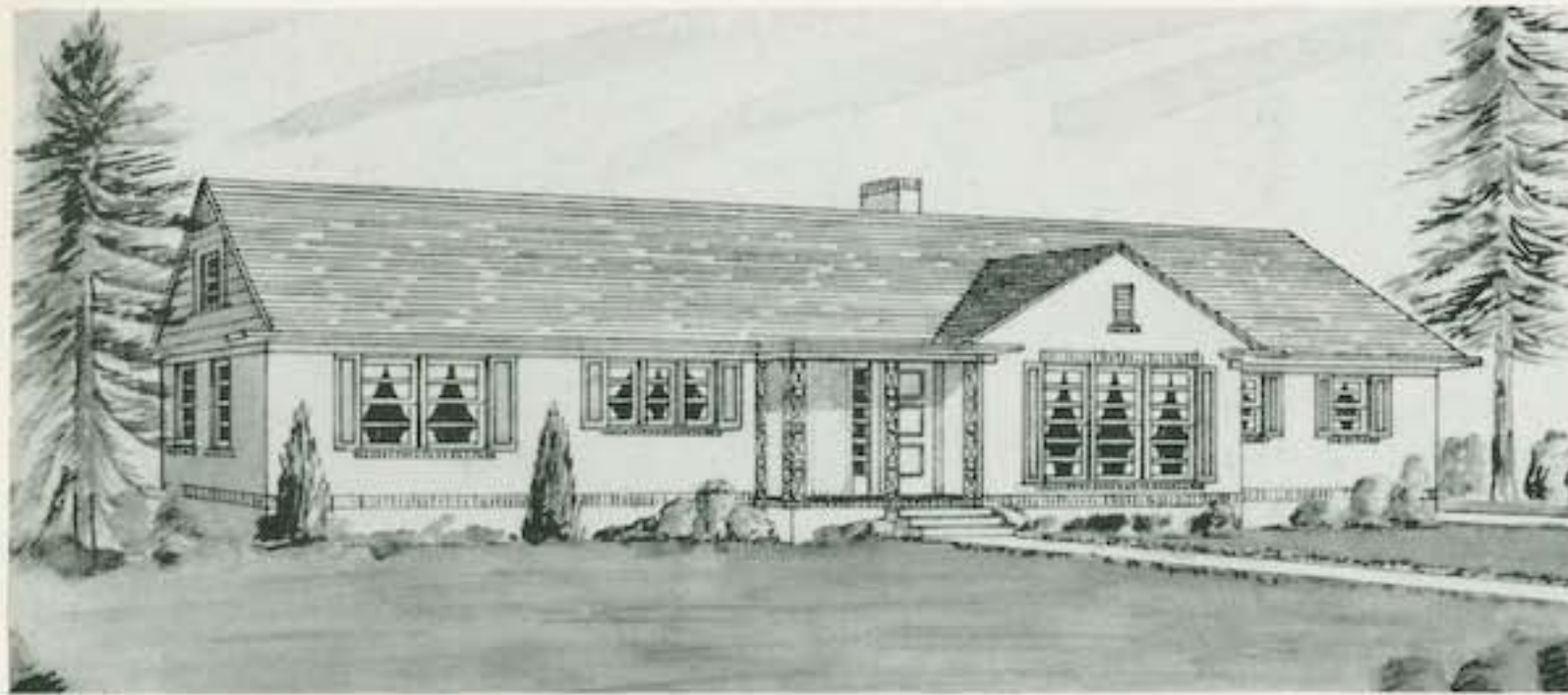


No. 2647

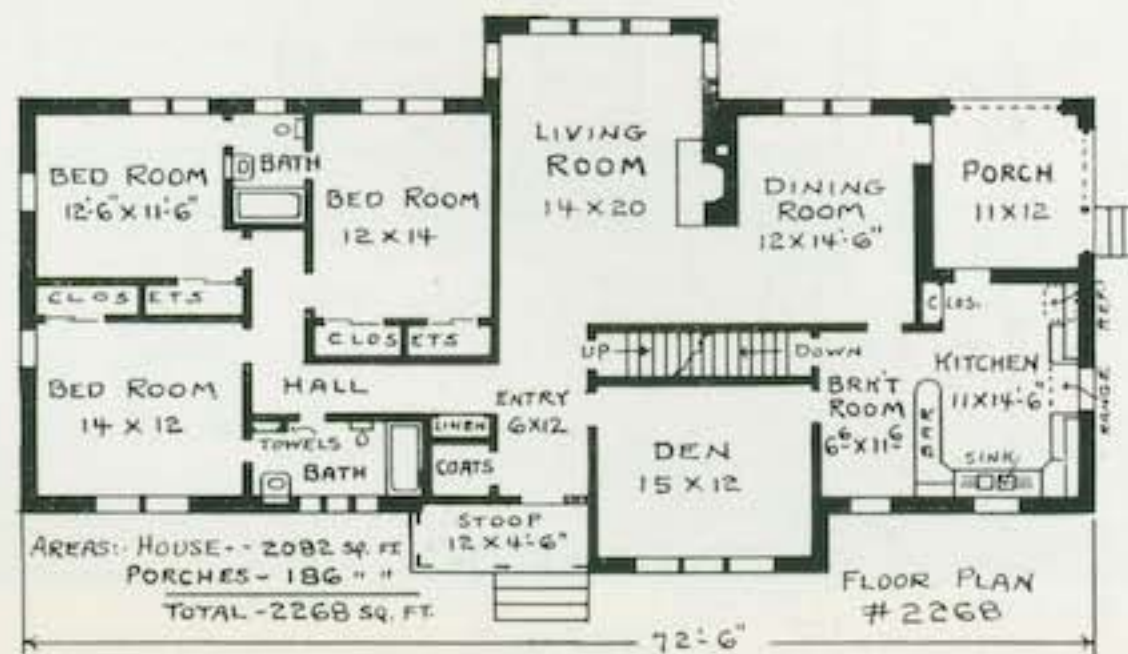
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RANCH AND COLONIAL HOMES



No. 2268



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LUMBER AND MILL LIST - - - - -	\$ 5.00

The clean exterior lines, wide eaves and wrought iron grills at the front stoop give this house a smart appearance. The exterior walls are brick-veneered with the exception of the side gables where horizontal siding is used. Here will be found something new in floor arrangement. The open plan of entry, living room and dining room is to be noted. These rooms provide ample space for entertaining; the den for seclusion. The kitchen with its bar and dining alcove is placed at the front of the house and near the front door. Easy permanent stairs lead or storage attic. The maid's toilet, laundry and heating equipment will be found in the large basement.

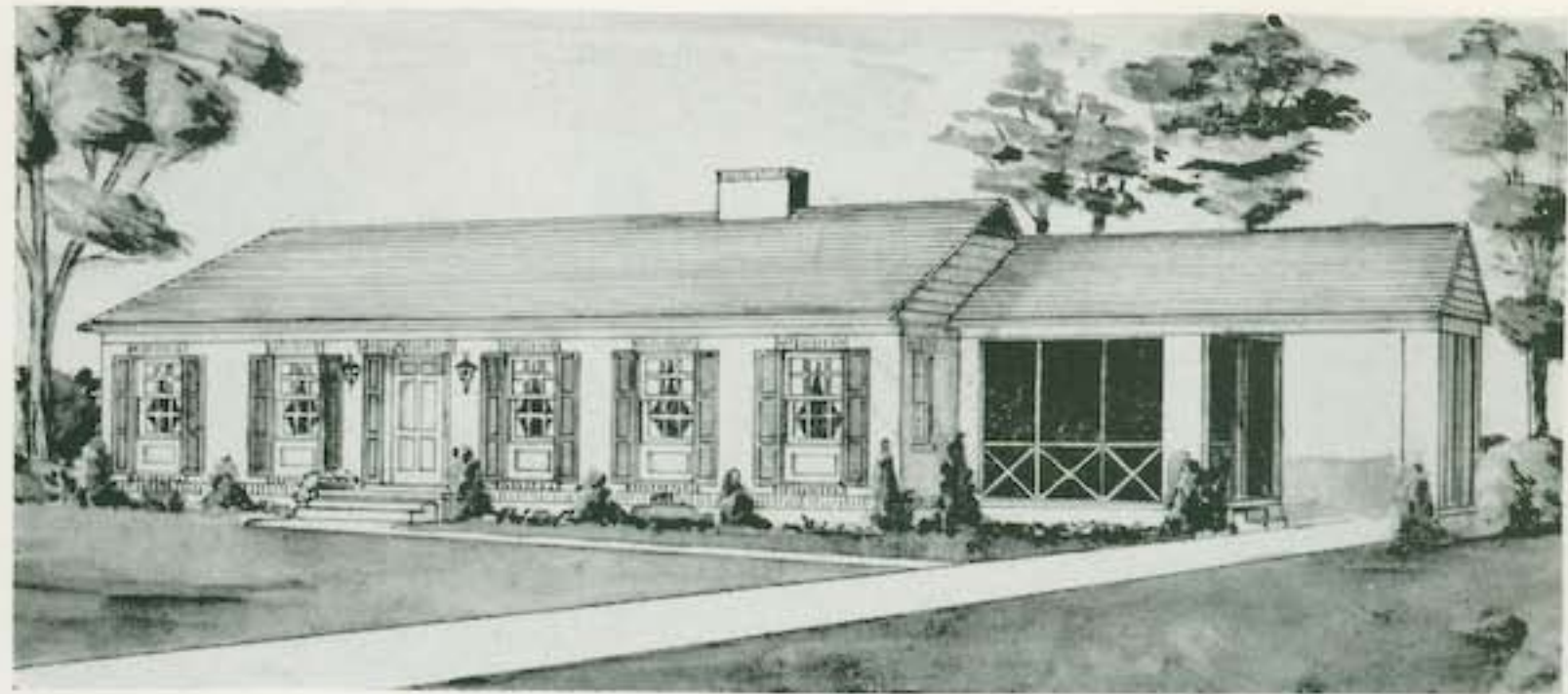
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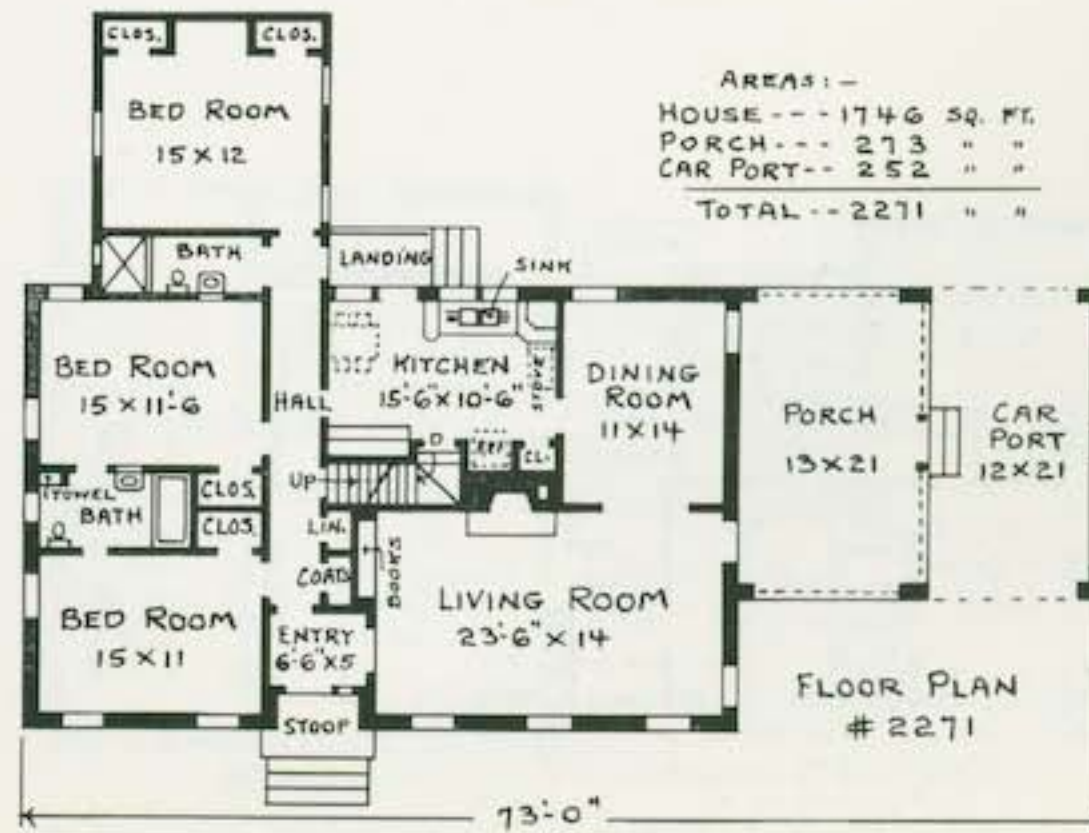
COMPLETE PLANS AND SPECIFICATIONS

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EXTRA SETS, PER SET - - - - -	\$ 5.00
LUMBER AND MILL LIST - - - - -	\$ 5.00

This beautiful house, of Colonial extraction, features a most desirable arrangement for a three-bedroom house. A commanding breadth to the structure is obtained by the addition of the large porch and connecting car port. The window treatment with panels under and long shutters are interesting details. Upon entering the house one can go to living, sleeping or service areas without disturbing any other part of household. Note the door from hall to rear yard. Bath and bedroom projecting at the back can be added later if not required at time of constructing the main house. Heating plant, laundry and toilet are in the basement. The attic storage space is reached by stair from hall.

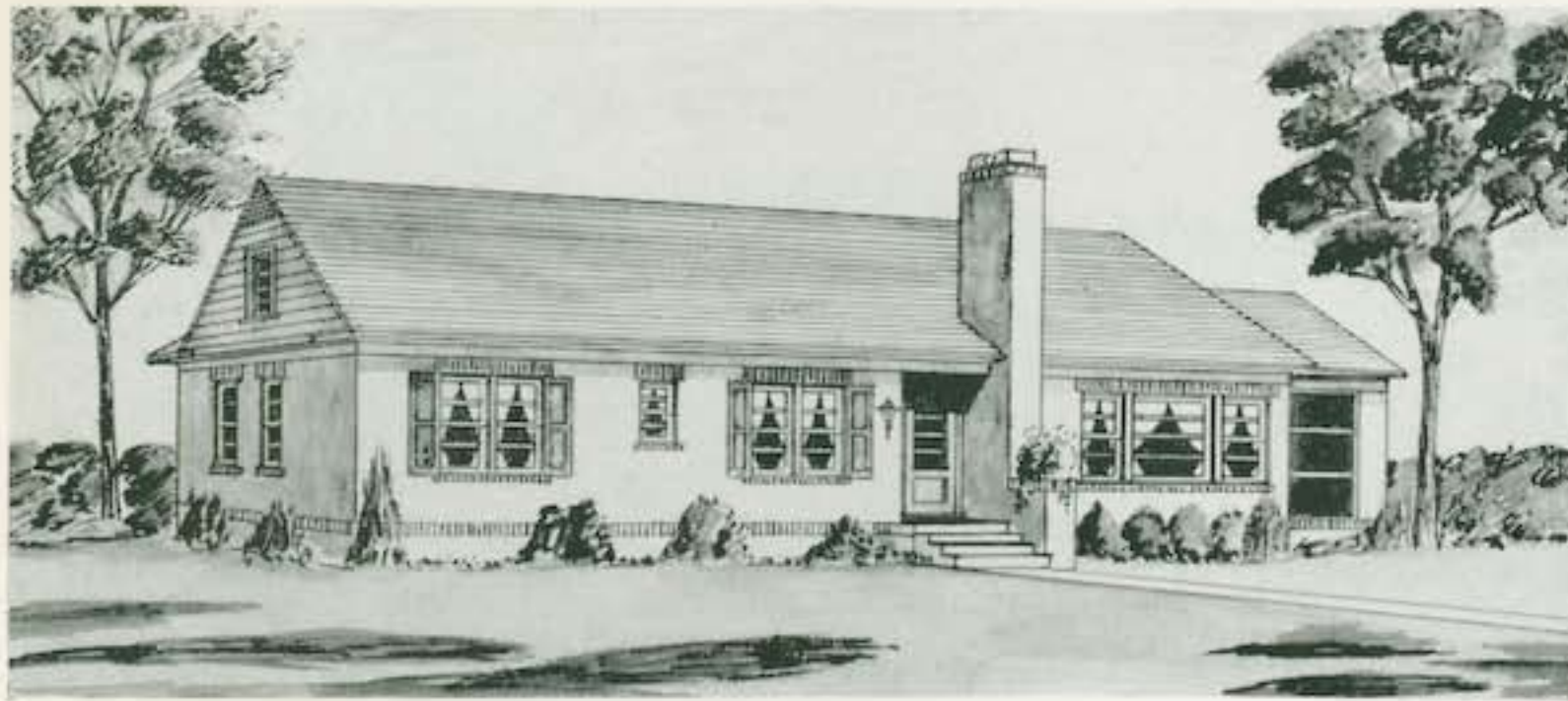


No. 2271

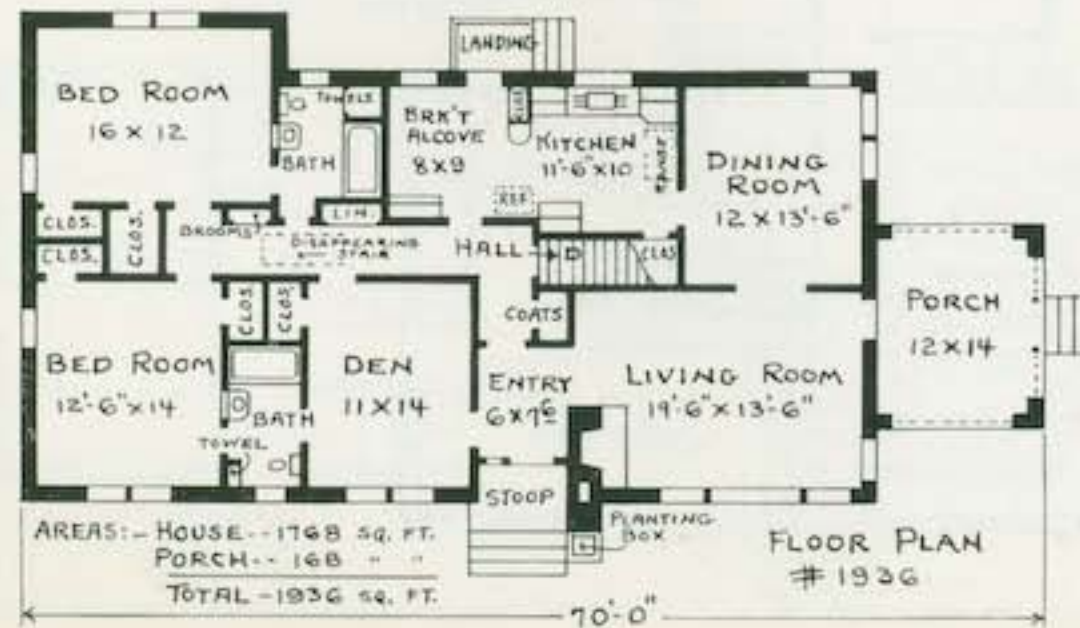


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LUMBER AND MILL LIST	- - - - -	\$ 5.00

Simple roof lines add to the economy of construction of this home without sacrificing beauty of design. The massive chimney, brick planting box, recessed entrance and shutters all combine to make a charming exterior. By placing living and dining room windows in the corners fine wall space is obtained for furniture. The den with its closet and bath connection could be used as a third bedroom. The plan features an entrance hall from which all rooms can be entered. Dotted lines in side hall indicate disappearing stair to storage attic. Recreation, heating and laundry facilities are included in the basement layout. The construction is brick veneer except for gables where wide siding is used.

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Brick veneer walls, covered stoop, planting box under living room picture window and wide eaves are exterior features that you will like. Note how successfully the car port and connecting porch blend with the good lines of the low-pitched roof. Bedrooms have windows on two sides, sliding door closets and direct bath connection. Eating space is left at one end of the kitchen by placing the fixtures in a U-shape. The basement takes care of the heating plant, laundry and maid's toilet. Permanent stairs from hall lead to the large storage attic.

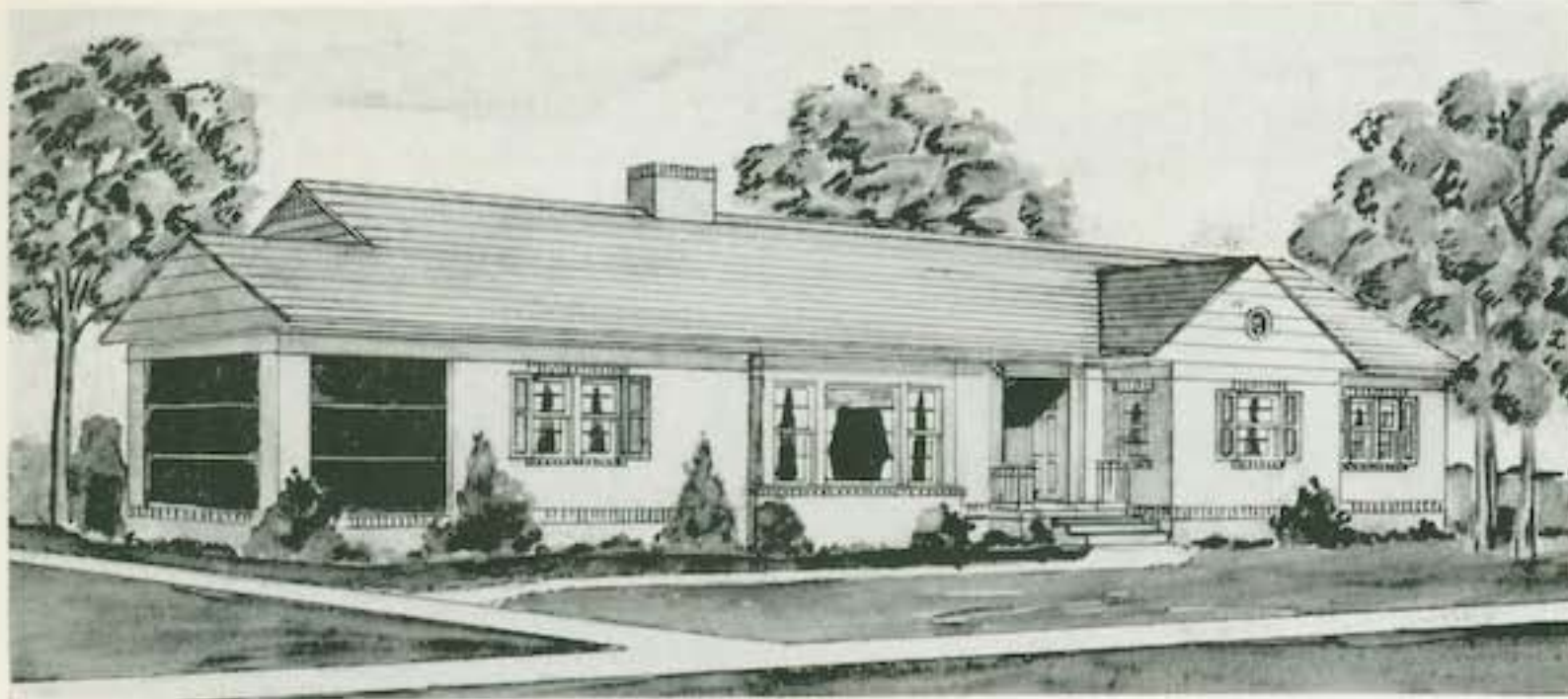


No. 2221

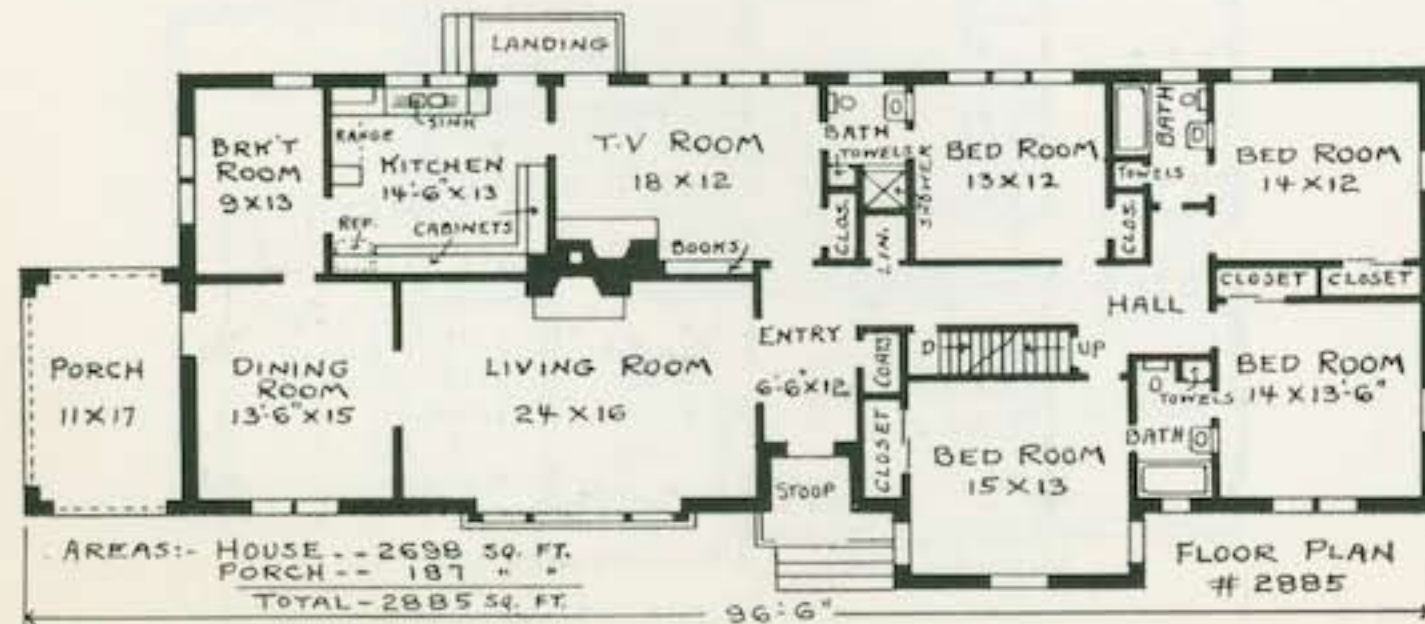
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LUMBER AND MILL LIST - - - - -	\$ 5.00

Desirable features of this four-bedroom house include the large TV room at the rear, separate breakfast room and three baths. The front entry connects with the side hall serving bedroom group. All rooms are of good size, and three of the many closets have sliding doors. All bedrooms have space for twin beds. The living room has a floor-length picture window; the entrance has attractive wood trim and iron railing. The outside walls are brick-veneered and painted white, the dark shutters being in pleasing contrast. Wide horizontal siding is used in the gables. The large attic has lots of storage space. In the basement will be found toilet, laundry, and heating plant.

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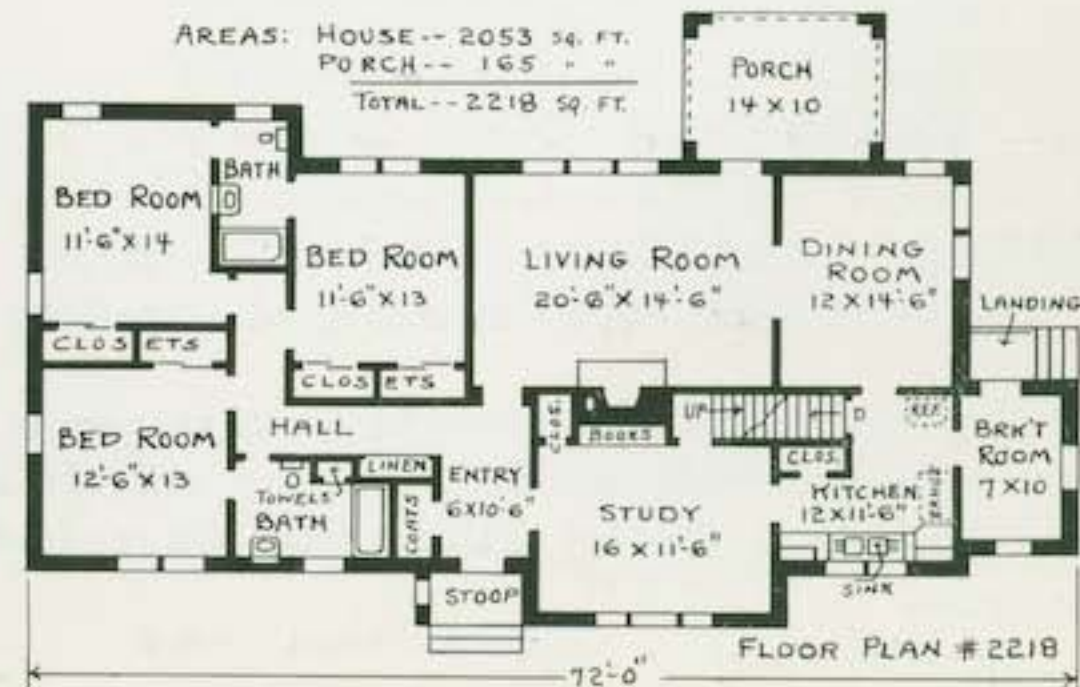
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The simple lines of this house make for economical construction. The hip roof with wide overhang offers protection to the windows. The floor-length study window and dark shutters add to the good lines. The location of the living room and porch at the rear will be appreciated by those having a west front lot. A truly spacious house—there are three bedrooms, two baths, study and separate breakfast room. The exterior walls are brick-veneered, and in this type house red brick could be used if a white house is not desired. The attic has good storage space. In the basement the plans call for laundry, forced warm air heating plant and toilet.



No. 2218



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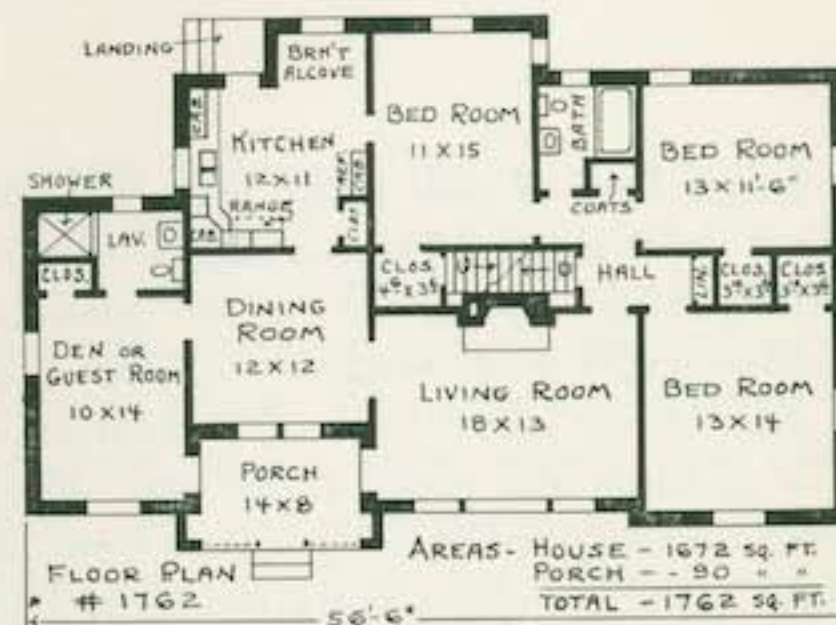
100 Designs. This is an older book but has good two-story houses.

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Note that this design has seven rooms and covers only a small area. The outside is attractive, the front projections and offset at den providing well-broken roof lines. The small hall gives access to the three bedrooms and main bath. The den, with its own bath and closet, is ideal for a guest room. The breakfast nook is an added feature. Permanent stairs lead to attic storage. Heating plant, laundry and toilet are located in the basement.

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