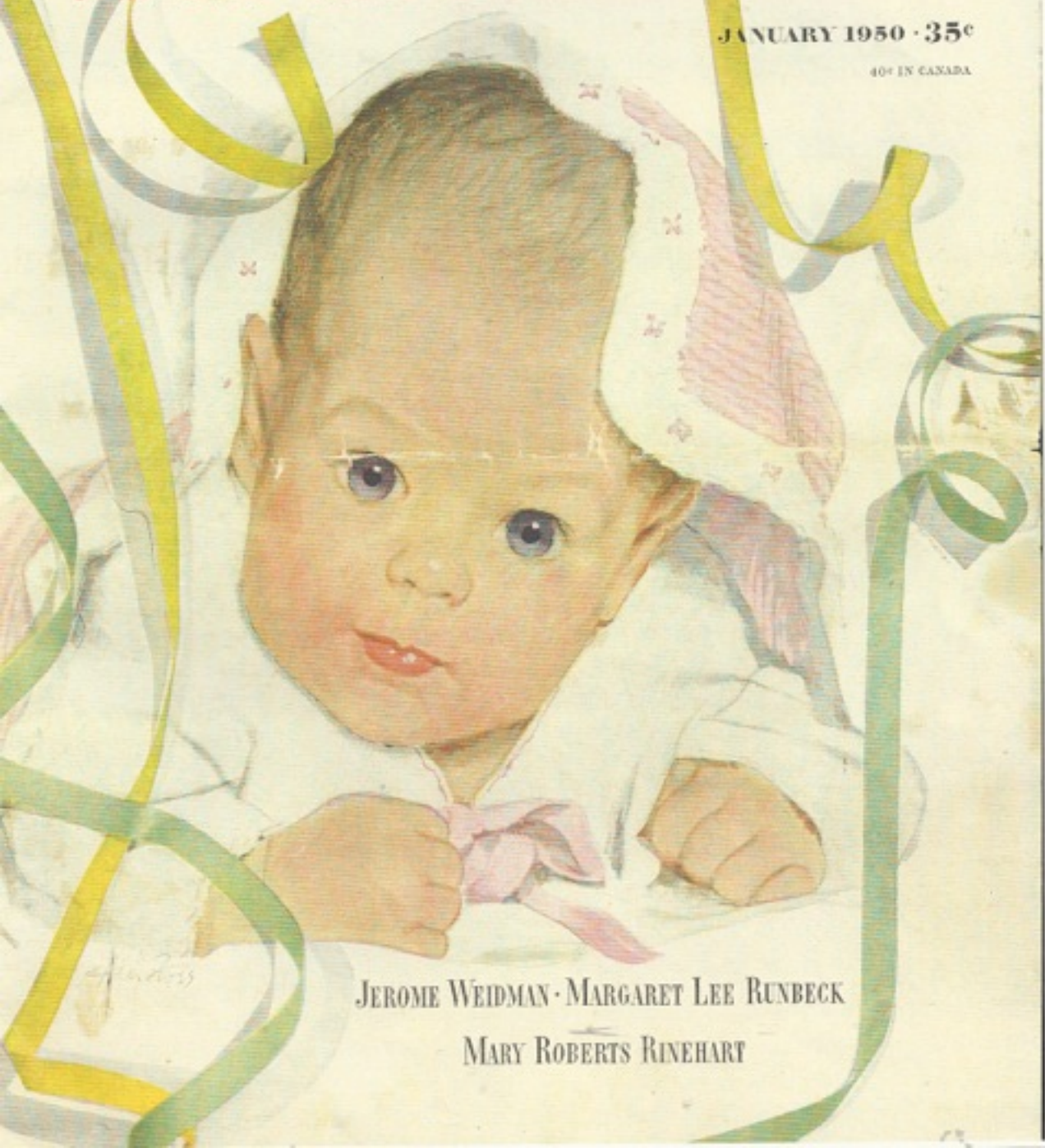


★ GOOD HOUSEKEEPING

JANUARY 1950 • 35¢

40¢ IN CANADA



JEROME WEIDMAN • MARGARET LEE RUNBECK


MARY ROBERTS RINEHART

Manhasset, New York

Our thanks and appreciation are extended to GOOD HOUSEKEEPING. In pictures and a few words they tell the story here of the Roslyn Country Club, a new conception of real living for middle income families.

We shall continue to explore and experiment so that as time goes on more people will live better at less cost.

Levitt and Sons, Inc.



THE BUILDING FORUM

JOSEPH B. MASON, DIRECTOR

HERE'S THE NEW **T**REND IN HOUSES

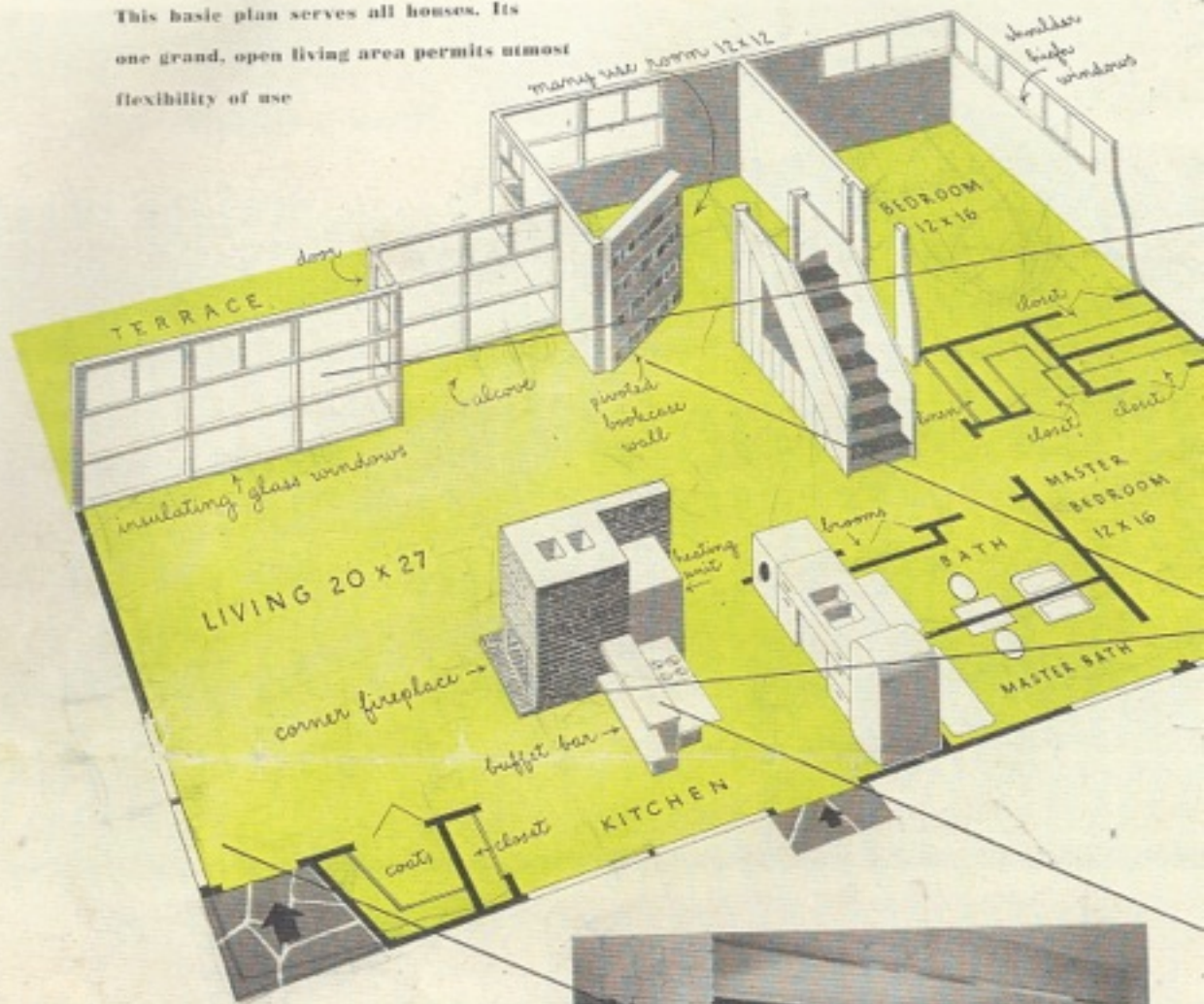


Low-roofed Levitt house above has ceiling-high windows protected by 4-foot-deep eaves. It is one of 800 under construction. Garages, roof treatments, and location on plot are varied, but remarkably flexible first-floor plan remains the same. For building materials and equipment used, see page 114

Get more



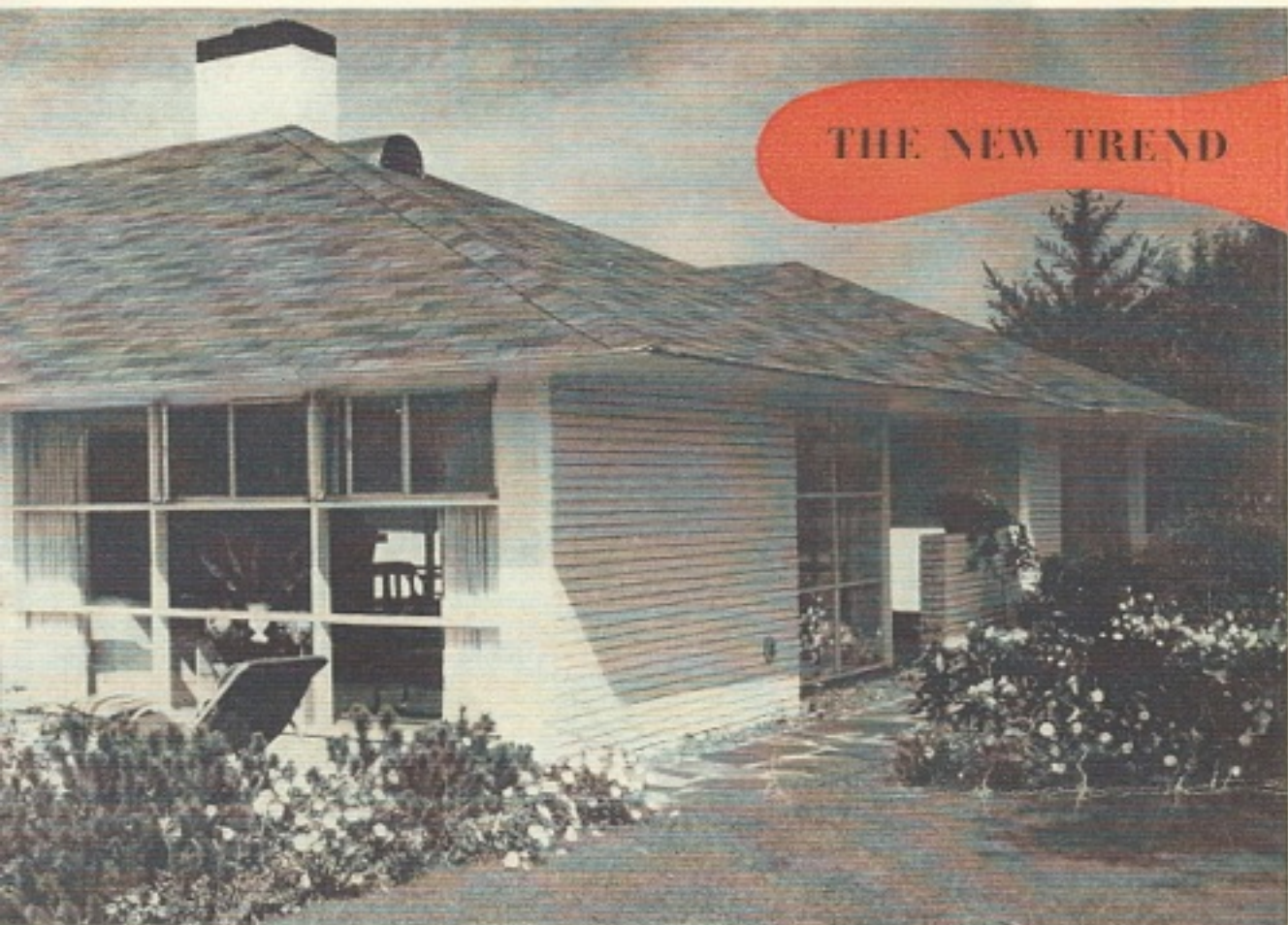
This basic plan serves all houses. Its one grand, open living area permits utmost flexibility of use



Create your own rooms



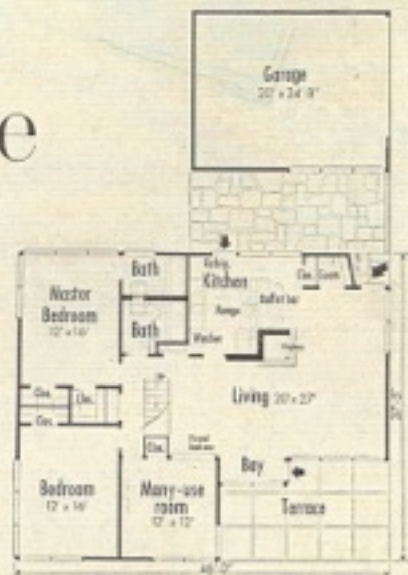
Front door opens into foyer end of living area. Beside it, large window of insulating glass matches design of rear garden window. Bar-buffet is hidden by fireplace at left. Big coat closet has paired, ventilating shutter doors, as do all closets in house



THE NEW TREND

out of your house

Here is building history in the making! We devote our entire section this month to a group of houses whose outward style and inward convenience mark an achievement in American mass home building. Each is rich in made-for-living ideas, from radiant-heated floor to huge insulating windows overlooking a garden terrace. Other features, too—flexible living areas, one cost-cutting plan, tailored storage, big, accessible attic, many-use room, and built-in equipment—are setting new standards for home builders the country over. They are the current work of Levitt and Sons, Manhasset, N. Y., who have built and sold more than 20,000 houses in 20 years.



One plan serves all houses in community

THE NEW TREND



Living-room bay, 7' x 12', views garden and terrace. Wood frames support insulating-glass panels, each 25" x 45", and aluminum sash.



No partitions interrupt splendid spaciousness of big L-shaped living area. Furniture can be grouped to define dining, living, and foyer areas. All parts of room have a view of the brick corner fireplace.



Bar-buffet is set in corner of living rooms, backing against kitchen. Counter opening can be closed by hinged panel, has mirror-backed shelves above. Kitchen area is lighted by 8-foot-wide window.



When closed, the 5½' x 7' hinged bookcase becomes living-room wall. Room behind has door to hall, may be used as bedroom. Bookcase, opened, converts it into a dining or study ell.

Shape your house to fit your



One plan, with living area of 1,470 sq. ft., serves all houses; above is the economy type, with storage attic

These four houses from Levitt and Sons' new home community near Roslyn, N. Y., show how much warmhearted charm and variety can be developed from one economical rectangular plan. Principal variation is provided by three attic types: low-roofed for storage only, partial expansion for one or two future rooms, and full expansion for two or three rooms. Attic type determines selling price: \$17,500 to \$19,500. Materials used are easy to maintain. Aluminum casements never require painting. Big insulating-glass panels can be kept clean with a hose. Wall materials are good for years: gray and gold stone, pink common brick, stained shakes and siding. There are no costly offsets or fancy trim.

THE NEW TREND

Free your kitchen

Let guests sit at the bar—chat with you while you finish dinner. Unit beside range is heating plant for radiant pipes in the floor.



Kitchen is geared for quick work, easy maintenance. Stainless-steel work top adjoins electric range at left. Opposite wall has 6-ft. counter with twin sinks, 10-cu.-ft. refrigerator, automatic washer. Cabinets are steel; floors, 8" asphalt tiles.

SKETCH-PLAN, 10¢—For a detailed $\frac{1}{8}$ "-scale drawing of the Levitt houses pictured, including floor plans and elevations, send 10¢ to Good Housekeeping Bulletin Service, 57th St. at 8th Ave., New York 19.

THE BUILDING FORUM



BUILDING MATERIALS AND EQUIPMENT USED IN OUR "NEW TREND" HOUSES

ROOFS. Johns-Manville, - Certain-teed, and Atlantic asphalt-strip shingles. Colors: earthy greens, browns, grays.

WALLS. Red-cedar siding, shakes, striated shingles, rough stone, common brick are interestingly combined—applied over U. S. Gypsum Co. sheathing.

WINDOWS. Floor-to-ceiling windows dominate living areas. The windows are



6-foot overhang shelters the front door

composed of fixed panels of Libbey-Owens Ford's Thermopane insulating glass and aluminum casements by ABC Steel Equipment Co.

HEATING. Concrete floor slabs (houses are basementless) contain copper coils heated by York-Shipley and Timken oil-fired plants encased in insulated white-enameled jackets, which are placed in kitchens.



Each house is handsomely landscaped

KITCHENS. Work areas separated from living rooms by a low bar-buffet. Easy-to-clean stainless-steel counter tops, 6-ft. Teacy sink; white-enameled steel cabinets. General Electric 10-cu.-ft. refrigerator and range, Bendix automatic washer. A Faeco automatic kitchen ventilator exhausts smoke and odors.

BATHS. Each house has two baths, economically set back-to-back, with Briggs Beautyware fixtures. Medicine cabinet, towel bars, tumbler holder by Miami



All-weather driveway is paved and curbed



4-foot linen closet has shutter doors

Cabinet division of the Philip Carey Co. Storage is provided by twin metal cabinets.

INTERIOR FINISH. Interior walls and ceilings are U. S. Gypsum Co. Sheetrock, sized and painted. Bathroom and kitchen walls covered with plastic sheeting—Lifewall—by Pantasote Co.

DOORS. Flush hollow-core interior doors by Paine Lumber Co. Natural-birch finish.

HARDWARE. Brass lock sets by Sargent, National Brass. Paintable butt hinges, Stanley Co.

FLOORS. Eight-inch-square Kentile asphalt tile laid in waterproof mastic on concrete slab.

GARAGE DOORS. Aluminum, tilt-up type, by Aluminum Products Corp.



Pier glass mounted between large closets

needs



Medium-price model has sunny terrace, partial-expansion attic



Raking roofs, wide siding characterize this modern version



Most popular model has full-expansion attic for future rooms

Varying roof treatments enhance individuality and enclose useful storage. Future rooms may be added in larger attics with help of heavy insulation, attic fans to assure year-round comfort.