



HOUSING AND HOME FINANCE AGENCY
OFFICE OF THE ADMINISTRATOR • *Washington 25, D. C.*

Enclosed is a copy of a record of the proceedings and conclusions reached by the group at your Table during the Women's Congress on Housing, as prepared from the architect's check list and the stenographer's notes.

This record has been organized along the lines of discussion. It shows the conclusions of the group, expressed as a consensus or majority, and sets forth the minority opinions, supported where possible by a record of votes. Reasons and comments of the various delegates on which decisions were based have been included to the extent of the record.

In some cases the record is incomplete, either because time was not available for full discussions and action, or because of gaps in the record kept.

The record is organized in the following manner:

1. The record of the Congress organized along the lines of discussion, following the General Outline of the agenda.
2. A list of items which would be eliminated or changed because of considerations of economy.
3. A summary, representing the conclusions which the Housing and Home Finance Agency believes can be drawn from the record of the choices which the group would make, based on various levels of income.

I would greatly appreciate it if you would review this record and advise me if, in your opinion, it represents a correct expression of the intent of your group. I am particularly interested in being certain that the record of your group's conclusion is correct. Your own preferences may be included in the minority opinions. These too should be checked and any omissions indicated.

Where information is indicated as being incomplete it would be helpful if you would send to me your "remembrance" of what transpired at the Congress, or supply data not given during the Congress.

Will you kindly send your comments to us not later than July 12th?

I take this opportunity to express to you again my sincere gratitude for the splendid work that you did in helping to make the Congress a success and for giving your Government the benefit of your knowledge and experience.

Sincerely yours,


Annabelle Heath
Assistant Administrator
(Administrator's Office)

Enclosure

WOMEN'S CONGRESS ON HOUSING

Table #1

New England States
and
Upper New York State

I INTERIOR PLANNING

A BASIC COMPONENTS

1. Kitchen plus Dining (Informal)

c. Space for table and six chairs.

All agreed that the kitchen should be separated from other areas, but with a table large enough to seat at least six.

Reasons given by delegates:

- (1) Separate kitchen keeps odors out of rest of house.
- (2) So that children may dine in the kitchen when there is company.
- (3) Sit down table so you can work comfortably instead of having to stand up. Eating table should double for working purposes.
- (4) Against bar-type area with stools for children. Children are better mannered if they eat at table. Should have enough table space for six in kitchen.

2. Laundry in Separate Utility Room

All agreed that there should be a separate utility room adjacent to the kitchen with an entrance through a small foyer from the rear door.

The utility room should have good light, single laundry tub for soaking clothes, space for ironing where board can always be up when not in use but can be readily used, bins for dirty clothes, counter for sorting clothes and for cutting out patterns, shelf space for mending, tennis rackets, baseball things, etc. Space should be provided for a washing machine and dryer.

3. Rear Entrance

All agreed on a small foyer, connecting kitchen, laundry-utility room and stairs to basement.

4. Half-Bath at Kitchen Entry

All agreed on half-bath in the utility room.

This was a logical outgrowth on discussion of need for space for children to wash, prepare flowers, outside drinking fountain, etc.

I INTERIOR PLANNING

A BASIC COMPONENTS

5. Basement

All agreed that a full basement was essential. It should have an exterior entrance.

Reasons given by delegates:

- (1) Cheapest space to buy.
- (2) Provides space for heating and cooling equipment.
- (3) Provides space for water heating equipment.
- (4) Provides space for work bench and tools.
- (5) Provides space for maintenance supplies.
- (6) Provides storage for: screen and storm sash
lawnmower and garden tools
garden and terrace furniture
bikes, trikes, and other wheel toys.
- (7) Storeroom for storage of trunks, etc.
- (8) Place to put such things as bicycles that have to be repaired.
- (9) Half basement closed off for storage.
- (10) Inside stairway so part can be storage and other side recreation room.
- (11) Recreation room for teenagers.
- (12) Meeting and recreation room for teenagers.
- (13) Second living room so teenagers can use.
- (14) Good area for recreation because of noise of children if on same floor level.
- (15) Area in basement for workshop for son and husband.
- (16) Basement half way up for easy access.
- (17) Hot and cold water in basement even though laundry is not done there - should have separate entrance.
- (18) Basement as shelter in event of tornado.

6. Attic

All agreed that attic was not essential if provisions were made for keeping the house cool, and adequate storage was provided elsewhere for off-season clothing and items periodically used, as baby carriage, holiday ornaments, etc. The attic should be used for ventilation only and not for storage.

7. Dining Room (Separate)

All agreed they would like to have a separate dining room, but if the kitchen had to be smaller because of having dining room, then they would prefer sacrificing it.

Reasons given by delegates:

- (1) Separate dining room for nicer entertainment.

I INTERIOR PLANNING

A BASIC COMPONENTS

7. Dining Room (Separate) - continued

- (2) Dining room can be used for a lot of different things, such as couch for guests.
- (3) Prefer separate dining room. Now has to sacrifice dining room for other space in kitchen. That space can be used again as a dining room when children are grown and away from home. If have to sacrifice anything should be dining room.
- (4) Had to sacrifice dining room so put up table in living room when have company. Prefer dining room, but would rather have large kitchen if there is to be a sacrifice.

8. Parlor Living Room

All agreed - revert to old-fashioned parlor type living room for adult social, gracious entertaining; divorced more or less from the TV center.

Reasons given by delegates:

- (1) Living room for a quiet place after the tiring day. There should not be a television or telephone in the living room.
- (2) Living room for grownups, not to be used by children as other rooms in house.
- (3) Living room with high windows for putting books, etc., under some of the windows.
- (4) Living room should be placed so that there will not be a view of the bathroom.

9. Front Entrance Foyer

All agreed that there should be a foyer at front door so that you do not enter directly into the living room.

10. Guest Coat Closet

All agreed that a guest coat closet was essential in the front entrance foyer.

11. Den - Guest Room

All agreed that a separate den-guest room was desirable.

Reasons given by delegates:

- (1) Separate room for television, hide-a-bed to be used for guest room, and for children when ill.
- (2) Separate room for children and TV.

I INTERIOR PLANNING

A BASIC COMPONENTS

12. Bedrooms (Exclusive of Den-Guest Room)

All agreed that three bedrooms were essential.

All agreed that it is desirable to economize on bedroom area by small rooms with built-in desks, chests, storage, large closets with as much built-in furniture as possible.

Reasons given by delegates:

- (1) Separate small bedrooms with storage walls.
- (2) Bedrooms should be as much built-in to make as functional as possible.
- (3) High enough ceilings for bunk beds. Separate closet space for privacy for each youngster. Should have built-in study table.
- (4) High windows in bedroom for storage space underneath.
- (5) Should have shelves along wall for toys, etc.
- (6) Children should have shelves for all sorts of things along the whole side of wall.
- (7) One delegate suggested areas for beds, chests, etc., so rooms could be closed off for sleeping, and opened during day for play area.

13. Bedroom Closets

All agreed that there should be a minimum of two closets in the parents' bedroom and one closet in each other bedroom, minimum size 2'-6" x 5'-0".

Reasons given by delegates:

- (1) Children need hanging and storage space. Separate closet for each child.
- (2) Would like adjustable rods for children's clothes.
- (3) One delegate suggested that in master bedroom there should be two closets that are walk-in with lights. (The consensus was for 2'-6" depth.)

14. Bathrooms

All agreed on 1-1/2 baths. One-half bath to be located near rear entry.

All agreed that main bath to have 18" x 21" lavatory with 36" high counter.

The group felt that the bathroom needed to be modernized like the kitchens have been in recent years.

Bathroom should have water closet that hangs on wall, lavatory should be higher and deeper with a counter top, and with shelves underneath for

I INTERIOR PLANNING

A BASIC COMPONENTS

14. Bathrooms - continued

storage. Bathtub should be completely separate from shower stall, with storage shelf for soap, etc., and a light over it for reading. The bathtub should have some sort of railing for getting in and out of the tub so as to avoid accident.

Comments of delegates:

- (1) Bathroom should have oversized sink with recessed fixtures to keep from punching into the baby's ribs when you bathe him, you need this if you have four babies like I do, and six like Mrs. _____ has. Don't want to go to the kitchen to bathe baby as he would get chilled taking him that far from the bedroom after you have him ready for a bath. Bathinet is not sanitary enough to bathe the baby in.
- (2) The 31" type now in use is too low.
- (3) Sink should be high enough so I can wash my hair without stooping over too far.
- (4) The sink should not have exposed pipes so you don't have to get on hands and knees to wash them.
- (5) Tub should be raised so you won't have to break back to bathe children. Could have about three steps to get into it.
- (6) Do not think tub should be raised as it would be dangerous for older people to climb steps to get in tub. In some cases they are not able to get into the present type.
- (7) Tub arranged so older people can get into it without an accident.
- (8) If tub has a hand grip on it you can get someone older in the tub without accident.
- (9) A reading light over the tub for those people with arthritis, or someone ill where they are required to sit for long periods in the tub.
- (10) Medicine cabinet that locks so small children cannot get into it.

15. Other Storage

It was indicated that storage for the following items should be provided for:

- (1) Sheets, pillow cases, etc.
- (2) Blankets, bed covers, etc.
- (3) Bath towels, mats, face clothes, etc.
- (4) Bath supplies, soap, tissues, etc.
- (5) Medicinal supplies.
- (6) Off-season clothing.
- (7) Sports equipment: golf, tennis, skis, etc.

No special locations were indicated for these items to be stored.

I INTERIOR PLANNING

A BASIC COMPONENTS

15. Other Storage - continued

TO BE CHECKED BY DELEGATES: (Comments and suggestions of the delegates are invited on the following:)

Suggestion: It is suggested that sheets, pillow cases, blankets and bed covers be stored overhead on shelves in bedroom closets, or in furniture in the room.

Suggestion: Bath towels, mats and face clothes be stored in hall linen closet near bath.

Suggestion: Bath supplies, soap, tissues, etc., be stored in undercounter closets in bathroom.

Suggestion: Medicinal supplies in closet over lavatory mirror out of children's reach, or in locked section of medicine cabinet.

Suggestion: That off-season clothing and seasonally used sports equipment be stored in a separate closet in bedroom section of house.

16. Garage

Consensus: Minimum size garage 20' x 20' for two cars, with enough room in back of garage for lawnmower, garden equipment, baby carriages, bicycles, etc., with door in middle of back of garage and concrete curb so car would not be driven into storage space.

Comments of delegates:

- (1) Two-car carport with storage space on one end.
- (2) Garage large enough for bicycles, baby carriage, tricycles. Need oversized one-car garage.
- (3) Separate entrance for storage space. Need two-car garage. Suggest running water and drain for washing car in garage.

I INTERIOR PLANNING

A BASIC COMPONENTS

17. Homemaking Appliances

All agreed that appliances rated as follows in order of importance:

	<u>Builder Provide</u>	<u>- Leave Space For</u>
Split range (built-in wall oven and counter burners)	1	
Refrigerator (built-in)	1	
Laundry tray		2
Automatic washer		3
Kitchen vent fan	4	
Automatic dishwasher	5	

18. Movable Appliances

All agreed that storage should be provided for an automatic mixer, waffle iron and vacuum cleaner.

The room sweeper could be kept in the utility room.

The toaster and coffee maker should be left out available for ready use.

B MINIMUM AND DESIRABLE SIZES OF COMPONENTS

	<u>Minimum</u>	<u>Desirable</u>
1. Kitchen - Dining	12 x 14	
2. Laundry - Utility	8 x 8	
3. Rear Entrance	As part of utility	
4. Half-bath at Rear Entry	3 x 3	
5. Basement	Full size	
6. Attic		
7. Dining Room	10 x 14	
8. Parlor Living Room	14 x 18	
9. Front Entrance Foyer	4 x 6	
10. Guest Coat Closet	2.5 x 5	
11. Den-Guest Room	10 x 12	
12. Parents' Bedroom	10 x 12	
13. Second Bedroom	10 x 12	
14. Third Bedroom	8 x 11	

I INTERIOR PLANNING

B MINIMUM AND DESIRABLE SIZES OF COMPONENTS

		<u>Minimum</u>	<u>Desirable</u>
15. Bedroom Closets:			
a. Parents' -	2 @	2.5 x 5	
b. Children's -	1 @	2.5 x 5	
c. Den-Guest Closet -	1 @	2.5 x 5	
16. Bathroom (Main)		5 x 9	
17. Other Storage		-----	
18. Garage (Two-car)		20 x 20	
19. Garage Storage		4 x 20	

NOTE: There is no record of any desirable sizes having been indicated. Was the intent that minimum sizes are also desirable? Or, if more money was available would it be desirable to increase the sizes shown?

C LOCATION AND RELATION OF BASIC COMPONENTS

1. Kitchen and Laundry-Utility

Consensus: Kitchen should face back yard and also be with the laundry-utility room. Preferred orientation is toward the south or southeast.

Reasons given by delegates:

- (1) Most important to see back yard.
- (2) Kitchen sink should be adjacent to the back door with a window above in order to see children in back yard.
- (3) Back door should go from kitchen to back yard. Need to see children's play area.
- (4) I picture kitchen and utility room with one outside door with a foyer.
- (5) Want bright kitchen. Particularly important when you are expecting visit from stork.

2. Dining Room (Formal)

There was no particular preference expressed for dining room facing rear, side yard or street, but the majority expressing a preference would like it to face east.

One delegate preferred it to face west.

3. Parlor Living Room

All the delegates agreed they would not like the living room facing south; one delegate expressed a preference for the living room on the north.

I INTERIOR PLANNING

C LOCATION AND RELATION OF BASIC COMPONENTS

3. Parlor Living Room - continued

Reasons given by delegates:

Sun fades draperies in south-facing room. The one delegate preferring northern exposure stated that she was not able to enjoy the living room until evening anyway.

4. Bedrooms

Location and orientation of bedrooms with regard to lot outlook and sun was considered of lesser importance than major rooms.

Consensus: Living room should be next to dining room; dining room next to kitchen; makes no difference where bedrooms are located.

D CONNECTIONS AND DIVISIONS BETWEEN SPACES

1. Kitchen

There should be partitions with doors between the kitchen-dining room and laundry-utility; dining room and living room if there is a dining room.

Consensus: The majority would prefer a sliding door between kitchen and dining room. A minority of two would prefer swinging doors; one of the two would prefer a shutter type swinging door.

A majority of eight would not like a swinging door between the kitchen and utility room.

Reasons: Too many doors to open when coming into house with groceries, etc.

2. Dining Room - Living Room

There should be a partition and hinged door between the living and dining rooms.

3. Front Entrance Foyer

The foyer should be separated from an access hall to living room, bedroom, etc., by a partition and door.

4. Doors

There was unanimous agreement on hinged doors for bedrooms and sliding doors on bedroom closets. The sliding door, however, must have slides both top and bottom.

I INTERIOR PLANNING

E SIGNIFICANT DETAILS

1. Ceiling Heights

All agreed to at least eight feet ceilings in all rooms, but would accept a seven foot ceiling in the hall between bedrooms. Basement ceiling could be a minimum of 6'-10".

Reason would like flat ceilings in all rooms is they are easier to clean.

2. Kitchen

(1) Upper Cabinets

- (a) Maximum height of top shelf should be adjustable to six feet. There should be at least 36 feet of shelf space for cabinets. Minimum width of shelving at 10 inches. No open shelving as it is too hard to keep clean.

One delegate disliked open space from top of cabinets to ceiling. Too hard to keep clean. Preferred cabinets to ceiling for extra storage. Second choice - built up with soffit.

NOTE: There was no indication of the desires of other delegates for cabinets to ceiling for storage of infrequently used items. Would this be desirable at no extra cost?

(2) Lower Cabinets and Counter

- (a) Total length of work counter, excluding sink, should be at least 10 feet. Cabinets should be 36 inches high with cabinets narrower (18 inches) than counter tops (24 inches), so as to make it easier to use bottom cabinets. With a dishwasher only one compartment sink is needed; otherwise a two compartment sink is preferred.

3. Electrical

(1) Service

All agreed that wiring in the house should be adequate to take care of additional electrical appliances such as dishwashers, air conditioners, deep freezers, etc., that may be added in the future.

(2) Ceiling Fixtures

Should be provided in kitchen, laundry-utility, entrance halls, dining room and closets. No ceiling lights in living room or bedrooms. Bracket lights should be provided on wall of bathrooms.

I INTERIOR PLANNING

E SIGNIFICANT DETAILS

3. Electrical - continued

(3) Convenience Outlets

Minimum of six outlets in kitchen-dining room, six in laundry-utility, two duplex outlets in dining room, a duplex outlet every eight feet in living room and a duplex outlet on each wall of bedrooms.

Majority agreed that outlets should be in baseboard or six inches from floor.

4. Interior Weather Conditioning

(1) All agreed ceiling and wall insulation should be provided when house is built and provisions made, to the extent possible, for future air conditioning.

5. Sound Deadening Materials

The majority expressed a desire for sound deadening in ceilings of laundry-utility and bathrooms.

II EXTERIOR APPEARANCE

A WINDOWS

All agreed that floor to ceiling glass was not desirable and that picture windows were only acceptable if there was a vista and privacy. Picture windows should be used in living room only. No window sills should be over three feet above floor. Four delegates preferred double hung windows and five open-out casements.

Comments of delegates:

- (1) Do not like floor to ceiling glass because you lose a lot of heat in winter.
- (2) Do not like picture window - too hard to wash.
- (3) Do not like casement windows, especially without storm sash because too much air comes in around them.
- (4) Do not like jealousy windows because they leak. Prefer double hung windows.
- (5) Would like double hung windows if they are a little wider to do away with boxy feeling.
- (6) Do not want window sills because they gather too much dust.

II EXTERIOR APPEARANCE

A WINDOWS

Comments of delegates: (continued)

- (7) Room 10 x 10 should have at least two windows. Want more than one window in a room -- otherwise it's too gloomy.
- (8) Do not like high windows because they are too dangerous in event of fire.
- (9) Do not like high windows as children cannot see out.

Consensus: All agreed that builder should furnish screens. Also all windows should have storm sash. Would like exterior shutters as ornaments.

B NATURAL VENTILATION

Rooms with fixed glass should have ventilating windows at least 6% of floor area.

C ACCESSORIES BUILDER SHOULD PROVIDE

All agreed builder should provide screens and storm sash for windows and screen and storm doors for door openings. Builder should not provide venetian blinds, but exterior shutters which operate, are desirable, where they are in keeping with design of house.

D TYPE OF HOUSE

There was agreement that houses should be designed to fit the lot, but requirements of a growing family could be met with either a one or one-and-one-half story house.

Individual preferences, however, ranged considerably.

- Two delegates preferred a two-story house with basement.
- One - split level.
- Two - story and one-half with basement.
- One - one story plus one-half unfinished.
- One - one story plus basement plus attic.
- One - one story plus basement and attic equivalent.

E APPEARANCE OF HOUSE

All agreed that the house should be traditional in design, using customary materials and established construction methods in the area.

F ROOF TYPES

All agreed on a medium pitched roof-about 7 to 12.

I. EXTERIOR APPEARANCE

G. EAVES

All agreed that roofs should overhang to provide sunlight control.

One wanted roof overhang to keep rain from coming in house and one wanted a cornice because houses look bare without one.

III. LOT REQUIREMENTS

A. LOT SIZES

1. Consensus - minimum lot should be 75' x 100' - 7500 sq. ft.
2. There was agreement that with five to six feet privacy screens, the minimum distance between houses could be 15 feet.

There was a division on privacy screens, one wanted them eight feet high, another would like builder to provide if she could make own selection.

3. There was agreement that the minimum distance between houses across street, if principal living rooms face street, could be 75 feet.
4. Minimum distance between rear of houses, if principal living rooms face rear, could be 100 feet.
5. At the same cost, a lot depth of 1-1/2 times width was preferred to one two times the width.

B. LOT USAGE

1. It was agreed that minimum distance from street sidewalk to house front could be 20 feet, if principal living rooms did or did not face the street.
2. All preferred staggered set-backs of houses from street, ranging from 20 to 40 feet.
3. All would like an outside living area - paved patio 10 feet x 15 feet.
4. All would like attached two-car garage with storage. Two delegates would like a small paved area for guests' parking off street.
5. All want builder to preserve existing trees.

III LOT REQUIREMENTS

B LOT USAGE (continued)

- Majority want builder to plant shade trees if none exist and to prepare and seed entire lot area. But they want to plant their own shrubbery.
6. Majority did not think it necessary to control by covenant fences on front yards, but it was necessary for rear yards.
 7. Majority want outside steps with 6" rise and 12" tread.
 8. A handrail should be provided if flight of steps is more than 2½ feet. All want platforms at door large enough to open door all the way with children following or when carrying a baby, and so you will not have to back down steps to open door.
 9. All agreed that power lines are preferred to be underground because of hurricane area. If that is impossible want them along rear lot line.

IV NEIGHBORHOOD AND COMMUNITY PLANNING

A STREET LAYOUT

1. Preferred Street Patterns

All preferred curvilinear streets.

One delegate did not like dead-end streets as they cannot get snow plough through and if there is a fire you are better off if not on a dead-end street.

2. Sidewalks

All agreed that sidewalks were necessary only on main streets.

3. Shade Trees

The majority felt shade trees should be planted along public streets as a necessity.

4. Housing on heavily trafficked streets was deemed satisfactory if access or service roads are provided parallel to main streets.

B FACILITIES

1. Maximum distance to:

	Walking Distance (Miles)	Bus Time (Min.)
(1) Primary school	3/4	30
(2) Secondary school	2	45
(3) High school	3	60

IV NEIGHBORHOOD AND COMMUNITY PLANNING

B FACILITIES

1. Maximum distance to: (continued)

<u>Walking Distance</u> (Miles)	<u>Bus Time</u> (Min.)
5	60
Walking Distance Not significant	

- (4) Shopping
- (5) Place of employment
- (6) Church
- (7) Commercial recreation

2. "Corner Grocery Store"

Considered an asset to neighborhood, but special planning and zoning are necessary to make it a good neighbor to abutting homes.

3. Greatest Distance to Corner Grocery - should not be more than 5 blocks.

4. There is no need for "Something-in-Between" the Corner Grocery Store and the large shopping center.

5. Other Community Facilities - desirable within neighborhood of homes:

- (1) Churches
 - (2) Well-supervised baseball play area
 - (3) Well-supervised swimming pool
-) Not more than one-half mile distant.

6. Playgrounds

Not considered necessary for small children (4-8 years). Pre-school children should stay at home and be looked after by mother. If provided, they should not be more than 5 blocks distant.

C CONSIDERATION OF ECONOMY

The majority agreed that best eliminations that could be made in the interests of cost reductions were as follows:

- (1) Garage
- (2) Dining Room
- (3) Den

TABLE #1

SUMMARY

by

HOUSING AND HOME FINANCE AGENCY

On the basis of an analysis of the preceding report, it may be concluded that the Delegates at Table #1 would agree that the Basic Components of a house for a growing family would be as follows:

1.	Kitchen-Dining	12' x 14'	168 sq. ft.
2.	Laundry-Utility	8' x 8'	64 " "
3.	Rear Entry	(With laundry)	
4.	Half-Bath at Rear Entry	3' x 3'	9 " "
5.	Basement	Full Size	
6.	Attic	(For ventilation only - no storage)	
7.	Parlor Living Room	14' x 18'	252 " "
8.	Front Entrance Foyer	4' x 6'	24 " "
9.	Guest Coat Closet	2.5' x 5'	12 " "
10.	Parents' Bedroom	10' x 12'	120 " "
11.	Second Bedroom	10' x 12'	120 " "
12.	Third Bedroom	8' x 11'	88 " "
13.	Bedroom Closets	4 @ 2.5' x 5'	50 " "
14.	Bathroom (Main)	5' x 9'	45 " "
15.	Other Storage		
			953 " "
16.	Halls and Possible Stairs	✓ 15%	143
			1095 " "

If additional money was available, there would be included, successively, the following:

1. Den-Guest Room and Closet
2. Dining Room
3. One-Car Garage with Storage
4. Two-Car Garage with Storage

UNRESOLVED ITEMS

1. If more money was available would it be desirable to increase the sizes of any rooms? If so, which?
2. If it is desirable to increase room sizes, would it be desirable to do this before the Den-Guest Room, Dining Room and Garage are included? Or would rooms be increased in size only after the desirable additional spaces are added.
3. If money was available would it be desirable to include Homemaking Appliances, washer, dryer, etc., at time of house purchase?
4. If money was not a factor would it be preferred to have the house on one floor only? Would a basement be deemed desirable?

Expressions of Delegates on things that impressed them the most about the conclusions reached in the Congress and the Congress itself:

1. I would say that we have been looking at houses as frameworks for an individual family rather than as places or buildings without thought to what goes on in them. We are emphasizing the significance of the individual members of the family, and our rights to privacy and operation of our lives with dignity and intelligence of what goes on rather than what looks or appears good.
2. I think we have tried to put across to the builders and architects that most important should be the sufficient planning of the home which is above the decorative value of home. Further, I believe most important is family living area with entertaining places for the children.
3. I see two trends - one toward a desire for strong family living, and a trend away from the picture book to the more realistic.
4. I liked the idea that we are getting more permanent homes. I don't like the houses that are being shown in the grocery store magazines, but I think it is important that we get things we use more regularly where we have them on the first floor and cut out running to the basement.
5. I feel that we were in amazing agreement on what we wanted in a house, but we gave up too easily at the final basic house.
6. I think we all agreed to add the space but leave off the gadgets.
7. I think the most delightful thing is that everyone wants mostly the same things I want, and I thought I was a crackpot. Like utility room particularly. This is a house where living goes on rather than a department store window.
8. In my own social group all the women have much the same ideas as mine, and I have been surprised to find that almost no one here had the same ideas I have.

The following is a Summary made after Tuesday's session, which was read to the group Wednesday morning.

This is an interesting house we have been talking about. It has been decided that it should be designed according to the site. It should not have a low-pitched roof, but a medium-pitched roof. Working area should be preferably to the south or southeast. It should be a three-bedroom house, plus a den-guest-room combination, with a utility-laundry-sewing-room, incorporated—decontaminated area, or whatever you choose to call it—mud room, if you prefer.

It was the feeling that the bathroom in the present-day house is archaic, going back to the prehistoric days, and the most neglected part of the modern-day house. The house should have a wall-hung water closet, with lavatories larger and higher, with some sort of safety device for ingress and egress to bathtub. It should have a separate dining room with a kitchen large enough to facilitate informal dining, but adequate for all necessary homemaking functions, except laundry and sewing. Should have large living room reverted to old quiet parlor-type which is more or less divorced from the TV center, which is located in the combination guest room, and should be a retreat for the adults.

We dislike presently popular high windows, and also dislike picture windows that serve no picture, and with no ventilation. Strong desire to create as much privacy as possible through use of privacy screens.

Kitchen details bit unique in that work space should be wider than the counter they cover, and there should be open space under work space to provide storage for garbage pail, etc. Counter top should be of varied height, and built to the homeowner's dimensions, rather than to a standard dimension.

There was no desire for the builder to provide any foundation planting, however entire area should be prepared and seeded. Prefer doing own planting.

As far as the community is concerned curvilinear streets are far the best liked, and sidewalks are not necessary, except on main streets. There was strong opposition to cul-de-sac and dead-end streets. Any facility within walking distance should be not more than a mile round-trip, and there was strong recommendation for underground electrical service at all properties, because of high winds and hurricanes.

Minimum lot should be 7500 square feet — and that is a bare minimum.

SUMMARY

by

Mrs. Balridge

After Working Session

WEDNESDAY

Our table was representative of the New England States and Upper New York State and designed a traditional house which is to be about 1225 square feet. The actual model of the house we would like designed to fit the lot could be either one or one-and-one-half stories. We would like full basement under this house. The height would depend upon the terrain, but should be with medium-pitched roof. Would like exposure of house to allow for working area on south or southeast. The working area would include the kitchen and utility room.

In this house we would like three bedrooms, plus den-guest-room combination, and would like laundry-utility-room to include sewing and mud room. Would like separate dining room, with kitchen large enough for informal eating, but basic working area. Living room should be big enough to allow for quiet living. We have divorced from the living room the TV, which has been moved into the den. Our table found the bathroom to be the most archaic room in the house. We want it streamlined for maintenance as well as for convenience. Our sink we want a more convenient height with shelves on each side, and enclosed for storage. The bathtub should be completely separate from the shower stall, with storage on either end for soap, etc., and a light over it so that we can read. We would like a railing for safety for getting in and out of the bathtub, and the most important thing is our wall-hung water closet. This bathroom I think is becoming streamlined like our kitchens have in the last few years, with rounded cornices, and making surface areas more usable with less things sticking out.

The windows in our house are going to be traditional. We do not like picture windows if we have nothing to look out on, neither do we like high windows, we like lots of ventilation however.

We very painfully eliminated some of our rooms this morning from our house. In the order we eliminated them was the garage, next the dining room, and finally the den. One lady felt we could not eliminate anything, she would prefer to go and live with family.

In this minimum house we would settle for better arrangement of existing space, and we felt that we had divided this house into two distinct areas -- the quiet and the noisy.

We want to do our landscaping ourselves, aside from the loan. We don't like what the builders put in. We have put our house on a curvilinear street with shade trees, but sidewalks are not necessary except on main streets. All facilities such as schools and churches we want within walking distance. We favor strongly underground power lines because we are in a hurricane area. The minimum lot for our house is 7500 square feet.

WOMEN'S CONGRESS ON HOUSING

Table #2

Lower New York State
and
New Jersey

I INTERIOR PLANNING

A. BASIC COMPONENTS

1. Kitchen - Family Room Combination

For following activities:

- (1) Food preparation and service work.
- (2) Family dining.
- (3) Play area for babies.
- (4) Game room and "messy" work area for youngsters.
- (5) Hobbies for young and adults.
- (6) Informal adult guest meals.

Reasons given by delegates:

- (1) Center of activity....facilities for dining....laundry facilities.... a "family living room" as focal point of house.
- (2) Like to eat in kitchen....center of activity....have community meetings in kitchen.
- (3) To save unnecessary steps and motion....want it functional.... eating space separate.
- (4) Work area separate but combination kitchen-family room with laundry facilities.
- (5) No gadgets but space to be able to teach my children to cook.

2. Pantry

All agreed on a small pantry for storage of canned goods, etc.

3. Laundry - Utility Room

Consensus: Separate area and near kitchen.

With space for:

- (1) Automatic washer.
- (2) Automatic dryer.
- (3) Free-standing ironing board.
- (4) Sewing machine.
- (5) Deep freezer.
- (6) Maintenance work bench and tools.
- (7) Removal and storage of galoshes, rubbers, etc.
- (8) Space for heat and cool equipment.
- (9) Water heat equipment.

INTERIOR PLANNING

A. BASIC COMPONENTS

3. Laundry - Utility Room - continued

Comments by delegates:

- (1) A separate washer and dryer because servicing is a problem and when one breaks down, the other can still be used.
- (2) A free standing ironing board because it can be moved from room to room.

4. Rear Entrance

Consensus: Should not open directly into kitchen, but off to one side, or through laundry-utility room.

5. Half-Bath at Kitchen

Consensus: Should be a half-bath located near the kitchen entry.

6. Basement

Majority: Should definitely be a basement because:

- (1) It is the "cheapest" space to buy.
- (2) Keeps the house warm.
- (3) Reduces cost of heating.
- (4) Provides meeting and recreation room for teenagers.

Comments by delegates:

- (1) Can't live without it....I have teenagers so have space for dancing and for "whing-dings".
- (2) For recreation purposes where kitchen could not "tolerate" it.
- (3) I want a basement for storage space primarily.

Minority objections to basement:

- (1) Definitely no basement. My husband doesn't like it for health reasons.
- (2) No basement. There are stairs to climb and too much maintenance.

7. Attic

Majority: Attic for additional storage and periodical and seasonal storage.

I. INTERIOR PLANNING

A. BASIC COMPONENTS

7. Attic - continued

Advantages attributed to attic:

- (1) Cheapest storage space.
- (2) Keeps house cool.
- (3) Space for off-seasonal clothing.
- (4) Space for periodically used items.

Minority favored an attic for later expansion of living areas.

Comments by delegates:

- (1) Cuts down on heating bills; also for re-sale value.
- (2) Would like it for storage space but should be easily accessible.
- (3) Disadvantage in having attic, that you had tendency to "hoard."
- (4) Definitely no, if storage is provided elsewhere.
- (5) For expansion later.
- (6) Additional guest room, husband's den, apartment for married children.

8. Dining Room

Majority: Dining area in living room, preferably as an "ell."

Minority: Would accept larger space in kitchen for dining.

Comments by delegates:

- (1) Dining area for privacy from kitchen mess.
- (2) If kitchen is large enough no space for separate dining needed.

9. Living Room

Consensus: Space should be provided for living room but for what purpose it is to be used would be determined by individual family needs.

Comments by delegates:

- (1) Enough space to adapt to own needs.
- (2) Not a parlor. Use it for a music room, for meetings, where children can gather to ask mother a question.
- (3) Use living room for bridge parties....have a baby grand pianohusband watches TV there.
- (4) Keep children's activities out of living room....a room where there will be no stains on upholstery, no spots on floor.

I. INTERIOR PLANNING

A. BASIC COMPONENTS

10. Front Entrance

Consensus: Should be a separate entry and not direct into living room.

Comments by delegates:

- (1) Entrance hall in center with direct entry into kitchen, bedroom area and living room.
- (2) Small foyer to handle traffic.
- (3) To be able to greet friends.
- (4) Outside wearing apparel can be taken off.

11. Den

Consensus: Should be a room for serious work, to be used as a guest room.

Impression of discussions: Den acceptable but not important. Delegates did not attach too much importance to space provided only as a "den."

12. Guest Bedroom

Consensus: If room is large enough, the "den" would serve as guest room.

13. Bedrooms

Consensus: Flexible space permitting children to have individual areas.

Comments by delegates:

- (1) As children grow older, should have a room of their own for retreat.
- (2) Space so it could be opened and used for play area. Should provide immediate necessities and for those later on.
- (3) Would like a bedroom for each child.

14. Bedroom Closets

Consensus: Enough space provided so each person in family would have own closet. One for each adult and child.

I. INTERIOR PLANNING

A. BASIC COMPONENTS

15. Bathrooms

Consensus: Minimum -- $1\frac{1}{2}$ baths with double lavatory in main bath.

Comments by delegates:

- (1) Bathtub necessary for children to get them clean and they like to dawdle.
- (2) Bathtub essential for "good soak."

16. Other Storage

Generally take care of by attic, basement, garage, etc.

17. Garage or Carport

Consensus: Garage, because of climate. Two-car garage desirable, but for sake of economy, one-car acceptable.

Individual comment:

- (1) Car is an investment and we would like to take care of it. Excessive depreciation when left in open.
- (2) Think in terms of re-sale value.
- (3) Terms of re-sale value.
- (4) Don't intend to buy two cars, but still would like it for extra storage space.
- (5) For storage.
- (6) For extra storage space.

18. Homemaking Appliances

Consensus: Space should be provided by builder for home-owner to purchase own appliances, with exception of exhaust fan in kitchen and attic, which they felt the builder should install.

The delegates, generally, felt that the following appliances were not desired:

- (1) Split range (wall oven and counter burners).
- (2) Garbage disposal.
- (3) Laundry tray.
- (4) Automatic washer.

They preferred:

I. INTERIOR PLANNING

A. BASIC COMPONENTS

18. Homemaking Appliances - continued

- (1) Floor type range.
- (2) Refrigerator (free standing) or (built-in).
- (3) Electrical spinner-type washing machine and an automatic dryer or an automatic washer-dryer.
- (4) Automatic dishwasher.

One delegate preferred a separate automatic washer and automatic dryer, because servicing is a problem and when one breaks down the other can still be used.

One delegate expressed interest in initial installation by builder of extensive equipment, including air conditioning.

The other delegates did not show a great interest in air-conditioning. This has been interpreted to mean that they did not believe it to be necessary.

19. Movable Appliances

Consensus: Provide enough shelves and counter space and the homemaker will be able to take care of storing mixer, waffle iron, vacuum, etc.

I. INTERIOR PLANNING

B. MINIMUM AND DESIRABLE SIZES OF COMPONENTS

	<u>Minimum</u>	<u>Desirable</u>
1. Kitchen - family room	14' x 18'	14' x 20'
2. Pantry	2' x 3'	2' x 4'
3. Laundry - Utility	_____	_____
4. Rear Entrance	_____	_____
5. Half-bath at Kitchen	4' x 5'	_____
6. Basement	Total Main House Area	
7. Dining "ell" of living room	_____	_____
8. Living Room (exclusive of "ell)	_____	_____
9. Front Entrance Foyer	_____	_____
10. Guest Coat Closet	_____	_____
11. Den-Guest Room	_____	_____
12. Bedrooms	_____	_____
13. Bedroom Closets	_____	_____
14. Main Bathroom	_____	_____

I. INTERIOR PLANNING

B. MINIMUM AND DESIRABLE SIZES OF COMPONENTS - continued

	<u>Minimum</u>	<u>Desirable</u>
15. Other Storage	_____	_____
16. Garage: One-Car	_____	_____
Two-Car	_____	_____

Note: There is no record of any minimum or desirable sizes having been indicated except for those shown.

If delegates have any opinions on these which they would like to give it would be helpful for the success of the Congress if these could be furnished.

Other items which are not clear from the record made are:

- (1) Guest Closet at Front Entry: Yes _____ No _____
- (2) Number of bedrooms which it may be necessary to arrange in a flexible area, assuming there is no Den-Guest Room:
2 _____ 3 _____ 4 _____

C. LOCATION AND RELATION OF BASIC COMPONENTS

1. Kitchen - Family Room

Consensus: Ideal location would be in the southwest corner, preferable looking onto back yard. Range from south to southwest acceptable.

There should be access to the laundry-utility, basement, dining area, front entrance and bedrooms without going through the living-dining room, outdoor dining area and garage.

Comments by Delegates:

- (1) Kitchen should look out on a garden area for pleasant viewing while performing duties.
- (2) Kitchen in the back and should have two exposures. Family ate there, so it should be a sunny corner with lots of windows.
- (3) Couldn't be answered categorically as regards, north, south, east, west. This depended on orientation of lot, but definitely wanted sun in kitchen. In dream house might like it in the front, but for now, kitchen was in back, it suited her fine and was accessible to the yard.
- (4) Kitchen in the center with bedrooms on one side and living or "quiet" room on the other.

I. INTERIOR PLANNING

C. LOCATION AND RELATION OF BASIC COMPONENTS

1. Kitchen - Family Room

Comments by Delegates: (continued)

- (5) It should be open between dining area and kitchen and with lots of windows. Wasn't sure she would like a kitchen that had bedrooms off to one side.
- (6) During discussion of kitchen accessibility to other rooms, one delegate made a rough sketch of the first floor plan of her house. This had the center hall with approach directly to the kitchen without having to pass through any of the other rooms to reach it. It was agreed this plan was basically a good one since it also allowed access from the garage to the kitchen, and also there was access to the basement and recreation room.

2. Laundry - Utility Room.

The location is controlled by kitchen location, and its orientation is not too important.

3. Living Room

There was an expressed preference for the living room on the garden side.

4. Bedrooms

Parent's and children's bedrooms looking on to side yards were preferred.

D. CONNECTIONS AND DIVISIONS BETWEEN SPACES

It was agreed that the kitchen should be open to the family room.

There should be a door to the pantry.

The laundry-utility room should have a partition with door separating it from the kitchen.

There should be a partition with door width opening (but no door) between kitchen and dining "ell" of living room.

The living room should have a partition with door width opening (but no door) between it and access hall to front foyer and bedrooms.

I. INTERIOR PLANNING

D. CONNECTIONS AND DIVISIONS BETWEEN SPACES - continued

There was no preference expressed for hinged, sliding, folding or other type doors.

E. SIGNIFICANT DETAILS

1. Ceiling Heights

Consensus: Eight feet ceilings generally, with 7'-6" ceilings acceptable in hallways.

Sloping ceilings plastered were also acceptable.

2. Kitchen

a. Upper Cabinets

- (1) Maximum height of upper shelf should not be over 7 feet. The top shelf should be adjustable.
- (2) There should be 42 feet of upper cabinet shelving, a minimum of 12 inches in width.
- (3) Open shelving was not acceptable.
- (4) Upper cabinets should have hinged doors.

b. Lower Cabinets

- (1) There should be as much lower counter and cabinet space as possible.
- (2) Work counters should be 27 inches wide.
- (3) Sink should be a large single compartment one.

3. Special Rooms

- a. An interior kitchen, borrowing light from the family room, was considered desirable.
- b. An all-purpose children's play area with small bedrooms opening into it was considered a desirable luxury.
- c. An interior bath, if provided with an exhaust fan, operated by the closing of the door, or turning on of light switch, was deemed satisfactory in a two-bathroom house.
- d. A shower stall in place of a tub in a house with one bath only was not acceptable.

I. INTERIOR PLANNING

E. SIGNIFICANT DETAILS

4. Electrical

- a. Service should be 100 amperes.
- b. Ceiling fixtures should be provided in: kitchen, family room, entrance halls, dining area and closets. They should not be provided in living room, bedrooms nor baths.
- c. Convenience outlets. Duplex outlets should be provided on each wall of kitchen, family room, laundry-utility, dining area, living room and bedrooms.
- d. Convenience outlets should be located six inches above floor.

5. Interior Weather Conditioning

Provisions should be made for future air conditioning installation. Ceilings and walls should be insulated.

6. Sound Deadening Material

Should be provided in ceilings of family room, kitchen and laundry-utility room.

II. EXTERIOR APPEARANCE

A. FLOOR TO CEILING GLASS

Consensus: Not acceptable

B. PICTURE WINDOWS

Consensus: Only acceptable in family, living or dining areas and then only if there is a view and privacy.

Comments of Delegates:

- (1) There is no privacy. You cover them with drapes and its purpose is defeated. Picture window only if there is a picture to look at.
- (2) They are terribly expensive to cover.
- (3) I'd like them if I could get a view.
- (4) I'd like picture windows too if I was on a mountain top, or had Mt. Everest to look at.
- (5) I'm definitely in favor of picture windows. You can create a view by planting a garden.
- (6) I'll take the conventional windows in my house.

II. EXTERIOR APPEARANCE

C. ALL WINDOW SILLS IN ROOM 4 TO 5 FEET HIGH

Consensus: At least one low (normal 24" sill) window in each room.

Comments of Delegates:

- (1) Most of the houses I have seen all have high windows, especially in the bedroom. It seems ideal for furniture placement.
- (2) It's very upsetting though to live with those windows. Suppose you have a child that's sick and must stay in bed. They like to look out of the windows.
- (3) I don't like them. You can't have any ventilation.

D. TYPES OF WINDOWS

Consensus: Awning type window because they are easy to clean, allow for more ventilation, could be left open while raining and present a nice appearance from the street. Louver type window voted out because too difficult to clean.

Comments of Delegates:

- (1) I like steel double-hung windows. There is no distortion, easy to open and close, won't warp and stick, and easy to clean.
- (2) I hate casement windows. It's frustrating to try and clean them. You've almost got to call in a professional window cleaner.
- (3) I have the awning-type window in my house and they are very satisfactory.

E. NATURAL VENTILATION

When fixed glass is used there should be ventilating windows approximately 5% of floor area.

F. ACCESSORIES

Builder should provide screens and storm sash for windows and screen and storm doors at door openings.

G. TYPE OF HOUSE

Consensus: If cost no object, then one-story house with basement and attic equivalent would be desirable.

H. APPEARANCE OF HOUSE

Consensus: The exterior should conform to the homes in the general area of any given community. Do not make a uniform house where many are placed in one denuded piece of property. We want houses to be individual homes expressing individual tastes and individual ways of life.

II. EXTERIOR APPEARANCE

H. APPEARANCE OF HOUSE - continued

Comments of Delegates:

- (1) I would say traditional. Remember your house is community planned.
- (2) I would still want traditional even if the community isn't planned.
- (3) Wanted traditional but combined with modern planning in the interior.
- (4) I want informal type of architecture with some versatility -- not strictly traditional, or all modern either. Somewhere in between the two.
- (5) I like good design -- not especially late General Grant. I want a house that's easy to live in, has good design, and I want a house where Grandma's highboy will look equally as good as more modern furnishings.
- (6) I would like it to look good. It doesn't have to have a traditional look, but I would want it highly individual with the inside, modern and open.
- (7) No radical designs. I would love to have mine with that open feeling.
- (8) Two delegates would like contemporary because of movable storage walls or partitions where two rooms could be made into one large room.
- (9) One wanted "flexibility" in her rooms, but felt certain rooms in the house should have "fixed" walls. No matter how much a family grows, the kitchen will remain as the kitchen. Whether the homemaker makes these flexible rooms a "jive room," or parlor, she will decide what the rooms will be used for, but definitely fixed permanency for bathrooms, sleeping rooms. Suggested building only a shell without any embellishments of any definite design and letting the home-maker choose her own design and furnishings.
- (10) Because of her teen-agers, felt there should be privacy of rooms with fixed walls and doors so those teen-agers could have their "secrets" and enjoy complete privacy; the traditional with its fixed walls and doors was her choice. Also, what about climate in a contemporary house? She slept with windows open in her bedroom. With the temperature at 10 degrees outside, having flexible walls would mean more space to heat, and she has to pay that bill. When you hear the word "contemporary," you jump to the conclusion that it's modern.
- (11) Floor plans shouldn't dictate the needs of the family. It didn't make much difference whether there was a definite space allotted for a music room, or a parlor, so long as space is allowed for the family to do what they wanted to do.

II. EXTERIOR APPEARANCE

H. APPEARANCE OF HOUSE

Comments of Delegates: (continued)

(12) I like the idea of flexibility. I would keep an open mind when personally buying a home.

I. ROOF TYPE

Consensus: A high-pitched roof with eaves overhang to provide sunlight control in summer and winter is desirable.

III. LOT AND NEIGHBORHOOD REQUIREMENTS

Time did not allow an adequate discussion of these aspects.

CONSIDERATIONS OF ECONOMY

The elimination of the laundry utility room and placing equipment in same room with kitchen counters was discussed as one possible cost reduction. No agreement was reached.

There was unanimous agreement that there should be a fireplace.

TABLE #2

SUMMARY

by

HOUSING AND HOME FINANCE AGENCY

On the basis of an analysis of the above report, it may be determined that the delegates at Table #2 concluded that the Basic Components of a house for a growing family would be as follows:

1. Kitchen-Family Room.
2. Laundry-Utility Room with Rear Entry and Half-Bath
3. Living Room with Dining "ell".
4. Front Entrance Foyer
5. Flexible space for Parent's and four children's sleeping area that may be divided by movable closet storage units.
6. Planned movable storage unit for each member of family.
7. Bathroom (Main).
8. Storage in Attic or Basement.

If additional money was available, there would be included successively the following:

1. Den-Guest Room and Closet.
2. Fireplace.
3. One-Car Garage with Storage Space.
4. Two-Car Garage.

Uncertain Items

1. It would be helpful to the work of the Congress to have some indication of minimum areas for Parent's and Children's Bedrooms. Also desirable sizes.
2. If the money was available, would it be desirable to include homemaking appliances, washers, dryers, etc. at the time of house purchase?
3. Depending on money availability, would it be desirable to increase the sizes of basic rooms, Living Room, Family Room, Bedrooms, etc. before adding Den-Guest Room, Garage, etc.?

SUMMARY BY DISCUSSION LEADER

Wednesday, April 25, 1956

Miss Janet Shair:

Our report is very different, I think, and I guess you will find them all individual as the groups are. I guess you know that someone said that a sailor's life is not a happy one and yet, many continue to go down to the sea in ships; a mother's life is not a happy one and yet, many women continue to be wonderful mothers; and a discussion leader's life is not a happy one and yet, I always accept the opportunity to become a discussion leader, especially with the types of people that you are.

Our group is articulate and our group decided to do it a little differently. We feel that for the most part you will have all the measurements and all the room spaces and all that sort of thing sent to you, and we hope that you aren't disappointed. We just want to sound off at a different angle. I will read it because I will read it in their own words and not mine.

Precepts have been presented, discoursed, discussed and just plain cussed, and then smoothed down into norms which we feel would be acceptable to all age levels and all interests. A new freedom, a new leisure, should free the homemaker from drudgery and allow her more energy and capacity to contribute to the emotional as well as the physical needs of her family. Our home with the focal point around the kitchen-family room area provides for this to a great extent. We agree that for dollars spent, we should spend it on space rather than accessories, because we will put them in when we want them and when we can afford them, and they will be of our own choosing. We are really not against deep freezes, wall ovens and air-conditioning as we appeared to be in our first quick run-down, but we want them when we want them and when we can afford them. We want storage space all over the house, because families live actively and we must have room on hand to store sports equipment, hobby materials, family heirlooms, and one wonderful space that is a corner for the Salvation Army. Our home must be our own expression of modern living as we live it. We must aim for a simple way of life within our own budgets. And we must budget our time too, so that we can devote it not only to our own families, but to all the demands of good community living. The exterior of the home should conform to the homes in the general area of any given community. We want to go on record as saying that whatever the concensus is in our deliberations here, please do not make it into a uniform home where many are placed in one denuded piece of property. We want landscapes to keep to their own natural beauty and we want houses to be individual homes expressing individual tastes and individual ways of life.

Group II expresses its gratitude for the opportunity to express our views here and we appreciate, in other words, a way of speaking up. We promise that we will not stop now, but will continue in our own communities back home to speak up. You have given this group, Gentlemen and Miss Heath, an opportunity to discourse, discuss and cuss if you will, and they have, when they are home, done this kind of thing in the darkness. But you have given us a chance to light the candle and, as we all know, it is better to light a candle than to curse the darkness.

###

WOMEN'S CONGRESS ON HOUSING

Table #3

Pennsylvania, Maryland, Delaware, Virginia
and District of Columbia

I. INTERIOR PLANNING

A. BASIC COMPONENTS

1. Kitchen-Family Room

Consensus: There was a definite consensus that kitchen and family room should be adjacent--with a working area in one section of the room in a strip or "L-shape", and the so-called family room adjacent without any dividing wall, or with a dividing bar to separate the two areas.

Consensus: High stools at counter not desirable. Not good for children to swing their feet; not comfortable for older persons.

Reasons given by Delegates:

So that mother can supervise children at play, doing homework, watching TV, so that the husband can sit and read newspaper, watch TV, or talk--generally so the family may be together while meals are being prepared, etc.

Individual Opinions:

- (1) Start with two areas not divided and as children grow older, put in the division.
- (2) Separation by furniture--doubling for a dining room.
- (3) Thinks a bar or counter should divide.
- (4) Would not demand the division of working area and play area.
- (5) Would like a separate room for kitchen.
- (6) An L-shaped kitchen is excellent, a bar or counter should divide from play area. Reason: gives children place to play without being under foot.
- (7) Too many appliances--would sacrifice for additional space. Reason: Young families would rather do without some of the gadgets and conveniences and have more space, adding these things later as children grow older and they have more money to spend.

Minority: One delegate likes idea of separate kitchen because of cooking odors, kitchen not always very presentable when preparing meals, etc. Would like bar or counter, but on advice of experts thinks it should be only table height, not high.

2. Laundry-Utility Room

Consensus: Laundry room should be on first floor with back entrance combined for use of children and grown-ups in removing muddy boots, etc. Also that wiring and plumbing should be roughed in for future additions, and space left for additional appliances. Much cheaper if roughed in at time of building than it would be to wire and install plumbing later.

I. INTERIOR PLANNING

A. BASIC COMPONENTS

2. Laundry-Utility Room - continued

Reasons given by delegates:

- (1) Does not want laundry equipment in kitchen.
- (2) In basement, with clothes chute. Reason: soiled clothes out of the way, no soiled clothes around upstairs.
- (3) Combine laundry room and back entrance, so the children and anyone working in the yard may remove rubbers, boots, etc.
- (4) Adjoining family room. Reason: can watch children at play.
- (5) Not in the family room. Adjoining bathroom. Reason: soiled clothes removed there.
- (6) Close to bedrooms. Reason: removal of linen from beds.

3. Rear Entrance

Consensus: Back entrance combined with utility room. Back entrance should be made as attractive as possible with some type of covering. Should give a warm feeling to the family and others using it.

4. Half-Bath at Kitchen Entry

Consensus: Important that half-bath or one-bath be easily accessible to children coming in from outdoors; near utility room and rear entrance.

5. Basement

The group recognized that a basement was related to economy. In an initial effort to try to achieve a \$10,000 house, it was decided to develop a house without a basement.

However, there was a strong support among the delegates for a basement.

Comments of delegates:

For a basement:

- (1) Think basement necessary. Like recreational facilities and laundry facilities in basement. Family room all right for small children -- need recreation in basement when they grow older.

I. INTERIOR PLANNING

A. BASIC COMPONENTS

5. Basement - continued

Comments of delegates: (continued)

- (2) Recreation room should be in basement. Can utilize basement for recreation and add bedrooms. Cheaper to add rooms in basement.
- (3) Like basement -- for recreational purpose for grownups when children are small -- can have parties away from their bedrooms so they won't be disturbed by noise, etc. And, use for teen-age entertaining when they grow up.
- (4) Like basement for hobbies, scouts, camping equipment, storing trains, thinks basement stairs are important -- should be located where easily accessible for children to come and go. Basement should be part of the house. Recreation room should be under living room to keep noise of parties, etc. away from bedrooms. Houses tend to be damp and hard to heat without a basement.
- (5) Idea of protection in case of enemy attack -- are we to consider use of basements as suggested by Civil Defense -- not much protection hiding under furniture and the like.

Against a basement:

- (1) Do not like a basement -- would add more livability upstairs and eliminate basement, put money into room upstairs. Reason: does not like the feel or idea of being in a basement. Her children do not like it, do not like to entertain in basement. Prefers play or family room upstairs -- makes for more gracious living.
- (2) Do not like basement because of stairs. Inconvenient and difficult for older people. Teen-agers can take over family room for entertaining while older people retire to living room.
- (3) Would rather have extra room on first floor than basement. This could be used as a guest room -- cannot put guests in basement. No basement, unless heating is a problem. Would rather spread house out.
- (4) Cheaper to build a two-story house.

Later, when the question was asked as to how the delegates thought the house should be expanded, discussion centered around a choice between a basement and a garage.

I. INTERIOR PLANNING

A. BASIC COMPONENTS

5. Basement - continued

Majority (7 out of 10) voted to have a basement.

Minority (3 out of 10) were for a garage. However, one delegate who preferred a garage thought that re-sale value would be better with basement. A second delegate not in favor of a basement suggested that on sloping land it would be more practical to have garage built into basement level; on level land it would be better to put extra money into a garage rather than a basement.

6. Attic

Consensus: First floor space too valuable to use for storage, cannot store clothes and the like in basement. An attic with disappearing stairs should be provided for permanent storage.

7. Dining Room (Separate)

Consensus: A separate dining room is desirable, but in a \$10,000 house it would not be probable, so dining space would have to be provided in kitchen-family room. According to the needs and wishes of the family, the family room could be used as a "company" dining room for more gracious living.

Comments: Young people with children (small) should have dining space in kitchen and do away with dining room if they can't afford to have both. Reason: For convenience and opportunity to watch and supervise small children.

8. Living Room

Consensus: Living Room should be kept as a room for receiving and entertaining guests and a quiet place, not a play area or study area.

Comments by delegates:

- (1) Kitchen-family room desired, but living room should be completely separate. Reason: more gracious entertaining and living.
- (2) Living room not to be used as a thoroughfare from kitchen to bedrooms. Living room a quiet place, not a play area or study area.

I. INTERIOR PLANNING

A. BASIC COMPONENTS

9. Front Entrance

Consensus: A front entrance hall or entry wall separate from living room.

10. Guest Coat Closet

Consensus: A guest coat closet located in entrance hall.

11. Bedrooms

Consensus: Three bedrooms were considered minimum. More important to have a small space for each child and a separate bed, even if room curtained off, or divided in some way, than to have one large room without much privacy. Bedrooms should have privacy -- especially for teenagers -- a place to study and really call his own. Should have built-in shelves. Can be used for toys and later for books and as a desk. Would not accept FHA minimum sizes but willing to sacrifice space in bedroom to have family room.

Minority: Two delegates preferred larger bedrooms than others.

12. Bedroom Closets

Consensus: Master bedroom should have two closets or one large one; each bedroom should have one closet. There should be a closet for each person.

13. Bathrooms

Consensus: For three-bedroom house there should be a minimum of $1\frac{1}{2}$ baths; two baths desirable.

14. Other Storage

Consensus: There should be extra space for storage in addition to adequate closet space in each bedroom. For example: attic and tops of closets. Cannot store clothes and the like in basement. First floor space too valuable to use for storage. Should be separate storage space.

I. INTERIOR PLANNING

A. BASIC COMPONENTS

14. Other Storage - continued

Comments by delegates:

- (1) Should use top of closets and attic for permanent storage.
- (2) Storage walls and closet in each bedroom.
- (3) Wide closets take away space from bedroom.
- (4) Not walk-in closets. Wasted space.
- (5) Do not want closets too narrow.
- (6) Cosets can be used for sound proofing.

15. Garage

Consensus: Garage not essential. Too expensive, keeping car in garage does not increase re-sale or trade-in value. If cars keep increasing in length, garages will not be big enough. If garage is built, build in basement. This does not increase cost so much and is more accessible. Plan for a possible garage to be added later.

Comments by delegates:

- (1) Garage valuable as a workshop, but most husbands don't bother to put the car in garage anyway.

16. Homemaking Appliances

Consensus: The only item the builder should install is the ventilating fan. Others, such as, washers, refrigerators, stoves, dishwashers, etc., would prefer to purchase themselves.

All agreed after discussion, that, where income was limited, they would prefer the builder to give more space in the basic house, leave out some of the gadgets, but to install as much as feasible the type of wiring, plumbing (roughed in) that would allow the installation of conveniences as the family can afford to add them.

Comments by delegates:

- (1) We don't want the fluff, give us the basic house and the privilege of selecting the appliances we want. Leave the room for adding these.
- (2) A house should be capable of growth, that a young couple starting out should plan so that as they have more money to spend, family grows, children become older, they may add new appliances such as dishwashers, garbage disposals, etc., or add another room, since young children may play in bedrooms, family rooms, but teenagers, for example, need more privacy for study and entertaining.

I. INTERIOR PLANNING

B. MINIMUM AND DESIRABLE SIZES OF COMPONENTS

	<u>Minimum</u>	<u>Desirable</u>
1. Kitchen-Family Room	12' x 19'	
2. Laundry-Utility Room	6' x 12'	
3. Rear Entrance		
4. Half-Bath at Rear Entrance	2.5' x 6'	
5. Dining Room		
6. Living Room	12' x 15'	15' x 15'
7. Front Entrance Foyer)	6' x 8'	
8. Guest Coat Closet)		
9. Parent's Bedroom	10' x 12'	12' x 14'
10. Second Bedroom	10' x 11'	
11. Third Bedroom	9' x 11'	
12. Bedroom Closets		
13. Bath (Main)	5' x 8'	
14. Other Storage		
15. Garage or Carport		

C. LOCATION AND RELATION OF BASIC COMPONENTS

Summary by Discussion Leader after second day of Congress --
"This group does not wish to attempt to place these (component parts of the house). They want to say as strongly as they can that they do not want here to design a standard house. They feel the best expression of the individual needs of a family that can be achieved on the given topography is the most desirable. They do not want to say as a group that they like a special type. They have defined needs and functions in meaningful groups which must be related to each other in certain ways. They feel this placing is the job of one specially qualified to do it and they are interested in as beautiful a placing as possible and as beautiful use of structural materials in this basic space as can be afforded. One lady felt that the architect had not interested himself in this minimum builders house and that his services were seriously needed by the builder."

1. Kitchen

Majority (5 out of 10) preferred kitchen at front.

Minority (2 out of 10) preferred kitchen at rear and three had no fixed opinion.

I. INTERIOR PLANNING

C. LOCATION AND RELATION OF BASIC COMPONENTS

1. Kitchen - continued

Comments by delegates:

Majority:

- (1) Kitchen in front. Reason: deliveries and callers come to front of house -- don't have to go all the way to the front from the back to see who is calling. Children like to play in front. Saves many steps.
- (2) In front because of children.
- (3) Front -- can't visualize a house without a driveway. Driveway should be kept away from bedroom side. Driveway to kitchen door with partially covered doorway.
- (4) Kitchen to front. Never had one, but would like it.
- (5) Living room in back -- kitchen in front, family room in front so can enter family room from front also. Watch children.

Minority:

- (1) Kitchen in back. Reason: informal living away from street. Work area should not be in front. Living room is the room you show off and should be on front. Children encouraged to come in side or rear entrance. Friends and neighbors come to front. Kitchen is for the family.
- (2) In back. Children all come to back to play; can watch children.

No Fixed Opinion:

- (1) Wants living and dining room on garden side of house, and kitchen in relation to them wherever it might be. House near street. Reasons: for view of garden and watching children. Keep children away from street.
- (2) No set opinion on exact location. Personally like the living room on the back.
- (3) Kitchen should be easily accessible to where the groceries are being brought in.

2. Family Room

No Consensus: One delegate expressed a preference for family room at front.

I. INTERIOR PLANNING

C. LOCATION AND RELATION OF BASIC COMPONENTS

3. Laundry-Utility Room

Should be on first floor close to kitchen and bedrooms.

4. Living Room and Dining Room

No Consensus: One expressed preference for living room at front. Two expressed preference for living room at rear and one expressed a preference for living and dining room at rear.

It was agreed that the living room should not be a thoroughfare from the kitchen to the bedrooms. Should not have to cross living room to get to bedrooms.

5. Bedrooms

Bedrooms should be accessible from Kitchen-Family Room without going through Living Room.

E. SIGNIFICANT DETAILS

1. Electrical

All wanted lots of base plugs -- five in each room, one on each wall and one extra.

All wanted lights in closets, even in small closets; two want overhead lights in bedrooms.

Comments by delegates:

- (1) Lots of wiring so can add dishwashers, automatic washers and the like without so much additional cost. Lots of circuits.
- (2) Suggest electrostrip, thinking of future additions.
- (3) Like wall brackets; base plugs on a switch.

2. Heating

Comments by delegates:

- (1) Gas.
- (2) Gas-hot air heat -- very uneven.
- (3) Architect: present day market, have to have hot air for air conditioning.
- (4) Don't want air-conditioning. Is radiant heating expensive? Architect: would be competitive, a little more expensive. Have to have masonry construction-floor.

I. INTERIOR PLANNING

E. SIGNIFICANT DETAILS

2. Heating

Comments by delegates: (continued)

- (5) What happens in summer with concrete slab? Architect: If you have weatherstat outside, it could cut off if too hot.
- (6) Concrete slab is a problem. Rug never stays put, hard on legs. Like hot water.
- (7) Steam or hot water.
- (8) Panel heating.
- (9) Best type -- baseboard because of placement of furniture and evenness of heat.
- (10) Architect: hot water is more expensive than hot air.
- (11) Would it not lower cost if you could get more people to use hot water?
- (12) Two delegates felt hot air is all right but too dry and one stated that it also leaves dirty streaks on wall.
- (13) Architect: hot air with slow fan is all right, but with fast-moving fan its drafty. FHA thinks hot air vents should be near the floor.
- (14) Do not like hot air.
- (15) Two delegates felt hot air, if properly constructed, would be all right.

II. EXTERIOR APPEARANCE

A. FLOOR TO CEILING GLASS

B. PICTURE WINDOWS

Consensus: Large glass areas should never be used looking out on the street. They want the back door to invite indoor-outdoor living, but whole glass walls are not desirable and privacy is lost. Picture windows properly oriented are desirable.

Comments by delegates:

- (1) Have to consider possible hazards of high windows (meaning floor to ceiling and the like) hurricanes. House is harder to heat with lots of glass.
- (2) Depends on view. Don't think ventilation should be sacrificed for glass; thinks some kind of sliding glass would be all right. As to picture window, not unless there is a pleasant view.

II. EXTERIOR APPEARANCE

B. PICTURE WINDOWS

Comments by delegates: (continued)

- (3) Large windows to encourage indoor-outdoor living where there is privacy and smaller windows facing the street. No picture window facing street.
- (4) Picture windows are pretty, but not practical -- make house hard to heat. Doesn't like floor to ceiling. Picture windows not too bad, but definitely not a whole wall.
- (5) If you have a view and privacy, a picture window in living room lends aesthetic value. Should not be in any other room but living room.
- (6) Not pretty with drapes closed all the time. Dangerous for small children -- can walk or fall through. Not practical or pretty -- with either blinds closed or if not, outsiders can see every piece of furniture inside.
- (7) Definitely against picture window. Likes privacy and pulled draperies takes something away from the house.
- (8) Does not object to small-paned windows. Likes them, they are more homey-cozy.

C. ALL WINDOW SILLS IN ROOM 4 TO 5 FEET HIGH

Consensus: Do not add anything in terms of space. Furniture is no higher than 40 inches.

Comments by delegates:

- (1) No. They don't give good ventilation. Fire exits important. Thinks can have decent size windows in the type of house discussed. One low window in a bedroom would be absolutely necessary.
- (2) Would not have to be shoulder-high to make room for furniture. Furniture is no higher than 40 inches. Could be lower than shoulder high and still accommodate furniture.
- (3) Should stick to conservative type windows.
- (4) Thinks they are necessary in some neighborhoods and some types of houses.

D. TYPES OF WINDOWS

Consensus: No matter what type, they should not be so cheap that they will go to pieces and should be easy to keep up.

II. EXTERIOR APPEARANCE

E. ACCESSORIES BUILDERS SHOULD PROVIDE

Consensus: Builders should put in some type of screen. Storm windows and other types of screens they prefer to buy later as they can afford them.

Storm windows are a luxury.

F. TYPE AND APPEARANCE OF HOUSE & G.

Consensus: The group was not willing to say as a group whether it liked, as a group, traditional or contemporary. Contemporary materials they, of course, are interested in. Agreed on a good indoor-outdoor relationship, using an open plan with utmost efficiency. The group felt that individuality in exterior appearance is important but it must be balanced by a strong urge for neighborhood compatibility.

- (1) One-story with a basement and probably an attic -- attic handy for Christmas decorations and clothes. Does not like steps.
- (2) No stairs -- everything convenient. Absolutely do not want neighbor's house to be in any way like hers. Does not like basement. But for re-sale value in her neighborhood is forced to have a basement, because everyone in that area likes basements. Would not care for an attic at all, except for a small space for permanent storage.
- (3) One-story house desirable in her neighborhood if storage space in garage. Thinks house styles in area should be compatible -- would not want a Spanish house beside a Colonial one. Individuality should not go too far. Thinks incompatibility could be overcome by more strict zoning laws.
- (4) Should be a stricter code to keep builders from putting up houses that spoils appearance of neighborhood or community. Personally prefers a rambler, but thinks $1\frac{1}{2}$ story is best for more bedrooms if more than four children for instance.
- (5) Prefers Cape Cod types -- more homey. Have more storage space. Contemporaries are too showy, just a fad, will go out.
- (6) Contemporaries can be done well. $1\frac{1}{2}$ story with two bedrooms and bath downstairs with space left upstairs for two bedrooms and bath.
- (7) Likes two-story house, most practical, but wants a downstairs bedroom and bath in case of sickness or older people such as parents living with the family.
- (8) Two-story house with basement, cheaper, easier to heat. Not too fussy about style. One bedroom downstairs.

II. EXTERIOR APPEARANCE

F. TYPE AND APPEARANCE OF HOUSE - continued & G.

- (9) Likes a split-level -- likes slight division between sleeping and living, but doesn't like long stairs, so split level is a happy medium.
- (10) Likes an individual house -- basement and upstairs bedrooms, but wants her neighbor to have the kind she wants, each family to express its own individuality and personality. Love to be upstairs and feel the whole house below.

Three preferred two-story houses, three preferred $1\frac{1}{2}$ stories, one a split level and three preferred one-story units.

Color and Texture

Exterior colors of houses do have definite relationship to neighborhood feeling. Colors should blend.

Comments by delegates:

- (1) Color creates moods. Yellow is sunny, green -- cool, etc. Can set tone of house by coloring used.
- (2) Prefer builder to leave house as is and buyer pick colors.
- (3) Agree; builders are doing that to a great extent.
- (4) Against all the bright colors on outside of houses.
- (5) Its regional -- in Florida it's beautiful, but not in this area.
- (6) Should use nature's colors -- blend into landscape. Keep colors muted, don't risk good taste to get color.
- (7) Likes a stone house.
- (8) Use of native materials would help in keeping colors right.

Comments on Architects:

- (1) Builders should listen more to architects.
- (2) Architects are sometimes too aloof.
- (3) Architects sometimes become carried away with their ideas.
- (4) They should be.
- (5) Architects should be more interested in designing the \$10,000 house rather than being only proud to design something in the \$50,000 class.

II. EXTERIOR APPEARANCE

F. TYPE AND APPEARANCE OF HOUSE - continued & G.

Comments on Zoning:

- (1) Should be stricter zoning.
- (2) Should be more careful in rezoning commercial in residential areas.
- (3) There should be no commercial activity inside gates of a housing project. Only way to protect homes and property is for people to stick together.
- (4) Only basis for rezoning in Pennsylvania is a matter of health.
- (5) Biggest problem on Mainline, Philadelphia, is Zoning Board--allowing commercial to come in gradually. This is an estate area--and its business thinking to zone downward in steps.
- (6) Better zoning in our communities by neighbors banding together--that's what you really have to do.
- (7) If zoning wanted, going to have to fight for it. Thinks all right to have \$40,000 and \$10,000 homes in same area--depends on taste. A family might start in \$10,000 home and build it up to a \$40,000 home. Would be glad to do this because expects income to increase.

H. ROOF TYPE

Consensus: Definitely well-pitched roof with storage space in attic.

The group agreed that in a small house, a higher ceiling in living room would be desirable to give an effect of more spaciousness. Flat roofs were found unsatisfactory because rain stays on top and they begin to leak. Also, disliked because of poor appearance. Low-pitched roofs--wind beats in under the shingles.

I. EAVES

All agreed that the roof should have an overhang--don't stop at the house.

III. LOT REQUIREMENTS

A. LOT SIZES

Consensus: Minimum -- 60 to 65 feet frontage by 100 feet.
Three delegates expressed preference for a deep narrow lot.
Minimum distance between houses at rear should be 100 feet.

Comments by delegates:

- (1) Would prefer a wider frontage (perhaps 70-80 feet) and not so deep.
- (2) In a new area -- would like to see the lot less deep and wider in front.
- (3) Agreed with above -- more livable and more privacy.
- (4) Worth the extra cost.
- (5) It has been found in mass produced places, even with curved street arrangement, people are practically sitting in each others back yards. Even if had to spend \$100 more for a wider lot, it would be worth it.

Relative to the question as to what the delegates thought if a builder had a wooded area and placed the houses closer together and left a space for recreational purposes for the children, the comments were as follows:

- (1) Wishes builder would retain an area for communal playing, especially in areas where there are no sidewalks -- would keep children from playing in street.
- (2) Would not want to sacrifice space on lot for a community area.
- (3) Wants her children where she can keep an eye on them.
- (4) A builder is not going to give space on which he can build houses to leave a play area. He is in to make as much money as he can and will not leave land undeveloped. Would not want her children playing in a wooded area, if such a community space is left; it should be developed with swings, etc. and should belong and be kept up by the community.

B. LOT USAGE

1. Minimum distance from street sidewalk to front of house
25 feet.

III. LOT REQUIREMENTS

B. LOT USAGE

2. House Setbacks

Consensus: There should be some slight staggering of houses in relation to each other, but not alternating. This is a serious matter of planning to give a pleasing overall effect. On small lots the placing of the houses in an individual way might destroy bedroom and backyard privacy. However, if this could be done to break the uniformity, it would be good.

Comments by delegates:

- (1) Should be placed so as to be pleasing to the eye and to get the most value from the space, just as in cutting out a garment to sew.
- (2) Should be variances of a few feet, 2 or 3 feet.
- (3) Would not like houses to alternate, one forward, one back. Not a good appearance. Also second house looking into back yard of third and so on.
- (4) Wants privacy on four sides instead of just on three.
- (5) With alternating houses, you look into neighbor's back yard, hear noises from living room windows, look out on laundry drying, etc.
- (6) Put houses on a diagonal.
- (7) If you have your own individual lot and want to recess your house, it should be individual rather than standard.
- (8) Thinks should have a right to put house where you want it.
- (9) There is too much regimentation.
- (10) Community very poorly planned, because of physical plan. Side living room window looks into neighbor's back yard. Has to keep blinds closed on bedroom side all the time.
- (11) The different families should express individuality in their house and yard, but it should be planned to have some relationship to the rest of the neighborhood so as to be pleasing to the eye, as well as expression of individuality.

3. Outdoor Activities

Consensus: Minimum rear yard should be 50 feet. This would allow 100 feet between houses at rear.

III. LOT REQUIREMENTS

B. LOT USAGE

3. Outdoor Activities - continued

The group felt the opportunity to develop the land by the individual family for its own use was very important. The following activities take place in back yards -- sand box, small children equipment, basket-ball, outdoor cooking, airing or drying of clothes, casual visiting, more formal visiting, gardening -- each family's needs served differently. Yards should be planned as our houses are planned. There might be a quiet adult terrace, flowers, then a drying space, then a children's area, play, cooking.

Comments by delegates:

- (1) A surfaced area and a garden area, clothes line not in the middle of the yard. Reason: keep part of yard for beauty and entertaining and part for children to feel free to play.
- (2) Front for formal yard or garden, back for pool, all activities to the rear. Possibly terrace in back. Would like a sheltered area in back for sitting out on a rainy night when it is warm in the house.
- (3) Front should be kept formal and pretty, back should be all for the children.
- (4) Back yard should be a place for children to gather. All children are welcome, does not restrict them very much as to "don't step on this or that," etc.
- (5) Play area and other area could be screened off by shrubbery.
- (6) Play area not around laundry.
- (7) Yards are important for children to play but should be kept up by using evergreens and shrubbery.
- (8) Children should have play area, but should be taught to have respect for gardens, lawns at home, in turn will respect their neighbors' garden and lawn.
- (9) By all means a barbecue pit. Wants to hang clothes outside.
- (10) Doesn't especially care to eat outside, but children do.

4. Outdoor Drying Space

Consensus: Outdoor drying of clothes necessary; all want to hang some clothes out, even though they may have dryers.

5. Garages and Carports

Consensus: Garage in basement if on sloping site; otherwise attached to the house. Not on bedroom side but near kitchen door.

III. LOT REQUIREMENTS

B. LOT USAGE

6. Parking Space for Family Car on Lot and Off Street

Consensus: Desirable, but cars should not enter the rear yard area of the house.

Comments by delegates:

- (1) Would not like to give up yard space for car, but would like a driveway. We do not include in basic \$10,000 house.
- (2) Desirable -- proper orientation of driveway to house. Should not be on bedroom side. Should be close to kitchen door, for groceries, etc.
- (3) If have a carport, would like entrance into family room. Should be planned ahead if carport not added when house is built.
- (4) Family entrance should be for children, groceries and the like. Plans should be left for door but don't want car to come into children's entrance and play area.

7. Planting

Consensus: Group felt that the opportunity to develop the land by the individual family for its own use was very important. Would like the whole lot seeded but it should be done at the proper time, instead of the builder doing it when he finishes, no matter what time of year.

The one who does not go out and plant, ruins the neighborhood. Outside should be started off on the upgrade as well as inside.

Comments by delegates:

- (1) Grading is also important in the beginning.
- (2) Builder should not leave debris around house covered by thin layer of soil, trees die, shrubbery dies, flowers won't grow. Spoils contour and looks of lawn.
- (3) Should have choice of shrubbery and plants, things of right size, etc. Time of planting important to their growth and life. Grass seeding and grading should be done at the proper time, instead of builder doing it when he finishes house, no matter what time of year.
- (4) Would personally rather plant first or second year at least for some good appearance, and then consult a nursery man later. Builder is building to make a profit and doesn't take very much personal interest.

III. LOT REQUIREMENTS

B. LOT USAGE

7. Planting - continued

Comments by delegates: (continued)

- (5) Would like to do own planting as well as interior decorating.
- (6) Outside should be kept attractive, but can be done and enlarged upon gradually or later on.
- (7) Definitely should plan and develop outside as well as inside from the beginning because if you don't, you have a tendency to let the outside go. If a few trees are put in, in the very beginning, it is much better for shade and more attractive appearance.
- (8) Put in trees in the beginning. Suggested honey locust. They spent \$50 in beginning-- in five years, looked like \$200. Honey locust highly recommended.
- (9) Could \$200 be set aside and used as you wish? Architect: it would have to be put in the contract. FHA will insure with or without shrubbery. If in contract, we expect it to be done.
- (10) The amateur will plant too close to foundation, and shrubbery too large and too close together. Need some form of informational material.
- (11) Educational material should be available as to kind of trees, etc.
- (12) Should be some community planning.

8. Fences

Majority: There should be no fences. Six out of 10 felt that training was more important to children than fences.

Comments by delegates:

- (1) Does not favor fences. Cannot keep children in fenced area. They should be trained to stay within boundaries. If used to fences, won't know how to act when he does get outside.
- (2) Prefers to stay with children in yard. Teach children boundaries without restrictions such as fences. Fences cut down neighborliness.
- (3) Fence will make land look smaller.
- (4) Fences when children are little. Hedges are okay if no small children.
- (5) Likes fences in back. Keep dogs out and toddlers need fences to keep them in. More than pays for itself. Does not believe in fence in front.
- (6) Should not be included in house--later, matter of personal preferences.

II. LOT REQUIREMENTS

B. LOT USAGE

8. Fences - continued

Summary by Discussion Leader

They felt learning to respect the possessions of others was learned outside as well as inside through family living. Fences prevent neighborliness, friendly dropping in at the back. Fences do not keep a child in, it is better to train him as the door gets left open and he can get out pretty quickly if he wants.

9. Outside Steps

It was agreed that outside steps should be wide and low; low rise, wide tread and not more than two rises without a hand-rail. Reason: children fall off; older people need hand-rail.

There should be landing platform for more than five steps.

Delegates preferred grading and doing away with so many steps; it is less dangerous and gives a better appearance.

10. Power Poles and Overhead Lines

Majority: Prefer at rear; one delegate preferred them in front so as to keep the garden view free of poles and she is used to seeing them in front.

IV. NEIGHBORHOOD AND COMMUNITY PLANNING

A. STREET LAYOUT

Consensus: Streets should curve to fit the terrain. A side-walk on one side of street only would be acceptable.

B. FACILITIES

1. Maximum Distances To:

(a) Primary School -- 1/2 to 1 mile from subdivision

Consensus: The first child picked up should not be on bus more than one-half hour. If school more than one-half mile, school bus should take care of small children.

(b) High School -- could be 1/2 to 3/4 of an hour from the time the first child entered the bus to the time he arrives at school.

IV. NEIGHBORHOOD AND COMMUNITY PLANNING

A. STREET LAYOUT

Comments by delegates:

- (1) One-half mile okay for elementary school children, but high or junior high can be two miles.
- (2) Child should not be on a school bus as much as an hour.
- (3) A two-mile limit for elementary school child.
- (4) Have to have more schools as well as school buses.
- (5) Make buildings interchangeable according to need -- junior high and senior high.

2. Corner Grocery Store

Consensus: Most newly planned areas will use the big shopping centers, but would like a small fringe shopping area, not in the residential area.

Comments by delegates:

- (1) No grocery store in residential district. Should be near; grouped together, but not in residential area.
- (2) Bread and milk can be delivered to door. No need for small corner store.
- (3) Not in a residential community.
- (4) Can be undesirable if wrong people run it -- put in pin-ball machines and the like.
- (5) Trend to large shopping areas will eliminate small stores. More parking space. Free parking.
- (6) Shopping areas going out hard on downtown businessmen.
- (7) As shopping areas move out, people can move out farther. Opens more land to residential.

3. Churches and Schools

Consensus: Builders should leave space for churches and schools.

Comments by delegates:

- (1) New building group, bringing in lots of children, causes friction between old and new families. A lot of the bonding power in the community has already been used.
- (2) When new people move in, bonding power goes up. However, takes time to solve this problem.

V. NEIGHBORHOOD AND COMMUNITY PLANNING

A. STREET LAYOUT

4. Nursery Schools

Consensus: Taxpayer should not have to pay for something that is not compulsory.

5. Recreation

Consensus: If builder creates a new community, space should be left for recreation area.

Comments by delegates:

- (1) When a builder comes in, he should have to get permission from township or local government as to how many families, children, now or five years from now. Definitely builder should be required to work with township.
- (2) Definitely a local government problem.

V. CONSIDERATIONS OF ECONOMY

It was indicated that the minimum requirements established by the group could be arranged in a 26' x 46' house -- 1196 square feet. The question was asked where further costs reductions could be achieved, if necessary.

Consensus: Don't want to cut down on areas; hope the building industry will find some way to give more space.

Comments by delegates:

- (1) Take it off the utility room and make storage walls.
- (2) Do not cut utility room or mud room. Cut hallway, that is wasted space. Builder never goes over minimum anyway.
- (3) Cut hallway.
- (4) Center hall is a luxury.
- (5) Does not like strangers or guests to come right into living room. Would like to keep entrance hall.
- (6) Try to have effect of entrance hall but not actually a hall, put in planter area instead of a hall, use tile for front area where it gets wet.
- (7) Cut down on decorations. FHA has given us minimum standards, but they don't have to live in the houses.
- (8) FHA minimum (72 sq. ft. in bedroom) makes a nice nursery but too small for anything else. When children are eight or nine, you can expand your house, but if you need more room when they are two or three, you just don't expand.

V. CONSIDERATIONS OF ECONOMY

Comments by delegates: (continued)

- (9) 11 x 9, can get two beds and dresser, or two cribs.
- (10) That is the minimum where you could stay sane, but if you have to cut, that is the place to cut.
- (11) Won't back down on bedrooms.
- (12) Suggestion: have basement under half of house and crawl space under bedrooms.
- (13) Father can putter in the utility room.

TABLE #3

SUMMARY

by

HOUSING AND HOME FINANCE AGENCY

On the basis of an analysis of the above report, it may be concluded that the delegates at Table #3 would agree that the Basic Components of a house for a growing family would be as follows:

	<u>Minimum Size</u>	<u>Desirable Size</u>
1. Kitchen	9 x 12	
2. Family Room	10 x 12	
3. Utility Room (including laundry entrance and storage)	6 x 12	
4. Half-Bath at Rear Entry	2.5 x 6	
5. Living Room	12 x 15	15 x 15
6. Front Entrance	6 x 8	
7. Guest Coat Closet		
8. Parent's Bedroom	10 x 12	
9. Second Bedroom	10 x 11	
10. Third Bedroom	9 x 11	
11. Bedroom Closets 4 @	2.5 x 5	
12. Bathroom (Main)	5 x 8	
13. Other Storage, Halls, Stairs, etc.		

If additional money was available there would be included successively the following:

1. Dining Room
2. Increase areas of Family and Living Rooms.
3. Increase areas of Bedrooms.
4. Carport with outdoor storage.
5. Single car garage with storage.
6. Double garage.

Unresolved Items

1. If money was available would it be desirable to include home-making appliances -- washers, dryers, etc. at time of house purchase?
2. If money was not a factor would it be preferable to have the house on one floor only? Would a basement be deemed desirable?

TABLE #3

SUMMARY BY DISCUSSION LEADER
Wednesday, April 25, 1956

Mrs. Edmund Bacon:

This group tried to continue, to accept the assignment, and talk about the lower-middle-income house. Always they say more basic space, provision for easily-added space as the family and income grows. They weighed the component parts of the house, mentioning the space and the activities that these would take up -- that would take place in these parts.

One would be the area with three bedrooms and a bath, this connected directly with the kitchen-family room which will have multiple use -- a full dining space, room for children to do homework right near the kitchen, sewing, cutting out, games, and all kinds of things for good family living with spaces to store the equipment used for it. A living room that is for quiet adult living, for books, for dining sometimes, if it can be large enough, but it must be out of the traffic lane of the house. A friendly back door, major-family-coming-and-going utility area, where the laundry will be, a place to put the children's coats, boots, a half-bath to get washed up, and also storage of equipment like toys, and baseball bats, and the other things the children have.

This group does not wish to attempt to place these things. They want to say as strongly as they can that they do not want its design a standard house. They feel the best expression of the individual needs of a family that can be achieved on a given topography are most desirable. They do not want to say as a group that they like a special kind of house. They have defined needs and functions in meaningful groups which must be related to each other in certain ways in order to work. They feel that this placing is a job for one who is especially qualified to do it and they are interested in as beautiful a placing as possible and as beautiful a use of fine structural material as can be afforded. One lady felt that the architect is not interested himself enough in the minimum builder's house and that his services were seriously needed by the builder.

This group feels that individuality in exterior appearances is important, but it must be balanced by a strong urge for neighborhood compatibility. On small lots the placing of houses in an individual way might destroy the bedroom and backyard privacy. However, if this could be done to break the uniformity that we now have, it would be good.

They felt that this is an area in which the builder also needs specialized advice to plan for a fine feeling on the block. We said compatibility without uniformity. The group felt the opportunity to develop the land by the individual family for its own use was very important. The following activities take place in the backyard -- sandbox, small children's equipment, basketball, outdoor cooking, area for drying clothes, casual visiting, formal visiting, gardening, and each family needs to be served differently. Our yards should be planned as our houses are planned. There might be a quiet terrace, flowers, and a drying bin, another drying area and a children's area. There would be cooking, and playing of games. They felt learning to respect the possessions of others was learned outside as well as inside through sharing of family living space. Fences prevent neighborliness we felt. You couldn't go and drop in on a friend if there was a great big fence between you. Fences do not keep children in. They are much too clever. Someone leaves the door open and the best way is to teach them to be where they are supposed to be -- out of danger. Planning of any kind is fine and wherever the family wants it. Cars should not enter this back area we felt. There might be a carport off the street and side or basement garage. The poles could be in the back corner.

The group is not willing to say as a group whether it likes traditional or contemporary houses. They felt flat roofs had not worked successfully. They had all leaked, they felt. They were not good on small houses and were not very pretty. A pitched roof was practical for weather conditions and also, gave extra storage and looked nicer. Large glass areas should never be made looking out on the street. They want the back wall to invite outdoor and indoor living. But a whole glass wall is not necessarily desirable, especially on a small lot where houses are close together. They did like a picture window if you had something to look out on. They wanted the house to be at least 25 feet away from the street for privacy and protection from fumes and noise and for a beautiful street entrance. They care that the house looks beautiful from the street.

They were interested in a lot with greater frontage on the street and would sacrifice gladly the depth for a wider street frontage. They spoke of a 65-foot by 100-foot lot which would give a 25-foot front, 26 something or other for the house, and then a 50-foot space in the back to be used for family living. They feel that the value of this minimum house to the family will greatly increase with the development of the outdoor space. Where the development of this outdoor extension of family living has been undertaken by a neighborhood, there has been a feeling of confidence in the basic long-term livability of the house, its useability and the quality of the land. In other words, if the owner discovers after buying it that the house doesn't work, that there is water in the basement, that under a very thin covering in the backyard you will find old pieces of the building materials, pieces of concrete, nails, tin, that nothing will grow and the tree dies right away, they are not going to put their energies into this development of this backyard area which

we feel will raise the whole real value to the family of this piece of land. The great potential of using the outdoors to increase the size of the house is just going to be lost. If the house itself doesn't work and the land is no good underneath, we felt that educational materials on developing these backyards should be made available in space planning and also materials in each particular locality that would really work.

The table wants to go on record that they do not think that it is right to build houses on bad land without adequate planning inside and out and everything should be done to see that this is not possible. The members feel that we here have the responsibility to the inexperienced buyer to protect him from the family tragedy of a costly move into something that looks good and which one quickly finds out does not work as promised. Zoning is a very important necessity also to protect families. Without zoning they will build a house and something will come up right near it which will ruin their house. They feel this is important. We also made a list -- and I won't read them -- of what we call family tragedies, because we feel that it is important that other home buyers should be saved from the problems which those of us who are here have felt existed in buying a new house.

I think we want to say something else. We want to tell the HHFA that we had a wonderful time, that we have liked meeting the women from all over the country and we have loved talking about houses. We have been very interested in discovering the differences that exist in our areas. Someone said as we talked about these houses that are all spotted brilliant colors all over the place, that maybe color designers should take their clues from what nature does with that particular place. Maybe they just don't look very well where we are. They might look better somewhere else. But we have enjoyed finding out how much we are alike in the way we feel about living values for our families.

We want to say thank you for this opportunity and we are very glad to have had it. But we want to say something else and this has been said not only at our table but also at the others. We feel a little differently about Government, and when we get back home we are surely going to get all the letters tangled up and we won't know if it was HHFA or what it was, and the other combinations that will also continue to confuse us. But we will remember that an Agency has taken a great deal of time and energy to amass all this material which was sent in by everybody and to put it into a shape so that we could handle it, and talk and work together on it and we think that it is wonderful. We are going to take this feeling back to our communities and I am sure none of us are going to continue to feel that it is all something that hasn't much connection with us. We feel the Government feels that our problems are all very real. And now we know it. In fact, you might say we really just feel like citizens.

WOMEN'S CONGRESS ON HOUSING

Table #4

Alabama, Florida, Georgia, Mississippi, North Carolina,
South Carolina, Tennessee, and Kentucky

I. INTERIOR PLANNING

A. BASIC COMPONENTS

1. Kitchen plus Dining

Vote on type of kitchen:

- | | |
|-------------------------------------|---|
| a. Kitchen plus dining | 8 |
| b. Kitchen-Family Room | 4 |
| c. Kitchen plus dining plus laundry | 2 |

Comments by Delegates:

- (1) Kitchen to cook in. Nothing else
- (2) Small kitchen to use as working area only. Safety factor, danger of children being burned. No laundry facilities, not sanitary to have dirty clothes in kitchen. Counter bar and stool.
- (3) Efficiency cooking area, no laundry facilities. Large enough for children to be in.
- (4) Kitchen and breakfast room -- convenience.
- (5) Kitchen and breakfast space, laundry off kitchen, large enough for family to eat.
- (6) Large kitchen-breakfast space. Arranged so can talk with person in den.
- (7) Dining area in kitchen -- Kitchen-Family room large enough to have children with you.
- (8) Large kitchen and den combined. See children playing in den while in kitchen. No laundry equipment.
- (9) Large family type kitchen with outside door. Built-in dining area for six.
- (10) Open plan, living kitchen, laundry facilities. Kitchen always gathering place for family.
- (11) Working unit with laundry room and utility room. Dining area separate.

Votes for informal dining:

- | | |
|-----------------------------------|---|
| a. Built-in nook | 4 |
| b. Counter or bar and stools | 2 |
| c. Space for table and six chairs | 5 |

Majority: Prefer kitchen with space for informal dining at table with six chairs.

Minority (strong): Prefer built-in nook.

I. INTERIOR PLANNING

A. BASIC COMPONENTS

1. Kitchen plus Dining - continued

Consensus: If no basement is provided then a Family Room should be provided adjacent to the kitchen.

2. Pantry

Majority: Pantry not essential.

Votes: 7 against; 4 for.

3. Laundry

Majority: Laundry in separate room on first floor.

Votes: 7 for first floor; 4 in basement

In the laundry room there should be space for:

- (1) Automatic washer
- (2) Automatic dryer
- (3) Free-standing ironing board
- (4) Removal and storage of galoshes, rubbers, wet and dry play and work clothes -- area 3' x 5'.

4. Rear Entrance

Majority: Rear door into Laundry-Utility area.

Votes: 8 in laundry-utility; 3 direct into kitchen.

Comments by Delegates:

- (1) Back door for children to come in, maintenance man, easier to wash kitchen floor than to vacuum rug.
- (2) Need place to take off rain gear and heavy coats so need entrance and storage space at back.
- (3) Back door and bath so children don't have to go through house dirty and muddy.
- (4) Back door leading to basement, children come in, the dirt taken to basement.
- (5) Back entrance into basement, children, dirty clothes, mud.
- (6) Back porch has storage space on it.
- (7) Side door from carport into kitchen with storage for children's clothes.
- (8) Rear entrance into kitchen and basement -- convenient.
- (9) Double garage with rear entrance, laundry room, store children's bicycles.
- (10) No back door, Prefer hallway.

I. INTERIOR PLANNING

A. BASIC COMPONENTS

5. Half-Bath at Kitchen Entry

The majority felt that a half-bath near Rear Entry is mandatory.

Votes: Nine at Rear Entry.
One at Front.
One in Basement.

6. Basement

Majority for Basement under main area of the house.

Votes: Eight for
Four against

The deep South was against basements.

Interest in a basement was primarily centered around the need for space for recreation and hobbies.

In the interest of economy it was agreed the basement could be eliminated with a Family Room and Storage provided on first floor.

These delegates in favor of a basement felt it essential for:

- (1) Cheapest space to buy
- (2) Keeps house warm
- (3) Provides space for:
 - (a) work bench and tools
 - (b) Hobby space for family
 - (c) Rainy day play for children
 - (d) Meeting and recreation room for teenagers
 - (e) Recreation room for adults

Comments by Delegates:

- (1) Basement for play room especially when raining, work shop for husband, storage space.
- (2) Basement to keep the noise of children out of main house. Husband starts project, can leave material out without house being messed up. Entertain friends and no mess in main part of house. Want to cut down work in house, keep mess in basement. Fix up basement after children grow up and rent room.

I. INTERIOR PLANNING

A. BASIC COMPONENTS

6. Basement - continued

Comments by Delegates: (continued)

- (3) Basement for children's play.
- (4) Children can play and know not in danger of getting hurt.
- (5) Think basement necessary for husband's work shop, children's play room. No basement, find husband mixing paint in kitchen when trying to fix dinner. Less reason for divorce.
- (6) Definitely want basement, but question the steps involved.
- (7) Would like basement but problem of carrying clothes up and down steps to yard.
- (8) Rather build on to house because of dampness, steps. Have utility and storage space on first floor. Play room on first floor to be able to see children.
- (9) Open space preferred, screened in summer, glassed-in in winter, can see children playing rather than going up and down steps.
- (10) Rather have split-level with extra room for play than go to expense of having basement.
- (11) In South you can't afford basement, contractors too expensive.

7. Attic

Majority: Only if needed for later expansion.

Minority: Wanted an expandable house with unfinished attic; notably the Northern delegates.

Comments by Delegates:

- (1) Depending on cost, not cut down on something more important.
- (2) The expandable attic ideal for young couple who expect to have family. If can be used as additional bedrooms in future, yes; just storage space, no; basement can handle.

8. Dining Room

All: Would accept an "ell" of living room, with a movable separation. Majority would prefer separate dining room, if it could be afforded.

Comments by Delegates:

- (1) Full dining room--not have to make-shift when company present.
- (2) Dining room if didn't cost too much.

I. INTERIOR PLANNING

A. BASIC COMPONENTS

8. Dining Room - continued

Comments by Delegates: (continued)

- (3) With children, need dining room separate from living room so don't carry food into living room which would happen if all in one room. Also learn better manners eating in more formal atmosphere.
- (4) Least used room unless you do lots of formal entertaining. Dining area sufficient.

9. Living Room

Consensus: 12' x 14' living room accepted
14' x 18' would be desirable

Comments by Delegates:

- (1) Would prefer living room smaller than 14' x 18' and use extra space as den for the children to do their studies in.
- (2) Prefer living room wider than longer so that furniture can be arranged better.

10. Front Entrance and Guest Coat Closet

Majority: Front Foyer with Guest Coat Closet preferred, but would accept some type screen that provided a defined separation.

Minority: One delegate wanted no foyer or closet.

Comments by Delegates:

- (1) Foyer preferred with entrance into all rooms.
- (2) Foyer so you don't enter into living room--wear on rug.
- (3) No foyer or hall, rather have extra footage for rooms.

11. Bedrooms

Majority: Accepted three bedrooms as a minimum, with a preference that one be paneled as a den, and for use as a guest and sewing room.

Minority: One delegate voted for two bedrooms, but with expandable attic.

I. INTERIOR PLANNING

A. BASIC COMPONENTS

11. Bedrooms - continued

Comments by Delegates:

- (1) Three bedrooms--use one as sewing room or guest room.
- (2) Three if not too small. Walking space.
- (3) Two bedrooms with expandable attic in event family grows. Plan on bedrooms for future. Can't buy a house each time family grows. Use attic and basement for additional bedrooms.

12. Bedroom Closets

Consensus: There should be a minimum of two closets in parent's bedroom and one in other bedrooms. Use sliding doors on closets.

All agreed that closets should go to ceiling for storage of extra blankets, etc.

13. Bathrooms

Majority: Accepted $1\frac{1}{2}$ baths as a minimum, but wanted two lavatories in the main bath.

14. Other Storage

All agreed that storage should be provided for sheets, pillow cases, etc., blankets, bed covers, etc. and cleaning equipment, as, vacuum, brooms, mops, etc.

A linen closet is preferred outside of bathroom, but there should be storage in the bath for items and articles used there.

15. Garage and Carport

All agreed that initially the cost of a carport should be used to provide house space.

A double carport is desirable, but a single one is acceptable.

If there is no basement, a single carport, at least, should be provided with outdoor storage space.

I. INTERIOR PLANNING

A. BASIC COMPONENTS

16. Homemaking Appliances

Consensus: Include cost in room space and allow owner to acquire own appliances. In order of importance, appliances are voted as follows:

- (1) Split-range (wall-oven and counter burners)
- Refrigerator (built-in)
- (2) Automatic washer
- (3) Automatic dryer
- (4) Air conditioning
 - (a) install initially, if money available
 - (b) rough-in for later installation
- (5) Deep Freezer
- (6) Automatic dishwasher
- (7) Garbage disposal

Movable Appliances

- (1) Waffle iron
- (2) Automatic mixer
- (3) Toaster
- (4) Vacuum cleaner
- (5) Electric coffee maker
- (6) Automatic fruit juicer
- (7) Sewing machine

I. INTERIOR PLANNING

B. MINIMUM AND DESIRABLE SIZES OF COMPONENTS

	<u>Minimum</u>	<u>Desirable</u>
1. Kitchen plus Dining	8' x 18'	10' x 18'
2. Kitchen-Family Room (if no basement)		
3. Laundry-Utility Room	8' x 10'	8' x 10'
4. Storage Area off Utility Room	3' x 5'	3' x 5'
5. One-Half Bath at Rear Entry	4' x 5'	4' x 5'
6. Basement (if money available)	Full area of main house	
7. Attic (only if expansion required)		
8. Dining Room	12' x 14'	14' x 16'
9. Dining "ell" of Living Room	10' x 10'	12' x 12'
10. Parlor Living Room	12' x 14'	14' x 18'

I. INTERIOR PLANNING

B. MINIMUM AND DESIRABLE SIZES OF COMPONENTS - continued

	<u>Minimum</u>	<u>Desirable</u>
11. Entrance Foyer	6' wide	6' wide
12. Guest Coat Closet	2' x 3'	2' x 3'
13. Parent's Bedroom	12' x 14'	12' x 16'
14. Second Bedroom	10' x 12'	12' x 12'
15. Third Bedroom (paneled as Den)	10' x 12'	12' x 12'
16. Bedroom Closets	4 @ 2' x 6'	3' x 6'
17. Bathroom (Main)	6'6" x 8'0"	6'6" x 8'0"
18. Other Storage (Linen Closet)	2' x 2.5'	
19. Carport		

Comments by Delegates on Room Sizes:

1. Front Foyer -- Consensus: 6'0" wide

- (1) Large enough to decorate. People come to door and is as far as they come in and should be attractive.
- (2) At least five feet so when two people are standing in it, can stand side by side.
- (3) At least six feet, glass wall to give light, enough space for table with flowers to make it look nicer.

2. Guest Closet -- Consensus: 2' x 3'

Minority: One delegate felt closet not needed in hall. Clothes are damp from rain; should be hung out; provide enough other closet space.

3. Bedrooms (Parents)

Majority: Minimum 12' x 14' -- 7 delegates

Minority: Minimum 12' x 16' -- 5 delegates

- (1) Large enough to have a rocking chair so that when you have a baby that needs to be rocked.
- (2) Large enough to have a comfortable chair for a man.
- (3) Large enough to have two chest of drawers so husband and wife's clothes can be separate. Also a lady's desk--there are quite a few things a woman has to do and likes to get off where she won't be bothered while doing them. Children can be downstairs.

I. INTERIOR PLANNING

B. MINIMUM AND DESIRABLE SIZES OF COMPONENTS

Comments by Delegates on Room Sizes: (continued)

4. Children's Bedrooms -- Consensus: Minimum 10' x 12'

- (1) Want children's room large enough to accommodate twin beds so when being shared by two children they have own beds in case of sickness.
- (2) At least 11½' x 12½' in order to have twin beds separated, room to move around.
- (3) Twin bed size rooms so children can sleep separately for health sake, also children like to have the same as other child has.
- (4) Each person should have something that is theirs. If large enough, can separate with screen and have privacy.
- (5) Would like bedrooms on rectangle arrangement. Makes easier to arrange furniture.
- (6) Would like one bedroom large enough to be used as study.

5. Bedroom Closets -- Consensus: 2' deep. Vote: 11 to 1

- (1) Two feet. Any bigger, lose wall space for arranging furniture.
- (2) Would like whole length of room so you can see in.
- (3) At least three feet so can walk in and have shelves on each end for storage.
- (4) Larger closets in children's room so can keep toys and things they collect like children will.
- (5) Large closets. Children have more clothes than grownups. Also little girl's dresses take time to stand up and iron, and don't want them mussed when time to put on.

Parent's Bedroom: 12 feet long (two closets)
Children's Bedrooms: 6 feet long -- 7 delegates
longer than 6 feet -- 5 delegates

6. Bathroom

Majority: Separated bath -- vote of 9 to 3 over combined bath.
Double lavatories -- vote 10 to 2 over single lavatory.

Majority: Minimum 6'6" x 8'10", including space for linen closet.

Half Bath: All agree on minimum size of 4' x 3'.

I. INTERIOR PLANNING

C. LOCATION AND RELATION OF BASIC COMPONENTS

Consensus: Living areas to be separated from sleeping areas.

Comments by Delegates:

- (1) Want bedrooms completely separate from rest of house.
- (2) Do not want children's bedroom wall next to living room where you entertain, because some children are disturbed by talking, etc.
- (3) Want bedrooms (children) arranged so children can come in from play area and not go through living room in order to change clothes.
- (4) Want center hall in order to separate living from sleeping quarters.

1. Kitchen

Majority: Prefer kitchen at rear or side. Preferred orientation toward east or southeast, with access to:

- (1) Family Room (if no basement)
- (2) Laundry-Utility
- (3) Dining Area
- (4) Front Entrance -- without going through living and dining room.

Comments by Delegates:

- (1) Want kitchen in back so you don't hear all the noise of the streets, since you spend a good time there. Also, if you are having dinner outside, it's easier to carry things from the kitchen to yard. Would want kitchen situated so you can see the back and also look through to the front. Would want kitchen situated so as to have access to dining room and laundry room.
- (2) Would prefer kitchen to the side back in order to be able to see front and back, and children playing out of doors.
- (3) Prefer kitchen on east side of house so you can have the sun.
- (4) Prefer west kitchen so bedrooms would be cool in evening.
- (5) Depending on which house faces, north or south, in order to decide whether bedrooms or kitchen should be cool.
- (6) Prefer to have professional person decide which way as he would know better.

2. Family Room

First choice: Recreation and hobby activities in basement with outside entrance and windows on three sides, none on front.

I. INTERIOR PLANNING

C. LOCATION AND RELATION OF BASIC COMPONENTS

2. Family Room - continued

If no basement, then dining space of kitchen to be expanded in size -- looking onto rear yard, with access to:

- (1) Kitchen
- (2) Dining Area
- (3) Outdoor Terrace
- (4) Front Entrance without going through living-dining area

3. Laundry-Utility Room

Looking onto side yard -- for future carport -- with access to:

- (1) Kitchen
- (2) Outdoors

4. Rear Entrance

To have access to:

- (1) Half-Bath
- (2) Laundry-Utility

5. Dining Room

No particular preference was expressed for the location of the formal dining area.

6. Living Room

The delegates were equally divided -- six to six -- for locating the living room, looking onto a side yard and looking toward the street. Preferred orientation is North.

Comments by Delegates:

- (1) Front. If on back see everybody's clothes lines, garbage cans, trash cans, etc.
- (2) Want living room in front. Can't have guests come in back.
- (3) Front. I enjoy seeing the activity going on in front.
- (4) Living room on rear where it is quiet. You can control noise in your own backyard, but you cannot control noise on front.

I. INTERIOR PLANNING

C. LOCATION AND RELATION OF BASIC COMPONENTS

7. Bedrooms

Consensus: Bedrooms away from living area.

Comments by Delegates:

- (1) Living room and dining room for entertaining, have children away from living area, prefer children in front.
- (2) North side, so bedrooms will be cool to sleep in.
- (3) North side, so there will not be too much light to wake you in the morning.
- (4) You can cool rooms off in one half-hour, so prefer kitchen to be cool.

D. CONNECTIONS AND DIVISIONS BETWEEN SPACES

It was agreed that partitions with doors should be provided between the kitchen and

- (1) Laundry-Utility
- (2) Dining Area
- (3) Living Room
- (4) Access hall to bedrooms

and between the Family Room (when provided) and

- (1) Dining Area
- (2) Access hall to bedrooms, front door, etc.

The living room and dining "ell" should be separated by a movable partition. There should be a partition with door between living room and access hall to bedrooms, front door, etc.

The front entrance foyer may be open to an access hall to living rooms, bedrooms, etc., or to the living room.

Hinged doors between rooms were preferred by eight delegates and sliding doors by four. Four delegates preferred a folding door between dining area and kitchen.

E. SIGNIFICANT DETAILS

1. Ceiling Heights

Majority: Agreed on 8 feet high ceilings, with a lower ceiling in basement.

I. INTERIOR PLANNING

E. SIGNIFICANT DETAILS

1. Ceiling Heights - continued

Comments by Delegates:

- (1) Not higher than 8 feet. Can clean easier.
- (2) Can heat a lot easier if ceilings are not too high.
- (3) If ceilings are too low, and some people have furniture turned over from Grandmother, like a secretary which is very high, will not fit in if ceilings too low.

Low-slope combination roof-ceiling was acceptable to 9 delegates and exposed beams and planks to 3.

2. Kitchen

- (a) Upper Cabinets. It was agreed that upper cabinets should be carried to ceiling for storage of periodically used items. The top accessible shelf (about 6'0" from floor) should be adjustable.

There was no length determined for required shelving in upper cabinets. The minimum width desired was 14 inches. The majority preferred hinged doors on cabinets, though there was some favorable comments on sliding doors.

Comments by Delegates:

- (1) When top shelf of cabinet too high, can't be reached.
 - (2) Not too high, in order to use top shelves and be able to reach conveniently.
 - (3) Sliding doors cannot be opened for access to whole cabinet.
 - (4) Sliding doors. No chance of bumping head, like on hinge doors. When you have open and want to reach something under work table, forget and raise up.
 - (5) Cabinets deep enough not to chip dishes when putting away.
- (b) Lower Cabinets and Counters. No length of work counter was determined. A two-compartment, 42"-long, sink was preferred. Width of work counters at 24" was acceptable. Height of work counters should be uniform, but some delegates requested that heights be adjustable.

Enough room should be left between counter top and bottom of upper cabinet for tallest electrical appliances, plus one-inch clearance.

I. INTERIOR PLANNING

E. SIGNIFICANT DETAILS

3. Special Rooms

An interior bath in a two-bathroom house would not be acceptable to 6 delegates. Five would accept if a ventilating skylight is provided. A shower stall only in a one-bathroom house would be acceptable to the majority of delegates.

4. Electrical

(a) Service, it was agreed, should be 100 amperes.

(b) Ceiling lights should be provided in:

- (1) Kitchen
- (2) Laundry-Utility
- (3) Entrance Halls
- (4) Dining Area
- (5) Bedrooms (preferred by 10 out of 12)

Lights in closets were not deemed necessary. Five out of 12 preferred ceiling light in living room and 6 out of 12 wanted ceiling light in bedroom in addition to wall brackets.

(c) Convenience Outlets

- (1) Kitchen -- 4 plus strip at counter height
- (2) Laundry-Utility -- 4 plus power
- (3) Dining Area -- 2 duplex
- (4) Living Room -- 5 duplex
- (5) Bedrooms -- 3 duplex
- (6) Wall convenience outlet in Bath

(d) Height of Outlets

Counter height in kitchen and laundry-utility, 18" elsewhere.

Comments by Delegates:

- (1) Ceiling light in living room because someone cuts switch off from lamp and have to come into living room in dark.
- (2) Light in ceiling for children taking music lessons. Better light.
- (3) Light in living room ceiling because husband has visual problem.

I. INTERIOR PLANNING

E. SIGNIFICANT DETAILS

4. Electrical - continued

Comments by Delegates (continued):

- (4) Ceiling light in bedroom for children. Easier for them than walking into dark room and finding lamp.
- (5) Makes it easier to see in closet with ceiling light.
- (6) Turn light on directly entering room. Will not trip over things.
- (7) Ceiling light in bathroom and small bulb as night light.
- (8) Light over basin, plus ceiling, in bathroom for husband to shave by.
- (9) Light in closet also to dry out damp clothes.
- (10) No lights in closet, unless automatic with closing of door.
- (11) Fluorescent lights because give same effect as daylight. Makes you feel better and look better. Direct lighting is harsh.
- (12) No daylight bulb (blue). Makes you look green.
- (13) Do not prefer fluorescent lights. Have a hissing sound that you keep waiting to explode.
- (14) Fluorescent lights, if they are not the kind that are poisonous when broken.
- (15) Convenient outlets. Two on each kitchen wall.
- (16) Strip type. Do not have to have in one spot.
- (17) Four outlets in kitchen to handle toaster, radio and other accessories used in kitchen regularly.
- (18) Outlet in breakfast nook for toaster for convenience.
- (19) Outlet over counter space so no danger of children pulling off electrical appliances.
- (20) Four outlets as basic requirement in laundry room.
- (21) More outlets than four in laundry room, as you don't know what appliance they will invent next.
- (22) Height of outlets waist height in utility room for ironing so that cord is even with ironing board.
- (23) Have outlets placed so children cannot stick things in and get hurt.
- (24) At least 18" so you do not have to get down on knees to plug in lamps, etc.

5. Interior Weather-Conditioning

The majority wanted provisions made for future installation of air conditioning. There was an evenly-split vote on whether air conditioning should be installed now, if money available.

I. INTERIOR PLANNING

E. SIGNIFICANT DETAILS

5. Interior Weather-Conditioning - continued

All wanted ceilings and walls insulated.

Comments by Delegates:

- (1) Makes it easier to conceal if put in when house is built
- (2) Would not want to, because in next ten years will have it for all priced homes.
- (3) Would not want it because of noise it makes.

6. Sound Deadening

Consensus was that sound-deadening materials were not necessary in any rooms. Also, that money should not be spent for a ceiling in basement.

Comments by Delegates:

- (1) Not when built, perhaps at later date.
- (2) Would not want it, because it would kill the sound of children playing in basement and they could hurt themselves and not hear them cry out.
- (3) Would not want it, because when pipes freeze it would have to be removed and cannot be fixed back and not show.

II. EXTERIOR APPEARANCE

A. FLOOR TO CEILING GLASS

All agreed they did not like all glass walls.

B. PICTURE WINDOWS

Majority: Would accept picture windows in Dining or Living Rooms, but only if there was a view. A minority would accept picture windows in a living room facing the street.

Comments by Delegates:

- (1) Would not like glass from ceiling to floor because of chance of being broken and someone getting hurt.
- (2) Would not want picture window for fear children would fall and break glass and hurt selves.

II. EXTERIOR APPEARANCE

B. PICTURE WINDOWS (continued)

Comments by Delegates: (continued)

- (3) Would not want either, because of heating problem.
- (4) Would not want either, unless you had scenery to bring in.

C. ALL WINDOW SILLS IN ROOM 4 TO 5 FEET ABOVE FLOOR

Consensus was that standard height sills should be used. This is interpreted to mean about three feet.

Comments by Delegates:

- (1) Windows low enough for one to see children out of doors, but at same time high enough for privacy.
- (2) Two feet up with wide sills.
- (3) High enough so children cannot lean out and fall.
- (4) Three feet high so children can see out.
- (5) High enough to place a piece of furniture under.
- (6) Four feet from floor so you can see out to check children.
- (7) Have them for convenience, but at same time, appearance important on outside of house.
- (8) One side higher for privacy on street side and others lower.
- (9) Have all heights of windows uniform so drapes are interchangeable.
- (10) Only see one side of house at time, so do not need to be all same height.

D. TYPES OF WINDOWS

Consensus: Double-hung windows with removable sash.

Would prefer awning type if sash were removable.

Comments by Delegates:

- (1) Would not want casement windows, too inconvenient.
- (2) Normal size window so easy to clean. Possibility of fan going in one.
- (3) Double-hung windows so you never worry about upper part falling on you when cleaning.

E. NATURAL VENTILATION

Should be provided under fixed glass.

II. EXTERIOR APPEARANCE

F. ACCESSORIES BUILDER TO PROVIDE

Consensus: Window screens and screen doors.

Four delegates from the deep South wanted operative exterior blinds on windows.

G. TYPE OF HOUSE

Consensus was for one-story with basement.

H. APPEARANCE OF HOUSE

Consensus: A traditional house, but with modern approach.

I. ROOF TYPE

Consensus was for low-pitched roof with wide overhang for solar control, so you get winter sun, but not summer sun.

J. EAVES

Consensus was for wide eaves.

III. LOT REQUIREMENTS

A. LOT SIZES (House -- 48 Feet Wide)

- | | |
|--|----------------|
| 1. Minimum Lot Size | 10,500 sq. fr. |
| 2. Minimum Lot Width | 75 feet |
| 3. Minimum Lot Depth | 140 feet |
| 4. Minimum Side Yards | 12 feet |
| 5. Minimum distance between houses across street | |

No data was given, but with a 25-foot front yard from sidewalk and allowing 50 feet for street and sidewalks, this could be 100 feet

6. Minimum distance between houses at rear

No data was given, but with 25-foot set-back and 26 feet for house, on a 140-foot deep lot, this could be 180 feet

III. LOT REQUIREMENTS

A. LOT SIZES (Continued)

7. Preferred lot shape and area at same cost

Consensus was for depth two times the width, (example -- 60 x 120 or 72 00 sq. ft.), in preference to $1\frac{1}{2}$ times width (65 x 100)

8. Preferred lot depth with same width

Consensus was for a 75' x 150' lot at base price, in preference to: 100 feet depth at \$380 less, or 125 feet depth at \$190 less

Corner lots were found undesirable.

Comments by Delegates:

- (1) Ideal lot would be 100' x 140'. Enough room on side. Depending on neighborhood, if convenient to playground, would not need too large a lot.
- (2) Depending on locality of city. In our area, open country. You can buy an acre reasonable. Where subdivisions, are restricted to 80 x 100 feet, which is requirement. Rather have house closer to front. Have privacy in back for eating and children's play. Twenty or 30 feet in front from street. On side, far enough away from neighbor not to be able to hear one another talking.
- (3) Sixteen feet minimum on side for driveway, going to back so you can use carport or garage for storage and will not be seen.
- (4) Twenty-five or 30 feet in front. Ten feet on each side.
- (5) Small front yard, easier to keep.
- (6) As much in back as possible. Easier for small children to play.
- (7) A 100' x 150' lot. At least 40 feet set-back because city might come in later and widen street. Ten feet on each side of house.
- (8) Seventy-five feet wide and 100 feet deep. Eleven or 12 feet on side.
- (9) Seventy-five x 150 feet -- bedroom side, 5 feet with carport. We have requirements in Florida that house next door be built on same line.
- (10) Twenty-five or 30 feet in front. Ten feet on each side.

III. LOT REQUIREMENTS

A. LOT SIZES (Continued)

Consensus:

12 to 14 feet on side
75 feet wide
25 feet in front

Back Yard Depth

60 feet - North Carolina	40 feet - Kentucky
60 feet - Tennessee	40 feet - Kentucky
100 feet - South Carolina	40 feet - Kentucky
100 feet - Mississippi	100 feet - Tennessee
100 feet - Alabama	40 feet - Kentucky
70 feet - Mississippi	60 feet - Florida

Consensus: No corner lots.

Consensus: Lot size -- 75' x 140'.

B. LOT USAGE

1. Minimum distance from street sidewalk to front of house. 25 feet
2. House set-back from street should be varied; not equal.
3. Children's play, outdoor dining, flower garden and vegetable garden were considered important outdoor activities which provisions should be made for in planning house and lot.
4. An outdoor drying space was considered necessary even with use of automatic laundries, particularly in the South.
5. Space should be provided for a garage or carport attached to the house at the rear.
6. Parking space for family car off the street was deemed necessary. It should be to the rear of the house.
7. Builder should preserve existing trees and sod front lawn.
8. Power poles and overhead lines should be along rear lot line.

IV. NEIGHBORHOOD AND COMMUNITY PLANNING

A. STREET LAYOUT

1. Curved streets were preferred.
2. Sidewalks were deemed necessary on both sides of streets by 10 delegates. One delegate felt none were necessary.
3. Delegates divided 6 to 6 on the need for shade trees along public streets.
4. It was agreed that houses facing heavily trafficked streets were satisfactory if set-back from street is greater than normal.

B. FACILITIES

1. Maximum distance to:

	<u>Miles</u>	<u>Minutes</u>
(a) Primary school	1/2	
(b) Secondary school	1/2	
(c) High school	3	
(d) Shopping	2/3	
(e) Place of employment		30
(f) Church	2/3	
(g) Recreation	not important	

2. A "corner grocery store" was deemed an asset to the neighborhood, provided there was special site planning and zoning to make "good neighbors" to abutting homes. It should not be more than three to four block from homes. There was also expressed the need for shopping facilities, somewhere between the corner grocery and the large shopping center.
3. Other community facilities deemed desirable within a neighborhood of homes were:
 - (a) Churches, with adequate parking space
 - (b) Supervised swimming pools
 - (c) Small playgrounds for young children (4-8) at a maximum distance of four blocks

IV. NEIGHBORHOOD AND COMMUNITY PLANNING

B. FACILITIES

Comments by Delegates:

- (1) Want church close enough in case you do not have car, you can walk.
- (2) You will go to church no matter how far. Important to have youth organizations, etc. for teenage groups.
- (3) One-half mile from residence, because of activities you might be active in; easier to get to. However, far enough that music does not penetrate into community.
- (4) Church within the community where there is parking space.
- (5) Ten minutes drive to church.
- (6) Not necessary to have near you. You can find time to go to church. You do need your immediate needs like shopping center during week. Do not think movies has to be close.
- (7) Church in community, but not necessary for movies, bowling alleys, etc.

C. CONSIDERATION OF ECONOMY

When the question was raised as to how cost reductions could be made, a majority of 6 voted to eliminate the basement. A strong minority of 4 voted to eliminate the utility room and place facilities in the basement. Other proposals were to eliminate the front foyer and reduce the closet space.

TABLE #4

SUMMARY

by

HOUSING AND HOME FINANCE AGENCY

On the basis of an analysis of the above report, it may be concluded that the delegates at Table #4 would agreed that the Basic Components of a house for a growing family would be as follows:

1. Kitchen for cooking only
2. Family Room
To include space for family and informal dining,
and recreation and hobby activities that would be
provided in a basement
3. Laundry-Utility Room
4. Half-Bath at Rear Entry
5. Dining "Ell" of Living Room
6. Parlor Living Room
7. Entrance Foyer
8. Guest Coat Closet
9. Parent's Bedroom
10. Second Bedroom
11. Third Bedroom Paneled as Den
12. Bedroom Closets: two in Parent's Bedroom
one in other Bedrooms
13. Main Bathroom: two lavatories
14. Other Storage, Linen Closet

If additional funds were available, a basement would be provided and the Family Room, adjacent to the kitchen, would be eliminated and dining space for a table and six chairs would be provided in an enlarged kitchen. In the deep South, where a basement would not be desirable, the Family Room arrangement would be retained.

The next choice, with funds available, would be to provide a separate dining room in place of a dining "ell" off the living room.

The third choice would be a single carport with storage; followed by a double carport.

Next, would be an increase in size of rooms from minimum to desirable.

Next, the baths would be increased from $1\frac{1}{2}$ to two or $2\frac{1}{2}$, and air conditioning installed.

Finally, a Den-Guest Room would be added.

Unresolved Items

1. No sizes, minimum or desirable, were indicated for the Family Room, where basement is omitted.
2. If money was available, should the builder provide automatic equipment, washers, dryers, etc., before adding additional rooms or increasing room sizes?
3. What would be the rank of importance of air-conditioning? Should it be the first choice after the basic components, or should additional or enlarged spaces be provided before air-conditioning is acquired?

TABLE #4

SUMMARY BY DISCUSSION LEADER
Wednesday, April 25, 1956

Miss Heath:

Mrs. Meyers had to leave -- the discussion leader at Table #4 -- she had another engagement and Mrs. William Clancy from Jackson, Mississippi, is going to speak for her this morning. Table #4 is Alabama, Florida, Mississippi, North and South Carolina, Tennessee and Kentucky.

Mrs. William Clancy:

I would like to say just a brief thank you, first to Miss Heath for not introducing me as being from the same town as Dr. McFarland's dog -- as you know yesterday he said he had a Dalmatian from Jackson, Mississippi, as so am I. I hope the dog is as proud of it as I am.

I want to thank Miss Heath, and Mr. Cole, and all of you who have made our stay here such an unforgettable experience. We want to tell you how much we appreciate all that you have all done to make it just a perfectly wonderful thing.

If I had a map, I could show you the distance that we have had to cover in this group that we have had. If we could have had a second experimental table, this would have been the one, for we go from Jackson, Mississippi, to Louisville, Kentucky, to Miami, Florida, a distance of 1500 miles. So we discussed pro and con such things as number of rooms and open areas to storm windows. So you can see that we have had diverse opinions, but we have come to reconcile our views and get something which we hope is worthy of the confidence that you have shown in us.

We have endeavored to come up with a concensus of opinion on this home in the \$10,000 to \$15,000 bracket. We say home, because we have lived in it so much in the last few days that we have converted it from a house to a home. In point of climate differences our group varies almost as much as I said as the so-called experimental table. So we have had to reconcile all of these opinions into a good sound basic house which includes the following things. We have had, I might say, to cut out a lot of dear desires. We started out to cut out our pet peeves. With Mr. Van Buren's patient listening and Mrs. Meyer's guidance, we aired our peeves at the beginning and then we go down to our dear desires. And this house does include many of the latter.

It is approximately 1500 square feet. It has living room, dining room, three bedrooms, a bath and a half, and a family room. We have cut out -- I'm telling you what we have cut out so that you can see that we started out with an entirely different kind of house. We originally built two. We started with the basement and gave that up in order to save money and stay within our budget which has been one of the primary aims of this group. We have tried to take the objective view and keep our house within our budget so that we might meet immediate needs of this family. We have cut out a garage in the hope that that can be included in future expansion. We have living room, dining room, three bedrooms and bath and a half, a utility room, all of these rooms having ample storage space and a -- I hope you will stay with me because we have had to change this right at the last minute and make a great deal of notes -- this living-dining room will take care of informally family -- I mean this family room will take care of informal family dining. Our kitchen will have cabinets which utilize every foot, every inch of space. They will go to the ceiling. Our living room and dining room will be in an ell shape, if possible. We will have folding type partitions between these two rooms for flexible use. Our master bedroom is to be 12 x 14 feet. Our two smaller bedrooms will be 10 x 12 feet. These two small rooms to accommodate study desks for our children, and one of these, if possible, paneled for future use as a den. We want to separate our children's bedrooms as much as possible from the living area and generally separate our living and sleeping quarters. Our minimum half bath is 4 x 5 feet. Our full bath has no extras with the exception of two lavatories. That is a minimum. As I said we want full height kitchen wall cabinets and clothes closets in the bedrooms. Go completely to the ceiling. We want at least 12 linear feet of hanging space in the master bedroom closet and at least 5 in any of the other closets. Our storage in the bathroom to accommodate linen storage and such is 2 and $2\frac{1}{2}$ feet. We also would like cabinets under our lavatories and over the water closet. We, as the other tables, want a picture window only if we have a picture.

And most of you know who have travelled in the South or visited there, the Southerners live a great deal out of doors. Our children, some of them, have never seen snow. If they do see it, they are allowed out of school so they can feel it on their hands. So we wish to turn our house toward our backyard, and if we have a picture window, it will be incorporated into the living room so we can create something there for our family to look out upon. All other windows will be double hung of standard height, removable for easy washing and of aluminum to eliminate painting costs. We want our ceilings 8 feet high. We have taken out of this house all gadgets in order that we can give the maximum living space and meet immediate needs. We want the planning to take care of orientation with regard to light, breezes, sun and cold. We feel that this should be done for us by an architect. We do not want to be fenced in with inside baths and kitchens. We want the light and air to come in and give us also an opportunity to watch our children who are out-of-doors and to see the things that are going on out-doors.

This group has given a great deal of thought to our community planning. We have very definite ideas and in this one thing we just all seem to be unanimous in what we wished for our neighborhood and our community. Here is our lot size -- we agreed on a minimum of 75 x 140 feet. We wish our house set back a minimum of 25 feet from the street. We do want sidewalks on both sides of the street and I have been warned that that is going to make us most unpopular with the builders, but I have to give you what has truthfully been planned by this group. In the deep South -- and I'd say we are from the South, deep South and the deep, deep South. People ask me if I am from the deep South. Yes, I'M from the deep South, but someone above me from Kentucky is from the South and that is the only way I can tell you. But from all areas of the South we want more space behind our house as I said. For the winter activities, we are able to do many of most of the time which is hard for you from other sections of the country to understand, I am sure. Our children are seldom indoors; I suppose maybe a week or two out of the winter they have to play indoors. So, we are concentrating on what we have outside our house as much as what is inside the house. We ask that the builder be required to sod the front yard. We do not wish him to plant trees. We want to plan drives and such as that so as to circumvent any existing trees. We want our driveway -- although, as you heard me say, we have no garage or carport -- because we don't know it but it isn't very likely that we will have a car before we get through building this house. If we do -- if things happen and our children get their teeth braced and we get them in college -- we will want to have this house possibly. So we would like our future garage or carport to be well to the rear of the house and give us privacy on one side so our driveway which we will wish installed now will go to the rear of the house. We do not like corner lots.

In our community planning, from our primary school (this is based on a 500-home community where there is no school bus), we do not wish to be more than six or eight blocks or one-half mile from our primary school. Three miles from our high school. We would like to be near a planned shopping center. A beautiful, attractive shopping center -- about five blocks from home. From our husband's place of work, we had such diverse opinions -- "in five minutes," "I want to keep the car", and others of us agreed on different other things. But I think we have come to 30 minutes each way traveling time for our husbands, and heaven help him if he wants to stop for a package of cigarettes. We didn't allow for that.

We like our churches within our community. I live close to a church and I feel like I'm in a little New England town when I look out and see that church steeple with that beautiful cross lit up at night; so I have had the pleasure of living in that type of community. We agreed unanimously that we think that living in a community where there is a church does enhance the value of property. We would prefer the curvalineal type of street plan. We believe that if we can get our house planned, we are not so much concerned with whether it's contemporary or traditional in exterior appearance, because there are many views on that. The main thing that we want to do is plan for our money and for the here-and-now needs of our family the soundest thing that we can get. Then, later, we will go in for little anniversary presents and give each other garbage disposals and all the other gadgets.

TABLE #5

Women's Congress on Housing Michigan, Minnesota, Wisconsin

SUMMARY

I INTERIOR PLANNING

A BASIC COMPONENTS

1. Kitchen-Dining

Comments of delegates:

- (1) Thinks children should not play in the kitchen because it isn't safe for them to be near stove, etc., and that the cooking and eating area should be divided.
- (2) Prefers separate space in kitchen because there was too much activity when she had TV, dining, washing and playing in the same area.

Conclusion: Desire table with chairs in the kitchen for the children's sake, with a minimum seating capacity of 5. Prefer to have eating and working area in the kitchen separated with a bar or something. Do not want family room in conjunction with the kitchen. Want laundry separated from the kitchen.

2. Utility Room

Conclusion: Desire utility room, first floor, in addition to basement, for a little better than minimum requirements, with entrance from outside, to be used for washer, dryer, ironer, sewing and storage.

Utility room should not be used as service entry. Too difficult to keep clean for purpose served if used as entry.

3. Service Entrance Hall

Conclusion: Desire separate entrance hall (service entrance).

Reason: For removal of galoshes and prevent carrying dirt through the house. A place to remove wet clothes and clean dirty shoes in inclement weather.

4. Half-Bath

Conclusion: Desire half-bath downstairs near the kitchen. (If have only one bath in the house, prefer it downstairs.)

Reason: Makes it convenient for children and housewife without having to go through the rest of the house to get to the facility. Also convenient to basement.

I. INTERIOR PLANNING

A. BASIC COMPONENTS

5. Basement

Conclusion: Basement desired under entire area of house. Proper provisions should be made for future division of basement area, proper heating and lighting of these spaces.

Reasons: Space needed for various activities and this space is the cheapest space one can buy for these activities. These activities include: play area, recreation area, washing, storage, ironing, sewing, or whatever want to use it for. Some of these activities create excessive moisture in the air. Basement most essential in this part of the country.

(See Comments of Delegates - page two)

I INTERIOR PLANNING

A BASIC COMPONENTS

5. Basement - continued

Comments of delegates:

- (1) Keeps floors of first floor warm.
- (2) Has 20 x 24 sq. ft. living space in basement and it would cost more to have the space elsewhere.
- (3) With present-day living costs, feels basement is essential for storage if you have a small house.
- (4) Needs basement for storing summer and winter equipment and clothes when not in use.
- (5) Thinks should incorporate living in the basement also. Has children and needs space in the basement for their hobbies.
- (6) Children can entertain their friends there and the noise is away from the upstairs and yet they are supervised.
- (7) Children can play hard in the basement.
- (8) Children can take off dirty clothes in the basement.
- (9) Thinks a heating system should be in the basement.
- (10) If heating for basement rooms were available at the time the house is built it would be less expensive.
- (11) Would rather have upstairs than basement if she had her choice because the basement is a nuisance to clean and also she has a tendency to hoard things there, but has a lot of laundry and needs to do it in the basement. Could have an outdoor storage space attached to house or garage. Wants heating in the floor of the basement, but not much.

6. Attic

Conclusion: Not necessary if there is adequate storage space elsewhere. Would be nice to have to build on to later.

7. Dining Room

Comments of delegates:

- (1) If going to teach the children the social graces need a dining room because can't teach them in the kitchen.
- (2) Thinks a dining room opening into living room is better because you get more use out of your dining area.
- (3) Doesn't think living room and dining room should be together because you will be watching TV while eating and cannot teach social graces that way.

Conclusion: Separate dining room essential.

I INTERIOR PLANNING

A BASIC COMPONENTS

7. Dining Room - continued

Reasons: For privacy in setting table, etc., and to have the cluttered table apart from the guests after eating. Can teach the social graces to the children better when it is separate.

Minority: Dining and living room combination. To have more space so can entertain larger groups. There is room for expansion and can get more use out of dining room.

Can use space in dining room as part of living room when area is not in use.

Creates feeling of spaciousness especially where living rooms are small.

8. Living Room

Comments of delegates:

- (1) Living room should be large enough to entertain in, read in, watch TV in and generally live in.
- (2) Living room should be large enough to have 5 activities going on at one time. Primarily an adult area.
- (3) Living room is for children when they do not have a play room. Should not exclude children from the living room.
- (4) Living room should be removed from activity and work area. Wants quiet living room apart from the rest of the house.

Conclusions: Should have large living room rather than parlor type so there will be room to accommodate the whole family in small groups if necessary for variation in activities.

9. Living Room Entrance

Conclusion: Want separate entrance hall with closet to living room. (Would sacrifice some space in living room or some other room for this hall.) Hall or foyer need not be enclosed by a door into living room. Prefer without door.

Reasons: Do not like to enter directly into living room. Provides a place for galoshes, keeps dirt from living room, and provides a place for hanging wraps.

10. Den or Guest Room

Conclusion: Desire guest room combined with den rather than sacrifice either room. This room would be excellent to use when someone is sick. This room could also serve as third bedroom.

I INTERIOR PLANNING

A BASIC COMPONENTS

11. Bedrooms

Comments of delegates:

- (1) Thinks children should have a place to get off to themselves and be alone if they wish. Would rather have smaller rooms than sacrifice privacy of children having their own rooms.
- (2) Thinks children should have room in their bedrooms for their hobbies, such as storage space for dolls, etc.
- (3) Could have more private rooms for the children by putting in sliding partitions or walls that can be removed later.

Conclusion: Three bedrooms are desired. At least the master bedroom should provide room for twin beds. All if possible.

Reason: For resale value even if don't need them for the family. Think need to get alone in bedroom at times. Hard to sell a two-bedroom home.

12. Closets

Comment of delegates:

- (1) Would give up other things to have adequate closet space.

Conclusion: Two closets in master bedroom and one closet in each of the other bedrooms. Would like to have two shelves in each closet in lieu of the one ordinarily provided. (This is extra storage at very reasonable cost.)

13. Bath

Comments of delegates:

- (1) House is a commodity and to some an inside bath would be satisfactory, but for resale value some would be adverse to such a thing.
- (2) Inside bath is a trend and needs consumer education. Is more economical.
- (3) Have to consider additional window space that might be used to better advantage somewhere else.
- (4) Window in bath is used very little.

Conclusion: Desire 1-1/2 baths. Do not want a substitution of shower stall in lieu of a bath tub. One lavatory in bath is sufficient if have 1-1/2 baths. Desire a shower over tub but is not absolutely necessary. Would not object to inside bath (no windows) if space could be used to greater advantage elsewhere in the house.

I INTERIOR PLANNING

A BASIC COMPONENTS

14. Other Storage

(Previously discussed use of basement, utility room, built-in drawers in bedroom.)

Comments of delegates:

- (1) Old-fashioned shed-type of storage attached to house or garage-- no heat necessary. Place to store skates, golf equipment, tools, bicycles, etc. Want storage space apart or partitioned off from garage so it won't look so messy.
- (2) Want to make a plea for unassigned storage space - for children's new hobbies, etc.
- (3) Should be storage room in each room.
- (4) Double shelf for hats, etc., so won't have to stack hat boxes.
- (5) Doesn't want too much preplanned storage space as it eliminates individual ability to decorate rooms as you want to.
- (6) Walls of storage are fine but in small rooms may need the space for divans, etc.
- (7) In some of the smaller houses the linen closets are too small. Like drawers in cupboards for blankets, etc.
- (8) Don't like linen in different places cause you can't keep account of how much have on hand. One linen closet would be more efficient and less costly.
- (9) There is usually extra space in closets for storing linens.
- (10) Towels, etc., available nearby where you need them.
- (11) Need extra space in bedroom for blankets for changeable weather.
- (12) For safety no child should have access to medicine cabinet, and under six years should not ever be alone in bath, basement or kitchen.
- (13) Vanity-type cabinet would give each child a drawer of his own in bath.
- (14) Recommend a broom closet on second floor. Like a separate drawer or large shelf (low one for children) in bath for each person.

Conclusion: Want more storage space and shelf space than have had in bedrooms, closets, garage and kitchen - want shallow as well as deep shelves in kitchen cabinets for small stacks of dishes and shallow articles of china and glassware. Desire separate drawers in bathroom for children to have a separate one each. Desire separate broom closet on second floor to save steps, and a broom closet on first floor in back hall if have room for it without increasing size of house - if not, then one somewhere near the kitchen.

Reason: There isn't enough storage space in present homes for bath supplies, blankets, out-of-season clothing and equipment, cleaning supplies, sports equipment, periodic items, china, etc.

I INTERIOR PLANNING

A BASIC COMPONENTS

15. Carport and Garage

Comments of delegates:

- (1) Feel garage is not necessary considering the amount of money you put into it and the good you get out of it.
- (2) The climate in this part of country is so damp at nights which causes so much wear and tear on your car. Think should have a garage and take care of your car since price is so high and since it lasts such a short time in comparison to your house or garage.
- (3) Biggest object is resale value of your house if you don't have a garage.
- (4) Garage provides some storage space.
- (5) Like garage for storage space in upper part of it.
- (6) Like garage with front and back door then you can take your garden tools and stored items out the extra door. Also, in the summer can put screens over doors and use as a porch.
- (7) Need a two-car garage in this part of country, for storage, etc.
- (8) Like storage space on side of garage with storage area partitioned off.
- (9) Getting so a carport is no longer a carport but is a screened in area for additional house space.
- (10) Overhead sliding door is an improvement in this part of country where there is a lot of snow.

Conclusion: Minimum - desire one car garage with storage space.
Preferred - two car garage. Prefer garage to carport.

16. Homemaking Appliances

(Builder provide or leave space for)

Comments of delegates:

- (1) Would rather do without some of the things for awhile and put money into house, and buy things as can afford them. They make it too easy for people to have everything at beginning of married life.
- (2) Think FHA is promoting providing appliances, and they think people need everything. Can do without some things for awhile.
- (3) In giving you all appliances they give you nothing to work for in the future.
- (4) Against having built-in appliances because of such extreme preferences as to brands.
- (5) Want to choose own brands. Advantage to having them built-in for elimination of grease and dust.

I INTERIOR PLANNING

A BASIC COMPONENTS

16. Homemaking Appliances - continued

- (6) Designs change too rapidly to have them built-in. Must consider for resale purposes also.
- (7) Would consider having built-in in view of cost because in project building sometimes these things are provided at less cost.
- (8) Think kitchen vent fan should be built-in cause would be a saving while building.
- (9) Built-in stove and over should be a cabinet that could be shifted to another wall if desired. Gas appliances are a saving.
- (10) Prefer incinerator to garbage disposal. Can dispose of more things.
- (11) Wants some way to regulate humidity - too much dampness in summer, and too dry in the winter.
- (12) Wonder if built-in appliances are here to stay for transient people.
- (13) Think restlessness and constant moving is because of poor homes. People will hear of a new job and they think the new job will bring them better living conditions.
- (14) Money that is saved by omitting built-ins can be used to a better advantage in the home.

Conclusion: Only garbage disposal, laundry trays and kitchen vent fan should be provided by builder. (Some expressed desire for incinerator rather than garbage disposal.)

Reasons: Desire to choose own brands in other appliances and save money by not having these appliances included in the mortgage and paying high interest rates. Can do without some of these things till have the money for them.

17. Movable Appliances

One delegate felt space should be provided for these appliances because she has to put these on the bottom shelf of cupboard and has to get on knees to get them. Thinks storage with a sliding door at end of counter would be convenient and thinks people would use these items more often if they were handy to get to.

The majority voted against this because not used enough and because this kind of storage space would be costly.

Conclusion: Storage space should not be provided for movable appliances because certain ones are not used by everybody.

I INTERIOR PLANNING

B MINIMUM AND DESIRABLE SIZES

	<u>Minimum</u>	<u>Desirable</u>
1. Kitchen and Dining	10 x 14	12 x 16
2. Laundry-Utility	10 x 10	10 x 10
3. Rear Entry	3 x 4	3 x 6
4. One-Half Bath	3.5 x 4	3.5 x 4
5. Dining Room	11 x 12	12 x 14
6. Living Room	13 x 16	13 x 21
7. Front Foyer	3.5 x 5	3.5 x 5
8. Den	10 x 12	12 x 13
9. Parents' Bedroom	10 x 12	12 x 14
10. Second Bedroom	10 x 11	10 x 11
11. Third Bedroom	10 x 11	10 x 11
12. Bedroom Closets: 4 @	2 x 5	2 x 5
13. Bath	5 x 8	6 x 8
14. Other Storage		
15. Garage plus Storage	15 x 21	

C LOCATION AND RELATION OF BASIC COMPONENTS

1. Kitchen

Conclusion: Prefer kitchen facing the back yard or side yard. Want it in the rear of the house.

Reason: Can keep an eye on the children. Greater privacy for kitchen activities.

Kitchen Access

Comments of delegates:

- (1) Work section should be apart from bedrooms, living room, etc.
- (2) Need back entrance to take clothes out to dry. Utility room separate from Kitchen; near rear entry hall. Keep kitchen free from mess.
- (3) To remove traffic from living room, a separate door from kitchen going through hall to bedrooms and bath.

Conclusion: Does not matter whether enter kitchen from back or side. Want back door to lead to basement without going through any rooms. Kitchen should be near dining room for step saving service.

I INTERIOR PLANNING

C LOCATION AND RELATION OF BASIC COMPONENTS

2. Dining Room

Conclusion: Not too important where dining room is located but want it easily accessible from kitchen.

3. Living Room

Comments of delegates:

- (1) Living room should not face west.
- (2) Most expensive furniture goes into living room so should face north or west so won't have the sun on your drapes and furniture.
- (3) Living room should not face west because you are more apt to be in living room in afternoons and the reflection of the snow creates a blindness.
- (4) Living room in west so can see the sun set.

Conclusion: Front or side (slight preference). Second choice: Rear or side. Final orientation of living room should be decided by type of lot, considering privacy, view, set-back from street, etc.

4. Bedrooms

Comments of delegates:

- (1) Six delegates expressed no preference.
- (2) Four delegates preferred rear location for children's bedrooms, for solitude; more quiet and children can get their sleep.
- (3) One delegate preferred in front so she can supervise children in daytime.

Conclusion: No preference on location of parents' and children's bedrooms.

II EXTERIOR APPEARANCE

A - E WINDOWS

Comments of delegates:

- (1) Have to decide windows on type of home and architectural structure. In Colonial homes picture windows are out of place.
- (2) In area where have lot of bad weather and snow, would feel like you were out in it. Thermopane is expensive.
- (3) Don't give you enough privacy when drapes are open, and also drapes are expensive.

II EXTERIOR APPEARANCE

A - E WINDOWS

Comments of delegates: - continued.

- (4) Upkeep of them is expensive. Too much work to washing them.
- (5) They are used in such poor taste.
- (6) Ceiling to floor glass wall effects are beautiful in picture books but would be dangerous.
- (7) Think picture windows is rich man's answer to having a view.
- (8) Don't think they belong in small houses. Can't open them for ventilation.
- (9) Like casement windows in kitchen above sink.
- (10) Get more ventilation when can open windows from the top. Like double hung window but design of house calls for certain type window.

Conclusion: Definitely feel that floor to ceiling type of window is not most practical thing in average home. Would like picture window only with the proper view and privacy. Like thermopane because of saving on heat costs.

Feel bedroom window which is 3 or 4 feet above the floor is very practical. Very high bedroom windows are impractical because children and sick people cannot look out them.

Want all window sills at same level in room rather than some high and some low.

Up and down windows - desire cross ventilation.

F ACCESSORIES BUILDER SHOULD PROVIDE

Comments of delegates:

- (1) Venetian blinds are too hard to keep clean.
- (2) Inside wooden shutters let in light, ventilation and do away with draperies.

Conclusion: Should provide - screens, storm sash, screen doors. Should not provide - venetian blinds, or exterior shutters unless design calls for it. Exterior shutters should fit windows and should not be decorative only.

G TYPE OF HOUSE

Comments of delegates:

- (1) Story and 1/2 is more versatile - has expansion possibilities.
- (2) Story and 1/2 is more economical.
- (3) Split level is solution to saving steps.
- (4) Split level is nice in hilly places.

II EXTERIOR APPEARANCE

G TYPE OF HOUSE - continued

Conclusion: One story with basement. Would switch to two story in order to get good construction and materials and additional space for same money and to get better room arrangement and circulation. Split level can be built to advantage on the right location.

Several ladies in minority definitely preferred two story houses.

Reasons: Could use smaller lot. More gracious living for same money. Definite separation of living and sleeping areas.

H APPEARANCE OF HOUSE

Comments of delegates:

- (1) Conventional living room and dining room; contemporary basement, kitchen and bath. Contemporary is inexperienced modern and don't know if I want to live with it but am willing to try it in the kitchen. Bathrooms get obsolete fast. Want it to work hard and function well. Don't want silly furnishings in living room that are not tested. Like furnishings that please me every day. Will experiment in kitchen and basement. Want traditional and functional kitchen and bath and basement. Want kitchen big, gay, light and usable - not a small, dark room that is forgotten, and rest of rooms can be grand and showy.
- (2) Modified modern throughout - not extreme. Don't go for glass walls or pot-bellied stoves that use instead of fireplace. Like functional.
- (3) Functional architecture rather than architecture for appearance.
- (4) Want convenience of contemporary, but definitely simple, fine traditional for aesthetic part of house.
- (5) Likes feeling of "cozy not cold."
- (6) Everything is up to individual but I like Colonial or Early American. It's something that belongs just to us - the American. Wasn't functional the most Early American? They built shelves to have places to put things. You can still put in today's equipment.
- (7) Attractive contemporary. Swedish design of 20 years ago is now being used in America.
- (8) Contemporary in moderation.
- (9) Contemporary emphasizes comfort and duty.
- (10) Colonial homes have always been a choice. Are a number of homes being built in my area that are changing. Still have same style but there is something like a wing between 1st and 2nd floor that extends out to garage - sort of cuts the front of house. Wouldn't want a modern planter box dividing room in Colonial.
- (11) Traditional. Young friends with one or two children are all for functional. Young people accept changes better. I think I could accept functional if I could throw everything out and start from scratch again. I have found in the young people I know personally they are very interested in houses that are functional so I will

II EXTERIOR APPEARANCE

H APPEARANCE OF HOUSE

Comments of delegates - continued:

(11) - continued:

go for functional because of that. My son wouldn't like a stick of my furniture or silver. Just as modern is a significant word in music, contemporary is a significant word in architecture. Contemporary and functional are the same. We have borrowed forms in music and modern American music is just beginning to come into its own and we have to live with it because it is the music of the future. It is the same with architecture, we have borrowed forms of it and are coming up with something to fit the American way of life and establish ourselves in homes. We are beginning to create American tradition on our own.

Conclusion: Want variation in design cause don't like houses to all look alike in the block.

Architectural Adviser's Summary: From their discussions in regard to various features, roof designs, windows, etc., I was led to believe that their choice was not to be an extreme departure from the traditional, but yet a dwelling that exemplified the functional living of today with careful thought to good design and proportion in assembling the features.

I & J ROOF TYPES

Comments of delegates:

- (1) Like low pitch with good overhang. Saves windows from getting dirty, shades you in summer, improves the design, keeps water from leaking down to windows below.
- (2) Trussed roof. Pitch for coolness during the summer. Medium pitched - not too low or high.
- (3) Believe some roofs are built flat for economy.

Conclusion: Majority - medium pitch with overhang. Minority - low pitch with good overhang.

Reason: For appearance and coolness in summer.

III LOT REQUIREMENTS

A LOT SIZES

Comments of delegates:

- (1) Don't want to use anyone else's driveway, or look into their windows. Want space around house regardless of type of house.

III LOT REQUIREMENTS

A LOT SIZES

Comments of delegates - continued:

(1) - continued:

Prefer space in back yard rather than the front cause could have playground area, flower garden, etc.

- (2) Want 50 foot lot.
- (3) In most communities it is 50 feet.
- (4) Want enough space for privacy. Should improve driveways. Number of feet for car plus 3 or 4 more feet. Should be 10 ft. on either side of house so houses will be 20 feet apart.
- (5) Feel should be able to put your house wherever you wish on lot as long as you put it in the back of the lot and are not building onto next house.
- (6) Build diagonally then have more space and retain your privacy.
- (7) Some neighbors share garages. Should alternate the placement of homes on lots next to one another.
- (8) Want back driveway so more than 1 or 2 cars can park.
- (9) Driveway in our area presents a big snow shovelling problem.
- (10) Wouldn't accept less than 1/2 acre if had choice so can have lots of trees, flower garden, etc. Think should go out and start new community so could get more space at cheaper price. Think FHA should put foot down on contractors who use swamps for lots.
- (11) Should have better community planning. If lot is too small you can send your children to a playground area.

Conclusion: Between 15 and 20 feet area for side yards. Set back 30 feet from street - for privacy, appearance and beauty. Want room for a flower or vegetable garden in back. Off street parking necessary - want at least a driveway.

B LOT USAGE

1. Planting

Conclusion: (a) Builder should leave existing trees as it takes too long to grow trees. Would rather hire an architect and plant own trees.

Reason: To select own trees, and choose location where they are planted.

Conclusion: (b) Want to sod and seed own lawn.

Reason: For economy and want to know what kind of soil and grass seed have.

III LOT REQUIREMENTS

B LOT USAGE

2. Fences

Comments of delegates:

- (1) Hedge fence side and back - for sun bathing.
- (2) Fence in back yard only so can use it for planting.

Conclusion: Side and back yard fenced.

Reason: Protection for children, planting, etc.

3. Steps

Conclusion: Want railing for three steps or more leading into house.

4. Power Poles and Overhead Lines

Conclusion: Underground. If can't have underground, then in rear.

Reason: For appearance.

IV NEIGHBORHOOD AND COMMUNITY PLANNING

A STREET LAYOUT

1. Street Pattern

Conclusion: Prefer curved streets rather than gridiron. Want sidewalks.

Reason: Makes more interesting development, cuts down traffic hazards caused from high speeds. Usually if community is planned in this manner it cuts down the length of street pavements.

2. Sidewalks

Conclusion: Sidewalks on both sides of street.

Reason: For safety, convenience and appearance.

3. Shade Trees

Conclusion: Trees should be planted along streets.

Reason: For shade and appearance.

IV NEIGHBORHOOD AND COMMUNITY PLANNING

B FACILITIES

1. Schools

Comments of delegates:

- (1) Being near a school isn't as important as having them attend a good school.
- (2) You can make arrangements with other parents to take children to school by taking turns if necessary.
- (3) Doesn't think a builder should build homes where there is no land for a school or money to build a school.

Conclusion: Ten blocks from school - 4th to 8th grade. Six blocks to primary. Distance schools should be from homes depends on transportation and availability.

2. Shopping

Conclusion: Desire one stop shopping; want well-planned shopping area rather than small stores interspersed in the community.

3. Place of Employment

Comments of delegates:

- (1) Over an hour's drive is too far as the father would be spending too much time away from home.
- (2) Reasonable distance in my community is 35 to 40 minutes. Shouldn't spend over an hour driving or on public transportation.

Conclusion: Within an hour from home.

4. Church

Comments of delegates:

- (1) Very important to be close to church so children can conveniently participate in activities of church.
- (2) If church is not near then land should be made available in a development so it can be built.

Conclusion: Nearness to church important.

5. Commercial Recreation - Movies, bowling, etc.

Conclusion: Distance not important. More important that supervised play be provided close to home.

IV NEIGHBORHOOD AND COMMUNITY PLANNING

B FACILITIES

6. Small Children's Playgrounds

Conclusion: Playgrounds for small children are desirable but not absolutely necessary.

7. Community Buildings and Club Houses

Conclusion: Not important.

CONSIDERATIONS OF ECONOMY

At the beginning of the Tuesday session the group was told that the house they had planned would have an area of about 1200 square feet and in their area this would be among the high cost homes. At $2\frac{1}{2}$ times annual income, an income of \$8000 per year would be required. What could be done for a family of lower income without sacrificing essentials?

Comments of delegates:

- (1) Don't think should cut because houses that are too small is where you find your restlessness and people moving in and out looking for something larger.
- (2) Don't want to cut down on children's bedrooms, would rather cut some space from master bedroom cause you aren't going to be getting more husbands.
- (3) Utility room, larger kitchen and give up dining room, would give up some space in bedrooms.
- (4) Utility room and garage, and next the dining room if have ample eating space in kitchen.
- (5) Would not sacrifice construction - cut out a bedroom.
- (6) Can't spare any of it, but if had to would give up some - 1st the basement and next would add to kitchen and give up dining room.

Conclusion:

- 1st: Eliminate utility room, placing functions provided in basement.
- 2nd: Eliminate garage.
- 3rd: Eliminate dining room and increase size of kitchen for larger eating area.
- 4th: Eliminate some space in bedrooms.

Do not want to sacrifice sound construction and materials for larger house.

Those who prefer one-story would rather take a more-than-one-story house, on the basis that it costs less for lot, less to heat and gives more space for money, rather than sacrifice on materials and construction.

SUMMARY

by

Housing and Home Finance Agency

TABLE #5

On the basis of an analysis of the preceding report, it may be concluded that the Delegates at Table Five would agree that the Basic Components of a house for a growing family would be as follows:

1.	Kitchen-Dining Area	12 x 16
2.	Rear Entry	3 x 4
3.	One-Half Bath	3.5 x 4
4.	Living Room	13 x 16
5.	Front Foyer	3.5 x 5
6.	Parents' Bedroom	10 x 12
7.	Second Bedroom	10 x 11
8.	Third Bedroom	10 x 11
9.	Bedroom Closets: 4 @	2 x 5
10.	Bath	5 x 8
11.	Other Storage	*****

If additional funds are available the following would be added in succession:

1. Increase size of Bedrooms.
2. Dining Room.
3. One-Car Garage with Storage.
4. Two-Car Garage.
5. First Floor Laundry-Utility Room.

For families of still larger income, it would be desirable to:

1. Add a Den-Guest Room.
2. Increase Baths from $1\frac{1}{2}$ to 2 or $2\frac{1}{2}$.
3. Increase all room sizes to the desirable sizes indicated.

TABLE #5

SUMMARY BY DISCUSSION LEADER

Wednesday, April 25, 1956

Mrs. Mary Thinger:

I think you recall, perhaps, when I reported to you on last Monday evening that at Table #5, representing the states of Michigan, Minnesota and Wisconsin, we had planned a house which had a good basement, a utility room, a kitchen with dining area which would seat at least six people, a living room, three bedrooms, and another bath. When we met the next morning, which was Tuesday morning, our architect told us that we would have a house which would take an annual income of \$8,000. And so with that we proceeded to eliminate part of our house. You now find our house without a garage, without the utility room, without the dining room -- it has to be. We then discussed the placement of our rooms and the thing that we want is no cross traffic, but an actual location of the rooms we think is entirely on a preference basis. We think that most of our people like our kitchen in the rear. But the other rooms we felt was individual, according to the person who was going to buy the house. When we talked about windows, we didn't want a picture window unless we had a view and we thought that if we found a picture window without a lamp in it, someone might call Dr. McFarland and let him come and see it.

When we talked about the type of our house we have a difficult time, because we like the traditional and we like the contemporary. We did not want modernistic. We wondered if we could have any kind of a combination of the two and we debated on a contemporary kitchen and the living room traditional. We think what we want, as one of our members said, is something that is "cozy--not cold." We want a pitched roof and our lot we have agreed on as being, I think, approximately 60 x 120 or 125 feet. We want about 40 feet between houses and we want our house set back 30 feet. We want privacy and we think that perhaps by an alternate placement of garages, if there are any, it might help that. We want the contractor to save the trees, but we want to plant our own trees if there aren't any there. We want to be fenced in. We want a fence in the back and some of our group want a fence on the side. We want our utilities underground if possible, but if not, at the rear of the house. We want our house to be on curved streets and we want sidewalks and we want trees in the parkings. We talked quite a bit about our house and its location to schools and we would like to have the school very close by, but we know that that is not going to be possible, and so we thought that this was a community problem and that any development that was planned should have ground on which a school might be located. We think that our children can walk as much as in the primary grades--as much as six blocks--and a mile in the higher grades. We too want a shopping center and we want it well planned. We want a church close.

I think this concludes the summary of our house, but I would like to have now a summary of people. We would like to tell Mr. Cole that we think that he is very fortunate in having our architect on his staff. Our group would like to salute our recording secretary. She stayed with us all day and I am sure she worked all night. Then I would like to talk about our group. We had youth in our group and we had beauty, as witnessed by one who became a movie star yesterday, right outside this room. We had wisdom, we had mothers who have a total of -- our eleven mothers had a total of 30 children. We think that with the experience that they have had in running their house that you, Mr. Cole, have benefitted by their experience. We want to express our great appreciation for being allowed to be here.

#

WOMEN'S CONGRESS ON HOUSING

TABLE #6

West Virginia, Ohio, Indiana, Illinois

I. INTERIOR PLANNING

A. BASIC COMPONENTS

1. Kitchen-Family Room

Majority: Kitchen equipment grouped in a U-shape at one end of large room, instead of spread all around the wall, and a room divider (counter and upper cabinets, etc.) to be used as a cut-off from the informal dining and family area. Those who wanted it could have a pull-over screen or some sort of cut-off to shut away the kitchen, or no room divider at all would be necessary. Leave choice to the occupant.

All agreed that kitchen window should be over the sink.

Note: Originally there was a majority in favor of a separate kitchen with a small eating area, or small table and chairs at one end, to serve one or two children lunch; not for family meals. This was resolved in favor of the flexible kitchen-family room combination, late Tuesday afternoon, after further discussion of the entire house plan.

2. Pantry

No one wanted a pantry; unnecessary, expensive and useless space.

3. Laundry-Utility Room

Majority: Separate Laundry-Utility room adjacent to the kitchen. As an economy measure the laundry could be in the basement or in a corridor close to bath.

Minority: Would have laundry equipment in kitchen, as a step saving convenience, rather than in basement.

The laundry-utility room should provide space for:

1. INTERIOR PLANNING

A. BASIC COMPONENTS

3. Laundry-Utility Room - continued

- (1) Automatic washer
- (2) Automatic dryer
- (3) Double laundry trays
- (4) Free-standing ironing board
- (5) Sewing machine

4. Rear Entrance

Majority: Small rear entrance that could be used as "mud room" for overshoes, play jackets, etc., milk delivery, and would save tracking of kitchen floor. Minimum size, 4' x 4'.

Minority: One delegate preferred a large enclosed back porch for multiple use, summer eating, "mud room", miscellaneous.

Basement stairs should be close to rear entrance. Could be under stairs to second floor of two-story house.

5. Baths

Majority: 1-1/2 baths. Half-bath to be near kitchen and back entrance for use by children at play and for general family use. Could serve family room, if necessary, to use as guest room. Saves regular full bath for other family use. Size very small, just for convenient use of fixtures. No powder room necessary for guests; use regular bath.

6. Basement

Majority: In favor of basements.

Reasons: Cheapest space to buy, keeps house warmer, reduces cost of heating space for heating and cooling equipment and water heater, clothes dry in wet weather.

I. INTERIOR PLANNING

A. BASIC COMPONENTS

6. Basement - continued

General storage space; laundry facilities keeps mess out of house; can be used for family room; teenage recreation. Children's rainy day play, storing canned fruit, etc. Prefer to store storm sash and screens in garage, overhead; too heavy to carry from basement. Likewise, bicycles, etc. stored in garage except during seasons when not in use.

However, the majority, while accepting family room in basement as an economy measure, prefer it to be upstairs. More livable, steps are bad for children, and you can work and see children. It was agreed that basement should have an outside entrance.

Minority: Against basements because damp and humid and stored articles mold. Also flooding and drainage problems. Basement not cheerful to work in, generally dingy.

7. Attic

Majority: Not necessary if basement provided. If basement not provided, then storage space, reasonably accessible, should be provided in attic, or elsewhere.

8. Dining Room

None of the delegates were in favor of dining space at the end of the Living Room. Opinion was divided between a separate dining room (5 votes), dining space in an "ell" of the Living Room (4 votes) and formal dining in a Family Room (3 votes). Preference apparently was for some openness.

9. Living Room

Consensus was for a good-sized living room; minimum size 13' x 20'.

10. Front Entrance

Consensus was for an enclosed foyer or entrance hall, even though small.

I. INTERIOR PLANNING

A. BASIC COMPONENTS

11. Guest Coat Closet

Consensus was for a guest coat closet with a definite choice of 2'-3" x 4'-0". Location was not important and would depend upon the house plan.

12. Den

Majority were against having separate den. Deemed it unnecessary; can be combined with family room.

Minority pointed out den could have multiple uses -- guest room, family living room, husband's "thinking" space. The minimum size, if provided, should be 10' x 15'.

13. Bedrooms

Majority agreed on three bedrooms, one for parents and two smaller for children, as a minimum.

14. Bedroom Closets

Consensus was for each person to have a 2'-3" x 5'-0" closet with floor to ceiling opening to provide access to dead storage space near ceiling. Two feet deep closets were considered inadequate.

Majority preferred sliding doors.

Comments by Delegates:

- (1) Five feet each person for clothes as minimum. Adjustable clothes pole for children's use, as they grow taller. Linens in bathroom under sink in built-in cabinets.
- (2) Adequate closet -- lots of shelves for children. Shelves to be removable. Why: more convenient in children's or adult's bedrooms.

I. INTERIOR PLANNING

A. BASIC COMPONENTS

14. Bedroom Closets - continued

Comments by Delegates: (continued)

- (3) Depth of closet 30". Sleeves and shoulders of clothing gets wrinkled. Sliding doors.
- (4) Sliding doors. Five feet per person.
- (5) Sliding doors. Two separate closets in master bedroom, five feet per person. Wants large storage area above hanging space.
- (6) Wants sliding doors -- easier to open, saves space in room, better open visibility in closet.
- (7) Two sections in closets for hanging long and short things, storage space either under or above short hanging space. Divided closet utilizes space better. Wants sliding doors because of space in smaller bedrooms.
- (8) Sliding doors sacrifices wall space in small rooms. Single depth closets preferable. Five feet per person is not enough for off-season clothes storage. Prefers to have off-season clothes in very large closet in bedroom for convenience. Suggested back-to-back closets in partition between bedrooms -- saves space.
- (9) Five feet per person, but no sliding doors. Wants place built in for shoes. Dislikes plastic shoe bags, and shoes on floor of closet.
- (10) No sliding doors. Wrinkled shoulders, bad handles, doors get off tracks.
- (11) Drawers built in closets. Wants built-in place for machine-- can keep her sewing out of sight.

15. Bathrooms

Consensus was that typical 5' x 7' bathroom is too small. Bathroom should be 5' x 8' or 7' x 7'. Window over tub is unsatisfactory.

16. Garage and Carport

Majority were for a single-car garage, 12' x 20', with emphasis on width not being too cramped.

Strong minority supported a single-car port.

I. INTERIOR PLANNING

A. BASIC COMPONENTS

16. Garage and Carport - continued

Reasons: Carport can have multiple uses, as patio, covered terrace, extra eating space, etc. Garage too expensive for little use it gets.

Garage provides more storage space for tools, toys, storm windows, etc. Can extend garage, by screens only, for summer porch or patio; can be used at times as club room, playroom, teenage rumpus, etc. If only 10' feet wide cannot unload car satisfactorily; impossible to open car doors wide enough to get child in car seat; doors bang side walls.

17. Storage Space in Garage

Majority were for a 4' x 12' storage area at back end of garage with separate door to outside at rear.

Minority would accept not more than two feet at end for storage.

Reasons: Garden furniture should not be placed in garage due to its bulk; put in basement. Screens and storm sash could be stored overhead in garage very satisfactorily.

18. Homemaking Appliances

It was agreed that the order of importance of appliances was as follows:

- (1) Stove
Refrigerator
- (2) Automatic washer
- (3) Laundry tray (double)
- (4) Kitchen fan
- (5) Garbage disposal
- (6) Automatic dryer
- (7) Attic fan
- (8) Air conditioning

I. INTERIOR PLANNING

A. BASIC COMPONENTS

18. Homemaking Appliances - continued

It was agreed that the builder, in general, should not furnish appliances, but leave space for the owner, who prefers to choose own make and model.

However, all agreed that a kitchen vent fan was very necessary and the builder should supply.

Nine delegates preferred a wall oven and counter top burners; four delegates preferred free-standing range. All wanted builder to leave space for.

Majority preferred a free-standing refrigerator. All wanted builder to leave space for.

All agreed the builder should leave space for an automatic washer, but that the builder should provide double laundry trays.

Minority were in favor of a garbage disposal unit and agree builder should supply because of plumbing connections.

All agreed the builder should leave space for an automatic dryer.

An automatic dishwasher was not considered necessary; could be purchased later, if desired.

An attic fan was not considered necessary; could be installed later. Space should be left for one and wiring installed.

Air conditioning was considered a luxury; consensus was that they would rather have natural fresh air.

A deep freezer was preferred by a minority of three delegates.

Movable Appliances

Majority favored having storage cabinets provided for a vacuum cleaner, waffle iron and fruit juicer.

I. INTERIOR PLANNING

B. MINIMUM AND DESIRABLE SIZES OF BASIC COMPONENTS

	<u>Minimum</u>	<u>Desirable</u>
1. Kitchen	9' x 12'	9' x 15'
2. Family Room	12' x 14'	12' x 20'
3. Laundry Utility	8' x 7'	
4. Rear Entry	3' x 4'	
5. Half-Bath at Rear	4' x 4.5'	
6. Basement	Full area of house.	
7. Dining Room (separate)	10' x 12'	12' x 12'
8. Dining "ell" of Living Room	9.5' x 12'	10' x 12'
9. Living Room	13' x 20'	15' x 20'
10. Front Foyer	5' x 5'	5' x 5'
11. Guest Closet	2.25 x 4'	2.25 x 4'
12. Den-Guest Room		10' x 15'
13. Parent's Bedroom	12' x 14'	
14. Second Bedroom	10' x 11'	
15. Third Bedroom	10' x 11'	
16. Bedroom Closets	4 @ 2.25 x 5'	
17. Bathroom	5' x 8'	7' x 7'
18. Linen Closet	2' x 3'	
19. Basement Stairs	3' x 11'	
20. Garage or Carport	12' x 20'	
21. Garage Storage	3' x 12'	

C. LOCATION AND RELATION OF BASIC COMPONENTS

1. Kitchen

Nine delegates were in favor of the kitchen at the rear of the house; three favored it in the front or street side of house; one had no preference as long as it is in view from the living room.

Reasons: To observe children at play, easy access to outdoor dining, privacy.

Majority: A south or southeast orientation for the kitchen.

I. INTERIOR PLANNING

C. LOCATION AND RELATION OF BASIC COMPONENTS

1. Kitchen - continued

All agreed it should have easy access to the family room and dining room. The majority (7 out of 13) want access from the kitchen-family room to the bedrooms without going through living room; a strong minority said no. A minority of three delegates felt the kitchen should have easy access to the basement and the living room.

Majority wanted an outdoor eating area with convenient access from the family room. Later a screened-in porch could be added here.

All agreed the kitchen should have close access to garage or carport for easy carrying of groceries. If too far away, may get rained on; too far to walk and too inconvenient.

2. Family Room

Consensus was for a divider between kitchen and family room so that you have supervision over the children playing.

All agreed location was very important; definitely it should be away from the bedrooms to prevent noise from disturbing sleep. It should have easy access to the kitchen, the laundry-utility and front entrance without going through living-dining room. Not necessary to have access to the dining and living areas or rooms. They agreed that a door should be provided from the family room into the yard. Later a screened-in porch could be added there.

Comments by Delegates:

- (1) About the dining area and family room combined -- you could have meals there without worrying about children spilling as the floor could be of a material easily cleaned up; you could get the children to the table easier because they would be there playing; this could be the formal dining area also.

I. INTERIOR PLANNING

C. LOCATION AND RELATION OF BASIC COMPONENTS

2. Family Room - continued

Comments by Delegates: (continued)

- (2) The only draw-back is that you want the family room for noisy play and the living room you want quiet. These two rooms would be very close together with this arrangement.
- (3) It would not be that noisy. The TV should be in the family room.

3. Laundry

Consensus was that laundry room must be on first floor.

The majority want it in a utility room near the kitchen; a small minority want it near bedrooms, especially in two-story houses.

Majority, as an economy measure, would accept the laundry in the basement.

Comments by Delegates:

- (1) Advantage in having laundry upstairs in two-story house is that you don't have to carry laundry downstairs; practically everything that needs washing is already upstairs; many things do not need ironing and could be put away upstairs; this is a good time to do the washing while the children are napping.
- (2) Laundry room downstairs in order to keep track of the children.

E. SIGNIFICANT DETAILS

1. Ceiling Heights

Consensus was for standard 8 feet ceilings.

I. INTERIOR PLANNING

E. SIGNIFICANT DETAILS

2. Kitchen

(a) Upper Cabinets

- (1) Maximum height of shelf.
Majority agreed that the top shelf of less than ceiling height upper cabinets should be 6 feet.
Upper cabinets to ceiling were preferred by a vote of 8 to 5.
- (2) Vote was unanimous for adjustable shelves.
- (3) Consensus was for at least 30 linear feet of upper shelving and all possible space.
- (4) Open shelving was unanimously rejected. The consensus was that they wanted doors that work. The majority expressed a liking for sliding doors, as it eliminates bumping heads on cabinet doors. A minority thought there was too much wasted motion in opening and closing sliding doors.

Comments by Delegates:

- (1) Overhead cabinets that could be reached and not have to climb up and down; corner spaces utilized with lazy-susans.
- (2) Cost-wise, would prefer wood cabinets; varnish or wax finish rather than painted. For this type home, some kind of standard cabinet with tray doors or maybe vegetable bins. In tiny kitchen, silly to waste space and should use all there is available. Top space could be used for dead storage for out-of-season things not used daily.
- (3) Prefer wooden cabinets; metal do chip at times and cannot be repaired as easily. Cabinets right up to the ceiling.
- (4) Prefer all the way to the ceiling.
- (5) Want them to go to ceiling.
- (6) Wouldn't want it to go all the way to the ceiling unless it was closed in for maximum storage space.
- (7) Don't go all the way to the ceiling.
- (8) Should be at least 30 linear feet.
- (9) Have 30 feet and it is not enough.
- (10) You can have too much.

I. INTERIOR PLANNING

E. SIGNIFICANT DETAILS

2. Kitchen

- (11) Our model home has picture windows in the kitchen and this cuts down upper cabinet space.
- (12) Oven ranges cut down a few feet too.
- (13) Vote for 33 feet
- (14) Would take all she could get. Do not go all the way to the ceiling -- it is a dirt catcher.

(b) Lower Cabinets and Counter

- (1) Height. Broad agreement that adjustable sinks and cabinets to accommodate tall and short women would be preferable to the standard 3-foot height. Some thought the cost would be prohibitive.

Conclusion: Three feet acceptable, if adjustable not economically feasible.

- (2) Width. Majority agreed that average 2-foot depth was satisfactory.
- (3) Shelves and drawers. Most preferred adjustable shelves and accepted FHA minimum of 1/3 space in drawers as sufficient.
- (4) Counter. Most delegates agreed that a plastic material was desirable on counter tops. Many agreed they would like a bread board on top of counter, where pounding and cutting, which might damage counter tops, could be done. Pet peeve was metal strips at counter tops into which food gets lodged. All agreed that they wanted better workmanship at joints and a curved back-stop. Most agreed on round corners on cabinets in working areas and on plenty of toe space.

I. INTERIOR PLANNING

E. SIGNIFICANT DETAILS

2. Kitchen

(b) Lower Cabinets and Counter - continued

(5) Storage

Broom Closet. It was unanimous that a broom closet in the kitchen is a must.

Trays. Most delegates agreed that they would like storage for trays.

Ranges. Most agreed they wanted new design on ranges so that they are easier to take care of. They prefer to own their range and take it with them when they move.

3. Special Rooms

(a) Interior Bath

Consensus was that an interior bath was acceptable, if provided with a ventilating skylight. One delegate suggested glass brick between baths as an additional source of light.

(b) Bathroom Fixtures

A shower in lieu of tub when house has only one bath was found satisfactory.

4. Electrical

Convenience outlets should be above counter height in the kitchen, but just above base, as ordinarily installed, in other parts of house.

II. EXTERIOR APPEARANCE

A. WINDOWS

Majority were not in favor of glass walls, floor-to-ceiling, but favored large windows of normal type.

II. EXTERIOR APPEARANCE

A. WINDOWS - continued

Reason: Window wall upkeep too expensive and glare is bad; too expensive to storm window.

Minority were in favor of picture windows in the kitchen and in living areas at rear of house, if there was privacy and a picture to look out on. One delegate preferred a picture window on the front.

Majority were not in favor of windows with 4 to 5 feet high sills.

Reasons: Safety factor -- can't escape in case of fire.

Lots of light in children's bedrooms.

Cross ventilation in bedrooms most important. If windows too high, will not get proper circulation.

High windows in children's rooms too confining.

One delegate thought high windows in bedrooms were fine where houses are close together. They afford better privacy.

B. TYPE OF WINDOWS

Awning type windows were preferred by 7 delegates; 5 delegates preferred double-hung. None wanted casement type windows.

C. NATURAL VENTILATION

It was agreed that two windows with cross ventilation was needed in each bedroom.

D. ACCESSORIES BUILDERS SHOULD PROVIDE

All agreed builder should provide screens for windows and doors. Storm sash and doors.

Venetian blinds were rejected 11 to 2. Some delegates thought they were cold-looking. All who had them said they were too hard to keep clean.

Outside shutters, it was agreed, could be added later, if needed to enhance appearance of house.

II. EXTERIOR APPEARANCE

E. TYPE OF HOUSE

Disregard cost -- majority would prefer a one-story house, but would take a two-story to save money and get a family room.

Based on economy only -- 11 voted for a two-story house with basement; 2 voted for a one-story house with basement.

Only 5 voted for a two-story house without basement.

It was agreed that split-levels were not so practical in flat areas of the country, generally represented at Table #6, excepting the hilly area of West Virginia. Some expressed the opinion that split levels were too expensive.

F. APPEARANCE OF HOUSE

Six delegates were for traditional design.

Two additional delegates were for traditional design for a two-story house; but contemporary for a one-story or ranch-type house.

Four delegates expressed a strong preference for contemporary.

One delegate was moderately in favor of contemporary.

G. ROOF TYPE

There was a wide range of preference for roof types. None favored flat or butterfly type roofs.

One for high trussed; shed on split level

One for medium-high pitched

Six for medium-pitched

Two for low-pitched

Two for shed

One no definite preference (overall appearance and cost to determine)

Conclusion: The majority preferred a gable type roof, generally of a medium pitch.

II. EXTERIOR APPEARANCE

G. ROOF TYPE (continued)

Reasons: Medium pitched -- ventilation and cost, drainage, attic space, appearance.

Low-pitched -- with no attic; this should cut cost.

Shed -- drainage and appearance.

H. EAVES

The delegates were unanimous for roof overhangs to control sun in winter and summer.

III. LOT REQUIREMENTS

A. LOT SIZES

1. Minimum Lot Size, Width and Depth

Delegates expressed preferences as follows:

	<u>Size</u>	<u>Square Feet</u>
One delegate --	50-65 x 125	6250-8125
One delegate --	75 x 120	7800
One delegate --	75 x 130	9750
Two delegates --	75 x 150	11,250
Three delegates --	80 x 130	10,400
Three delegates --	80 x 150	12,000
Two delegates refrained from voting		

Conclusion: The average arrived at was 75' to 80' x 140' -- 10,500 to 11,200 sq. ft. (about 1/4 acre).

2. Minimum Distance Between Houses Across Side Yards

Most delegates agreed that side windows were essential and that 15 - 16 feet was a minimum distance between houses.

III. LOT REQUIREMENTS

A. LOT SIZES

3. Between Houses Across Street

Consensus: All, except two delegates who refrained from voting, agreed they would like city restrictions changed so that houses can be moved forward on the lot.

Reasons: Front yard is useless and backyard is what is used for family living. Placing house to front of lot would give more play and garden area in rear yard.

Comments by Delegates:

One delegate commented that some cities are trying to get people to plant things in the front yard and beautify it rather than planting most of the flowers in the back. Many people are doing it.

Another delegate commented that we are living for ourselves and not for the neighbors or the people driving by in cars.

Note: On the basis of minimum house set-back from sidewalk agreed to by a majority (not over 15 feet), the minimum distance between houses across street could be 80 feet. This would allow a 28-foot roadway, providing two traffic lanes and parking on one side, 22 feet for sidewalks and planting strip on both sides, and 30 feet for minimum set-backs on both sides.

4. Between Houses Across Rear Yards

There is no record of any specific distance having been expressed by the delegates.

However, with a minimum lot depth of 140 feet, a 15-foot set-back at front and allowing 30 feet for depth of house, the remaining distance would be 190 feet.

5. Preferred Lot Shape and Area at Same Cost

It was agreed that the preferred lot shape was one with a depth of 1-1/2 times the width.

III. LOT REQUIREMENTS

A. LOT SIZES

6. Preferred Lot Depth, with Same Width

Nine out of 11 delegates voting preferred to have a lot 75' x 175', at an increase of \$190 over the base price for a 75' x 150' lot. None was in favor of a 75' x 125' lot at a reduction of \$190, nor of a 75' x 100' lot at \$380 less than base price. Some delegates expressed interest in the lot being wider rather than deeper.

B. LOT USAGE

1. Minimum Distance From Street Sidewalk to Front of House (Principal living rooms facing street)

Majority of 7 out of 12 were in favor of a 15 foot set-back; three favored 10 feet and two favored 25 feet.

Reasons: The delegates favoring the 25-foot set-back did not want people looking into the house all the time; would give a closed-in feeling with traffic going by outside your windows.

2. House Set-Backs

Majority voted in favor of varied set-backs; with some houses staggered along the street so that the monotony of uniform houses would be broken up.

3. Important Outdoor Activities

Majority voted for children's play as the most important outdoor activity.

Second most important was outdoor dining; with flower gardening third, and vegetable gardening fourth.

Some delegates would combine their flower and vegetable gardens.

4. Outdoor Drying Space

Majority of 8 out of 13 indicated that outdoor drying was necessary even with the use of automatic dryers.

III. LOT REQUIREMENTS

B. LOT USAGE

5. Garage and Carport

Majority of 12 voted for an attached garage or carport.

Reasons: Cost is an important factor; normally, when attached to the house, it is less expensive.

Comments by Delegates:

One delegate said an attached garage usually adds value to a house in her area, in the event of resale.

Another delegate said she didn't want to look at it that way; she didn't want to be planning in terms of selling; she wanted to live there indefinitely.

Advantages:

- (1) Attached to a two-story house it makes the house seem wider.
- (2) Makes a good arrangement for a play yard in back of the garage; use the wall for play equipment.
- (3) Many people convert garage into another room when family increases and the garage is used for other purposes, such as children's groups, etc.

Disadvantages:

- (1) One delegate said that an attached garage made her feel like the car was in the living room. Her garage is attached and when garage door is open, cold air comes into kitchen. Preferred entrance from the back if attached -- from an alley. There was considerable disagreement to this because it makes it more difficult to get car out and too many trips are necessary.
- (2) When attached, you will see inside of messy garage if door is open.

It was pointed out that, if in view of street, it didn't matter whether it was attached or detached; the doors could be kept shut.

III. LOT REQUIREMENTS

B. LOT USAGE

6. Off-Street Parking

It was agreed that there should be space for off-street parking for the family car.

7. Planting

- (1) There was a strong expression that builders should preserve all existing trees possible.
- (2) The builder should not provide shade trees.
- (3) The builder should not provide foundation planting. Delegates want to choose their own. Probably would be less expensive and would make the block more individual. Individuals would enjoy planting more if they planted them and could watch them grow. The builder would put in large items, not young ones.
- (4) No distinction was made between sodded and seeded lawns. It was agreed that the builder should do this. This would save money and the builder could do it better.

8. Fences

Fences were, in general, considered a luxury. There was not much interest in having covenants to control their erection. One delegate asked whether subdivision regulations wouldn't cover.

Comments by Delegates:

- (1) This does not work on subdivision requirements. In an area known about, you could not build a fence that would keep your dog in, but you were arrested if your dog was found in another yard. You could build a post and rail fence, but couldn't build a fence that would be adequate to keep dogs and children in. Couldn't build a fence that would give privacy.
- (2) A case where a chain fence was installed, but the people sharing it, hated them and it involved legal battles.

9. Outside Steps

It was agreed that outside risers should be 6" and treads 12".

III. LOT REQUIREMENTS

B. LOT USAGE

9. Outside Steps - continued

Comments by Delegates:

One delegate said she felt like a drum majorette when climbing her stairs. Several commented on not making risers too high for children; others commented on safety factor. One delegate observed that our feet are getting larger and the steps should safely accommodate them.

10. Handrails

Outside handrails should be required if flight of steps are 3 feet or over with risers of 6 inches.

11. Landing Platform

Landing platform was of little importance to the area represented by this group, except the hilly parts of West Virginia. It was agreed that the landing platform should be 4 feet, and required if flight of steps was 5 feet or over.

12. Power Poles and Lines

All agreed these should be along rear lot line, rather than in public street.

IV. NEIGHBORHOOD AND COMMUNITY PLANNING

A. STREET LAYOUT

1. Street Patterns

Majority were opposed to straight gridiron streets and in favor of cul-de-sacs (defined as short street with no through-way and with a turn-around), or other type dead-end.

Reasons: Cut down on the speed and amount of traffic. For safety, one cannot drive so fast on curved streets.

IV. NEIGHBORHOOD AND COMMUNITY PLANNING

A. STREET LAYOUT

1. Street Patterns - continued

Comments by Delegates:

- (1) Cul-de-sacs. Wonderful safety factor. No matter how far out in the suburbs, there is always heavy traffic in rush hours.
- (2) Some type dead-end for safety of people living near.
- (3) Good for slowing down traffic.
- (4) Against cul-de-sacs. Having to turn around causes congestion.
- (5) Against. Dead-ends encourage children to play in the streets.

2. Sidewalks

Majority of 9 out of 12 preferred sidewalks on both sides of street.

Reasons: Would not like it if people across street had it and you didn't.

Children would go across street to play on sidewalks, creating a hazard.

People on that side of street would have the confusion of all the children playing on the sidewalk side.

Three delegates were in favor of no sidewalks. Children can play on driveway or on yard sidewalks at rear of house.

3. Shade Trees

Majority favored the planting of shade trees along public streets. Two delegates were not in favor.

4. Houses Facing Heavily Trafficked Streets

All delegates agreed they would not buy a house along a heavily trafficked street.

IV. NEIGHBORHOOD AND COMMUNITY PLANNING

A. STREET LAYOUT

4. Houses Facing Heavily Trafficked Streets - continued

All agreed that service streets , or greater set-back of houses, were required. Eight delegates felt there should be planted strips to screen traffic.

B. FACILITIES

1. Maximum Distance To:

(1) Primary school, Secondary and High-schools

Majority agreed one mile would be maximum radius; anything less would be fine.

Reason: Children's activities at the school are so numerous that it would be preferable to have schools within one mile radius.

(2) Shopping

For walking to grocery store, prefer no more than 1/2 mile, nor more than 5 or 10 minute drive.

(3) Place of Employment

Consensus was that they prefer it to be as close as possible, but would not sacrifice nearness of schools, etc.

Reasons: Because of emergencies when the children were ill and father must come home. Father could come home for lunch.

(4) Commercial Recreation

Prefer not too close. Distance to baby-sitter more important factor.

IV. NEIGHBORHOOD AND COMMUNITY PLANNING

B. FACILITIES

2. "Corner Grocery Store"

Majority agreed that a corner grocery store would be a convenience, but didn't want to live next door to it. Special site planning and zoning are necessary to make "Corner Grocery Store" good neighbors to abutting homes.

3. Other Community Facilities Desirable Within Neighborhood of Homes

- (a) Churches. Unanimous.
- (b) Day Nurseries. Do not need them. Private nursery schools pick up the children.
- (c) Club Houses. Most delegates agreed that some recreation type should be provided for teenagers.

Comments by Delegates:

- (1) We have one for teenage children. They have dances there and it gives them something to do on weekends, they meet their friends, etc.
- (2) Why not use the school as a community center? Some pointed out that in some places the schools will not allow it, or it is not legal.
- (3) The YMCA Branch is used solely for teenagers in my area. Each resident buys a membership even though they don't participate which helps in its support.
- (4) In my area which is a small town and which has no entertainment, they tried a youth center. The schools tried, the churches have tried, the Chamber of Commerce has tried, but they work out for about a year and finally drop it. No one can figure out the reason why.
- (5) One delegate thought it was because of non-cooperation on the part of the parents.
- (6) Another delegate thought it was perhaps because there was insufficient equipment to work with.

IV. NEIGHBORHOOD AND COMMUNITY PLANNING

B. FACILITIES

3. Other Community Facilities Desirable Within Neighborhood of Homes
(continued)

(c) Club Houses. (continued)

For teenagers, most agreed that something beyond what the schools provide is needed because the children want it. They want to get out on their own in an activity; many schools have so many activities that they are taking care of this, but the vacation time needs to be taken care of.

(d) Community Buildings

Some delegates were in favor. One expressed the view that it makes meetings more business-like than meetings in individual homes.

(e) Swimming Pools

Everyone wanted one or more supervised swimming pools in their community.

(f) Small Playgrounds

All agreed small playgrounds for young children (4 to 8) in single home neighborhoods were desirable.

They commented that in some areas builders are being asked to keep an area clear to be developed for this purpose.

V. CONSIDERATIONS OF ECONOMY

One delegate thought it should be pointed out that this group is from the highest-priced area in the country. Costs would probably be 10% higher than in some other areas of the country. Everything has been considered from the cost angle.

V. CONSIDERATIONS OF ECONOMY

Because of efforts made during the Congress to indicate choices where savings could be made, it was not possible to obtain wide agreement when further cutting of areas were discussed to achieve lower costs.

The suggestion was made to reduce the size of the living room to conserve some overall square footage in the house. First suggestion was to cut down on width, making room narrower. It was pointed out that the dining "ell" would help in flexible furniture arrangement. It was suggested that the children's bedrooms might be reduced. Several delegates objected that this would be terrifically small for twin beds.

The discussion then went back to family room in an attempt to find what space could be cut from other rooms to provide space for the family room. No definite conclusions were reached but it was suggested that the master bedroom could be cut a little. Some of this space should go into the upstairs bath, they suggested. It was agreed the two smaller bedrooms could not be cut below 10' x 11'. It was proposed that the stairways should be three feet wide in order to accommodate the moving of furniture.

For a minimum house, several delegates agreed they could cut out the dining room or "ell" and cut down on the size of the living room.

One delegate stated that the area she comes from very strongly wants a large kitchen with cooking and eating facilities. She was fearful that the report will be issued that the consensus is for a small working kitchen and this is not what the people in her area want. They want a large cooking and eating kitchen.

Another delegate explained that as she understood it, that was actually what this house has -- the kitchen equipment grouped in a corner of a large area instead of spread all around the wall and the room divider to be used as a cut-off from eating and family room.

Fireplace: It was agreed that this is a luxury. A strong majority prefer, but would sacrifice it for some other things.

TABLE #6

SUMMARY

by

HOUSING AND HOME FINANCE AGENCY

On the basis of an analysis of the preceding report, it may be concluded that the delegates at Table #6 would agree that the Basic Components of a house for a growing family would be as follows:

1. Kitchen-Family Room
2. Rear Entrance with access to Basement
3. Half-Bath near Rear Entrance
4. Basement with Laundry
5. Dining "ell" off Living Room
6. Living Room
7. Entrance Foyer
8. Guest Coat Closet
9. Master Bedroom
10. Two Children's Bedrooms
11. Bedroom Closets (4)
12. Bath (Main)
13. Linen Closet

Based on lower costs for a two-story house, these components would be arranged on two floors and a basement.

If additional funds were available, the following changes would be made in the order listed:

1. A laundry-utility room would be added on first floor and the rear entry enlarged for mud room and storage of galoshes, play clothes, etc.
2. A separate Dining Room would be provided in lieu of a Dining "ell" off Living Room and of larger size.
3. Room areas would be increased from Minimum to Desirable sizes.
4. A Den and Closet would be added.
5. A single car garage with storage would be provided.
6. A double car garage with storage would be provided.
7. A fireplace would be provided in Living or Family Room.
8. Screened-in porch off Family Room.

9. If equal space could be provided on one floor at equal or less cost than in a two-story house, then a one-story house would be preferred.
10. Air conditioning installed.

Unresolved Items

Based on the report, it is assumed that a 75' minimum lot width was based on a one-story house and that with a two-story house, the width of the lot could be reduced from 75 feet, as long as a minimum distance of 15 feet was maintained between houses.

TABLE # 6

SUMMARY BY DISCUSSION LEADER
Wednesday, April 25, 1956

Mrs. Stanley Anderson:

We want to start by saying that we are very grateful to the Housing and Home Finance Agency for letting us be a part of this first Women's Congress. We want to thank everyone who had so much to do with planning it to make it perfect, and also including so much wonderful entertainment. We have been 14 people trying to represent Indiana, Ohio, West Virginia and Illinois. We believe that we are in one of the most extreme cost-areas in the United States. So we haven't any dream house to give you. We have made so many of our choices, influenced by price; we have such strong individual reactions and feelings. Many of these, I think, are based on the variance of the area in which we live. They are also based on how we personally live and, in some cases, on the responsibility we feel in going home to our community and telling them that we priced their houses out of what they could have. With all this in mind, we want to be sure we get a house that we can build. We don't want to have to give it up and go home with mother.

We want maximum family living. We want privacy. We want convenience inside. We want to be convenient outside to schools. We want to be within a half-mile to a mile, depending on what we can do. We want to be near our shopping center. We think that, perhaps, necessarily we don't have a car. If we do, there are lots of days we might not have it, so we have to carry our groceries home.

We want to be near community living. We want our teenagers where and when possible taken care of by our community. We would like a swimming pool, we would like all kinds of things that the community could pay for.

My group and I are a minority group in many cases. We are exceedingly close to the number of people we have with minority opinions. With this in mind, we have not met what we feel is a low enough square footage to present to you. But individually, we could take our wants and desires we feel and put our house in 1200 square feet. We would have to add to this our carport or garage that we feel we should have in our area, but there are lots of things we should have that we don't. With this in mind, we go from there to a traditional house, but with a very strong minority. I think about 6 out of 13 want a contemporary house. Because we know what it costs to

build; because we feel that we can get more house with a basement (in our country the footings go down so deep and all), we are going to have a basement. Utopia is not a basement, but we are going to have it, and we want an outdoor entrance and we want an indoor entrance. We want it to accommodate storage, play, dirty clothes, bicycles, baby carriages not in use, hobby work bench, heating facilities. We are going to have to put our laundry there, but no one really wants it there. And if we can squeeze it in someplace else, some of us will change and put it some other place.

We are also a departure from what we expected. We are going to make it a two-story home. We are going to have, if possible, the wiring and things put in for many things that we can't have, so with that in mind, we have got to have cubby holes where an eventual attic fan can be, because we do not want air-conditioning. We do not feel that it is necessary, we do not feel that we can afford it. If we have it, we can't afford to operate it.

We are going to have three bedrooms. The master bedroom a little bit larger so that we have room to move about ourselves. Our children's rooms too are going to be minimum. We want regular windows, easy to handle. We want none of these small windows up here. We feel that they are not only unattractive outside, they are not very useful. You get claustrophobia. Your children don't get a chance to see things and do things if they are ill. We want five feet of clothes-hanging space per person. And we are willing to take our closets all the way to the ceiling for dead storage of blankets, out of season things. There are lots of things we want in these closets. Some of them we may have to build in, but we do want five feet per person. Our bathroom -- all the beautiful things that have been said about bathrooms we possibly would like -- but we do insist on a foot or two feet more than is required of a minimum bathroom so that we have room to bathe the baby and so we have room to do things. Our builder doesn't have to build much of anything in for us because we realize that costs more, but we would like the space and we would like to put towels and things underneath and do all the nice things that we could do with it.

I guess that takes care of the upstairs, but we got to get down and we want our stairway a little wider than the minimum now set up. We feel that someone might die or we might inherit something, or get a twin chest, and we couldn't get it upstairs. We would like it just a little bit bigger and we don't want to spend much money on it.

We are going downstairs and I guess start with our kitchen. Our kitchen as a whole (and the reason we have given you a house of 1200 square feet is because we aren't putting some things in the kitchen.) We are taking the space we can get for the right price and letting the individuals decide what equipment they want. We think houses are individual. So with our kitchen the majority want a small working kitchen with no built-in dining nook or place to eat. They would be perfectly happy to have a small table and a couple of chairs so they can feed the children while they are watching them. But this kitchen is to look out into the family room with a four-foot divider. That four-foot divider could be a little higher or less so that they could use it for a buffet. They could iron in the kitchen and look over into it. They could dine in the end of the family room. We are varied on size. Most of us think it is extremely important -- we want this kitchen and family room to be at the rear of our house which is going to be on a 75 x 150 foot lot and 15 feet from our neighbor's house on the side, and we are willing to pay \$192 to get more depth. And we are willing to have, and would be ardent to get, many cities to change their space so we can move our house to 15 feet from the sidewalk. We are going to have sidewalks on both sides of the street, but we are not going to have them adjacent. We feel that sidewalks adjacent to the street are hazardous. So we will mow the grass or clip what goes in between. But we want our house closer so that we can have all of our living privately in the back.

In the kitchen we are going to have a small entryway -- most of the mud and stuff goes there. The cabinets and all. I think we want what women want. We want as much as we can have, but we will settle for what we can pay for. We are divided on whether we have dead storage at the top. We do want a chopping block and we do want a built-in bread board. They want rounded corners in their kitchen and they want plenty of toe room. They want as much built in as they can afford. In developing this family room, we have left out many things that are dear to some people's heart, but I have assured them that they can have them later.

We were about evenly split, to start with, on an "ell" shaped living room-dining room, but just so you didn't look into your dining area as you came into your living room. A few people would hold out for a real dining room -- it could be small. We are going to enter our house with a small vestibule. We probably, for economy sake, will run the stairway up. We don't care whether our guest closet is there or not. We think it would be handier if we could put it somewhere near the kitchen entrance

so the children could put their things there. We could carry our guests' coats back and hang them up. We want that half-bath also near the kitchen and near the family entrance, and we feel that our guests can use it. We also feel that in this family room we should have bookcases. Our dream fireplace we want for sure. We don't want picture windows, but we would love a pretty window to look out the kitchen, and if we could afford it we would go out of our family room to outdoors. But outdoor living is not so big a part of our life that in the beginning we want to spend much money on it. We want our houses set back. We don't want any gridiron planning. We want everything done for the maximum safety of our children. We want our existing trees saved. We are very bitter about what is happening to them by the builders. We are also very bitter about what they think we want in the outside appearance of a house. We don't want it. We feel that we could have a lovely looking house without having every kind of material and color in the same house. And we don't want Mr. Jones' house next door to us to be just like ours, but turned around the other way.

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WOMEN'S CONGRESS ON HOUSING

TABLE # 7

Arizona, Arkansas, California (South), Louisiana
New Mexico, Oklahoma, Texas

I. INTERIOR PLANNING

A. BASIC CONDITIONS

1. Kitchen Plus Dining

Consensus was that the kitchen and dining (informal) should be in same area, but with some separation between the dining area and kitchen work area. Could be a counter with stools. Space for dining table and six chairs.

Comments by Delegates:

- (1) I do think there should be some space in the kitchen work area for feeding children.
- (2) I want a rocking chair in my kitchen.
- (3) I think there should be a revival of the old family kitchen.
- (4) I think one tremendous room--U-shaped kitchen working area preferably--with louvered sections to separate the dining area from the kitchen work area.
- (5) I think it is all right for informal dining, but there should be a separate dining room.
- (6) I feel there should be a separate dining room. However, to keep the expense down, I think it would be better to give up a formal dining room.
- (7) A separate dining room would be too expensive, but I do think there should be a separate dining area.
- (8) I have not used our dining room in the last three years. All of our entertaining has been in the kitchen. I hate to be left out of everything. I can enjoy my friends in the kitchen, and they always offer to help.

Minority:

- (1) No, I live in my kitchen enough.

I. INTERIOR PLANNING

A. BASIC COMPONENTS

2. Family Room

Separated from the kitchen by a dwarf partition with dining space (for formal dining--table and six chairs) in family room. Family room to be used for:

- (a) Play area for babies
- (b) Game Room and "messy" work area for youngsters
- (c) Hobbies for young and adults
- (d) Adult guest meals
- (e) Guest sleeping

Shelves for books, toys, etc. are required in Family Room.

Comments by Delegates:

- (1) No separate game room. Small children's activities could be confined to the kitchen.
- (2) TV viewing should be in the living area--not the eating area.
- (3) Separate activities room for teenagers, with studio couch for overnight guests.
- (4) No sleeping in the kitchen area.

3. Laundry-Utility Room

Initially, four delegates preferred laundry equipment in the kitchen; two were for it in a separate space in garage, two wanted it separate from the kitchen in the utility room; one preferred it in a hall near bedrooms.

In efforts to reduce house costs, this location of the laundry was resolved by providing a service porch in lieu of utility room. The service porch should be provided with a single laundry tray and plumbing roughed-in for automatic laundry equipment. The water heater should be on the service porch. Central heating plant located in a closet.

However, after further discussion, it was agreed that a Utility Room was preferred to a basement. Majority agreed that the laundry should be in the first floor Utility Room. One delegate was strongly in favor of the laundry in hall off bedrooms, to save time and carrying.

I. INTERIOR PLANNING

A. BASIC COMPONENTS

3. Laundry-Utility Room - continued

The laundry-utility room should provide space for:

- (a) Automatic washer
- (b) Automatic dryer or combination washer-dryer
- (c) Single laundry tray
- (d) Free-standing ironing board
- (e) Space heating and cooling equipment
- (f) Water heating equipment
- (g) Removal and storage of galoshes, rubbers, wet and dry play and work clothes, etc.

The laundry-utility room should have easy access from kitchen since many do the laundry while cooking meals. All wanted central heating located in the utility room, except the delegate from Arizona, who indicated a cooling system was essential.

It was strongly urged that good service be available for all laundry equipment.

It was unanimous that the movable type ironing board was ideal, because too many things had to be considered when ironing, weather, TV, time of day, etc.

4. Rear Entrance

Majority of the delegates wanted rear entrance through the laundry-utility room; one through a screened porch because of mosquitoes 12 months of the year; one through carport.

5. Half-Bath at Rear Entrance

All agreed a half-bath in vicinity of kitchen was essential for use while working, taking care of children and for guests. Size should be the required minimum.

I. INTERIOR PLANNING

A. BASIC COMPONENTS

6. Basements

Majority did not want basement.

Minority strongly urged basements for the Texas tornado belt.

7. Attics

Majority did not want an attic.

Reasons: Adds to cost of house, too hot, collects too much junk and creates a fire hazard.

Strong minority favored an attic if the opening is made large enough to get large objects through.

8. Dining Room (Separate)

Majority felt that a separate dining room was not essential. Formal dining could be in the Family Room.

Strong minority wanted a separate dining room. They recognized that it would increase the cost, but felt that a separate dining area was necessary. One minority delegate would be willing to sacrifice dining room in the interest of economy.

Reasons for and against a separate dining room are given under Item 1. Kitchen.

9. Living Room (Separate - Quiet)

Majority favored a quiet parlor type living room isolated by distance or sound insulation from the working and activity area of the house. A fireplace should be provided.

Comment: One delegate stated that since more expensive furniture will be in this room, there will not be too much of it and space is not too necessary.

I. INTERIOR PLANNING

A. BASIC COMPONENTS

10. Front Entrance

Majority preferred a separate enclosed foyer or hall. As an economy measure some type of screening protecting the living room from the front door would be acceptable. Front door should not enter directly into living room.

11. Guest Coat Closet

Majority preferred guest coat closet three feet long in entrance foyer. Votes: six yes; three no.

12. Den

An activities room was preferred to a den, by the majority. However, it was suggested that a study which could be used as a guest room was desirable.

13. Guest Room

Majority agreed that a study-guest room was desirable and should be included in higher cost houses as a separate room. As an economy measure, it could be counted as one of three bedrooms.

14. Bedrooms

Majority favored three bedrooms in addition to a study-guest room. However, in lower-priced houses the study-guest room could count as one bedroom. Consensus was that three bedrooms are a minimum.

15. Bedroom Closets

Consensus was that two closets in each bedroom was desirable. As an economy measure, two closets, each 2'x5', should be provided in Parent's Bedroom and one in each other bedroom. Large closets are desirable and additional closets, 2' x 5', should be provided to the greatest extent possible.

I. INTERIOR PLANNING

A. BASIC COMPONENTS

16. Bathrooms

All agreed that 1-1/2 bathrooms were minimum and 2-1/2 baths preferred. The majority felt that with 1-1/2 baths, the fixtures need not be compartmented. A strong minority was in favor of compartmented fixtures.

Space for a soiled clothes hamper was deemed necessary. Storage should be provided, where possible over fixtures, but not over the bathtub.

17. Other Storage

It was agreed that sheets, pillow cases, blankets, bedcovers, etc. could be stored in upper part of bedroom closets or in a closet in the hall.

Bath towels, mats, face cloths and extra bathroom supplies should be stored in closets or cabinets in the main and half-baths.

Medicinal supplies should be in a locked medicine cabinet in main bath.

Brooms, vacuum cleaner, mops and cleaning supplies should be stored in broom closet in kitchen or laundry-utility area.

A separate closet should be provided for off-seasonal clothing storage.

Seasonal items, such as holiday decorations could be stored in upper part of linen closet.

A separate indoor closet should be provided for sports equipment; and a closet for fine china, glassware, silver, etc.

18. Garage and Carport

Majority favored a double carport, 18' x 20', with storage space for garden tools, garden furniture, wheel toys, etc.

I. INTERIOR PLANNING

A. BASIC COMPONENTS

19. Homemaking Appliances

No priority of importance was indicated for homemaking appliances. The consensus was that the builder should provide the following:

- (1) Built-in oven and counter burners
- (2) Built-in or free-standing refrigerator
- (3) Single laundry tray
- (4) Kitchen vent fan
- (5) Air-conditioning, in some localities

The following items should be available at the option of the purchaser:

- (6) Garbage disposal
- (7) Automatic washer
- (8) Attic or other vent fan

The builder should leave space for the following:

- (9) Automatic dryer
- (10) Dishwasher
- (11) Deep Freezer

Movable Appliances

Storage space should be provided, together with sufficient electrical outlets for use of:

automatic mixer, fruit juicer, toaster, waffle iron, coffeemaker, electric clock

B. MINIMUM AND DESIRABLE SIZES OF COMPONENTS

	<u>Minimum</u>	<u>Desirable</u>
1. Kitchen	8' x 18'	12' x 20'
2. Family Room	12' x 14'	14' x 24'
3. Laundry-Utility Room	4' x 6'	6' x 11'

I. INTERIOR PLANNING

B. MINIMUM AND DESIRABLE SIZES OF COMPONENTS (contined)

	<u>Minimum</u>	<u>Desirable</u>
4. Laundry Service Porch	4' x 6'	8' x 12'
5. Heater Room	3' x 4'	4' x 5'
6. Half-Bath	3' x 4'	4' x 5'
7. Dining Area	8' x 10'	12' x 14'
8. Living Room (Quiet Parlor)	12' x 15'	15' x 24'
9. Front Entrance Foyer	4' x 4'	6' x 8'
10. Guest Coat Closet	2' x 3'	2' x 3'
11. Guest Room - Study	10' x 12'	10' x 12'
12. Parent's Bedroom	12' x 15'	12' x 15'
13. Second or Third Bedroom	10' x 12'	10' x 12'
14. Guest Study Closet	2' x 5'	2' x 5'
15. Parent's Closet	2' x 10'	3' x 16'
16. Second or Third Bedroom Closet	2' x 5'	2' x 5'
17. Bedroom Hall	3' x 10'	3' x 10'
18. Bath (Main)	5' x 7'	8' x 8'
19. Utility Closet	4' x 5'	4' x 5'
20. Double Carport	18' x 20'	18' x 20'
21. Carport Storage	5' x 7'	3' x 18'

C. LOCATION AND RELATION OF BASIC COMPONENTS

1. Kitchen

All agreed kitchen should look onto rear yard.

Preferred orientation was toward South. It should have access to:

- (1) Family Room
- (2) Laundry-Utility or Service Porch
- (3) Outdoor Dining through Service Porch or Laundry Utility
- (4) Dining Room (if provided)
- (5) Living Room, through Hall
- (6) Bedrooms and bath, without going through living and dining area. A T-shaped hall is preferred.

I. INTERIOR PLANNING

C. LOCATION AND RELATION OF BASIC COMPONENTS

2. Family Room

All agreed Family Room should look onto rear yard for privacy. Preferred orientation would be toward South.

It should have access to:

- (1) Kitchen
- (2) Front entrance and bedrooms, without going through living and dining rooms.
- (3) It need not have direct access to outdoor eating areas. Access to outdoor area would be through kitchen and service porch or laundry-utility room.

3. Laundry-Utility or Laundry Service Porch

All agreed laundry area should look onto back yard and have access to the kitchen and outdoors.

4. Rear Entrance

It was agreed it should have access to the kitchen and half-bath through the laundry-utility room.

5. Living Room

All agreed living room should be on street side, because used principally at night. Northern exposure was preferred.

6. Bedrooms

It was agreed Parent's and Children's Bedrooms would be preferred away from the street and on rear or at sides. Preferred exposures would be West, South or Southwest.

D. CONNECTIONS AND DIVISIONS BETWEEN SPACES

1. It was agreed that there should be a low partition or counter between the kitchen and family room. If bar-type space is used, it should not be too high. Table height is preferred; normal stools are too high and children fall off.

I. INTERIOR PLANNING

D. CONNECTIONS AND DIVISIONS BETWEEN SPACES

There should be a partition with door between:

- (1) Kitchen and laundry-utility
- (2) Kitchen and access hall to bedrooms
- (3) Kitchen and dining room (if provided)
- (4) Family room and living room

Halls should separate the following:

- (1) Kitchen from living room
- (2) Family room and bedrooms
- (3) Living room and bedrooms
- (4) Entrance foyer and living room

2. Door Types

Majority agreed that hinged doors to bedrooms were preferable, on the basis that sliding doors were too noisy. Minority and second preference were for sliding doors.

E. SIGNIFICANT DETAILS

1. Ceiling Heights

Majority voted for typical 8-foot ceilings with 6'-8" doors. A strong majority was for 9-foot ceilings.

2. Other Than Flat Ceilings

Majority favored flat ceilings. However, combined sloping roof-ceiling and exposed plank and beam ceilings were acceptable in houses of contemporary design.

3. Kitchen

(a) Upper Cabinets

- (1) Majority favored cabinets to reach to ceiling, but only shelving not over six feet high should be counted as acceptable shelving. Upper space could be used for occasionally used items. A minority felt strongly that cabinets should only be as high as can be reached from floor; it is too dangerous to be climbing up on stools.

I. INTERIOR PLANNING

E. SIGNIFICANT DETAILS

3. Kitchen - continued

(a) Upper Cabinets - continued

- (2) It was unanimously agreed that the top shelf should be adjustable to have some place to accommodate items of unusual size.
- (3) It was unanimously agreed that FHA minimum of 27 linear feet of upper shelving for four bedroom house was inadequate. At least 50 feet is required.
- (4) It was agreed that minimum shelf width should be 11 inches. Variable width shelving should be provided, with not less than four inches for spice shelves.
- (5) Open shelving was unanimously rejected on the basis that it collects too much dust.
- (6) Sliding doors on upper cabinets were desired; too many people have received nasty bumps and cuts from hinged doors.

(b) Lower Cabinets

- (1) It was agreed that total length of work counter, exclusive of sink, should be 12 feet.
- (2) Sink size should be not less than 18 inches by 30 inches, double compartment.
- (3) Height of work counter was set at 32 inches. A strong minority desired adjustable work counters that could be raised or lowered to suit tall or short people.
- (4) Width of work counters at an average of 24 inches was found acceptable.
- (5) A bread board for cutting and pounding was deemed to be a "must."

4. Special Rooms

(1) Open Kitchen

The majority felt that an interior open kitchen would be satisfactory, with borrowed light across a family or other room, but that adequate artificial light would be needed to supplement natural light. Some felt that an open kitchen was desirable and even mandatory.

I. INTERIOR PLANNING

E. SIGNIFICANT DETAILS

4. Special Rooms

(2) The group had no strong opinion for or against an all-purpose children's play-bedroom combination.

(3) Interior Bath

It was agreed that an interior bath was acceptable if provided with a skylight and an exhaust fan controlled by a separate switch.

(4) Shower Stall

When house has only one bath, a shower stall in lieu of a tub was considered not acceptable.

5. Electrical

(1) Service

It was unanimous that 60 ampere service is not sufficient to accommodate the electrical appliances which the average home is using today.

(2) Ceiling Outlets

Majority felt strongly that ceiling outlets are a "must" in all rooms except the living room.

Minority felt equally strongly that ceiling outlets should be omitted from bedrooms.

It was urged that in the bathroom, in addition to the light placed over or at the sides of mirror, a ceiling light with heater should be installed, in view of the number of very bad accidents occurring from portable heaters placed in bathrooms and used for a short period.

I. INTERIOR PLANNING

E. SIGNIFICANT DETAILS

5. Electrical

(2) Ceiling Outlets - continued

It was agreed that lights in closets are a "must", but should have a switch instead of a pull chain to avoid groping.

(3) Convenience Outlets

It was agreed that convenience outlets should provide as follows:

1. Kitchen -- 5 double (2 each wall, plus 1 extra)
2. Family Room -- 8 double (2 each wall)
3. Laundry-Utiliy -- 2 double
4. Dining Room -- 8 double (2 each wall)
5. Living Room -- 8 double (2 each wall)
6. Bedrooms -- 4 double (1 each wall)
7. Bathroom -- 1 double

(4) Height of Outlets

Cutlets should be 12 inches above floor, so drapes will cover in most instances.

6. Interior Weather Conditioning

Majority recognized the need for air-conditioning and recommended that provisions be made for future installation, to greatest extent practical. It was recognized that in the hot arid areas of the Southwest that air-conditioning should be installed initially, wherever economically feasible.

7. Sound-Deadening Materials

It was agreed that sound deadening material would be desirable in the ceiling of the Family Room.

II. EXTERIOR APPEARANCE

A. FLOOR TO CEILING GLASS

It was unanimous that there should be no floor to ceiling glass in any rooms.

Reasons: It is too costly, you are exposed in your curlers, privacy is lost, and it is bad for hot climates.

B. PICTURE WINDOWS

If there is a view and interior privacy assured, are acceptable in Family Room, Dining Room or Living Room. Other rooms -- absolutely no. Hallways, can be made made to look larger with a picture window.

C. WINDOW SILLS

It was agreed that sills should be, generally, of standard height in all rooms except the family room, where they should be no higher than 30 inches from floor.

High window sills (4 to 5 feet above floor) would be acceptable in Parent's Bedroom where there are close neighbors.

D. WINDOW TYPES

It was unanimous that the type window wanted was one that would keep dust out when closed, but which could be opened for ventilation.

Because of the problem of dust, there was a split opinion on desirable types.

Actual majority voted for double hung windows, 5 to 4. The vote on sliding windows was 3 for, and 6 against. The same vote was cast in regard to open-out casements. Open-in casements and awning type windows were unanimously rejected.

One delegate indicated a preference for jalousies, based on personal experience on her porch.

II. EXTERIOR APPEARANCE

E. ACCESSORIES BUILDERS SHOULD PROVIDE

It was unanimous that the builder should provide window screens and screen doors; storm sash and doors should not be provided.

Majority were not in favor builder providing venetian blinds; however, a strong minority were in favor.

Majority felt that exterior shutters should be provided only if the style of the house made them mandatory.

Doors: Wider exterior doors should be required; 3'-6" at front and 3'-0" at rear.

Gutters: Gutters or rain water diverters should be required over all entrances.

F. TYPE OF HOUSE

Preference was for a one-story house with space provided on one level for those activities and purposes that basements and attics normally supply.

Split-level houses, it was felt, should be used only where there is sloping ground.

Two-story houses were acceptable where local custom requires them.

G. APPEARANCE OF HOUSE

The group felt that any type of architecture was acceptable providing it was done correctly and was appropriate to the area. The group stressed that it was typically American to have what you want and they were for full freedom in allowing others to express their individual preferences in houses.

They felt that contemporary houses could be designed to fit in with traditional houses, and that there could be a successful blending of traditional and contemporary design approaches if well handled.

However, they were reluctant to express a blanket approval for contemporary because so much cheap modern was hideous.

II. EXTERIOR APPEARANCE

H. ROOF TYPE

Medium-pitched roofs were preferred. Low-pitched were acceptable if appropriate to the area.

While shed roofs were recognized as fitting for contemporary structures, generally shed and flat roofs were frowned upon.

I. EAVES

Roofs should overhang at eaves to provide sun-control. Minimum overhang should be 24 inches, but length should be determined by exposure and location.

III. LOT REQUIREMENTS

A. LOT SIZES

1. Preferred lot area is 6000 sq. ft.
2. Width of lot -- 60 feet.
3. Depth of lot -- 100 feet
4. Minimum distance between houses across side yard -- 15 feet.
5. Between houses across street -- 70 feet, with 20 ft. roadway.
6. Between houses at rear -- 70 feet.
7. A rectangular lot was preferred, with depth approximately two times the width in preference to 1-1/2 times width. However, a pie- or wedge-shaped lot was felt to be the most interesting to work with.

B. LOT USAGE

1. Minimum distance from street to sidewalk --
if principal rooms face street -- 25 feet
principal rooms not facing street -- 20 feet
2. House set-backs from street should be equal.
3. Most important outdoor activity was deemed to be children's play space.

III. LOT REQUIREMENTS

B. LOT USAGE

Combined outdoor living for adults and children was deemed second in importance. Outdoor living was deemed to vary in accordance with the number of children.

4. Outdoor drying space was deemed necessary even though an automatic dryer was used.
5. Carport and Garage

Carports or Garages were preferred attached to the house.

6. Parking space off street should be provided for the family car.
7. Planting

It was very strongly felt that builders should preserve existing trees. All members wished to be placed on record that they felt builders should not be thinking of their own convenience when getting ready to build and remove all trees on lots. It takes too long to grow and enjoy a fine tree.

The builder should either seed or sod the front lawn, depending upon which is suitable to the climate.

The builder should provide some foundation planting.

If there are no trees on the lot, the owner should make own determination as to type and number of trees to be planted.

8. Covenants on Fences

It was strongly felt there should be no fences -- front or rear. Fences do not invite neighborliness. If rear fences are provided, they should be provided by owner.

9. Outside steps.

Risers should be 6" and treads 12".

III. LOT REQUIREMENTS

B. LOT USAGE

10. Outside Handrail

A railing should be required if flight of steps is 3 feet or more.

11. Landing Platform

A platform should be required if any steps are used.

12. Public Poles and Overhead Lines

Majority would like underground lines. If this is impossible, then they should be along rear lot line.

Minority were strongly in favor of public utility lines in public streets.

IV. NEIGHBORHOOD AND COMMUNITY PLANNING

A. STREET LAYOUT

1. Street Patterns

Curved streets were definitely preferred because it slows down traffic in the neighborhood. New developments should be planned with curved streets with an occasional cul-de-sac.

2. Sidewalks

Sidewalks are necessary on both sides of the street.

Reasons: Children will cross street to play on side with sidewalks. This creates a hazard. If they do not cross, they will be playing on lawn areas on the side without walks. People do not like children playing on their lawns.

Straight-edged curbs are necessary. Rolled curbs are considered very bad, due to tendency of automobiles to run up over them.

IV. NEIGHBORHOOD AND COMMUNITY PLANNING

A. STREET LAYOUT

3. Shade Trees

All delegates were in favor of shade trees as a necessity along public streets.

4. Housing on Heavily Trafficked Streets

Housing on heavily trafficked streets preferably should be provided with access or service roads parallel to main street. Otherwise there should be a greater than normal set-back from the street.

There should be no planting to obstruct the view, except shade trees.

B. FACILITIES

1. Maximum distance to:

	<u>Miles</u>
(1) Primary School	1
(2) Secondary School	1
(3) High School	1 to 2

It was felt that High Schools should be smaller and closer together.

Reason: Larger High Schools tend to cause the loss of more potential leaders.

(4) Shopping Centers

There was some conflict over the location of shopping centers, resulting from a desire for convenience and at the same time, concern that commercial property tends to ruin residential property.

Majority of delegates voted for shopping at a maximum of 3 miles; 4 voted for a maximum distance of 2 to 3 miles.

IV. NEIGHBORHOOD AND COMMUNITY PLANNING

B. FACILITIES

1. Maximum distance to: (continued)

(5) Place of Employment

The group felt that the ideal would be for it to take not over 30 minutes to reach. The group felt, however, that they could have very little control over the location of employment.

(6) Churches

This was a subject of some controversy, due to conflicting interests. There was a strong feeling that the smaller church was the ideal because it inspired better community living. However, too many churches in a community was not desired.

- 3 would accept church at 5 mile maximum
- 2 would prefer 3-mile maximum
- 2 wanted church within walking distance

(7) Commercial Recreation

Bowling and similar commercial recreation was not considered necessary in the community.

2. "Corner Grocery" was considered not to be an asset to a residential neighborhood.
3. There was no need for "something-in-between" a corner grocery and the large shopping center.

4. Other Community Facilities Desirable

- (1) There was a strong feeling that school buildings which are closed three months of the year and every night could very well be utilized for recreational purposes.

IV. NEIGHBORHOOD AND COMMUNITY PLANNING

B. FACILITIES

4. Other Community Facilities Desirable - continued

(2) Day Nurseries

It was pointed out that in many communities in the area represented by the delegates that the churches were doing the job on a non-sectarian basis. This was deemed to meet the need.

(3) Club houses and community buildings were not deemed necessary.

5. Small Playgrounds for Young Children (4-8 years)

Small playgrounds for young children (4-8 years) were considered necessary. But public supervision could not be furnished on a block basis; mothers would have to take turns at supervision.

Four delegates felt that the play areas could be located at a maximum distance of six blocks.

Three delegates felt that in larger developments one large play area would suffice.

One delegate felt that each block should have its own play areas.

C. CONSIDERATIONS OF ECONOMY

At the start of the Congress, it was agreed that consideration would be given to a house to cost approximately \$11,000, exclusive of improved lot.

Working toward this target the following was developed by the group as an acceptable minimum house:

IV. NEIGHBORHOOD AND COMMUNITY PLANNING

C. CONSIDERATIONS OF ECONOMY

	<u>Minimum Size</u>	<u>Square Feet</u>
1. Kitchen	8' x 18'	144
2. Laundry Service Porch	4' x 6'	24
3. Heater Room	4' x 5'	20
4. Half-Bath at Rear	3' x 4'	12
5. Family (All-Purpose) Room	12' x 14'	168
6. Parlor Type Living Room	12' x 15'	180
7. Front Entrance Foyer	4' x 4'	16
8. Guest Coat Closet	3' x 3'	6
9. Guest Room - Study	10' x 12'	120
10. Parent's Bedroom	12' x 15'	180
11. Children's Bedroom	10' x 12'	120
12. Parent's Closets	2' x 10'	20
13. Bedroom Closet	2' x 5'	10
14. Guest Room - Study Closet	2' x 5'	10
15. Utility Closet	3' x 4'	12
16. Bathroom	5' x 7'	35
17. Hall	3' x 10'	<u>30</u>

	1107
Allow 10% for walls and partitions	110
	<u>1217</u>

At \$10.00 per sq. ft. the house cost would be:	\$ 12,170
Adding a carport with storage space	1,100
	<u>13,270</u>
Lot and closing costs	2,000
	<u>\$ 15,270</u>

If additional funds were available the sizes of the above listed rooms should be increased to the desirable sizes previously shown. This would result in an increase of the overall area of the house to 1908 sq. ft. At the same cost per square foot, the estimated cost of the larger house would be:

	\$ 19,080
Adding a carport with storage space	1,200
Lot and Closing Costs	<u>3,000</u>
Estimated Total Cost	\$ 23,280

TABLE #7

SUMMARY

by

HOUSING AND HOME FINANCE AGENCY

It may be assumed on the basis of an analysis of the above report that if additional funds were available, the following components would be successively added to the basic house above:

1. An additional Bedroom, providing three bedrooms and a separate Guest Room-Study.
2. A separate Laundry-Utility Room in lieu of laundry on the Service Porch.
3. A separate Dining Room.

Initial economies that could be made would be:

1. Omission of Carport.
2. Omission of Living Room Fireplace.

WOMEN'S CONGRESS ON HOUSING

Table #8

Missouri, Iowa, Nebraska, and Kansas

I. INTERIOR PLANNING

A. BASIC COMPONENTS

1. Kitchen plus Dining Area

Majority agreed that the kitchen working area and an informal dining space should be combined. It was emphasized that the kitchen work area must be planned to correspond with a smooth sequence of operation. Some preference was expressed for a U-shaped kitchen.

Six delegates voted for table and chairs for dining; one for a bar and stools. Five voted for space for table and six chairs; two for table and four chairs.

2. Family Room

All agreed that a Family Room was necessary. It should be separate from the Kitchen-Dining Area. One delegate expressed preference for a combination kitchen and family room.

All agreed that some provision, by furnishings and by some adjustable separation, is necessary to permit use of Family Room for guest sleeping on infrequent occasions.

3. Laundry-Utility Room

Majority originally expressed preference for a separate laundry room. Two delegates voted for laundry in the kitchen. That it would double as a service entrance and for limited storage was indicated. Rough work (shop - messy hobbies) were emphatically barred from this room because they are incompatible with the finishing of laundry.

In the interests of economy, it was later agreed that the laundry equipment could be located in the kitchen. The space provided for the laundry room would be utilized as a warm "rough room" for the husband's shop and house maintenance work.

I. INTERIOR PLANNING

A. BASIC COMPONENTS

3. Laundry-Utility Room - continued

Comments by Delegates:

- (1) Laundry room separate from kitchen -- do not want soiled clothes in kitchen.
- (2) Laundry room separate from kitchen. Prefer a U-shaped kitchen.
- (3) Do not want a utility room. Prefer to have laundry equipment in kitchen.

4. Rear Entrance

All delegates agreed that the rear entrance should be through the laundry-utility room and not directly into kitchen.

5. Half-Bath at Kitchen Entry

Initially, a half-bath at rear entrance was considered unnecessary, because of added cost where plumbing is divided. It was agreed that the half-bath should be located adjacent to the main bath near bedrooms in order to save money.

Later, it was agreed that a half-bath was preferable at the service portion of the house instead of adjacent to the full bath. Easy access, it was agreed, outweighed the added cost.

6. Basement

In the initial discussions the "basement versus non-basement house" was considered. Non-basement was given preference by a very slim majority; it may be said the delegates were equally divided. The recorded votes were four no and three yes.

The subject was discussed again on the morning of the second day, with the same results as the first discussion.

Reasons given by Delegates:

- (1) No basement because do not like steps. Unwilling to forfeit all-on-one-floor living for basement. Utility room is adequate for husband's workshop and hobby room. Do not think a basement would be used enough to justify its cost. Unwilling to put money in the ground.

I. INTERIOR PLANNING

A. BASIC COMPONENTS

6. Basement - continued

Reasons given by Delegates: (continued)

- (2) Unwilling to forfeit one floor living for basement. Town has outgrown water and sewage systems, and as a result flash floods cause water to back up in basements. Many people have finished their basements beautifully, only to have them destroyed by the flash floods. Would do without utility room and put laundry in kitchen rather than have a basement. Also, with advancing age, the use of steps becomes a problem.
- (3) Do not want basement. Think it is unnecessary when husband can use utility room for workshop and hobbies. "To have family room in basement is worse than living in a two-story house."
- (4) Basement in present home, but would not have one if she bought or built another house. Presently, recreation room is in the basement but think it would be better on the first floor.
- (5) Basement for storage and to prevent heating of garage for husband's workshop and hobby room. Basement would also eliminate necessity of over-size garage with provision of storage space. Would only forfeit basement if could have the same amount of room upstairs, but fear that would be too costly. Also feel that elimination of basement would preclude the possibility of a quiet living room.
- (6) Very strong in favor of basement, and while would want a family room, would give it up in favor of basement, which think essential for storage and laundry. Believe many more men would use basement than would not. Basement also provides play room for teenagers.
- (7) Want basement, and willing to forfeit family room, utility room and even some space in the bedrooms. Would prefer laundry equipment in basement. The provision of a basement would eliminate the necessity of over-size garage with provision of storage space. In my section of the country floors are too cold when there is no basement, unless one has very expensive radiant heating.

7. Attic

Initially, there was unanimous agreement that an attic was essential if there is no basement; but would be wanted if there was a basement. Since the majority had voted for no basement, it was voted by a numerically weak majority, that an attic, with disappearing stairs, should be provided for limited storage.

I. INTERIOR PLANNING

A. BASIC COMPONENTS

7. Attic - continued

After further consideration and discussion, on the second day, it was agreed that attic storage with disappearing stairs was declared objectionable because it was too troublesome and unhandy.

8. Dining Room (Separate)

Initially, seven delegates voted a separate dining room as desirable; one delegate voted against one.

Later, based on considerations of approximate cost, and for that reason only, an "L" shaped living-dining combination was agreed to in an effort to keep costs down.

9. Living Room - Parlor Quiet Type

It was unanimously determined that a family room for noisy, strenuous activities was highly desirable and that a quiet atmosphere was a necessity in the living room. There should be no TV or children's play in the living room.

A fireplace is a desirable luxury.

10. Front Entrance

The delegates were unanimous for shielding the living from the front entrance by some kind of screen. It was agreed that it was not necessary to have a walled separation.

11. Guest Coat Closet

The delegates were unanimous that a guest coat closet, 2' x 6', located near the front door was desirable.

As an economy measure, they would be willing to omit it.

12. Guest Room

It was agreed, unanimously, that the Family Room could be used for guest sleeping as necessary on infrequent occasions.

I. INTERIOR PLANNING

A. BASIC COMPONENTS

13. Bedrooms

There was unanimous agreement that three bedrooms are of great importance; even of greater importance than the Family Room. It was decided that bedrooms should not be small because they serve as children's retreats and an area for quiet study. It was determined that wall space should be such that two beds could be placed for reasons of flexibility, if budget permitted.

14. Bedroom Closets

Initially, majority agreed that a double wardrobe, 2'x12', in Parent's Bedroom and two closets, 2'x6', in other bedrooms were desirable. One delegate felt that two closets in Parent's Room and one in other bedrooms were adequate.

After later discussion, it was agreed that at least 12 sq. ft. of closet space per bedroom was acceptable as minimum and desirable. "Number of closets" was not used because it did not adequately represent actual amount of storage.

15. Bathrooms

It was unanimous that 1½ baths were desirable and initially, it was unanimous, in order to save money, that both could be in bedroom area.

After later considerations, it was agreed that easy access outweighed added cost and the half-bath should be located near kitchen and rear entry.

Departure from basic bath types were thought unnecessary. Consensus was that window should not be over tub.

Comments by Delegates:

Three out of seven commented that they wanted two lavatories; three delegates did not care for two sinks.

16. Other Storage

Consensus was that there should be a linen closet in or near bathroom.

One delegate expressed preference for cabinet space in bathroom for towels rather than a linen closet.

I. INTERIOR PLANNING

A. BASIC COMPONENTS

17. Garage and Carport

Initially, a majority indicated preference for a double garage with storage space, for reasons of flexibility -- i.e., could be used for storage of outdoor equipment or a second car later. Two delegates voted for an oversize garage with storage space.

Storage of outdoor equipment in garage was stressed; little mention was made of carports for this reason.

Later, it was agreed, for reasons of economy, that a one-car garage with small amount of extra space for storage would be acceptable.

18. Homemaking Appliances

There is no record of the order of importance of homemaking appliances, other than laundry equipment. This was reported as follows:

- (1) Automatic washer
- (2) Automatic dryer
- (3) Built-in ironing board
- (4) Sewing machine
- (5) Cupboard space or shelves
- (6) Soiled clothes hamper
- (7) Broom closet
- (8) Ironer, desirable but not necessary
- (9) Laundry tray desirable but not necessary.

B. MINIMUM AND DESIRABLE SIZES OF BASIC COMPONENTS

	<u>Minimum</u>	<u>Desirable</u>
1. Kitchen	8' x 12'	8' x 14'
2. Family Room	12' x 18'	12' x 20'
3. Laundry-Utility		8' x 10'
4. Half-Bath at Rear	2.5'x4.5'	5' x 6'
5. Dining Room	10' x 12'	10' x 12'
6. Dining "L" of Living Room		10' x 12'
7. Living Room (Parlor)	12'x15.5'	15' x 20'
8. Guest Coat Closet	2' x 3'	2' x 6'
9. Parent's Bedroom	12' x 14'	12' x 14'
10. Second Bedroom	10' x 12'	12' x 14'

I. INTERIOR PLANNING

B. MINIMUM AND DESIRABLE SIZES OF BASIC COMPONENTS - continued

	<u>Minimum</u>	<u>Desirable</u>
11. Third Bedroom	10' x 12'	12' x 14'
12. Bedroom Closets		
13. Bathroom (Main)	5.5'x 8'	5.5'x 8'
14. Linen Closet		2' x 3'
15. Garage	12' x 22'	20' x 24'

C. LOCATION AND RELATION OF BASIC COMPONENTS

1. Kitchen

Majority preferred kitchen looking onto rear yard, because of ease of observing children at play.

Minority of two delegates preferred the street side for kitchen.

The kitchen should be directly accessible to the following:

- (1) Family Room -- for easy observation of children
- (2) Laundry-Utility -- because this serves as entry
- (3) Dining Room or "ell" of Living Room
- (4) Bedrooms and bath without going through Dining-Living Area
- (5) Outdoor Eating Area -- for ease in serving
- (6) Garage (may be through utility room)

2. Family Room

The group indicated that the Family Room should be isolated from the Parlor-Living Room. The way in which it faces is not important.

It should have access to the following:

- (1) Kitchen
- (2) Bedrooms and bath without going through Dining and Living Area
- (3) Outdoor eating space -- for entertaining
- (4) It was also deemed desirable to have access to front door without going through Living-Dining Area.

3. Laundry-Utility Room

The group agreed that location was not significant. It should have access to:

I. INTERIOR PLANNING

C. LOCATION AND RELATION OF BASIC COMPONENTS

3. Laundry-Utility Room - continued

- (1) Kitchen -- the Laundry-Utility serves as clean-up space before entering rest of house in bad weather
- (2) Outdoor -- some drying is done even with automatic equipment

4. Living Room and Bedrooms

The group considered the location of Living Room and Bedrooms unimportant. The orientation of bedrooms was considered unimportant because of trend to air conditioning.

D. CONNECTIONS AND DIVISIONS BETWEEN SPACES

1. Kitchen

Planning for smooth sequence of operation was emphasized as of prime importance. The division between the Kitchen-Family Room should be by counter or low partition with flexible (folding) closure.

Reason: The children could be easily supervised but kept out of work area.

All other divisions between kitchen and other spaces should be by partition and doors.

Shape of Kitchen: All delegates except one preferred or wanted a U-shaped kitchen. One delegate did not care about shape but wants the working units out of path of traffic.

Comments by Delegates:

- (1) Wants U-shape, because she does not want to have to do a lot of walking and wants privacy. Believes 5' minimum and desirable width. It gives more efficient work space.
- (2) Wants U-shape, because it provides more counter and cupboard space and precludes much walking.
- (3) Wants U-shape, because it makes for greater efficiency in work space.
- (4) Wants U-shape, because of its efficiency feature and elimination of traffic from work area. Thinks 5' adequate.
- (5) Prefers U-shape, because it eliminates waste space and makes for privacy and efficiency. Believes 6' would be ideal, and 4' minimum.
- (6) Prefers U-shape. Makes for pleasant, private, and efficient kitchen.
- (7) Wants working units out of path of traffic. Does not care about shape. Thinks 5' minimum.

Dimension indicates distance between work counter tops.

I. INTERIOR PLANNING

D. CONNECTIONS AND DIVISIONS BETWEEN SPACES

2. Doors

No preference for type of doors -- depends upon location, size and use, whether hinged, sliding, folding or other are used.

E. SIGNIFICANT DETAILS

1. Ceiling Heights

Consensus was for 8 feet ceilings; they are common to the area represented by the group and are deemed satisfactory.

2. Other Type Ceilings

Consensus was for flat ceilings in preference to exposed beam and board or plank ceilings and sloping combined roof-ceiling. Just a matter of taste.

3. Kitchen

(a) Upper Cabinets

- (1) Maximum height of top shelf, the group decided should be no higher than 6'-6". One delegate felt that cabinets should run to the ceiling so as to get every possible bit of storage space even though inconvenient. Periodically used items could be stored there.
- (2) Consensus was that shelves should be adjustable.
- (3) The group did not reach any conclusion on the linear feet of upper shelving needed.
- (4) Minimum width of shelving should be approximately 12 inches wide.

Time did not permit the discussion of lower cabinets and counters, relative to sizes for length, height, width, etc.

4. Electrical

(a) Ceiling Outlets

- (1) Unanimous for ceiling outlets in:
Kitchen, Family Room, Laundry-Utility Room,
Dining Room and Bathrooms.
- (2) Unanimous for no ceiling outlets in:
Living Room, Bedrooms and Closets.

I. INTERIOR PLANNING

E. SIGNIFICANT DETAILS

4. Electrical - continued

(b) Convenience Outlets in Kitchen

Unanimous for two duplex outlets at table, one duplex outlet at each counter, stove, refrigerator and one extra duplex. Six duplex outlets total.

(c) Interior Weather Conditioning

Unanimous for provision to be made for future installation. Presently deemed to be a desirable luxury.

II. EXTERIOR APPEARANCE OF HOUSE

A. FLOOR TO CEILING GLASS

The delegates were unanimous in not wanting floor to ceiling glass.

Reasons given by Delegates:

- (1) Does not want this type. Would have to be in very protected area to keep everyone from looking in.
- (2) Does not want this type. Thinks there would be sufficient light from other windows and doors to outside.
- (3) Does not like looks of this type, and it presents a definite decorating problem.
- (4) Does not like sitting in a gold fish bowl. This type of window prevents privacy, and is too expensive from point of view of draperies.
- (5) Does not want one. Thinks it is just a fad. Also presents drapery problem.
- (6) Does not want it. Thinks it unattractive, expensive, and hard to keep clean.
- (7) Does not like it. Thinks it absolutely useless.

B. PICTURE WINDOWS

Unanimously agreed that there should be picture windows in practically every room where a good deal of living is done, provided they can be worked in.

Reason: They are attractive and give a feeling of spaciousness.

II. EXTERIOR APPEARANCE OF HOUSE

C. WINDOW SILLS 4 TO 5 FEET HIGH

So-called shoulder high windows were preferred in bedrooms by five out of seven delegates.

Comments by Delegates:

- (1) Prefer them for privacy and as a prevention against breaking in and kidnapping.
- (2) Favor them for the privacy they afford.
- (3) Prefer them for privacy, protection and ease of furniture arrangement. Also solve decorating problems.
- (4) Prefer them for privacy, protection, and ease of furniture arrangement.
- (5) Prefer them for privacy and ease of furniture arrangement.
- (6) Do not care for small windows, but agree they are private and more convenient.
- (7) Think every room should have one good, big window, down low.

D. TYPE OF WINDOWS

Four delegates preferred sliding windows, where fixed glass was not used; three delegates preferred open-out casements.

Reasons: Ease of cleaning; those who prefer sliding type like them because they could be removed from inside the house and washed.

E. ACCESSORIES BUILDERS SHOULD PROVIDE

It was unanimous that builders should provide screen and storm windows and doors and should not furnish venetian blinds nor exterior shutters.

F. TYPE OF HOUSE

The delegates were unanimously in favor of a one-story house without attic. They were about evenly split on the desirability of a basement.

G. APPEARANCE OF HOUSE

Two delegates expressed their liking as a happy medium between traditional and contemporary. They do not like ultra-modern.

Two delegates expressed their preference as contemporary with modifications of traditional.

II. EXTERIOR APPEARANCE OF HOUSE

G. APPEARANCE OF HOUSE (continued)

One delegate prefers conservative Contemporary.

One delegate leans toward traditional, but would take modern if necessary.

One delegate likes the cottage type; dislikes modern.

The delegates unanimously voted for individuality in housing types and against uniformity.

H. ROOF TYPE

The delegates were unanimous in preferring a low-pitched roof. No expression was given of need for roof overhangs.

III. LOT REQUIREMENTS

A. LOT SIZES

It was unanimously agreed that, in order to provide sufficient space between houses, insure that the house be at least 40' back from the curb, provide enough space in the backyard to accommodate playground, patio, barbecue and allow for adequate air circulation and ventilation; the desirable lot size should be 75' x 150'.

The above lot size, it is to be noted, is desirable.

No information was given on minimum lot sizes, widths and depths.

It is not possible to assume what minimum lot width might be acceptable since no distances between houses across side yards was indicated.

1. Minimum Distance Across Side Yards

However, the type house discussed certainly would leave a minimum length of 45 feet without a garage. If set lengthwise on lot and a double garage was added at 20 feet, there would remain 10 feet to distribute between two side yards. If similar houses were used on the same sized lots, then the distance between houses, garages or houses and garages, would be 10 feet.

I. LOT REQUIREMENTS

A. LOT SIZES

2. Distance Across Street

With the indicated set-back from curb of 40 feet and a 28 foot roadway, the distance between houses across street would be 108 feet.

3. Distance Across Rear Yards

The group indicated that the minimum set-back of house from street curb should be 40 feet. With a normal residential street of 50 feet width, with a 28 foot roadway, there would remain, usually, a 12 foot area, on each side from curb to lot line for sidewalk, planting strip and curb. The house consequently would sit back 28 feet from sidewalk. With a house width of 26 feet there would remain a rear yard of about 120 feet. The distance between houses at rear would be 240 feet.

4. Preferred Lot Shape and Area at Same Cost

Since the group found a 75 x 150 foot lot desirable, it may be concluded that it would prefer a lot depth of two times the width rather than one of $1\frac{1}{2}$ times the width.

B. LOT USAGE

1. Distance From Street Sidewalk to Front of House

With an expressed preference for 40 feet set-back from curb, the distance from sidewalk would be about 28 feet.

2. There was no preference indicated for all houses to have equal or varied set-backs.

3. Outdoor Activities

It was unanimously agreed that outdoor activities, in order of importance, were as follows:

- (a) Children's playground
- (b) Outdoor dining
- (c) Vegetable and flower garden
- (d) Outdoor drying space

I. LOT REQUIREMENTS

B. LOT USAGE

4. Outdoor Drying Space

It was determined to be necessary, for airing blankets, woolens and draperies, and for drying of things for which an electric dryer cannot be used.

5. Garages and Carports

It was unanimous that the garage should be attached to the house.

6. Parking for Family Car Off Street

Consensus was that space should be provided on lot and off-street parking of family car.

7. Planting Builders Should Provide

- (a) It was strongly recommended that builders should preserve existing trees.
- (b) It was unanimously agreed that the builder should provide shade trees if none exist.
- (c) Consensus was that foundation planting should not be provided by the builder, since each owner would rather choose his own.
- (d) It was agreed that the front lawn should be sodded rather than seeded.

8. Control by Covenant of Lot Fences

Six delegates favored a covenant that would not permit fences in the front yard, on the basis that otherwise some unsightly ones might be erected.

One delegate opposed control by covenant, because she did not believe there was a possibility of an unsuitable one being put up.

All were in agreement that home owners should have the privilege of fencing their back yards.

III. LOT REQUIREMENTS

B. LOT USAGE

9. Outside Steps

It was unanimous that risers should be 6" and treads 12", because of ease of access and safety provided for children.

10. Handrails

It was unanimous that handrails should be provided if there are as many as three steps.

11. Power Poles and Wires

Preference was for underground wires, on the basis of appearance.

Second choice was at rear lot line. They should never be in the public streets.

IV. NEIGHBORHOOD AND COMMUNITY PLANNING

A. STREET LAYOUT

1. Preferred Street Patterns

There was agreement that streets should be curved.

Comments by Delegates:

- (1) Minimizes similarity in houses.
- (2) Gives an individual touch to houses.
- (3) More attractive.
- (4) Much prettier and enhances value of property.
- (5) Backyard would be more attractive with odd shape.

2. Sidewalks

Majority were in favor of sidewalks on both sides of street.

One delegate felt sidewalks were unnecessary if a paved alley was turned over to youngsters.

IV. NEIGHBORHOOD AND COMMUNITY PLANNING

A. STREET LAYOUT

2. Sidewalks - continued

Comments by Delegates:

- (1) Sidewalk on both sides of street, for safety of children.
- (2) All communities are coming to sidewalks sooner or later. They are very necessary.
- (3) Thinks they are very necessary, as a safety factor.
- (4) Do not want to shovel snow from sidewalks, but think they are necessary.
- (5) Do not think sidewalks necessary if paved alley is turned over to youngsters.
- (6) Alley unsafe for children because of traffic through it. Want sidewalks.

3. Shade Trees in Public Streets

Unanimously agreed they should be planted.

Reasons given by Delegates:

Four delegates felt they enhance property values and beautify community.

One delegate felt they should be put in by the builder who can do it cheaper than the property owner and add the cost to the house price.

One delegate thought it added value to the property.

One delegate thought it added beauty to the street.

4. Housing Facing Heavily Trafficked Streets

It was agreed that, if access or service roads parallel to main streets are provided, that such location would be acceptable.

B. FACILITIES

1. Maximum Distance To:

	<u>Miles</u>	<u>Minutes</u>
(a) Primary schools	1/2	
(b) Secondary schools	1/2	

V. NEIGHBORHOOD AND COMMUNITY PLANNING

B. FACILITIES

1. Maximum Distance to: (continued)

	<u>Miles</u>	<u>Minutes</u>
(c) High schools	1½	
(d) Shopping	3	35
(e) Place of Employment		
(f) Churches -- it was unanimous that people would go to church regardless of distance		

2. "Corner Grocery Store"

Consensus was that it was an asset, with definite restrictions, by way of site planning and zoning.

Comments by Delegates:

Two delegates stated that it was an asset for emergency supplies.

Two delegates want it available, but not too near their own home.

One delegate stated that she wanted one available.

One delegate would not want it next door, but it would not be worth much if more than four blocks distance.

One delegate stated she goes to supermarket, and the grocery store is only 1½ blocks away from her home. Could do without it.

3. "Something-in-Between" Corner Grocery and Large Shopping Center

Three delegates felt there was no need for anything in between if the shopping center was within 3 miles.

Two delegates would like a small shopping center, strategically placed.

IV. NEIGHBORHOOD AND COMMUNITY PLANNING

B. FACILITIES

4. Other Community Facilities Desirable Within Neighborhood of Homes

- (a) Day Nurseries -- Consensus was that most people have private baby sitters and they are unimportant.
- (b) Club Houses -- Consensus was they are desirable luxuries.
- (c) Community Buildings -- Unanimous that they did not want them.

5. Small Playgrounds for Younger Children

Majority felt that playgrounds for young children (4-8 years) in single home neighborhoods are unnecessary.

Comments by Delegates:

- (1) If you have enough yard space, they are unnecessary. Schools have play grounds. Not particularly in favor of a small play area, but in favor of a pretty park to add to beauty of a development. A small play area would not add to the beauty of surrounding homes. It would be merely an eyesore. Does not believe a park away in conjunction with a shopping center would be feasible.
- (2) Young children have to be taken to a park, and a small playground is unnecessary, particularly with a well-equipped back yard. Would be in favor/a park somewhere in the vicinity of a shopping center.
- (3) Would rather have the children at home. Older children are rough and unintentionally knock the younger ones down. Would be nice to have park benches and trees in a small area where mothers and children could congregate, but this is not absolutely necessary. Children get together to play when they are invited to one home or another for a party. They also get their outside contacts at school. A well-planned park would be ideal, because it would enhance the values of the houses as well as add to the beauty of the surroundings. Would not care to have a park in conjunction with a shopping center.
- (4) Believe it unnecessary because of equipment in back yards. A tiny play area would be useless. A larger park would add to property value and provide recreation for a greater number. The park in her community is "used to death but is still beautiful." Believes shopping centers are of no value unless there is added park space, but does not want the two combined. Should, however, be close to each other.

IV. NEIGHBORHOOD AND COMMUNITY PLANNING

B. FACILITIES

5. Small Playgrounds for Younger Children - continued

Comments by Delegates: (continued)

- (5) Thinks there should be some place for all children to congregate, however small. Believes a large park, where sports can be engaged in, would be ideal, and where picnics could be held. In her town there is going to be a shopping center with a park nearby. Thinks it would be well to have a small park near the shopping center and a larger park out farther.

V. CONSIDERATIONS OF ECONOMY

The group at Table #8 agreed that they would attempt, initially, to develop a house to cost under \$15,000 without land.

The process followed was to discuss what would be desirable and then to determine what sacrifices or adjustments could be made to approach the desired goal.

A separate dining room, a laundry-utility room, a guest coat closet -- all were finally sacrificed in the interests of lower costs. A single-car garage with small storage was substituted for a double garage, minimum instead of desirable room sizes were agreed to in an effort to achieve a \$15,000 cost goal.

In the attached summary, HHFA has attempted to add back in a logical sequence the items sacrificed.

TABLE #8

SUMMARY

by

HOUSING AND HOME FINANCE AGENCY

On the basis of an analysis of the above report, it may be concluded that the delegates at Table #8 would agree that the Basic Components of a house for a growing family would be as follows:

1.	Kitchen-Family Room -- with laundry in Kitchen	12' x 26'
2.	Warm Utility Room for rough work adjacent to Kitchen	8' x 10'
3.	Rear Entrance through Utility Room	
4.	Half-Bath near Kitchen Entry	2.5' x 4.5'
5.	Dining "ell" off Living Room	10' x 12'
6.	Parlor Living Room	12' x 15.5'
7.	Screened Front Entrance	4' x 4'
8.	Parent's Bedroom	12' x 14'
9.	Second Bedroom	10' x 12'
10.	Third Bedroom	10' x 12'
11.	Bedroom Closets	4 @ 12 sq. ft.
12.	Linen Closet	2' x 2'
13.	One-Car Garage with Small Storage	10' x 22'

If additional funds were available the following modifications and additions would successively be made:

1. Minimum room sizes would be increased to desirable sizes.
2. The laundry area would be separated from the kitchen, but retain the warm Rough Work-Utility Room.
3. A Guest Coat Closet would be provided near Front Entry.
4. A separate Dining Room would be provided in lieu of an "ell" off Living Room.
5. A double garage with storage would be provided in lieu of a single garage with small storage space.
6. A fireplace would be provided in the Living Room.

Unresolved Items

Would modifications and additions be made in the sequence indicated above? If not, what sequence would be desirable if additional funds were available?

If funds were available, should the builder install mechanical equipment initially?

SUMMARY BY DISCUSSION LEADER
Wednesday, April 25, 1956

Mrs. Helen Gant:

I too want to thank the Governmental agencies that brought us here. It has been a very fine, a very meaningful experience for me to have been a group leader. I feel that I can speak for each member of my group that it has been stimulating and meaningful and educational for each woman. I would like to say that I am sure that I have the finest and the smartest and the most cooperative group in the conference, but I may get some challenges from the other groups. I can already begin to hear them, but my statement still stands.

We had to do a lot of modifying of our house when our architect told us that our original planning would cost about \$20,000. We strove and strove to bring it down and we finally got it down to around \$14,000 to \$15,000 possibly. We want a one-story house. We are somewhat divided; we have a very strong minority wanting a basement but the majority did not want a basement. We want a modified contemporary house, whatever that may mean to you, and whatever that may mean to each individual in our group. It all boils down to what has been stated here before, we want individual planning. We want to participate in planning our own home for our family, something that expresses the personality and feeling of our family rather than having row houses all the same in a building development. We are assuming that in order to get the amount of space that we want that we are going to have to build our house in a suburban area and probably in a planned housing development. With this semi-contemporary house--or modified contemporary--we want a low-pitched roof. We want no floor to ceiling glass and we don't care too much about picture windows, but we want plenty of large windows in the living room, family room, dining room and kitchen. We settled for high windows in the bedrooms -- not many of us like it, but we accepted it because of the privacy and convenience of furniture placement. We would like to have a fireplace if we can afford one and half of us want it in the living room and half of us want it in the family room.

This morning we again reviewed our strip-down plan and discussed what we simply would not do without. We didn't eliminate very much of our \$15,000 house. The first thing that came spontaneously from each of the group when we said what are the things that we will not do without and they said storage space -- plenty of storage space. Second thing they would not do without is three bedrooms. They will not do without a family room for hobbies, games and so forth, separate from a quiet living room. They will not do without a bath and a half. In our original planning we realized that we have pushed father clear out of the family, clear out into the garage for his hobbies, his workbench and maintenance and so forth, and we got to feeling real badly and guilty about what we were doing with father and decided that actually he was part of the family so we brought him back into the fold. So, in order to take care of father, we made the supreme sacrifice.

We gave up the utility room to father for his workbench, his maintenance. However, we still want the utility room to be our rough room, mud room or whatever you want to call it. You know this reminds me of the story that I am going to inject at the expense of something else. A speaker was speaking and there was so much noise and confusion in the crowd that he turned to the chairman and said, "Madam Chairman, there is so much noise that I can't even hear myself speak," and a voice spoke up from the rear and said, "Well, you ain't missing nothing." Now we are not as inconsiderate of father as you think when I said we want this for a rough room, because father is going to have his workbench and his saws and all that sort of thing in there, and we want to have a bath adjacent to it and the mud in there. I would like to tell you that if you don't listen to me you are going to miss something. Anyway, we want our rear entrance coming into the utility room and storage space for rainwear and that sort of thing. We agree that we want the space rather than the gadgets, because we can add the gadgets when we can afford to buy them.

We want this home located, if possible, in a planned neighborhood but not too formally planned. We want it situated on a curving street with sidewalks on both sides of the street for the safety of the children. We want our house placed on a lot that is 75 feet wide, 150 feet deep, and we would like to have our house about 40 feet from the curb. We want a large backyard with our kitchen windows overlooking the yard. We want it no more than a half mile from a primary school, a mile from the secondary school and we would like it no more than a mile and a half from the high school. We discussed the planning of shopping centers -- we want a shopping center within a reasonable distance. We want parks. We do not want small playgrounds. We were so divided as to what we wanted in this park, when it was a very small neighborhood park, each person had his own opinion and they were all diverse. So, we are sorry but you are going to have to go without benefit of our decision on parks.

May I thank you again for the opportunity you have given us.

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TABLE #9

Women's Congress on Housing

Colorado, Montana, Idaho, Nebraska,
North Dakota, Utah, South Dakota,
and
Eastern Washington

SUMMARY

I INTERIOR PLANNING

A BASIC COMPONENTS

1. Kitchen - Family Room

Consensus: Kitchen-family area, the kitchen and family room should be adjacent, but able to be closed off one from another with folding screen or doors.

The kitchen should be planned for easy working sequence for food preparation and service.

Space should be provided in the family room for:

- (1) Family dining.
- (2) Play area for babies.
- (3) Meetings and dances of teenagers.
- (4) TV viewing.
- (5) Hobbies for young and adults.
- (6) Guest sleeping.

The delegates were split on whether ironing and sewing should be done in the family room or in a separate laundry utility room.

Comments by delegates:

Kitchen:

- (1) Should have more counter space.
- (2) Should be big enough for whole family to be around or near her.
- (3) Since there is so little time for families to be together, would like it large enough for families to visit when they are home. Also a place to keep an eye on children and for husband to visit also. Since most mothers want their daughters to learn to cook, kitchen should be large enough for two to work in.
- (4) Should get kitchen back to the old-fashioned type kitchen combined with modern equipment.
- (5) A kitchen where there aren't many steps to take combined with a dining area for family to congregate until the meals are ready.

I INTERIOR PLANNING

A BASIC COMPONENTS

1. Kitchen - Family Room

Comments by delegates - continued:

Family Room:

- (1) Would prefer family room off of kitchen so that it can be closed off (Dutch door, sliding panels, etc.). During day it can be kept opened up to provide room for children so that they can be watched, while working in kitchen. Food could be served across a counter, or bar, between two rooms so that there would not be so much running back and forth to serve meals.
- (2) Counter could be used for extra work space.
- (3) The family of average means can't afford too much space. The TV, family room and dining room space could be all in one room off of workable kitchen - saving on the number of square feet for living space. Like large enough room for teenagers in high school to entertain their friends, but still have a living room for adults bridge parties, etc. Would like to be able to cut off family room from kitchen so that entertaining could be done without exposing inside of kitchen.
- (4) Family room should have guest sleeping facilities, i.e., hide-a-bed, etc., or a built-in bed.

2. Pantry

Consensus was that a pantry just means extra steps.

3. Laundry

Consensus was that there should be a laundry-utility room; the laundry does not belong in kitchen, but should be in separate utility room on main floor of house. As a second choice, in interests of economy, the laundry could be in basement.

That deep freezer should be in kitchen area but not in kitchen; could be placed in utility room if it were near the kitchen.

That separate automatic washer and dryer are preferred.

Space should be provided in the laundry-utility room for:

- (1) Automatic washer.
- (2) Automatic dryer.
- (3) Space for removal and storage of galoshes, wet play and work clothes, etc.

Delegates were split on whether there should be a built-in ironing board or free-standing ironing board and a sewing machine in the laundry-utility room.

I INTERIOR PLANNING

A BASIC COMPONENTS

3. Laundry - continued:

Reasons: Some move equipment as they work, to watch TV, etc.; some want to leave sewing out and not have to put away each time they stop; others want to sew where small children are not apt to get to sharp scissors, etc.

Comments by delegates:

Sewing and Ironing:

- (1) Keep in family room, when not sewing it is out of the way.
- (2) Keep sewing machine where washing and ironing done.
- (3) Ironing board where it can be tucked away in family room.
- (4) If you can afford a utility room near kitchen that is ideal, but if not, a washer and dryer could go in the basement.

4. Rear Entrance

Consensus: There should be a definite area for cleaning up before entering any room.

Comments by delegates:

- (1) Definitely there should be some sort of mud room. Also space in the rear entrance for hanging space for coats, and there should be a half-bath there also.
- (2) Utility room would be a good place to clean off mud, sand, etc.
- (3) Sink with water could be used as alternate at rear entrance as an alternate to a half-bath.
- (4) There should be some kind of protective entrance at the back so that outside things are out of the way.

5. Half-Bath at Rear Entrance

It was agreed that there should be a half-bath located near the rear entry.

6. Basement

Initial discussions about a basement started around the location of the laundry, when one delegate proposed that if a laundry room on first floor could not be afforded then it could be placed in basement.

At that time five delegates stated that they wanted a basement; two delegates did not want one.

I INTERIOR PLANNING

A BASIC COMPONENTS

6. Basement - continued:

A fuller discussion of the basement was resumed later. The majority agreed that a basement is desirable, but is not essential if provisions are made elsewhere for all the facilities that a basement offers including adequate insulation to insure economical heating. The minority who preferred the convenience of first floor living felt that if a basement was provided cost limitations would make it necessary to locate laundry and family room in basement. The problem resolved itself into relative costs. A vote was taken on the basis of a choice between a basement and a first floor Family Room. The result was that 5 preferred a first floor Family Room and 3 preferred a basement.

Comments by delegates:

- (1) It's nice to have both a utility room and a basement, otherwise would want the utility room. If there was a basement, the family room and utility room would probably have to be in the basement to keep down costs.
- (2) Object to basement for laundry because of small children and difficulty of keeping an eye on them while running up and down stairs. Usually have to take them.
- (3) The above period of time is really only for a short time.
- (4) Would like to have, if possible, a utility room on the ground floor, but, from my part of the country they need basements for heating purposes. It is more economical to have furnace in the basement.
- (5) Heating units take up too much room in the basement.
- (6) Even without a basement, can still have a furnace under the house. Depends on part of the country. In my area basements not feasible because they are too near water level. All the newer houses are getting away from basements.
- (7) Some climates may not need them as much. Everything in N. D. has to be sheltered.
- (8) From my experience, the cost is a lot more for heating if you do not have a basement. It cost only 3/4's what it does for friend to heat house, since friend has no basement.
- (9) From my experience, with the same square feet in a former house as in present one, and at 19 and 20 below, doesn't cost any more to heat this house without basement with heat in the air-space under house as it did with house with basement.
- (10) At this price level, this additional room of a basement is less expensive to build and is ideal for children to grow up in. Otherwise there is no extra space that can be converted for scout meetings, storage, etc.
- (11) With paneled walls, tile floor in family room, it could be used just the same as basement.

I INTERIOR PLANNING

A BASIC COMPONENTS

6. Basement - continued:

- (12) Basements can be used for storage - keeps baby buggys, tennis rackets, Christmas decorations, etc., there. It is BIG storage. There can't be enough storage space or closets big enough to take care of out-of-season clothes, etc. Can also be used to put up extra beds in emergency. Also do a lot of canning in basement.
- (13) Family room can never take place in raising children who want to build things. Uses basement for hobbies, and as a workshop.
- (14) Basements in summer are always damp - cool but damp.
- (15) They build basements that are unattractive. If they built them with large windows and made them more attractive the children wouldn't mind using it as a play area. If it is dark and dingy it is not attractive to the family as a whole. And stairs are usually too steep. Should have better ventilation.

7. Attic

Consensus: There should be an attic for insulation; if the house has no basement then access to the attic for storage purposes should be provided.

Two delegates definitely felt that an attic was necessary for storage. The remainder not particular unless there was no basement. The one delegate wanting an attic could not have a basement in her area because of water conditions; the other wanted a basement and an attic.

Comments by delegates:

- (1) For storage space if there is no basement; attics do keep house cooler; definitely want one.
- (2) House, and attic, would cost more without a basement.

8. Dining Room

Consensus: Dining room is desirable if you can have both Dining Room and Family Room. However, if economy dictates, you can dine in Family Room if properly furnished. Dining "L" or separate room preferred in higher cost houses.

Comments by delegates:

- (1) For gracious living you need a dining room. Want children to grow up to know how to live graciously.
- (2) Want to eat from a dining table, not a snack bar.
- (3) Can't teach manners over a snack bar.

I INTERIOR PLANNING

A BASIC COMPONENTS

8. Dining Room - continued

Comments by delegates:

- (4) If you have a dining room, family room and living room, the dining room is cut down. It will only be used for guests for which purpose it will be too small, since when there are guests there are usually more people present.
- (5) Have a drop leaf table in living room for larger parties, etc., but family eats in family room.
- (6) Have always had a dining room but don't use it very often. Only for entertaining, holidays, etc., and feel a well-planned family room would serve as well. Do not allow children to watch TV while they are eating. Rugs under a dining table with small children around get very messy. A table in a family room would be nice and wouldn't have to worry about rugs, etc.

9. Living Room

Consensus: A living room is definitely needed.

Majority felt that it should be a "quiet" room. One delegate stated that location would determine use.

Comments by delegates:

- (1) Two delegates stated living room should be quiet.
- (2) There is always a time when someone in the family wants a serious talk about problems, etc., and not have to compete with TV, etc., and when someone drops in for a talk on something of an important nature, there must be a place where they can be received quietly. Then, if you wish to, guests can be asked to join family in family room.

10. Front Entrance

Consensus: The front door should not open directly into the living room. Not a walled off foyer but a break of some sort, protected by some type screen, maybe a bookcase.

Comments by delegates:

- (1) Would like entryway to be a foyer if possible.
- (2) Three delegates stated they would like an entryway, just a small place, but a place to step into without stepping directly into a room.
- (3) Just a break, maybe a glass partition, planter, etc., but something to break from room.

I INTERIOR PLANNING

A BASIC COMPONENTS

11. Guest Coat Closet

The delegates were evenly split on the importance of a guest closet. One-half felt it was essential and the other that it was desirable but not essential. It should be located near front door or in foyer.

12. Den

Consensus: A den is a luxury.

13. Guest Room

Consensus: Not necessary if there is a Family Room.

One delegate commented that it was essential if there was no Family Room.

14. Bedrooms

Consensus: Not less than three bedrooms. A fourth room, as guest room, would be desirable.

15. Bedroom Closets

Consensus: There should be two closets in parents' room and one in others. Closets should be 30 inches deep. No sliding doors.

Two closets in each room, walk-in size, would be desirable.

Minority: Two delegates thought sliding doors would be wonderful.

Comments by delegates:

- (1) Master bedroom closets should go clear across one end, preferably on living room end, if near to it, for insulation against noise.
- (2) Closet should be divided in two for husband and wife. Every bedroom should have one wall in closet space.
- (3) Two delegates thought sliding doors would be wonderful.
- (4) One delegate stated she changed house plans before completion from sliding to hinged doors. Friend explained that in spring cleaning they are very inconvenient, have to be pushed back and forth so much, and they get stuck.
- (5) Architect advised against sliding doors.
- (6) So many bedrooms are so small. Can't get on all sides of beds in making them.
- (7) In some cases where there are too many doors opening into a room, a sliding door might be necessary.
- (8) Use the back of doors for storage, shoe racks, etc.

I INTERIOR PLANNING

A BASIC COMPONENTS

16. Bathrooms

Consensus: 1-1/2 baths essential; 2-1/2 baths desirable.

Comments by delegates:

- (1) Put 1/2 bath in rear near family room, off of family room as a sort of powder room. Would still like 1-1/2 baths for bedrooms. Would rather skip the one off of family room and have two full baths.
- (2) With three bedrooms need two places for bathing whether just a shower.
- (3) Rather have two full baths and skip the 1/2.
- (4) A boy can always rig a shower in the basement.

17. Other Storage

Consensus: Storage for the large list of items used daily and periodically should be planned and conveniently located. Preferably they should be provided for by built-in space.

Comments by delegates:

- (1) Use space around wash basin in bathroom with built-ins. Use under counter space for towels, cleaning supplies, etc. Everything in bedrooms should be built-in. Closets are greatest waste space if not carefully planned. In children's rooms have fixed closet with double bars for clothes and shoe racks on doors.
- (2) Like beds with built-in storage for blankets, etc., bedroom built-ins can save a young couple from buying so much furniture.
- (3) Do not like beds with built-in storage; like to change room around.
- (4) Beds can have built-in storage and put on rollers for moving around.

18. Carport and Garage

Consensus: A single garage with storage space is a basic necessity.

Comments by delegates:

- (1) Use garage for all storage; do not want basement.
- (2) Lawnmower is stored in garage. Outside furniture stored in basement.
- (3) Many spaces can be built into a garage for storage space.
- (4) Prefer garage to a carport.
- (5) Garage is essential. A car is essential to most people and it is quite an investment, so a garage is essential to protect the car.
- (6) Car sits in garage overnight but sits on the street all day.

I INTERIOR PLANNING

A BASIC COMPONENTS

19. Homemaking Appliances

Consensus: Owner should select own model and make - laundry tray, automatic washer and dryer.

The following lists the order of importance of homemaking appliances:

- (1-a) Split range (wall oven and counter burners).
- (1-b) Refrigerator (built-in).
- (2-a) Laundry tray.
- (2-b) Automatic washer.
- (3) Automatic dishwasher.
- (4) Automatic dryer.
- (5) Garbage disposal.
- (6) Kitchen vent fan.
- (7) Air conditioning (future).
- (8) Deep freezer.

The builder should provide, as feasible, items 1-a and b, 3, 5 and 6. He should provide space only for items 2-a and b, 4 and 8, and provide for future installation of item 7.

Movable Appliances

Consideration in planning of storage should be given to the following: automatic mixer, fruit juicer, waffle iron, vacuum cleaner.

B MINIMUM AND DESIRABLE SIZES OF COMPONENTS

	<u>Minimum</u>	<u>Desirable</u>
1. Kitchen-Work Area	8 x 10	10 x 12
2. Family Room	12 x 16	14 x 24
3. Laundry Utility including Rear Entry	8 x 10	8 x 14
4. Half-Bath at Rear Entry	4 x 4	6 x 8
5. Dining Room	-----	-----
6. Parlor Living Room including Entry Area	12 x 14	14 x 20
7. Guest Coat Closet		2.5 x 4
8. Parents' Bedroom	12 x 12	14 x 16
9. Second Bedroom	10 x 12	12 x 14
10. Third Bedroom	10 x 12	12 x 14
11. Bedroom Closets: 4 @	2.6 x 6	6 @ 3 x 6
12. Bath (Main)	6 x 8	8 x 10
13. Garage	12 x 22	20 x 24

I INTERIOR PLANNING

C LOCATION AND RELATION OF BASIC COMPONENTS

1. Kitchen - Family Room

Consensus: Kitchen and Family Room in back, looking onto rear yard. Preferred facing toward east to take advantage of shade, with north as second choice, but not facing west.

A large majority of the delegates stated that kitchen may be inside if properly lighted and ventilated, and view to outside is across family room or similar space.

Comments by delegates:

- (1) Location important in relation to age of children; if small, facing back yard is good so they can be watched.
- (2) Family room should also overlook back yard for privacy.
- (3) As children get older it would be better to have windows on east side.
- (4) The place where you live the most should have most desirable location on lot - would want bedrooms where a breeze could come through.
- (5) If kitchen is centrally located it saves steps to other rooms.
- (6) Would not want an inside kitchen.
- (7) Every room in house should have outside view.

The kitchen should have access to:

- (1) Family Room
- (2) Laundry-Utility Room
- (3) Basement (where one is provided)
- (4) Dining Room or "I" (if provided)
- (5) Front Entrance and Bedrooms

without going through Living and Dining Rooms.

Comments by delegates:

Desirable that kitchen can be reached without going through any other room. Not to go through living room. Would be desirable to have a hallway.

2. Laundry-Utility Room

Consensus: Location not considered significant, whether at side or rear, but convenient to kitchen.

3. Rear Entrance

Consensus: Should have access to kitchen through Laundry-Utility and to basement, if one provided.

I INTERIOR PLANNING

C LOCATION AND RELATION OF BASIC COMPONENTS

4. Dining Room

No preference was expressed for location or orientation of Dining Room.

5. Living Room

Consensus: That Living Room should look toward street.

6. Bedrooms

Consensus: That location is secondary to major living areas. Could be on street side to give family room the privacy of rear location. Maybe one on the side yard side - all rooms couldn't be on front.

D CONNECTIONS AND DIVISIONS BETWEEN SPACES

Consensus was that generally open planning is preferred.

A partition with door should be provided between kitchen and laundry-utility room. But the family room should be open to kitchen with counter separator and possibly sliding or folding doors.

Divider of some type at front entrance to screen door from living room; no complete enclosure. No guest closet in entryway.

E SIGNIFICANT DETAILS

1. Ceiling Heights

Consensus: Eight feet ceilings are about right.

2. Ceilings other than Flat

Consensus: Sloping ceilings are pretty but not practical from an economic point of view, waste too much heat.

3. Kitchen

Upper Cabinets:

(1) Consensus was for cabinets to extend to ceiling for extra storage, daily used shelving must be within reach. Adjustable shelves in all cabinets most desirable.

I INTERIOR PLANNING

E SIGNIFICANT DETAILS

3. Kitchen

Upper Cabinets - continued:

- (2) No linear feet of shelving or cabinets was agreed to, but all indicated a need for more than normally provided.
- (3) Open shelving is not desirable.
- (4) Consensus on cabinet doors was that hinged doors are a hazard and any other type within price range would be preferable.

Comments by delegates:

- (1) Hinged doors are all right for high storage, but at working level prefer sliding doors so they don't hit you in face when you leave them open while putting things away.
- (2) Like sliding doors because children are always leaving them open and with hinged doors someone always runs into them.
- (3) From experience sliding doors are quite expensive, especially glass ones.

Lower Cabinets and Counters:

- (1) More lower cabinets than normal should be provided.
- (2) Double sinks are preferred, but only if they are made a little larger than the present double sinks. These usually are too small to get pots and pans down into them.
- (3) Work counters at uniform 36 inch height are satisfactory.
- (4) Work counters should not be deeper than 25 inches.

Consensus: The "lazy susan" idea is a very good space saver. Rollers on drawers would make them much easier to push in and out.

Would like kitchens planned so there is planned storage for things like pots and pans, possibly a cabinet where the bottom can be pulled out and items selected from sections without taking out everything to get to something at back. There should be a place for lids and pan covers and for serving trays.

4. Special Rooms

- (1) Open Kitchen: A large majority found an inside kitchen acceptable as long as properly lighted and ventilated and with a view across major living areas - open to see outdoors from kitchen.
- (2) Interior Baths: Would be acceptable if properly ventilated. Do not like the fan to be operated same switch as light. Switches should be separate.
- (3) Shower Stall only: It was unanimous that a shower only in a one bathroom house would absolutely not be acceptable; a tub is mandatory.

I INTERIOR PLANNING

E SIGNIFICANT DETAILS

5. Electrical

- (1) It was agreed that service should be 100 amperes.
- (2) Ceiling outlets should be provided in:
 - kitchen
 - family room
 - laundry-utility
 - entrance hall
 - dining room
 - baths
 - closets

One delegate only wanted a ceiling fixture in living room. Another delegate suggested that wiring for ceiling fixture in living room be provided for future need and re-sale value.

All wanted convenience outlets on switch in living and bedrooms to control floor and table lamps.

- (3) Convenience Outlets: All agreed there should be more outlets than normally provided, particularly in kitchen. There should be outlets at sink, range and along counter space under cabinets.

The strip type outlets appeared to provide the answer if not expensive.

6. Interior Weather Conditioning

All agree that provision should be made for future installation of air conditioning.

More insulation should be provided in ceilings and walls.

7. Sound-Deadening Materials

Some delegates thought ceiling of family room should have sound deadening. Others objected to it as being too hard to clean.

One delegate stated that the average family does not make sufficient noise to make sound-proofing necessary. However, would go along with majority that family room could be sound-proofed.

II EXTERIOR APPEARANCE

A FLOOR TO CEILING GLASS AND PICTURE WINDOWS

No distinction was made between the two types.

II EXTERIOR APPEARANCE

A FLOOR TO CEILING GLASS AND PICTURE WINDOWS

In general, the consensus was for larger window areas in rear for indoor-outdoor relationship; with small windows on street side for privacy.

Comments by delegates:

- (1) Object to picture windows because they can't be opened.
- (2) No picture windows in the front of house.
- (3) Picture windows are difficult to clean.
- (4) Two delegates felt that with picture windows on the street, draw drapes provided privacy when desired.
- (5) One delegate would prefer, if in the interests of economy there was only one room with a picture window, prefer that it be in the family room.

B WINDOW SILL HEIGHTS

Consensus: Want lower than shoulder high (4 to 5 feet sills) but not so low that furniture won't fit under them. Shoulder high windows were deemed practical for privacy and wall space but have disadvantages.

Comments by delegates:

- (1) Like high windows in bedrooms, but with sills low enough to look out.
- (2) Ventilation not quite as good in shoulder high windows.
- (3) Drapes less a problem with shoulder high windows.

C WINDOW TYPES

Consensus: Most important that windows fit tightly, particularly in colder areas and dust storm areas, and that they can be easily cleaned.

Comments

Most types of windows had at least one delegate who had no objection or expressed a liking for them for one reason or other, except the double hung type which were considered almost obsolete. It was felt that a great deal depended upon the part of the area and what was required.

In areas where storm sash was required, some types were more convenient than others. In the very cold areas they found it was almost necessary to use double-glazed insulated windows for comfort and fuel economy. This type was considered to be rather expensive.

II EXTERIOR APPEARANCE

C WINDOW TYPES

Comments - continued:

Awning type open-out casements and sliding windows were found acceptable, but in various areas.

D ACCESSORIES BUILDER SHOULD PROVIDE

There was general agreement the builder should provide screens at windows and doors and storm sash and doors.

He should not provide venetian blinds and exterior shutters.

E TYPE OF HOUSE

40% would prefer one story without basement

10% would prefer one story with basement

40% would prefer split-level if topography was suitable - otherwise one story with basement

10% would prefer two story

F APPEARANCE OF HOUSE

90% preferred a contemporary appearance

10% preferred a traditional appearance

Comments of delegates:

- (1) The extremely modern type house eventually becomes dated.
- (2) Two delegates - prefer the contemporary type.
- (3) Prefer modern.

Consensus: Individuality in both desirable and a necessity for both the exterior and the interior of houses, but don't make the neighborhood a hodge-podge.

It was the consensus that people in housing developments where houses are exactly alike, row on row, never really feel a pride of ownership and therefore do not take care of their homes. In such cases it is sometimes the beginning of a slum area. Exterior finish and colors could be different to change appearance of similar houses. Create more pride of ownership so people will take better care of homes.

II EXTERIOR APPEARANCE

F APPEARANCE OF HOUSE

Comments by delegates:

- (1) In a one story house there isn't too much you can do to make them different.
- (2) Just turning a house around occasionally from the one next to it would be some relief. They could have more than two plans to build a whole area of houses. At a plant near my home they built all houses exactly alike for the employees. The people there feel this will soon become a slum area because the people living in the houses show no interest in keeping the houses and surrounding grounds attractive.

In low priced houses there should be a certain degree of individuality. When FHA insures loans, the contractor shouldn't be permitted to build so many houses all alike and to the same plan. They would have better luck on the sale of houses if they were more individual in some respect.

G ROOF TYPE

Consensus: Other than flat and butterfly type roofs which are considered undesirable; shed, low pitched, medium and higher pitched as well as hipped roofs could well be used to change the mass appearance of houses and give individuality to houses.

Majority favored a low pitched roof, but high enough to provide the possibility for some storage space.

H EAVES

There was agreement that roofs should overhang at eaves to provide sunlight control in summer and winter.

III LOT REQUIREMENTS

A LOT SIZES

Consensus was for wide and shallow lots; 75 x 100 sq. feet would be desirable.

Distances between houses along street should be as large as possible. Ten feet between houses was considered too close unless there is a garage between.

III LOT REQUIREMENTS

A LOT SIZES - continued

No distances were given between houses across street or across rear yards. However, with the preferred minimum set-back of 25 feet from sidewalk and a 50 foot street, the distance between houses across street would be 80 feet.

However, the majority preferred streets wide enough for parking on both sides. A 60 foot street is indicated and the distance would then be 90 feet.

Similarly with a 100 foot depth of lot, 25 foot set-back and 25 foot average depth of house there would be a 50 foot deep yard and 100 feet between houses at rear.

Comments by delegates:

- (1) Ten feet is too close between houses at side unless there is a garage between. Lot wider and shallower better than being so close to next house; also will have more back yard.
- (2) Would like more space in back yard for garden, trees, a little place to cook outdoors.
- (3) Don't want so much in yard that have to spend all day weeding and mowing; a yard with a minimum of upkeep necessary.
- (4) With so many park areas where there are playgrounds and planned recreation for young people today, it doesn't seem as necessary to have a large back yard for children after they get beyond the school (preschool) age.

B LOT USAGE

1. Minimum Set-Back from Sidewalk

It was agreed that houses should set back a minimum of 25 feet, whether principal rooms faced street or not.

2. House Set-Back Lines

It was agreed that houses should set back an equal distance from sidewalks.

3. Most Important Outdoor Activity

Equal importance was given to: children's play and outdoor dining and living.

4. Drying Space

An outdoor drying space was considered necessary even with automatic laundry.

III LOT REQUIREMENTS

B LOT USAGE

5. Carports and Garages

Consensus: Garage attached. Should be wider than present minimum. Minimum size garage doors also too small. Prefer garage close to street if it could be made attractive. Paved driveways; no gravel or ribbon strip drives. Driveways should be 10 feet wide, unless combined with front walk, then it should be 12 feet.

Comments by delegates:

Two delegates stated they did not want a breezeway.

6. Parking Space for Family Car - On Lot

It was agreed space should be provided for off-street parking of car.

7. Planting

Consensus: Want more trees; builder should preserve existing trees. Would buy a lot because of trees. Builder should grade lot and that is all. Prefer to plant own trees and shrubs.

Comments by delegates:

- (1) Unless the builder puts a guarantee on lawn, you might have to do it yourself if it isn't satisfactory.
- (2) If builder puts in lawn and doesn't sell house immediately you are apt to pay for upkeep until you buy the house. Cost of upkeep will be added to house price. Would have grading done but not the lawn.
- (3) There are all types or grades of topsoil and unless you go to a reliable man and get what you know is good you may not get a good lawn.
- (4) In low cost housing people would save money if they did it themselves. Personally I would have the builder put in the lawn.
- (5) Prefer to have the lawn done myself rather than have builder do.
- (6) There is no personal interest in it when the builder does it.
- (7) Builder could probably landscape a development on a mass basis as cheaply as an individual.

8. Fences

No record of any comments.

9. Outside Steps and Platform

No record of any comments.

III LOT REQUIREMENTS

B LOT USAGE

10. Handrails at Outside Steps

No record of any comments.

11. Power Poles and Overhead Wires

Consensus: Do not want power lines in front of house. Prefer them in the back since it is very expensive to put them underground.

IV NEIGHBORHOOD AND COMMUNITY PLANNING

A STREET LAYOUT

1. Preferred Street Patterns

Consensus: A street pattern which will restrict as much through traffic as possible. Curvilinear streets preferred, particularly with good traffic control.

- (1) Curved Streets: While majority favored curved streets as a means of curbing fast traffic, several delegates were not certain they could do an adequate job.

Comments by delegates:

- (a) Drivers vision is not as good rounding curves and children can dart out before he sees them.
(b) Some children just take the curves faster on their bikes.

- (2) Dead-End Streets: Unanimously rejected.
(3) Cul-de-Sac: Consensus was that these may be satisfactory although there was some reservation on the basis that there was no place to put snow in winter time. Otherwise they would be fine.
(4) Loop Streets: (Described as between a cul-de-sac and a curved street) - This type street appealed to the majority of the delegates and indicated a willingness to pay more for a house and lot on a looped street.

Reason: It would be worth extra cost from the safety angle and also for individuality in planning homes.

Several delegates were still skeptical about the effectiveness of loop streets in slowing down traffic.

It was proposed that if only local traffic was allowed, it might solve that problem. The question was asked if guests would have trouble finding houses.

IV NEIGHBORHOOD AND COMMUNITY PLANNING

A STREET LAYOUT

1. Preferred Street Patterns - continued

(4) Loop Streets - continued

Comments by delegates:

- (a) If they want to see you they'll get there.
- (b) Look at it on the basis of everyday living and necessity. Guests will be less frequent than children who are home every day.
- (c) In a strange city you usually stick to the more traveled streets rather than venture up what are apparently residential streets, either because of unwillingness to have to perhaps back up or turn around or from fear of venturing into a private section.

(5) Gridiron Streets: Very emphatically no.

(6) Rear Alleys: Consensus - depends upon location and local practice in garbage and trash disposal.

Personal Preferences: Three delegates favored rear alleys; one didn't object; one could do without; two did not want; and one had no comment.

Comments by delegates:

- (a) Do not object to them. Place for putting out garbage for collection and also for children to play out of street.
- (b) Telephone wires, light wires, garbage and trash collections by city - all in alley. City won't go to garage to gather trash.

(7) Street Widths: Consensus - streets should be wide enough to permit parking on both sides. Several delegates indicated a willingness to pay extra for this improvement without specifying an exact amount.

2. Sidewalks

All agreed that sidewalks are necessary on both sides of streets. They must not be curb sidewalks.

Reasons: The unanimous opinion was that they were undoubtedly very dangerous where children are concerned. They are too close to the roadway. One member stated her child had been hit by an auto because of this factor. (Details not given.) It was felt that in all cases there should be a parking strip between curb and sidewalk.

Majority were willing to sacrifice some of the front yard area in order to have safer parking strips. This was a most emphatic point.

IV NEIGHBORHOOD AND COMMUNITY PLANNING

B FACILITIES

2. "Corner Grocery Store" - continued

Comments by delegates:

- (1) Prefer that they were all kept together in one center.
- (2) They are handy for a loaf of bread; would like one nearby, but prefer everything together. Can be informally dressed; can take children along in car since most have parking areas.
- (3) Would be willing to go as far as a mile, as children get older they can go that far on errands. Most women plan shopping so they don't have to go too often.
- (4) Prefer to go in a car.
- (5) Little grocery stores are always handy to have. Children like to stop in small groceries on the way home from school - sort of an institution with them.
- (6) Smaller stores are more apt to be higher priced.
- (7) Get into zoning difficulties. If one little business gets into the neighborhood then other businesses come in. Soon becomes too commercial.

The question was asked: "Should houses go right up to edge of shopping center?"

Consensus: There should be multiple dwellings around the Center as a kind of transitional zone; apartments instead of private homes. Also churches; perhaps the congregation could use parking lots of the shopping center.

3. Other Community Facilities

Churches: Majority agree that the parking problem almost overshadows the value of having a church nearby. People take liberties and park in private driveways; there is no parking space left on streets for residents. Agree that best location would be farther out from town. Most people will drive to church regardless of distance. Or near a shopping center where parking space can be used by the church on Sunday.

One delegate felt her property increases in value since church in vicinity is growing and raising the value of its property by improvements.

Playgrounds: Consensus was that small playgrounds for younger children (4 to 8) were necessary.

Comments by delegates:

- (1) Play areas shouldn't be overlooked in new developments. There should be some plan for them.

IV NEIGHBORHOOD AND COMMUNITY PLANNING

B FACILITIES

3. Other Community Facilities - continued

Question: Should there be a play area for adults?

Answer: Take care of the children first.

Question: Does anyone object to living next door to playground?

Answer: No

Question: Would you buy across from school or playground?

Answer: Wouldn't mind that. How can people object who have children themselves.

Some people actually prefer to live across from school.

CONSIDERATIONS OF ECONOMY

Unfinished Rooms

The question was asked about the desirability of leaving one room of house unfinished and doing own labor later, in order to cut costs.

Consensus of the delegates was that people would be more interested in buying completed home; they personally would prefer all rooms finished. Two delegates thought that maybe a rumpus room could be left unfinished.

Reason: Feel that many men are not skilled, enough, or naturally handy to satisfactorily complete a room, making it look well finished.

Eliminate Rooms

The question was asked: "If you had to leave something out of the house we've been discussing, because of cost, what would it be?"

Agreement on specific items was not possible because of the divided opinions on a basement. Rooms variously proposed for omission were the living room, the family room, and the utility room.

Specific proposals were as follows:

- (1) Leave out living room.
- (2) Leave out utility room and family room, utilize the basement more.
- (3) Put utility room and family room in basement.
- (4) Put utility room in basement and reduce bedroom area. Try to keep both Family Room and Parlor.
- (5) Would prefer one room that would be more spacious for the entire family than to make the rooms smaller. Put house on split level to get all the rooms in.
- (6) Cut down space in bedrooms rather than sacrifice parlor.

Considerations of Economy
(continued)

Eliminate Rooms - continued

Consensus: While no consensus was definitely reached, most seemed to feel the Parlor had to be retained so the Family Room would have to be eliminated, or, in the case of those who felt basements were a strong necessity, moved to the basement as a sort of rumpus room.

The question was asked: "If cost was no object, what rooms would you add or make larger?"

Consensus: Add a dining room next, and have all rooms a little larger.

One delegate would make all rooms a little larger and add a den.

Comments by delegates:

- (1) Make all rooms larger and add a den, so that it could be used for guest sleeping rather than family room, really would mean or amount to a fourth bedroom.
- (2) Wouldn't want to make it too large so couldn't clean it myself.
- (3) Would like a little more space and a dining room.
- (4) Would definitely add a dining room.
- (5) Would make it all a little larger and add a dining "ell."
- (6) People work so hard to be able to afford a house, and if they make it so large that it is too much to take care of, it becomes a burden, because usually they are older before they can afford another home.

TABLE #9

SUMMARY

by

HOUSING AND HOME FINANCE AGENCY

On the basis of an analysis of the above report, it may be concluded that the delegates at Table #9 would agree that the Basic Components of a house for a growing family would be as follows:

1.	Kitchen Work Area	8' x 10'
2.	Family Room	12' x 16'
3.	Laundry-Utility, including Rear Entry	8' x 10'
4.	Half-Bath at Rear	4' x 4'
5.	Parlor-Living Room, including Entry	12' x 14'
6.	Parent's Bedroom	12' x 12'
7.	Second Bedroom	10' x 12'
8.	Third Bedroom	10' x 12'
9.	Bedroom Closets	4 @ 2.6' x 6'
10.	Bath (Main)	6' x 8'
11.	Linen Closet	2' x 2.5'
12.	Garage	12' x 22'

If additional funds were available, the following modifications and changes would be made:

1. Room sizes, including Garage, would be increased from minimum sizes to the desirable sizes indicated.
2. A Dining Room would be included.
3. A Den-Guest Room would be included.
4. A Guest Coat Closet would be added.

If there was a basement in the house, the Family and Utility Room would be in the basement initially.

If additional funds were available, the Family Room would remain in the basement, but laundry equipment would be placed on the first floor near the kitchen.

Thereafter, the same increase in room areas and additions listed above would be included in the order listed.

Unresolved Items

Would a fire place be included?

What order would it take depending on funds available? Before room sizes were increased to Desirable? Or only after all room spaces, den, etc. were included?

Where would it be located? Family Room? Living Room?

TABLE #6

SUMMARY BY DISCUSSION LEADER
Wednesday, April 25, 1956

Mrs. Frank Hess:

The family at my table will understand when I don't go into the detailed report because we agreed that everybody had already said all of it. We wouldn't say it again. We do want Mr. Cole and Miss Heath to know though that we came here knowing that the home of America is the most important thing in America and feeling that Mr. Cole and Miss Heath knew it too, or they wouldn't have us here. So we think that this is the most important conference that has ever been held.

There was a great deal of emphasis on family living and family living area -- space that could be combined or closed off -- the kitchen, family living room, an end of the backyard, for family living. There was a great deal of emphasis on individuality. We think that all of the architects available in FHA are just as smart as the one we had, Bob Eggleston, and if they use their ingenuity, we can have individuality in design, both in the interior and exterior, and in floor plans and roof plans; in the shape of the house, in the finish and the color and still not have a hodge-podge, and it can be done on this minimum basis. We think that curved streets will not only help the traffic and hazard problems, but will add to that individuality, because the lot sizes and shapes will vary. We want more space between houses and we want to be nearer the front than the back, so we can have more space in the back. We didn't specify lot sizes as we are hoping that they won't all be the same.

As we talked about our basic units and what we had to have in the room space, we recognized that some of the minimum standards were too low, and we particularly want to point to room sizes -- we are thinking of bedrooms especially, and possibly, bathrooms -- of storage space, of wiring and plugs, outlets; kitchen cupboards, we also feel, are a little bit low and we need more of them. We think that if all storage is planned, storage for the purpose for which it is to be used, we could probably have adequate storage at no additional cost.

I want to tell you that this home of ours, while we all fell in love with it, could shape it up in many different ways, and arrange the rooms in several patterns, we stayed under 1200 feet, so we aren't much beyond the basic bare minimum. There are two things about our planning that strike me as being different. We don't mind an inside bathroom at all if it is properly ventilated and that means with a fan that can be switched on and off, and we don't mind an inside kitchen if it opens as we want it to, into our family area living room, and then the view on out into the backyard where the children will be playing and where we will have our

outdoor living room. There was quite a violent expression and unanimous vote about curbstone sidewalks. I think one other group mentioned that we would take care of the parking strip. The view wasn't so strong until we talked about traffic hazards and we just don't want them at all. We do want sidewalks. Surprisingly enough, we are divided about alleys.

#

WOMEN'S CONGRESS ON HOUSING

TABLE #10

NATIONAL COMPOSITE

Washington, Oregon, California (North, Texas, Long Island, N. Y.,
Missouri, Florida

I. INTERIOR PLANNING

A. BASIC COMPONENTS

1. Kitchen

Consensus: Kitchen should have a dining area included. The dining area should provide space for a table and six (6) chairs rather than a built-in nook or counter with stools.

Minority: One delegate stated a preference for a bar with stools.

Comments by Delegates:

- (1) Dining area in kitchen was necessary because with four children it was necessary to have some place for them to eat that could be cleaned easily. It saved steps to be able to have children eat in the dining area of a kitchen rather than to have to set the table in the more formal dining room all the time.
- (2) Would like to have kitchen arranged so that three people can work simultaneously without running into each other.

2. Family Room

Majority (all except one delegate) was in favor of a separate Family Room.

One delegate did not want a Family Room at all.

3. Pantry

No delegates were in favor of a pantry; could see no use for it. One delegate thought provision should be made for a broom closet.

I. INTERIOR PLANNING

A. BASIC COMPONENTS

4. Laundry-Utility Room

Consensus: A separate room for laundry was needed and wanted by the majority.

Minority: One delegate did not want a laundry-utility room, but wanted the laundry equipment in bathroom where it would be nearer the area and where soiled clothes, linens, etc. originated. It would be more convenient to get the soiled clothes to the washer.

In the Laundry-Utility Room would be:

1. Automatic Washer
2. Automatic Dryer
3. Single Laundry Tray
4. Free-Standing Ironing Board
5. Sewing Machine

This room could be used as an all-purpose work room where ironing board and sewing machine could be left up, if necessary.

Comments by Delegates:

- (1) No objection to having laundry equipment in kitchen, if it was large enough to accommodate it and still have plenty of space for working, dining, etc.
- (2) Two delegates agree that probably would be all right to have laundry equipment in kitchen, but would prefer a laundry-utility room.

5. Rear Entrance

All agreed that a rear entrance was essential for bringing in groceries and the like, and for taking out trash, etc.

Majority were for entrance into the laundry-utility room.

I. INTERIOR PLANNING

A. BASIC COMPONENTS

5. Rear Entrance - continued

1 delegate preferred an enclosed rear porch directly off kitchen, if laundry equipment was in kitchen and separate room omitted. This would take care of "mud room" idea of place to remove wet and soiled clothes and shoes and would provide a place for children to play.

1 delegate wanted a basement. It could serve as a mud room, children could come in from play, get washed and cleaned up before coming upstairs to the kitchen. Husbands working outside could get cleaned up there, probably change clothes before coming upstairs.

1 delegate proposed entry into a small hall separate from the kitchen which gave access to a "mud room" or clean-up space and the rest of the house.

6. Half-Bath at Rear Entry

Consensus: A house with 1-1/2 baths should have half-bath off kitchen at rear of house, easily accessible from rear entrance.

Reason: This would save having to go through the whole house to the bathroom, particularly children when they come in from play and back out to play again. This would eliminate the problem of unnecessary cleaning.

Minority: 1 delegate thought half-bath should be elsewhere, near front entrance to be used as powder room for guests and the family.

7. Basement

Consensus: A basement was not really necessary if adequate provisions for activities normally associated with basements were made elsewhere. Garage could be arranged for storage purposes and family room for recreation, etc.

I. INTERIOR PLANNING

A. BASIC COMPONENTS

7. Basement - continued

Minority: 1 delegate would definitely want a basement; it would be useful for storage; to use for teenage parties, etc. and it would solve the rear entry "mud room" problem.

2 delegates were conditionally for basements; one would like a basement only if in a climate where it gets awfully hot like the midwest; the other only if it could be a daylight one.

8. Attic

Consensus: Attic is not necessary.

Reason: Only thing you do with an attic is store stuff that would be much better thrown away.

1 delegate stated that an attic would be nice to store things in only, if there were not adequate closets for storage purposes.

9. Dining Room (Separate)

Consensus: There should be a completely separate dining room. It should be located at one end of living room.

Reason: Separate room preferred because it was much nicer to use for formal dinners where adults could sit and enjoy a meal while the children were in the other rooms enjoying TV or playing games.

Minority: 1 delegate saw no need for separate room since in California she entertains quite a lot outside for meals.

Comments by Delegates:

One delegate mentioned that a separate room was good for the purpose of family training too. Having children in a separate dining room, possibly sometimes by candle-light taught children good manners and was beneficial for their training and upbringing.

I. INTERIOR PLANNING

A. BASIC COMPONENTS

10. Parlor Living Room

There was agreement, with one exception, that a parlor type living room was preferred.

One delegate preferred a large living room and no family room.

Reasons: Reasons for the separate parlor were varied but they all concerned the fact that the parlor would be one place where things could be kept straight; some place to entertain the minister and like guests. For more informal entertaining they could use the family room.

11. Front Entrance

All agreed that the front entrance into the house should be into a foyer or small hall with closet for guests' coats, etc.

Reason: To insure privacy for the living room and space for removing wet clothes, etc.

12. Guest Coat Closet

All agreed one was essential, located beside front door.

13. Den

Consensus: A den would be necessary if a husband works under pressure and needs some place to relax and have peace and quiet. Used also as a guest room it would be decidedly worthwhile.

14. Bedrooms

Majority felt that three bedrooms were sufficient.

2 delegates personally would want four bedrooms.

I. INTERIOR PLANNING

A. BASIC COMPONENTS

14. Bedrooms

It was decided that when family grew up and the house was too large for parents alone, it could be sold, traded, or the vacant rooms rented to obtain extra income.

All delegates wanted large bedrooms -- a boy's room should be big enough for his electric train and other equipment -- a girl's room for dolls, their equipment, etc. Other uses of the bedroom brought out, besides sleeping, were dressing, powder room, reading and space for desk for general family affairs use.

15. Bedroom Closets

It was agreed that bedrooms should have large closets -- preferably one for each occupant of the room -- and walk-in closets preferably, at least in parent's bedroom.

16. Bathroom

Consensus: There should be at least 1-1/2 baths, the main bath with two lavatories.

One delegate preferred 2-1/2 baths.

17. Other Storage

Sheets, pillow cases, blankets and bedcovers should be stored in closet space in the room where they will be used. Other linens, towels, etc. should be stored in a closet in the bathroom where they will be used. Books could be in book-cases distributed throughout various rooms of the house. Built-in book-cases seemed to be very popular. No need for extra storage space for china and glassware.

Planned storage should take into consideration such items as brooms, vacuum, mop, cleaning supplies, waxes, etc. and sports equipment.

I. INTERIOR PLANNING

A. BASIC COMPONENTS

18. Carport and Garage

All delegates, except one, felt that an oversize single garage would be adequate. The extra space in the garage would provide storage for lawnmowers, garden tools, wheel toys, screens and a work bench. Storage space should be provided overhead for storing cribs, bathinettes and such periodically used items.

One delegate felt a carport would be sufficient for car protection.

19. Homemaking Appliances

All agreed that the homeowner would prefer to buy the appliances rather than have them installed by the builder and included in the price of the house.

One proposal was made that the builder set aside an amount against which owners could select their own makes and models.

Appliances in order of importance were ranked as follows:

- 1(a) Split range (wall oven and counter burners)
- 1(b) Refrigerator (free standing)
2. Automatic washer
3. Automatic dryer
4. Kitchen vent fan
5. Dishwasher
6. Garbage disposal
7. Air conditioning
8. Deep freezer

Movable Appliances

1. Vacuum cleaner
2. Toaster
3. Electric Clock
4. Automatic mixer
5. Electric coffee maker
6. Waffle iron
7. Automatic fruit juicer
8. Sewing machine

I. INTERIOR PLANNING

B. MINIMUM AND MAXIMUM SIZES OF COMPONENTS

	<u>Minimum</u>	<u>Desirable</u>
1. Kitchen (work area)	8' x 12'	10' x 14'
2. Family Room	12' x 18'	
3. Laundry-Utility including Rear Entry space	6' x 9'	
4. Half-Bath at Kitchen Entry		
5. Dining Room	10' x 12'	
6. Parlor Living Room		
7. Front Entrance		
8. Guest Coat Closet	2' x 4'	
9. Den Guest Room	12' x 14'	
10. Parent's Bedroom	12' x 14'	14' x 16'
11. Second Bedroom	12' x 14'	14' x 16'
12. Third Bedroom	12' x 14'	14' x 16'
13. Bedroom Closets 4 @		
14. Bathroom (Main)	6' x 8'	
15. Linen Closet	2' x 2'	
16. Garage or Carport	16' x 24'	

C. LOCATION AND RELATION OF BASIC COMPONENTS

1. Kitchen

It was agreed that the kitchen should be located at the back. Preferably, it should face the south, east, or southwest.

Reason: Because it will be easier to watch the children at play in the back yard and where they should play because it is safer than playing in the front of the house.

Comments:

- (1) Better to have kitchen at rear because it wasn't always neat and people coming to see you could be entertained in the parlor where it is neat; they would not have to be brought into the kitchen.

Access: There should be access from the kitchen to the family room, laundry-utility room and dining room.

I. INTERIOR PLANNING

C. LOCATION AND RELATION OF BASIC COMPONENTS

2. Family Room

It was agreed that the Family Room should be located near the kitchen for ease of service meals. All except 1 delegate wanted it to overlook the rear yard for the same reasons as the kitchen. 1 delegate preferred it to overlook the street because of a probable better view.

The Family Room should have access to the kitchen, laundry-utility room (might be through kitchen), dining room and outdoor eating area.

3. Laundry-Utility Room

It was agreed this room should be looking onto rear yard and should be easily accessible to the kitchen and rear yard.

1 delegate suggested that it should also be near the bedrooms for easier handling of soiled clothes.

4. Rear Entrance

Agreed this should be accessible to kitchen, rear half-bath and laundry-utility room.

5. Dining Room

It was agreed that the Dining Room could look onto the side yard. Preferably, it should face east. It should have access to the kitchen and to the Living Room.

6. Living Room

The Living Room should look toward the street. Delegates were about evenly split on whether it should preferably face north or west.

I. INTERIOR PLANNING

C. LOCATION AND RELATION OF BASIC COMPONENTS

7. Bedrooms

Parent's bedroom should look onto the side or rear yard and preferably, should face southwest. There should be privacy and cross ventilation.

Children's bedrooms could face side yard, rear yard or street. This was unanimous, except for 1 delegate who thought children's bedrooms should be at opposite end of house from parent's bedroom.

D. CONNECTION AND DIVISIONS BETWEEN SPACES.

1. Kitchen (work area)

It was agreed that between the kitchen and family room there should be a counter and sliding door so the kitchen could be closed off entirely when a meal is in preparation and you are having guests. However, on less formal occasions, the two rooms could be practically combined into one room for ease of serving, movement, etc.

Between the kitchen and laundry-utility room there should be a partition with door to cut down the noise from laundry appliances.

From kitchen to bedrooms and front door there should be an access hall; this should be partitioned and have door for privacy to keep clutter from kitchen being visible.

2. Family Room

There should be a partition with door between the Family Room and Dining Room for privacy, particularly so that more formal dinners can be had with other activities going on in Family Room, like TV, etc.

3. Living Room

From Living Room to Dining Room there should be a partition with door for the same reasons as from Family Room to Dining Room.

I. INTERIOR PLANNING

D. CONNECTION AND DIVISIONS BETWEEN SPACES

4. Front Entrance

There should be a foyer with access hall to living room, bedrooms and kitchen so there would be no unnecessary traffic through living room and privacy in living room.

5. Doors

Sliding doors should be used wherever practical, but hinged doors should be used in bedrooms. There should be no inter-connecting doors between bedrooms.

E. SIGNIFICANT DETAILS

1. Ceiling Heights

It was the consensus that all ceilings should be 8'-0". It makes the average room look larger, is cheaper to build and does not cost so much to heat as houses with higher ceilings.

2. Sloping and Beamed Ceilings

Consensus was that houses should be built with flat ceilings; slanting ceilings are too reminiscent of a chicken coop; exposed beams are dust catchers.

3. Kitchen

(a) Upper Cabinets

- (1) Maximum height of top shelf should be no more than 6 feet; the average homemaker cannot easily reach higher.
- (2) Shelves should be adjustable for easier storage.
- (3) There should be a minimum of 24 feet of upper shelving.
- (4) Minimum shelving width should be 12 inches to accommodate 10" dinner plates.
- (5) There should be narrow shelves, 6 inches, at bottom for spices, etc.

I. INTERIOR PLANNING

E. SIGNIFICANT DETAILS

3. Kitchen - continued

(a) Upper Cabinets - continued

- (6) Open shelving was not acceptable.
- (7) The majority would prefer hinged doors. 2 delegates stated that they preferred sliding doors.

(b) Lower Cabinets

- (1) Majority felt that 8 feet of counter and lower cabinets was a minimum, exclusive of sink. 2 delegates felt that 10 feet was necessary.
- (2) There was agreement on a single sink, 18 inches by 24 inches -- big enough for a big roaster.
- (3) It was agreed that the height of work counter should be uniform at 36". However, the delegates preferred that counter heights be adjustable for ease in working. It should be the right height for standing-up work for women of various heights. One delegate wants to sit down at work.
- (4) Width of counters at an average of 24 inches was considered acceptable.

Suggestions

One delegate suggested that a kitchen should have a 12-inch square cabinet from floor to ceiling to hang pots and pans in, preferably, with adjustable shelves.

One delegate suggested that some sort of arrangement could be made for removing canned goods, so that when you remove one can, another one rolls down to take its place.

4. Special Rooms

(1) Open Kitchen

An open kitchen was considered undesirable.

I. INTERIOR PLANNING

E. SIGNIFICANT DETAILS

4. Special Rooms - continued

(2) All-Purpose Play and Children's Bedroom Combination

This arrangement was found undesirable because a child's bedroom should be associated with sleeping and resting, and not with playing and romping.

Children like to play where adults are because they are naturally and normally mimics and like to cook when mothers cook, etc. This cannot be done if child was more or less confined to bedroom for playtime.

(3) Interior Bath

It was the consensus that an interior bath would be all right for an extra bath. It was desirable from the cost angle, more economical arrangement of plumbing. Positive ventilation is a necessity.

(4) Shower Stall Only

A shower stall in lieu of a tub in a single-bath house was ruled out definitely. The tub is needed for small children and for older people, and very frequently by other members of the family who prefer baths to showers, even if only occasionally.

Suggestions:

One delegate made the proposal, endorsed by others, that the commode be boxed-in, in some manner, to eliminate the cleaning problems or rather the inaccessibility of areas which is normal now.

One delegate wanted some permanent method devised for preventing the bath-tub from settling away from the wall tile. She complained of mold growth.

I. INTERIOR PLANNING

E. SIGNIFICANT DETAILS

5. Electrical

(1) Service

It was the consensus that 100 ampere service was needed instead of 60.

Everyone was very conscious of the need for more electricity. The dimming of lights when other electrical appliances were plugged in was considered a real annoyance.

(2) It was agreed that ceiling lights definitely should be provided in:

1. Kitchen
2. Family Room
3. Laundry-Utility Room
4. Entrance Halls
5. Dining Room
6. Baths
7. Closets

One delegate felt a ceiling outlet should be provided in the Living Room, the rest did not want one.

Pull-down lights were preferred for the Family Room and the Dining Room.

(3) Convenience Outlets

Majority agreed that convenience outlets should be provided as follows:

- | | |
|-------------------------|----------|
| 1. Kitchen | 5 duplex |
| 2. Family Room | 7 " |
| 3. Laundry-Utility Room | 4 " |
| 4. Dining Room | 3 " |
| 5. Living Room | 6 " |
| 6. Parent's Bedroom | 6 " |
| 7. Other Bedrooms | 4 " |

I. INTERIOR PLANNING

E. SIGNIFICANT DETAILS

5. Electrical - continued

(3) Convenience Outlets - continued

One delegate wanted 7 duplex outlets in kitchen. Other outlets should be placed in the bathroom, hall, garage and outside for Christmas decorating and flood lighting.

Reason: The reason for so many outlets was that women like to re-arrange furniture frequently and they don't want to move a bed or heavy piece of furniture to plug in a vacuum cleaner or other appliances when necessary.

6. Interior Weather Conditioning

(1) Air Conditioning

The majority wanted air-conditioning built in. 1 delegate wanted provisions made for it for later installation.

(2) Ceiling and Wall Insulation

All agreed that ceiling and wall insulation was a necessity for comfort and economy of heating and cooling.

7. Sound Deadening Materials

Consensus was that sound-deadening materials should be provided for the laundry-utility room to cut down noise of appliances, and perhaps it would be desirable in the Family Room.

II. EXTERIOR APPEARANCE

A. FLOOR TO CEILING GLASS

All agreed that there should be no floor-to-ceiling glass in any room where it would constitute an outside wall.

II. EXTERIOR APPEARANCE

A. FLOOR TO CEILING GLASS (continued)

Reason: They did not like the appearance from the outside and the loss of privacy. In addition, there are the problems of cleaning and breakage.

B. PICTURE WINDOWS

All agreed that picture windows were desirable only if there is a particularly lovely view and then only in the family, living or dining rooms -- never in the bedrooms.

C. HEIGHT OF WINDOW SILLS

All agreed that no window sill should be over 48 inches above floor.

Reasons: So that you look out if you want to. Higher windows are considered firetraps.

D. TYPE OF WINDOWS

4 delegates preferred open-out casements.
3 delegates preferred double-hung windows.

Comments:

Open-out casements are practically worthless in Texas because they don't keep out the dust and driving rain.

Double-hung windows are better for the New York area to keep out the extreme cold.

E. NATURAL VENTILATION

It was agreed that builders should furnish window screens, storm sash, screen and storm doors.

They should not furnish venetian blinds. Exterior shutters should be provided only if they are functional.

II. EXTERIOR APPEARANCE

G. TYPE OF HOUSE

It was decided that the house should be one-story, with functions normally provided by basement and attic, to be on the one floor.

Reasons given by Delegates:

- (1) One-story because it was more convenient and there would be no running upstairs.
- (2) 4 other delegates preferred one-story because of convenience. Some mentioned particularly for older people and those who are disabled.
- (3) 1 delegate preferred a split-level for privacy of bedrooms and still not have too many steps.
- (4) 1 delegate preferred two stories because children were not as likely to play on the beds if the bedrooms were upstairs. It helped to keep the bedrooms in order without extra work.

H. APPEARANCE OF HOUSE

By a very small majority, it was decided that the house should be contemporary in appearance. Nobody wanted a house of extreme design.

Comments:

It was mentioned that since we are going back to parlors, family rooms and somewhat center-hall plans, the traditional house would be very popular.

I. ROOF TYPE

It was agreed that the roof should be low-pitched.

J. EAVES

It was agreed that the roof should overhang at eaves to provide some sunlight control and help keep windows clean.

III. LOT REQUIREMENTS

A. LOT SIZES

1. Minimum Lot Size
6500 sq. ft.
2. Minimum Lot Width
65 ft.
3. Minimum Lot Depth
100 ft.

Most of the delegates would prefer a lot a little deeper, but for economy, settled for the 65 x 100 foot lot.

4. Minimum Distance Between House Across Lots

It was felt that most houses today are much too close to each other. Absolute minimum would be represented by a house with high windows at side, and distance between houses at 10 feet.

5. Minimum Distance Between Houses Across Rear Yards

No specific distances were set by delegates. However, all expressed preference for a deeper rear yard than front yard. It was generally agreed that a 15-foot set-back from front sidewalk would be acceptable. With this minimum set-back of 15 feet, and house width at an average 26 feet, with lots of 100 feet depth, the resulting rear yard would be about 60 feet and the distance between houses at rear, 120 feet.

6. Minimum Distance Between Houses Across Street

No exact distances set by delegates. However, with a 15-foot set-back of houses, and a 50-foot typical street, the resulting distance would be 80 feet.

III. LOT REQUIREMENTS

B. LOT USAGE

1. House Set-back Lines

While 15 feet was considered as an acceptable set-back, the delegates agreed that the set-back for individual houses should be varied.

Reason: To relieve monotony and to give houses some degree of individuality.

2. Outdoor Activities

It was agreed that the most important outdoor activity was children's play. No specified area was determined for this; it was concluded the children would play pretty much all over the yard.

Second important activity was clothes drying. Space for this is necessary even with automatic equipment.

3. Carports and Garages

It was agreed that the garage or carport should be attached to the house.

4. Off-Street Parking

Parking space should be provided on the lot and off-street.

5. Planting

- (1) The builder should preserve existing trees.
- (2) 4 delegates wanted to plant their own shade trees and foundation planting; 3 delegates decided the builder should provide them.
- (3) It was the consensus that the builder should seed or sod the front lawn.

III. LOT REQUIREMENTS

B. LOT USAGE

6. Fences

Majority preferred front and side yards to remain unfenced because it gives a sense of spaciousness. One delegate wanted a fence around the front yard.

All delegates agreed that the back yard should be fenced in for a safe place for the small children to play.

7. Steps and Handrails

It was agreed that a handrail should be provided if there were four or more risers at entrances. A platform should be provided, regardless of number of steps.

8. Power Lines

Power poles and overhead lines should run along the rear lot line of properties.

Reason: They would not interfere with a view of the house from the street or the view out from the front of the house.

IV. NEIGHBORHOOD AND COMMUNITY PLANNING

A. STREET LAYOUT

1. Preferred Street Patterns

Curved streets are preferable. They make for a more attractive neighborhood; tend to slow down traffic and thereby, make it safer for children playing.

2. Sidewalks

Sidewalks definitely are necessary on both sides of the street.

IV. NEIGHBORHOOD AND COMMUNITY PLANNING

A. STREET LAYOUT

2. Sidewalks - continued

Reasons: Sidewalks eliminate to some extent the tracking of mud and dirt into the house. They are better for the children's wheel toys. It is hard walking in the street pushing a baby carriage. They lend a finished touch to the whole community.

3. Shade Trees

It was agreed that shade trees should be planted along public streets.

Reasons: In the warmer climates, they provide shade and keep the general atmosphere cooler. For all climates, they beautify the community and make the neighborhood more attractive.

4. Houses on Heavily Trafficked Streets

The consensus was that the delegates would not buy a house that was built on a busy street even if they had service roads and planted islands.

Reasons: Because of noise, dirt and general inconvenience.

B. FACILITIES

1. Maximum Distance to:

	<u>Mile</u>	<u>Time</u>
(1) Primary School	5/8	10-minute walk
(2) Secondary School	1	15- " "
(3) High School	1	15- " "

Reason: All delegates thought schools should be within walking distance, in order to do away with using the family car to transport the children to school.

(4) Shopping Facilities		10 minutes travel
(5) Place of Employment		30 minutes travel
(6) Church	5/8	

IV. NEIGHBORHOOD AND COMMUNITY PLANNING

B. FACILITIES

1. Maximum Distance to: (continued)

Reason: Delegates felt church should be located within the community so that when children begin to grow up and have their various church activities, independent of parents, they could walk to and from church.

(7) Movies, Bowling and other commercial recreation should be located at shopping center

10 minutes travel

2. "Corner Grocery Store"

Majority wanted to keep the "corner grocery store"; 2 delegates wanted to do away with it.

Those who wanted it retained said it should not be more than four blocks away.

Reasons: Keep it as a convenience in case you needed to send one of the children for loaf of bread.

With no store the children wouldn't be running to the store all the time for candy.

All delegates agree that if the corner grocery store should disappear, daily delivery services of milk and bread, and the frequent delivery of fresh vegetables would be necessary.

3. Special Planning and Zoning

It was agreed that special site planning and zoning were definitely necessary to protect adjacent homeowners of the "corner store."

4. Other Community Facilities

It was agreed that each community should have available:

IV. NEIGHBORHOOD AND COMMUNITY PLANNING

B. FACILITIES

4. Other Community Facilities - continued

- (1) Library particularly valuable to the school child.
- (2) All-night drug store available for filling prescriptions at any time of night
- (3) Small supervised playground for children.
- (4) Day Nursery.

V. CONSIDERATIONS OF ECONOMY

The group proceeded to develop planning principles for middle income houses, not striving primarily for the lowest cost satisfactory house, but establishing a range of choices by considering arrangements that would permit economies at the same time that desirable features were indicated which could be acquired if the family housing budget would permit.

When this process was concluded the group was asked what rooms they would be willing to sacrifice if the cost of the house they had, in general, developed, had to be reduced.

It was the consensus that they would give up successively the following:

1. Dining Room
2. Family Room, if absolutely necessary .

A few delegates selected the small parlor as the next room to be eliminated in lieu of the Family Room.

3. Garbage Disposal and Dishwasher, if necessary.

Desirable Additions: On the other hand all delegates expressed a desire for a fireplace, either in the living room or family room; preferably, in the latter location.

Dissatisfactions: In conclusion, the delegates stated that it was their opinion that the quality of houses now produced for middle and low income families is, in general, unsatisfactory in many respects, such as the use of green lumber, leaking roofs, poor quality stucco and other construction deficiencies. It was also pointed out that hot water heaters, in general, are too small and wear out too quickly.

V. CONSIDERATIONS OF ECONOMY

It was the thought of the group that, if possible, some sort of warranty extending for a long period than one year, should be provided the owner.

DREAM HOUSES

Mrs. Walter - Dallas, Texas

Entrance hall with access to all parts of the house other than through the living room. Three bedrooms, two baths and extra commode in utility room, family room, with wood-burning fireplace, parlor, kitchen with built-in equipment to include dishwasher, disposal and stove. House to have air conditioning and to be centrally heated. Wall-to-ceiling sliding windows in family room to open out onto patio. Double-hung windows in the rest of the house, 4 to 5 feet high. House to be traditional architecture of a modern design. Less front yard than back yard, attached two-car garage with rear or side opening. No basement or attic. Utility room and garage to have ample room for storage.

Mrs. Bell - Seattle, Washington

Entrance hall with access to all parts of the house other than through the living room. Three bedrooms, living room, dining room, family room, kitchen with space enough for table and chairs, utility room and basement, two car garage, 1-1/2 baths. A wood-burning fireplace should be in the living room if large enough or in the family room. The basement should be so constructed as to have possibilities of converting it into whatever rooms you would like.

Mrs. Gaines - San Francisco, California

House that is well constructed, very livable with entrance hall giving access to all parts of the house other than through the living room. Three bedrooms, 2-1/2 baths, small parlor, dining-family room combination and living room. A fireplace in the living room if large, otherwise in the dining-family room combination. The master bedroom should have a large walk-in closet with sliding doors. Kitchen should be large enough to have a table and four chairs, a built-in oven and refrigerator. Two-car garage, a basement instead of a utility room. House to be of contemporary design -- not extremely modern. There should be ample closet space in the entrance hall for guests' coats, hats, umbrellas, etc. The kitchen should have adequate cupboards that are easily accessible and numerous electrical outlets. Sliding doors wherever possible.

DREAM HOUSES - continued

Mrs. McQuiston - Salem, Oregon

A well constructed house of contemporary modern design with warmth in design such as Swiss-Modern. Three bedrooms with a "U" shaped bedroom for the children, with sliding doors between. Two complete baths, family room, living room, utility room near bedrooms and kitchen. Working size kitchen with a bar. Family room with back yard entrance and patio. Separate dining room. Medium size living room, "L" shaped, with dining area. Small entrance hall with guest closet.

Mrs. Roggeman - Valley Stream, New York

Three bedrooms, large kitchen with space for table and chairs. The washing machine should be in the kitchen too -- no utility room. Basement. Separate dining room, living room -- very large, and no family room. Attached garage -- oversized. Double-hung windows. Screened patio in back. Back entrance. Two and one-half baths with half-bath adjoining the master bedroom. House to be of contemporary design and to have a low-pitched roof.

Mrs. Hull - Eureka, California

Three bedrooms, family room to consist of kitchen, dining room and living room, all combined with a fireplace. One and a half baths. Plenty of air and light. Good construction. Contemporary design. No outside patio. Would like curved baseboards all over the house.

Mrs. Barton - Columbia, Missouri

Brick, insulated shingles or brick veneer on outside to cut down on upkeep. Cape Cod or Colonial type, good garage and furnace. Insulation, storm windows where needed. North and west living room to be avoided. Good roof, fireproof asbestos shingles, or metal. Hot water automatic heater. Three bedrooms, one large, other two may be smaller -- all bedrooms to have long closets with shelves and sliding doors and swing-out windows. Living room to be long with fireplace -- light on two sides and adequate outlets. Separate dining room with built-in china cabinet, fairly large, plenty of light -- overhead light and side lights. Two or one and one-half baths, separated tub, commode and lavatory -- a separate partitioned unit in end containing bath tub. Linen closet in a hall near bathroom. All rooms opening off a short center hall with a coat closet near entrance. Kitchen to be modern -- cupboards reachable according to individual woman's height or adjustable. In the bathroom, the commode and lavatory of one bath is to be partitioned into separate unit, shower stall separate. The other bathroom is to be standard with linen shelves, either in the bathroom or very near in the hall. Separate units desirable for a family with two or three teenage children or where others live in your home.

TABLE #10

SUMMARY

by

HOUSING AND HOME FINANCE AGENCY

On the basis of an analysis of the above report, it may be concluded that the delegates at Table #10 would agree that the basic components of a house for a growing family would be as follows:

1.	Kitchen (work area)		8' x 12'
2.	Laundry-Utility Room		6' x 9'
3.	Half-Bath at Rear Entry		2.5' x 5'
6.	Parlor Living Room		12' x 14'
7.	Front Entrance		4' x 6'
8.	Parent's Bedroom		12' x 14'
9.	Second Bedroom		12' x 14'
10.	Third Bedroom		12' x 14'
11.	Bedroom Closets	4 @	2' x 6'
12.	Bath (Main)		6' x 8'
13.	Linen Closet		2' x 2'
14.	Single Garage		16' x 24'

If additional funds were available, and if there was no basement, the following modifications and additions would be made, in order:

1. Minimum room sizes would be increased to desirable sizes stated.
2. A garbage disposal and dishwasher would be included.
3. A Family Room would be included.
4. A Dining Room would be included.
5. A fireplace in the Family or Living Room would be included.
6. A Den-Guest Room would be included.
7. A Double Garage with storage would be included.

If additional funds were available, and there was a basement, the above order would be followed except for the inclusion of the Family Room, which would be in the basement, together with Rear Entrance and Half-Bath.

TABLE #10

SUMMARY BY DISCUSSION LEADER
Wednesday, April 25, 1956

Mrs. Rosalie Ehart:

While I am going to agree with Mrs. Gant that she probably had a very fine panel, may I remind her that every mother prefers her own kitten. We did not come up with a house with a specific number of square feet, since we felt that due to the varied construction costs this will have to be flexible. First, I will try to make this as brief as possible, the rooms that we would like, and very, very brief on the details. In general, we very much agree with the other panels.

We feel that the kitchen should have a dining area, the minimum size 8 x 12, desirable 10 x 14, and no one wants the laundry in our kitchen. They were unanimous on a family room and no one wanted a pantry. However, they did want a combination laundry-utility room. It was felt that some provision should be made for a rear entrance so that it would not directly enter the kitchen. If the house is to have one-and-a-half baths, then the half-bath should be off the kitchen near the rear entrance. An attic was felt to be necessary although it was felt imperative that they should have a dining room. A front entrance into the hall with a guest closet is also believed important. Three bedrooms were sufficient for the majority. They believed that after the children grew up they would either sell or trade, or perhaps rent the extra rooms for added income if they were no longer able to care for it. An oversized garage was desired as they plan to store the lawn mower and so forth there, and they don't want a basement. They also plan to store baby carriages, bassinets, and so forth, on a storage platform that they want to build in their garages over the tops of their cars, thereby saving the money by not having an attic, as well as not having a basement.

All of them were of the opinion that they wanted to buy their own appliances and not have them provided by the builder. As for heating, they preferred gas via forced air. One-story was preferable. They felt the ceilings should be a minimum of 8'-6". They want flat ceilings because they felt with slanted ones they were living in chicken coops and they do not like exposed beams because they think they are dust catchers. They very definitely do not want an all-purpose bedroom-playroom for children. They feel that the bedroom should be associated

in a child's mind with rest and sleep. They do like a stall shower. However, if they have to choose between a tub and stall shower, they can't have both, they would prefer the tub because of the children and older residents of the home. They would like 100 ampere service to be increased with the electrical appliances, and also outlets outdoors for the use of Christmas lights and flood lights. They particularly stressed that they want no extreme design. The lot size, 65 x 100, would be all right. They prefer it deeper, but due to economy they will settle for less. They feel that many families just can't pay for the extra space and it will mean the difference between having a home and not.

Panel members and the moderator of the cross section special group would like to thank Mr. Cole, Miss Heath, the HHFA, for the opportunity to voice their opinion and, particularly, for being fortunate enough to be on this experimental table. They would like too to express their appreciation to Mr. O'Connor, our architect, for his advice, to Mrs. Boyer, our recording secretary, for her patience and helpfulness, and I would like to especially thank the members of the panel for being so completely cooperative.

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