

New Construction Idea in Home

Newport Hills Houses On Display

A new construction method, now in use by many builders in the area, may be seen in today's open house. Because it is made of component, prefabricated parts, the walls and roof are erected in two days.

Ralph L. Williams, the builder, is constructing five homes of the new components, all in a row in Newport Hills. The architect is Larry Higgins, who first did research on this kind of construction when he was employed by the University of Illinois, an institution which received a small-homes research grant from the National Lumber Dealers' Association. Later he carried the work still further when he joined the National Lumber Dealers' Research Council.

Now in Seattle, Higgins oversees construction of homes in a variety of localities where builders are using the new method, known as Lu-Re-Co.

The prefabrication in this system is not carried as far as it could go because the designer believes versatility must be preserved. The roof trusses and all wall panels are prefabricated.

WALL PANELS come in both 4 foot and 8 foot sections. The front-door panel, 12 feet high, is another component part. Windows, aluminum-framed, and doors, both solid and glass, are part of the prefabrication.

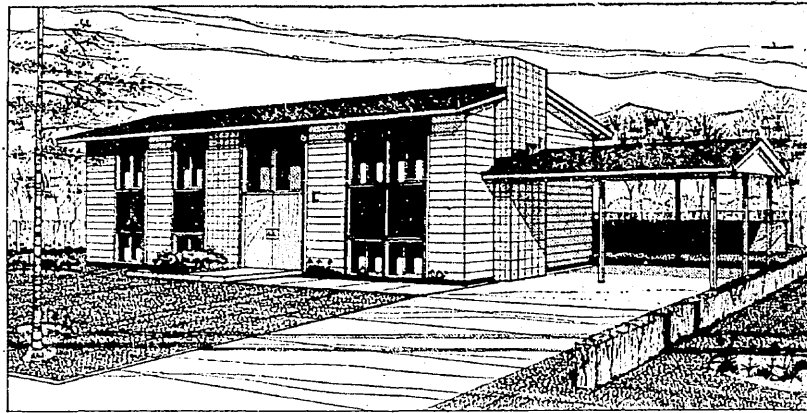
Two-by-fours and plywood sheets are used for the wall panels but the exterior siding is put on in conventional fashion by the individual builder.

Today's home is covered with horizontal cedar siding, stained light cocoa brown. Contrast is achieved by white-painted trim, a tall column of dead-white pumice block on the front, sage-green double front doors and overlaid plywood painted a light charcoal gray.

THERE IS A pumice-stone planter at the foot of the pumice column. The large yard of the 80-by-160-foot lot, is fenced with cedar.

Floor of the entry is slate. Black wrought-iron railing lines the stairway and stairwell.

In the living room the floor is hardwood. The fire-



OPEN HOUSE: This home in the medium-price class is open today in Newport Hills. It is the first of a group of five to be completed, all of similar construction and

all open to visitors who may wish to see various stages of the building. The architect is Larry Higgins. Builder is the Ralph L. Williams Construction Co.

DRIVING DIRECTIONS Newport Hills, where today's featured open house is situated, is reached by driving in the Sunset Highway to the Bellevue-Renton overpass. There, turn south and proceed one mile to the Newport Hills entrance. Seattle Times signs will point the way to the house. Hours will be noon to dark.

place is Arizona stone with a slate hearth.

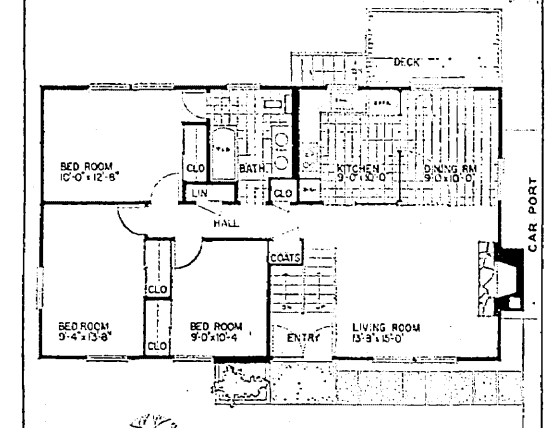
Two closets, one for guest outerwear, the other for storage, are near the top of the stairs.

TO PROVIDE great versatility for the kitchen-family-room area, the architect has designed a hinged panel of mahogany that will move to a 90-degree angle. It will close off the kitchen when the family wishes to make the family-room area into a formal dining room. When opened the other way, this panel makes the kitchen and family room one large play area.

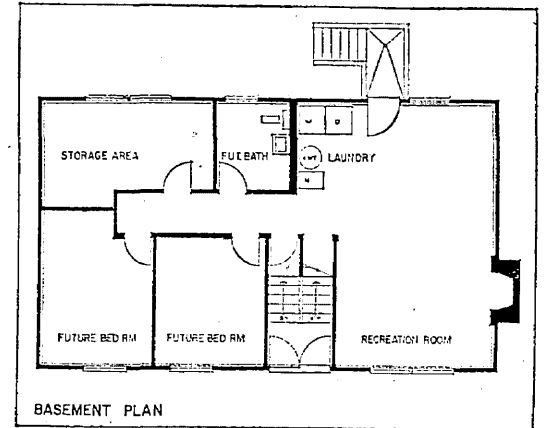
Both kitchen and family room are floored with linoleum, its pale-yellow flecking picking up the yellow of the painted walls. Sliding glass doors open from the family room to a deck, large enough for summer meals, and with a stairway to the back yard.

In the kitchen where the birch cupboards are a warm brown, the appliances are all copper tone and the hardware is copper. There are counter range with hood, a wall oven and refrigerator. The sink is stainless steel.

WHITE LAMINATED plastic covers the kitchen counters. In the large bath, the vanity with two round washbowls, is covered with laminated plastic in a frosty walnut pattern. Walls are pale chartreuse. The



UPPER-FLOOR PLAN: A midlevel entry leads to both floors of today's Seattle Times open house. Dimensions of each are 24 feet 8 inches, by 42 feet 8 inches. Note how the family bath is accessible to both the master bedroom and the hall.



LOWER-FLOOR PLAN: This daylight lower floor, partly finished, has space for a future recreation room, two bedrooms and roughed-in plumbing. The utilities also are on this floor as is the gas-fired, hot-air furnace.

plastic tile in the tub recess is foot height will allow for storage above the clothing. Windows are roll-out type. All the wood in the component parts is kiln-dried. Hours today will be noon to dark.

Floor to ceiling wardrobes, their wood doors metal-framed, are found in the three bedrooms. They are part of the prefab package. Their 8-

DO-IT-YOURSELF Sketchbook

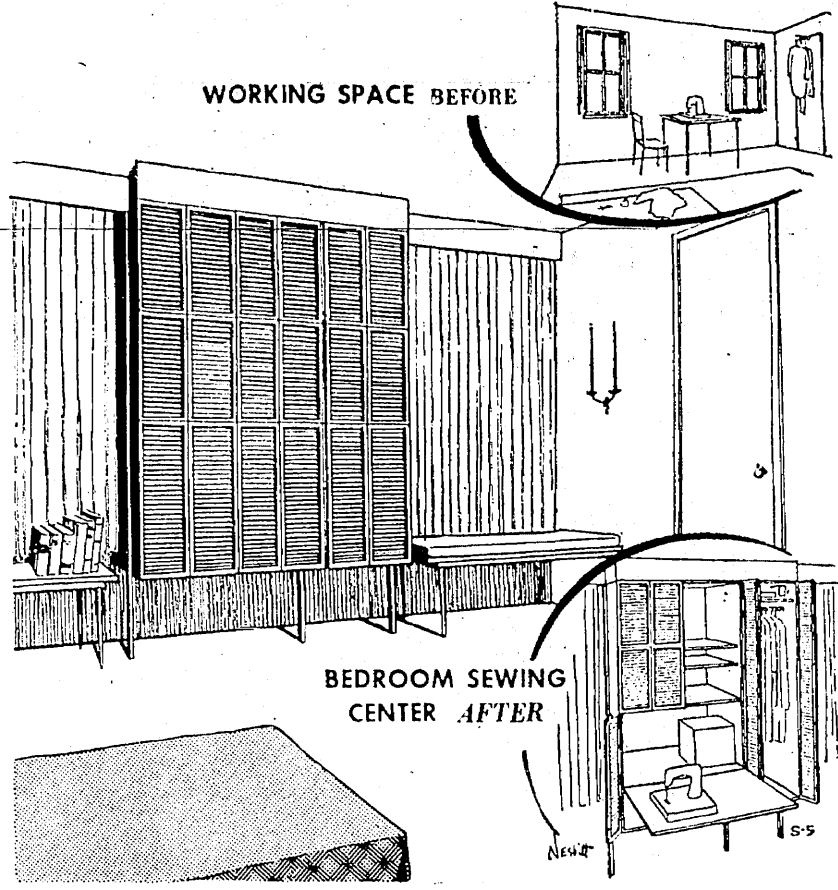
READER'S PROBLEM: The storage facilities in our bedroom are impossible. Although the bedroom is fairly large, there is only one closet and it is too small. Because of the comfortable size of the room, I would like to make something more of it than simply a sleeping room. For instance, what little sewing I now do is on a card table set up in the bedroom.

Architect Champ Nesbitt answers:

Your problem is greatly simplified by the fact there is space in the bedroom now going to waste. The solution is merely a matter of designing a closet which will add to the attractiveness of the room thus concealing the fact its main purpose is to overcome a deficiency in the original design of the house.

The sketch shows a suggested treatment for the exterior wall which places a storage unit between the two windows. It extends two feet from the wall, enough to comfortably accommodate garments hung on a rod parallel to the front. To achieve a modern look, the bottom of the closet is held 16 inches off the floor. The valance over the two windows turns out and crosses the front of the closet to give a feeling of unity to the entire wall.

From side to side, the unit as shown measures 5 feet. A partition divides it into two compartments, the one on the right for hanging clothes and the one on the left a combination of shelf storage and work center. A hinged door folds down to provide

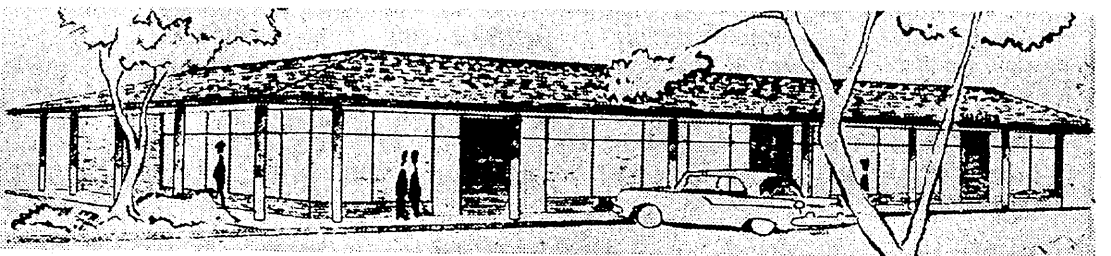


COMBINATION CLOSET AND WORK CENTER: The main purpose of this modern architect-designed unit is to provide closet storage and a work center in a bedroom. However, it gives a bedroom an entirely different personality. Building plans prepared for the average do-it-yourselfer are available for 50 cents, which includes postage and sales tax. To order Closet-Sewing Center S-5, fill in the blanks below, cut out this coupon, and mail with 50 cents to DO-IT-YOURSELF SKETCHBOOK, Seattle Times, Seattle 11, Wash.

NAME ADDRESS
CITY AND STATE (S-5)

a convenient surface for working equipment and unfinished chores. The louvered doors on the front of the unit give an air of elegance to the entire room.

Store, Office Building Under Construction in Bellevue



SPECIAL LANDSCAPING WILL BE FEATURED IN NEW PROJECT

Construction is under way on a new store and office building at 102nd Avenue Northeast and Northeast Eighth Street, in Bellevue across from the Bellevue Shopping Square, for D. M. McAusland, realtor.

The first floor, under construction by Freeman Mich-kils, contractor, will contain 7,000 square feet of retail space. Leases have been completed with the Junior Boot Shop, Inc., and Osborn and Ulland, sports equipment specialists.

The second floor, with 2,500 square feet of office space, will open into large lanais, landscaped with Japanese rock gardens.

Plans include the use of air-hand-split cedar roof. Sur-to-air all-electric heat pumps faced parking will be provided for heating and air-conditioned for 50 automobiles. The building will have a Interim financing was by

the Bellevue Branch of the Seattle-First National Bank. Construction will be completed in July.

F.H.A. Use of Fee Appraisers Urged

Robert Tharpe, president of the Mortgage Bankers' Association of America, called on Congress last week to authorize the use of outside or fee appraisers by the Federal Housing Administration to expedite processing of mortgage-insurance applications.

Tharpe said it takes about eight weeks to obtain an F. H. A. mortgage-insurance commitment.

Masking Tape

When using masking tape in painting jobs, be sure to remove the tape as soon as the paint becomes set enough that it does not run. Otherwise the edges of the paint may become jagged when the tape is removed.



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DRIVING DIRECTIONS drive across the Floating Bridge, turn north on an overpass three miles east of Mercer Island and follow the signs to Crossroads Village.

More Space Is Leased By Apparel Shop

Jay Jacobs Downtown, Inc., which recently leased the corner store at Fifth Avenue and Pine Street for a new young-women's apparel shop, last week doubled the space to be leased.

Jacobs signed a lease for the entire Fifth Avenue frontage of the O'Shea Building, which includes the portion which will be vacated by S. B. Borgeresen Furriers, Inc. The Borgeresen firm will move to a newly remodeled store on Sixth Avenue next to the I. Magnin Co.

Jacobs said his revised plans call for a new store front along Fifth Avenue and Pine Street. The interior will be rebuilt and air-conditioning installed.

The architectural firm of Victor Gruen Associates, of Beverly Hills, Calif., has been retained as consultant to work with the Seattle architectural firm of Cuykendahl, Iles & Blean on the plans.

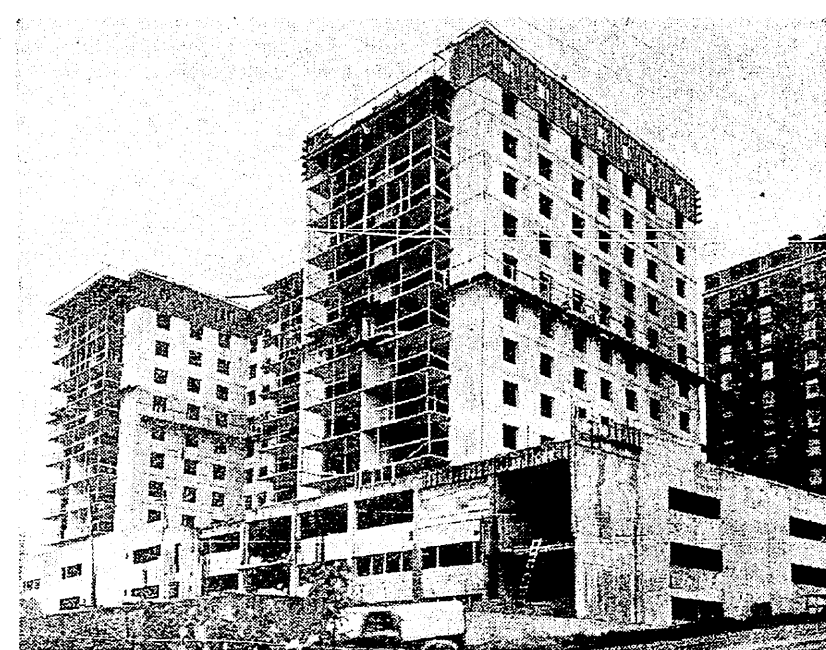
Lease negotiations were handled by Linn B. Foster, vice president of Henry Broderick, Inc.

Swim-Pool Problems To Be Discussed

Problems concerning the use and ownership of swimming pools will be aired at a meeting May 20, beginning at 9 o'clock in the forenoon, in the Student Union Building at the University of Washington.

Pool maintenance, equipment and safety will be discussed. There will be a film on mouth-to-mouth resuscitation. "What's New in Lawsuits?" will be discussed by Preston Niemi, attorney.

Life-saving demonstrations will be given at the women's pool on the campus. Richard L. Fain will moderate a seminar on community-pool operation. The Seattle-King County Safety Council is sponsoring the meeting.



PROGRESS: A floor is being added every eight days to Panorama House, shown here. It will rise 20 stories above Boren Avenue at 1100 University St. It will contain 179 apartments. Accommodations will range from efficiency units at \$110 a month, to lush, penthouse apartments

with more than 2,000 square feet, priced from \$300 to \$400 a month. Some will be ready in February. Mutual Construction Co. is the general contractor. The building was designed by George Bolotin & Associates, architect, for Panorama House, Inc., owner.

Seattleites Attending Realty Board Conference



Four Seattle realtors are in Chicago to attend the annual spring meetings of the National Association of Real Estate Boards. The meetings, to continue through Tuesday, are paying particular attention to the relatively new field of real-estate investment trusts, and the omnibus housing bill being considered by Congress. Attending from Seattle are Fenton Radford, Art Cook, Harry Fenton and Orville Robertson. Robertson is the

4 Classes In Family-Life Education Set

The family-life-education division of the Seattle schools has scheduled four meetings this week. The schedule: Tuesday—8 p. m., Administrative and Service Center, 815 Fourth Av. N., "Parents Are Leaders."

Wednesday—Two meetings on "The New Baby," one at 10 a. m. in the Downtown Y. W. C. A., led by Mrs. Ann Taylor of the family-life staff, and one at 8 p. m., in Eagle-son Hall, 1417 N. E. 42nd St., led by Mrs. Edith Patten of the staff.

Thursday—8 p. m., Administrative Center, "Unraveling Our Problems," led by Dr. Lisa Kahn of the staff.

Card & Label Council

The King County Union Card & Label Council will meet at 8 o'clock Wednesday night in Hall 6, Labor Temple, Ida B. Dillon, executive secretary, announced.

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