

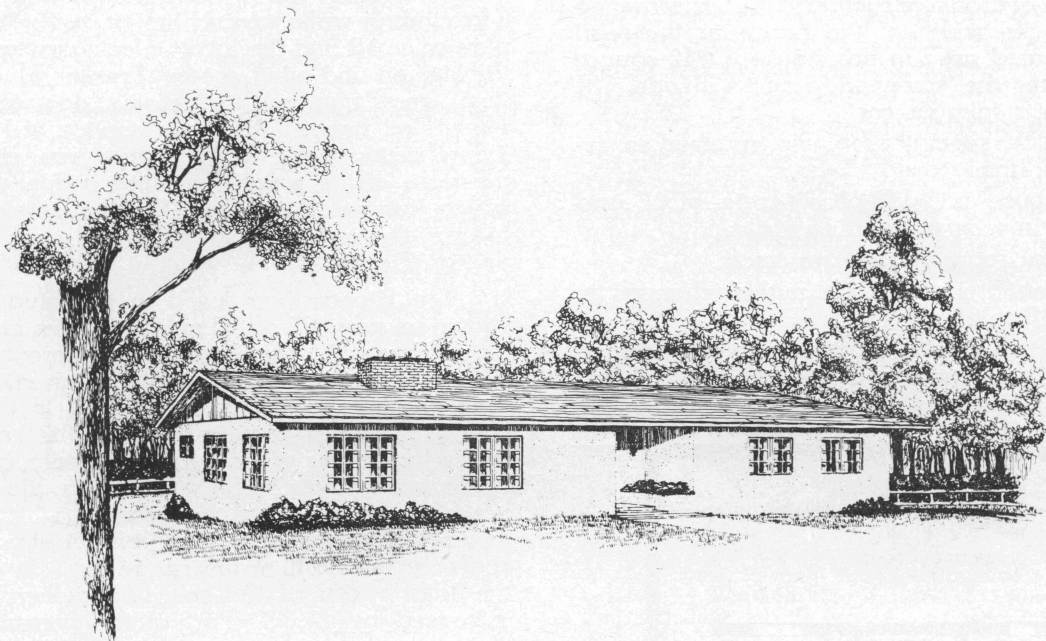
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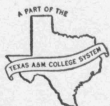
Remodeling the House; Using Research Space Recommendations

-- STUDY PLAN 5 --



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USE OF RESEARCH space recommendations in remodeling houses poses special problems for the home builder. Certain areas of the existing structure are permanent in that moving or altering their position would weaken or damage the whole or be impossible because of structural features. In preparing this study-guide, as an application of the use of research findings on such a problem, our first concern was with the desires of the family.

FAMILY SITUATION. The family in this case consists of husband and wife, boys ages 9, 7 and 5; and girl age 3. The husband expects to do most of the work of remodeling the house. The couple had estimated that they could afford to add approximately 1,000 square feet of space to the present structure. They wanted one large bedroom for the boys, a small bedroom for the girl and a master bedroom. At the time of the first consultation with the family, they had obtained windows and made plans to enclose the screened porch, Figure 1. Other ideas for remodeling the house were limited to a desire for ample storage space and easy access for the children between the play yard and wash-up areas within the house.

EXISTING STRUCTURE. The original house is a small, two-bedroom structure with a screened porch across the width of the house at the rear, Figure 2. Heated area in this house is 842 square feet. Enclosing the screened porch will add 324 square feet at minimum cost.

Some of the special problems involved in remodeling this house are:

1. The house is built of concrete block and has concrete interior supporting walls.
2. Original room spaces are small.
3. Location of inside bath makes changes in the kitchen difficult.
4. The house has a hipped roof with a shed roof over the screened porch.
5. The house is built on a steeply sloping lot.

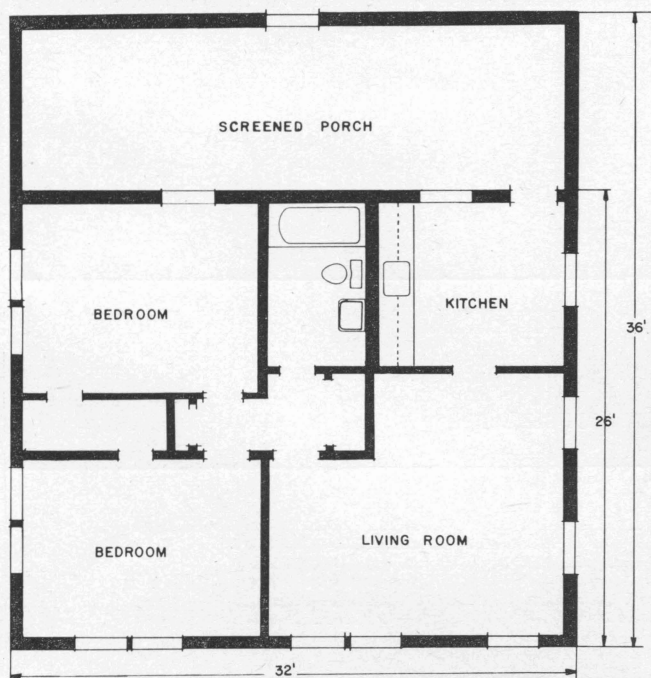


Figure 1. Floor plan of the original house.

PROCEDURE

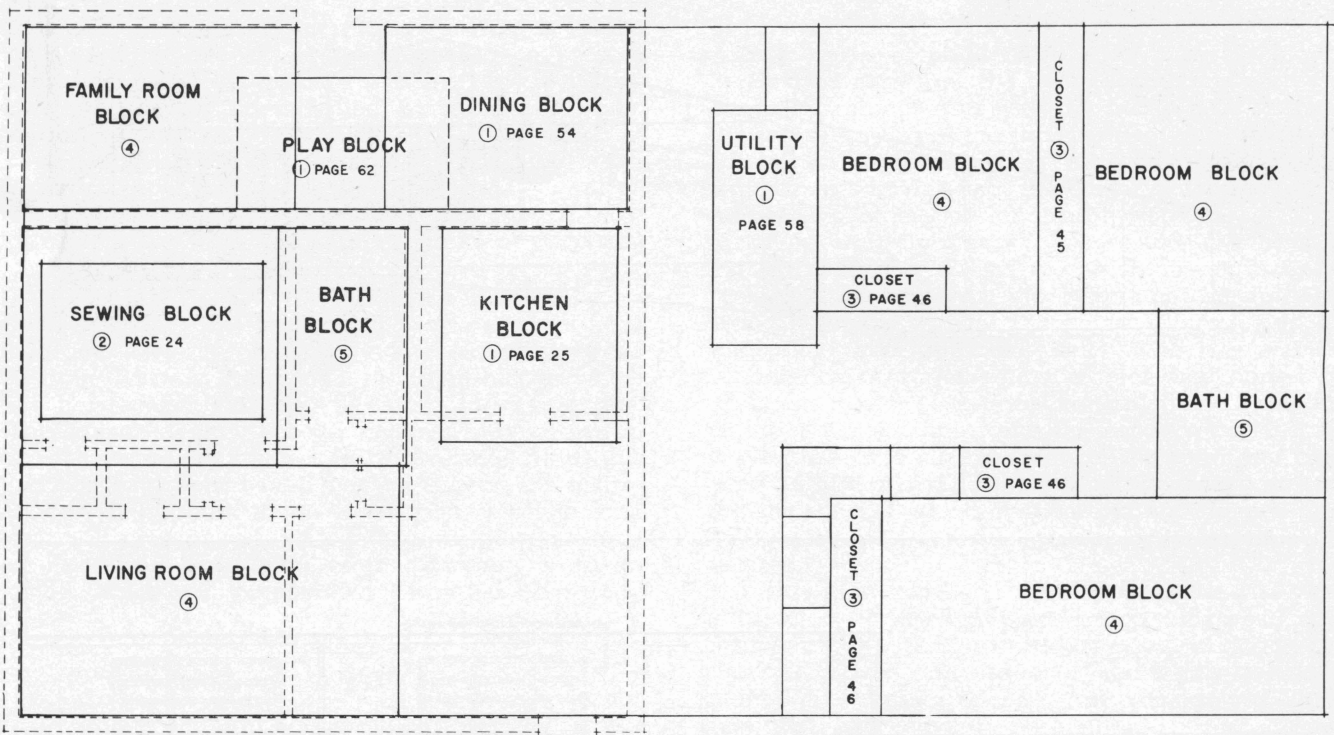
STEP 1. As for the previous study-guides, areas for the house were blocked out by space recommendations based on research data, Figure 3. Structural limitations of the existing house, as well as the proposed room sizes and the present location of the kitchen and bathroom, made use of the present structure for the living-work area of the house desirable. Additions could provide for sleeping and private areas. Block designs for the latter also were prepared from research findings of space recommendations and were added to the floor plan of the basic structure. A half-bath was planned at the back entrance where it is easily accessible from the family-living area, the work area of the house and the children's outdoor play area. A closet for work and play clothes also is located by the back entrance for convenience on entering and leaving the house. Other features of the utility area include a small cleaning closet, washer and dryer, laundry tub, a freezer and storage cabinets for canned food. A soiled-clothes drawer is provided in the family bath and in the utility area. Clean, unironed clothes are stored only in the utility area, Figure 4. Storage is provided in both bathrooms for bath linens, bath supplies and miscellaneous items, Figure 5.

Location of the present kitchen and bath, with surrounding walls, placed limitations on the kitchen plan selected and the location of doorways between the kitchen and other areas. Present window openings were planned to become doorways in the remodeled house. To make service of food in the living room easier, a pass-thru was provided to the right of the range top since a doorway in this space was not desirable. The homemaker expects to use the adjoining living room area for guest dining, Figure 6.

The kitchen plan used in this study guide is shown on page 25 of "Planning Guides for Southern Rural Homes." This arrangement proved to have more advantages and met the requirements of the family better than any other tried in the allotted space. It was necessary to adapt the kitchen plan to the limitations of the available space and desires of the homemaker. Space has been allowed to the left of the sink for a dishwasher which requires moving recommended base cabinet storage to the space at the right of the range top. In doing this, the total width of the selected kitchen plan was increased by 2' 3". Part of the present concrete



Figure 2. Photograph made when the family moved into the house.



1. Planning Guides for Southern Rural Homes. Southern Cooperative Series Bulletin 58.
2. Space Requirements for Sewing. Georgia Agricultural Experiment Station Bulletin N. S. 69.
3. Rod Closets for Southern Rural Homes. Alabama Agricultural Experiment Station Bulletin 325.
4. Unpublished data.
5. Your Farmhouse—Planning the Bathroom. USDA Home & Garden Bulletin 19.

Figure 3. Block design for remodeling the original structure following research space recommendations.

block outer wall will serve as a support for the kitchen bar shown in the proposed plan, Figure 6. Space between the refrigerator and opening from kitchen to family dining area was left free of base and wall cabinets. This may be used for a portable cart, kitchen stool or chair or homemaker's desk. The wall area may be used for a bulletin, peg or chalk board. These decisions will be made by the homemaker when she determines the use most important to her. They are mentioned here to emphasize the variety of possibilities that will arise when minor changes are made in a floor plan.

STEP 2. Specific recommendations for storage were made on the basis of minimum suggestions of the Technical Committee for Southern Regional Housing Project S-8; see Study Plans 1, 2, 3 and 4. The homemaker reported that she sews and wants a sewing area such as suggested in the committee recommendations. The husband may need desk space at home. These two areas were combined in a small den-guest room using one of the small bedrooms in the original plan. The closet in the den or guest room will provide for sewing equipment and a small hanging rod for guest clothing.

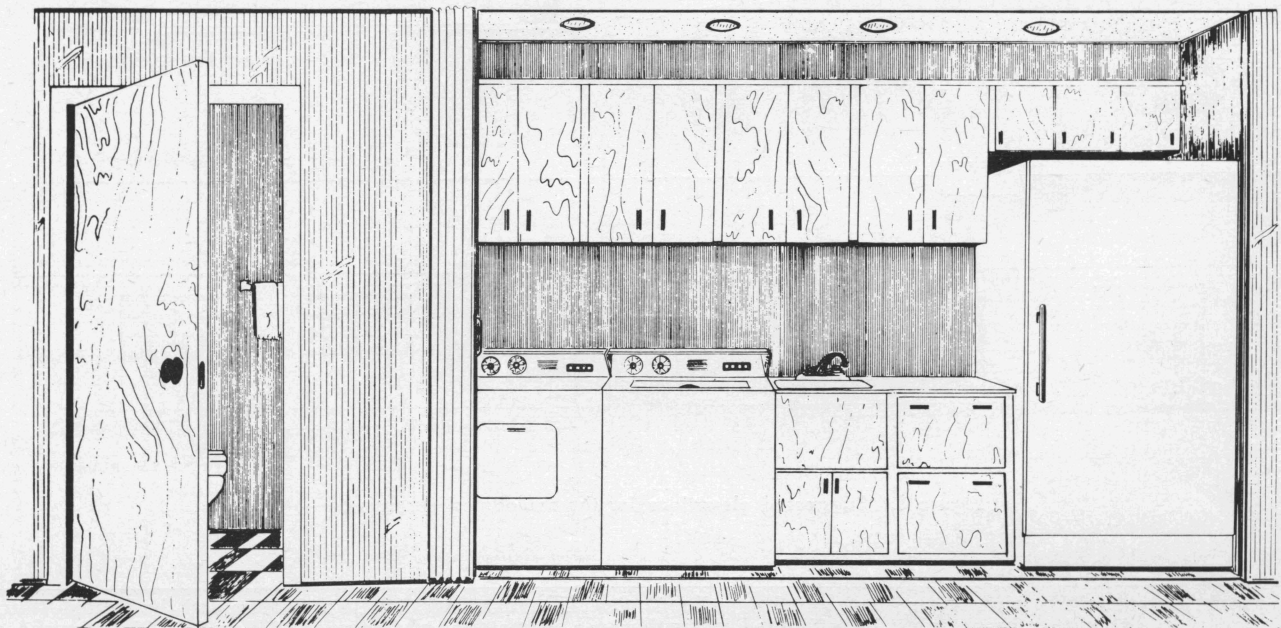


Figure 4. A perspective of the proposed utility unit.

In the dining area, space is provided for storage of extra linen, china and silver. This closet also may be a storage space for electrical appliances used in the preparation and service of food.

Other major adaptations in storage space recommendations are in the general linen storage. The closet space provided for this use is limited. Therefore, shelves are provided in the master bedroom closet adjoining the linen closet. The homemaker may use these for additional linen and bedding storage as needed.

STEP 3. The major structural problem in this plan was roofing the new structure. The top plate level under the shed roof of the existing house was approximately 8 inches below the plate level under the main roof. Considerable difficulty would be encountered in attempting to join a roof over the new addition to the existing roof structure. For these reasons, a complete new roof was planned for the remodeled home, Figure 9. The second major structural problem was the exterior wall

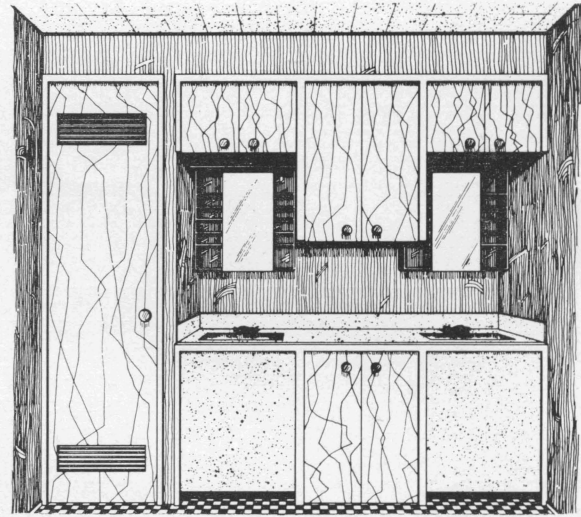


Figure 5. A perspective of the family bath in the new structure.

STORAGE AND CLOSET SCHEDULE

1	2'0" x 2'0"	Bath supplies	9	3'0" x 2'6"	Cleaning equipment and supplies
2	2'0" x 3'0"	China, table linens			Linens
3	2'0" x 2'0"	Storage	10	2'0" x 2'9"	Bath supplies
4	2'6" x 5'0"	Work and play clothes	11	2'0" x 2'0"	Rod closet
5	2'1" x 2'1"	Clean clothes	12a	2'3" x 14'3"	Rod closet
6	2'1" x 2'1"	Soiled clothes	12b	6'6" x 2'3"	Rod closet
7	1'0" x 11'9"	Jar storage and canned food	12c	2'3" x 10'6"	Rod closet
8	2'6" x 4'0"	Street wraps	12d	5'4" x 2'3"	Rod closet
			13	2'3" x 5'6"	Sewing closet
			14	4'0" x 1'0"	Toy storage

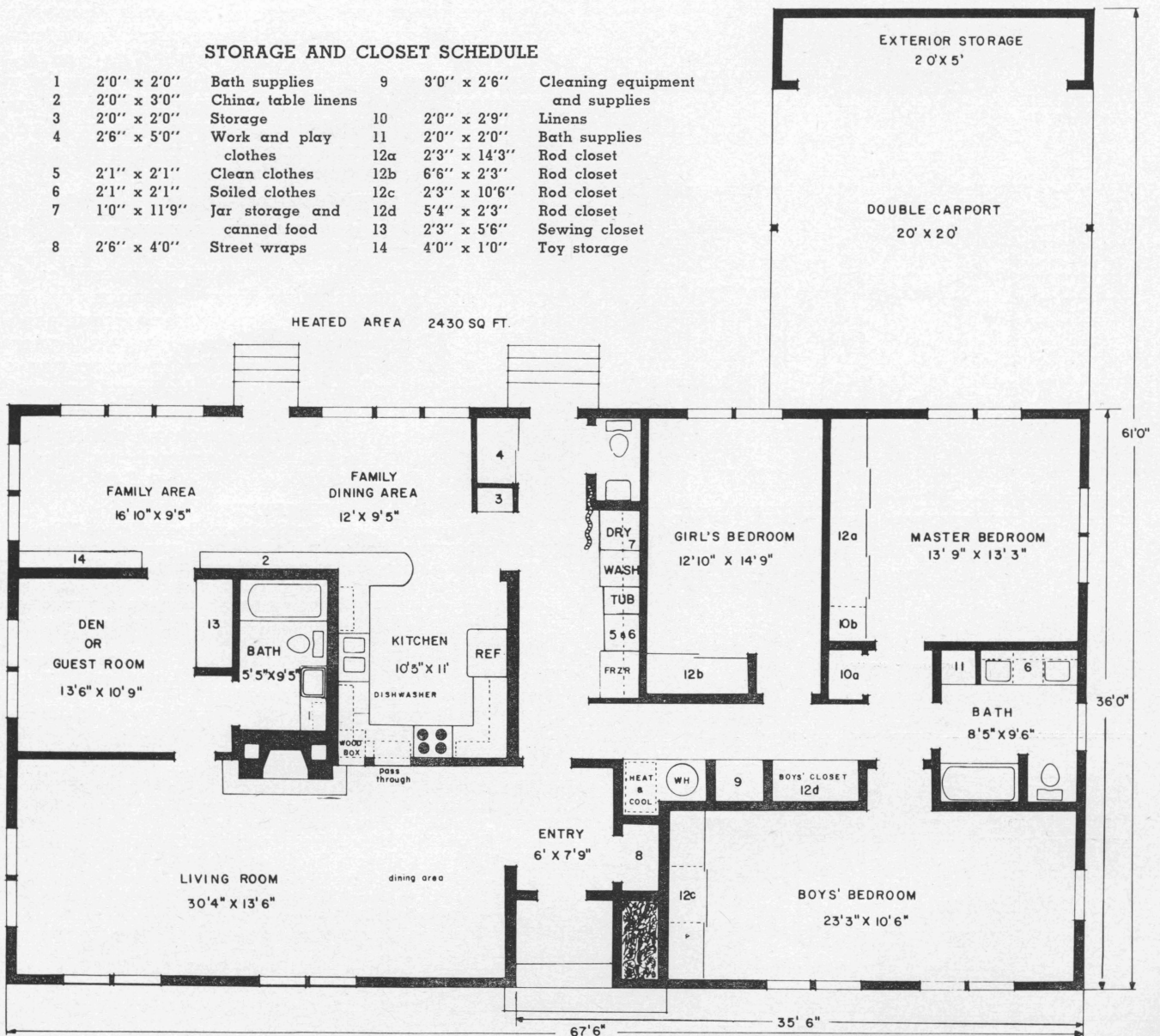


Figure 6. The completed floor plan developed from the block design shown in Figure 3.

material. In this study-plan perspective, it is shown as stucco for over-all unity; however, the present house is concrete block. Working specifications may call for a combination of materials. This again emphasizes a problem that may arise in remodeling existing structures. Here, as when planning new structures, the owner will want to consider carefully: 1. the effect desired; 2. cost of construction and 3. relative merits of proposed materials.

EVALUATION AND SPECIAL FEATURES

Removal of the walls forming the original front bedroom area and moving the kitchen wall forward to form the new living room made an alcove which the homemaker may decide to use for a fireplace. This illustrates how special features may evolve in a remodeling situation. In an original plan, this location probably would not be chosen for a fireplace. It appears to be located in a traffic lane and will present certain problems in the placement of furniture. The living room, however, is so located that it will be somewhat isolated from daily

use by the family. The den or guest room probably would be approached more often from the family living area than from the living room or guest area. These two things minimize the traffic lane through the living room and the inconveniences in the location of the fireplace. There is an advantage in this location in that it is near the center of the room and unifies this otherwise long, narrow room.

Also worth noting in this remodeling plan is the location and design of the front entrance. It could not be centered and it was not desirable to place it to one side of the house. To provide an interesting and attractive entry with this slightly off-balance arrangement, a planter was added as an integral part of the new construction. Plantings in the yard will help give the balance needed for a pleasing over-all appearance. A patio and play yard will be added to the rear of the house adjoining the carport which is open and will have a concrete floor so it may be used for entertaining if desired.

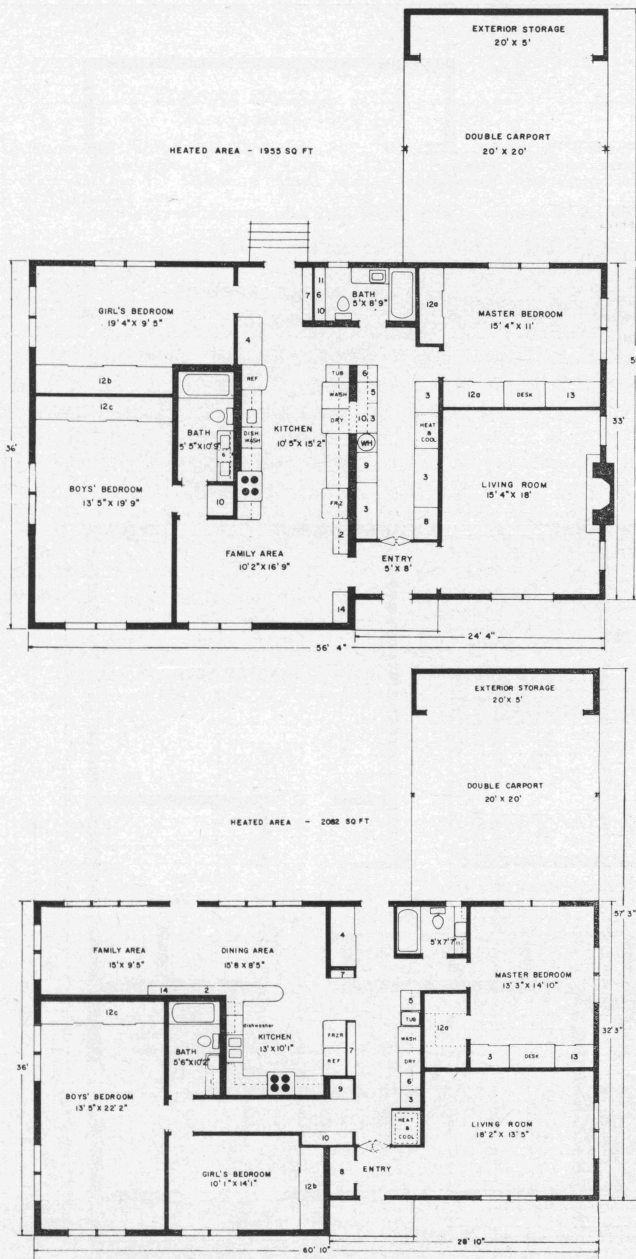
This plan has been developed as the one most satisfactory to the family concerned. Figures 7 and 8 show other possible arrangements developed from the basic ideas and desires of the family, but with more limitations of space. Any remodeling situation will offer several possibilities. The one selected in a given situation will be determined by many factors other than recommended space for various family activities and storage needs. Each family group will need to make decisions as to the factors most important to the family.

ACKNOWLEDGMENTS

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9. "Space Design for Household Storage," Bul. 557, University of Illinois, Agricultural Experiment Station, Urbana, Illinois, August 1952.
10. "Space Requirements for Indoor Areas for Leisure Activities," University of Georgia, Agricultural Experiment Station, Bul. N.S. 96, June 1962.



Figures 7 and 8. Alternate floor layouts developed around the initial floor plan shown in Figure 1.

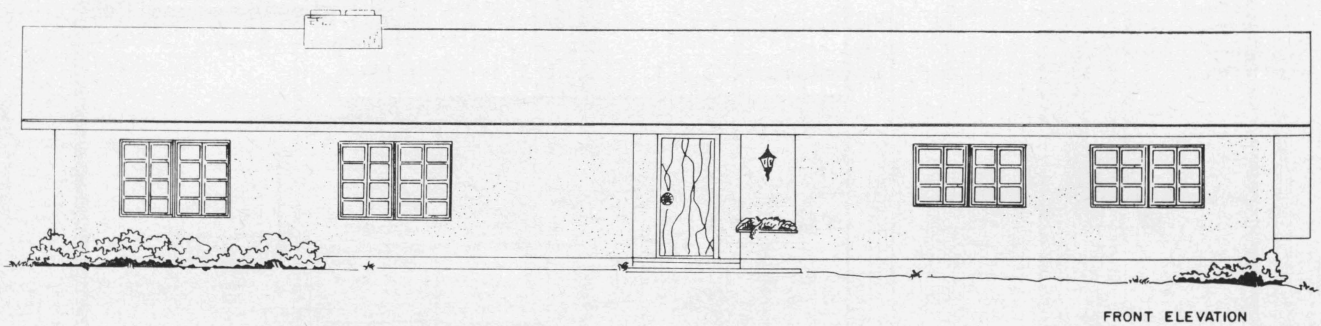
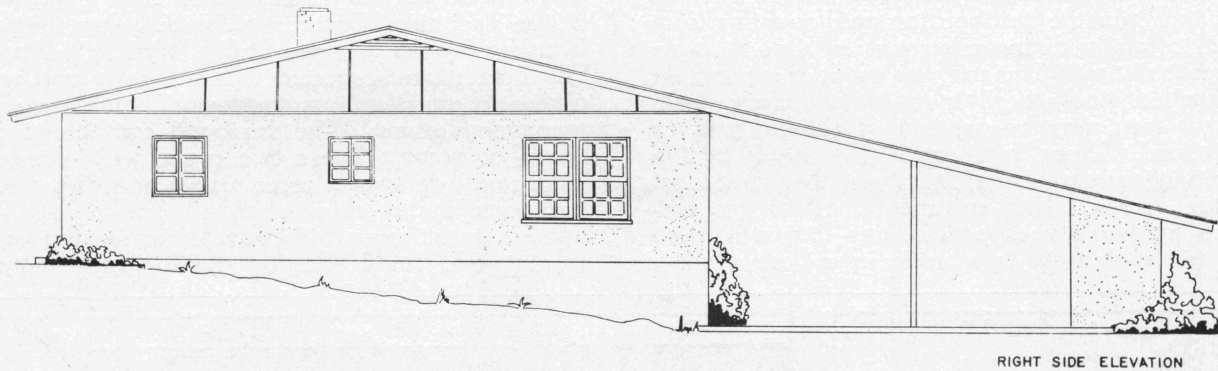
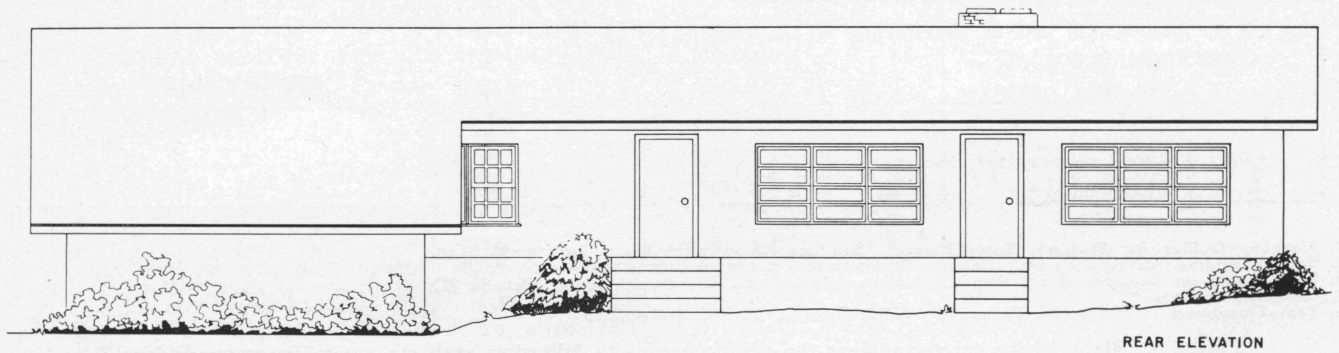
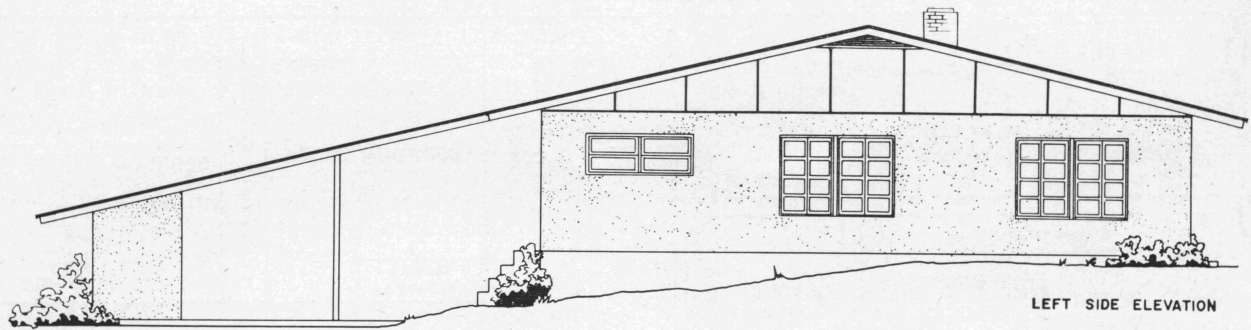


Figure 9. Suggested elevations for the remodeled structure.