

FAMILY PROJECT No. 7: By ROBERT L. ANDERSON, Special Projects Editor

A VACATION HOUSE YOU CAN BUILD



FOR UNDER \$2,500-COMPLETE!

GREAT
LIVING ON
A SHOESTRING



Almost unbelievable, but this small, efficient prefabricated house can be built for just under \$2,500—a price that includes lumber, all hardware, wiring, plumbing, bathroom fixtures, kitchen appliances, wood-burning heater with flue pipe and chimney, built-in beds, mattresses, fold-down dining table and closet and storage units. Everything but furnishings and accessories.

■ The house is made of rough-sawn plywood panels bolted to a framework of lumber posts and trusses. The double panels are sandwiched with fiberglass insulation to make it an ideal, four-season getaway. The roof is corrugated aluminum; windows are non-yellowing plastic with red-wood frame. ■ Here are two ways to make this dream come true. (1) If you have a large garage, your husband can prefabricate the panels (none is larger than 4'x8'); cut, drill and paint the posts and trusses; then move the entire house to your site in a 16-foot rented truck. You don't have to commute to the site or worry about the weather. On site, you'll need four concrete piers for a foundation (no excavation needed), plus a few strong friends to help you set it up. (2) Or, if your husband is not skilled, you can have a builder do the job. Granted, this will be costlier, but it's still one great buy!



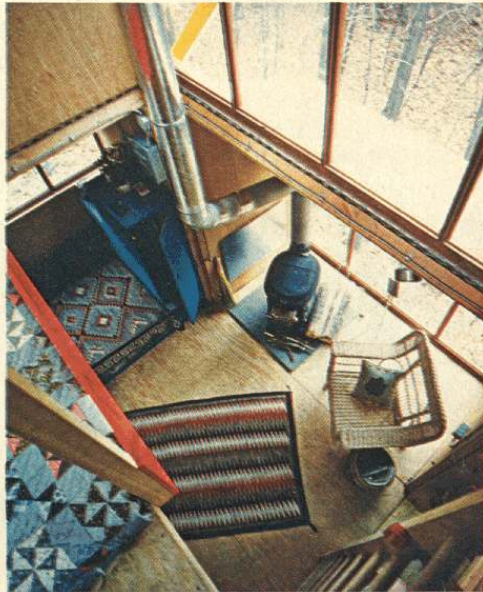
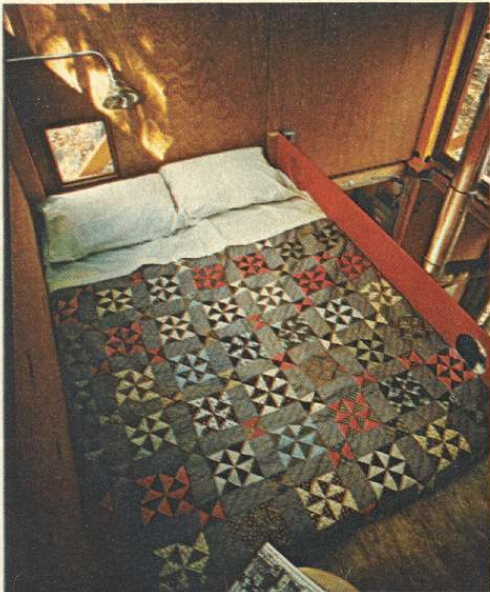
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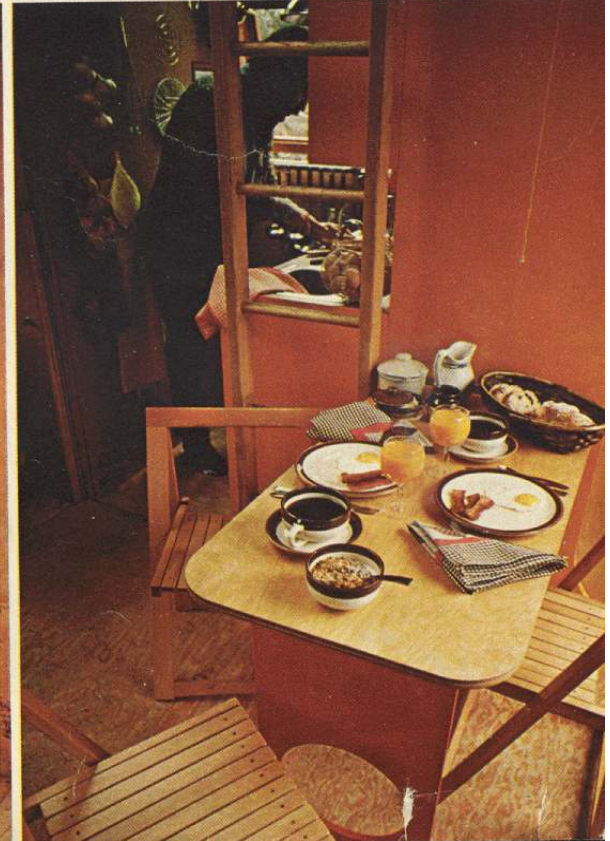
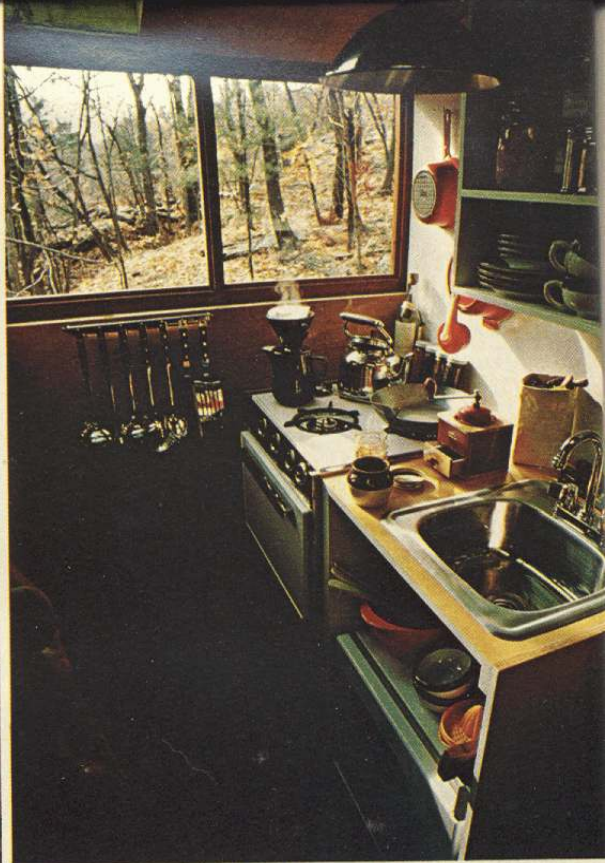




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Not an inch of space is wasted in this vacation house. In only 224 square feet of living space, it can efficiently accommodate two adults and two small children. (It can be doubled to expand it for larger families, as shown in plans.) The two doors in front slide on a barn-door track for great indoor/outdoor living in summer. A small winter door (*opposite, below*) is cut in one for cozy ski weekends. The living area boasts a $\frac{3}{4}$ -size bed (*opposite, above*) that doubles as a sofa, closet and storage unit, wood-burning stove, picture window, skylight and dining area. The ladder leads to the sleep loft with a full-size mattress (*shown below with a quilt*). Other photos view living area from this perch.





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All of the structural materials and details in this house are exposed—rough-sawn plywood, wiring, plastic plumbing pipe, wood-burning heater. This honest, straightforward approach to design not only lends a certain amount of charm, it also realistically cuts building costs, saves construction time and makes maintenance easier. Another cost-saving factor: All materials and tools (other than plywood and lumber) are available through the Sears catalog. In the kitchen at left, for example, the compact working area was carefully designed to accommodate the sink, refrigerator, gas range and the hidden water heater, all from Sears. Through the submarine-type door below, you see the bathroom with sink, toilet and shower, also from Sears. ■ The house was designed for Family Circle (with the cooperation of the American Plywood Association) by Jeff Milstein, a young architectural designer, and prebuilt in a barn in Cornwall, Connecticut, with the help of two architectural students, John Wasylyk and Eli Niven. The house now nestles on a wooded slope in Woodstock, New York. *Plans, including a list of materials needed, are available for just \$3.50. To order, see coupon on page 172.*



SEE BUYER'S GUIDE, PAGE 165

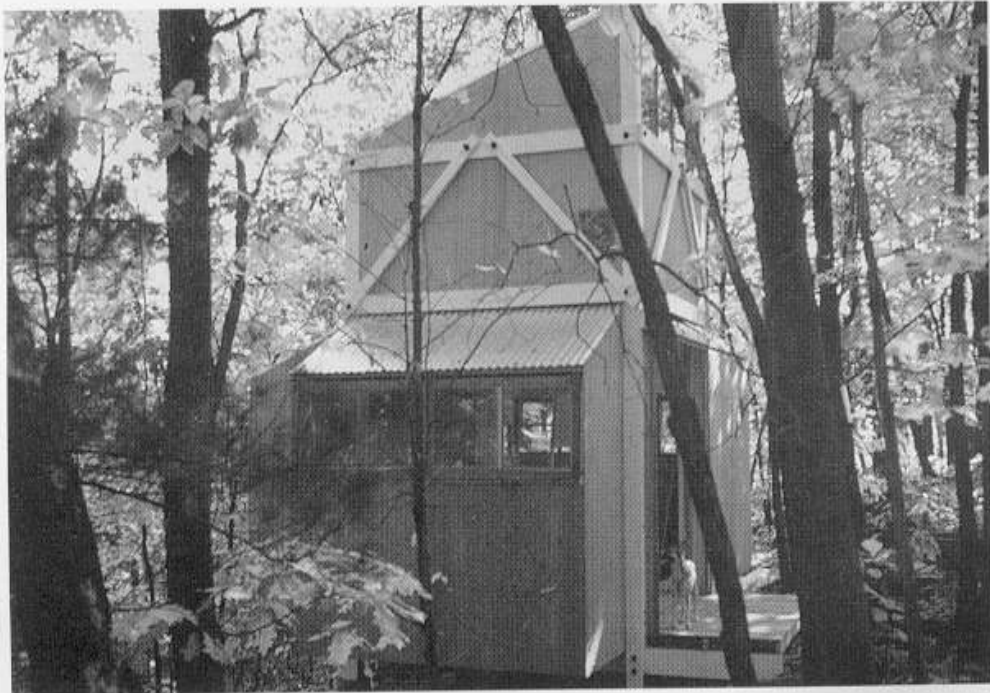
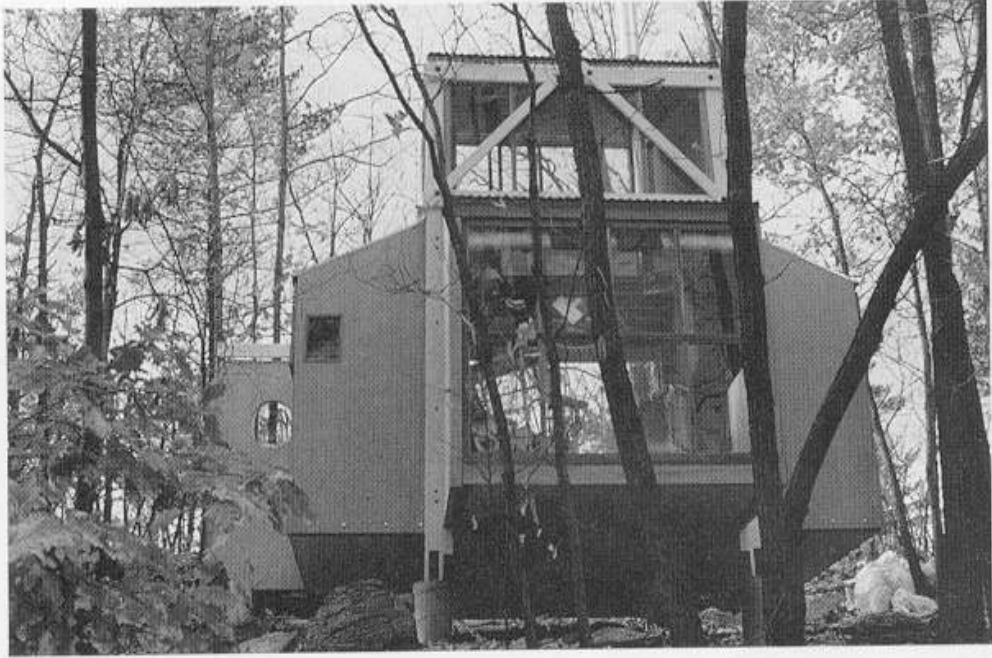
FAMILY CIRCLE 3/72 89

BOLT-TOGETHER HOUSE

8' × 8' plus three 4' × 8' wings plus 4' × 8' sleeping loft
192 square feet

The Bolt-Together House is the first of two prefabricated home structures designed by Jeff Milstein for national magazines (the other is the summer house, shown on page 62). This one, designed for the March 1972 issue of *Family Circle*, was built in a Connecticut barn and trucked to its building site in Woodstock, New York, where it was erected in a month's time. The Bolt-Together House has two sleeping areas, a small kitchen and bathroom, and a living/dining space that opens to the outside by sliding open an 8' × 8' barn door. It was built in 1971 for \$2,500 including all lumber, hardware, fixtures, appliances, woodburning stove and chimney, built-in beds and mattresses, plumbing, and electrical materials. The twenty-five thousand sets of plans sold was a *Family Circle* record.

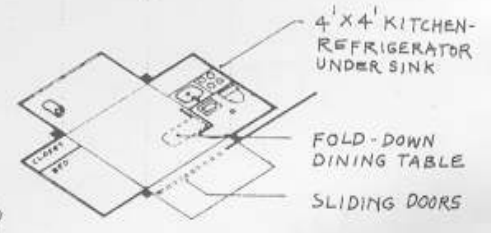
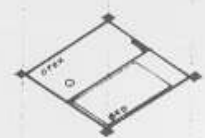
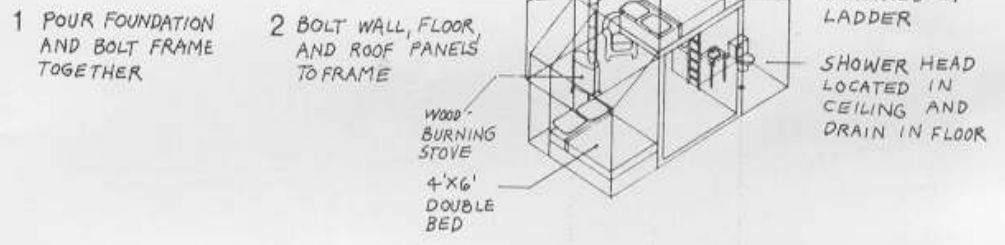
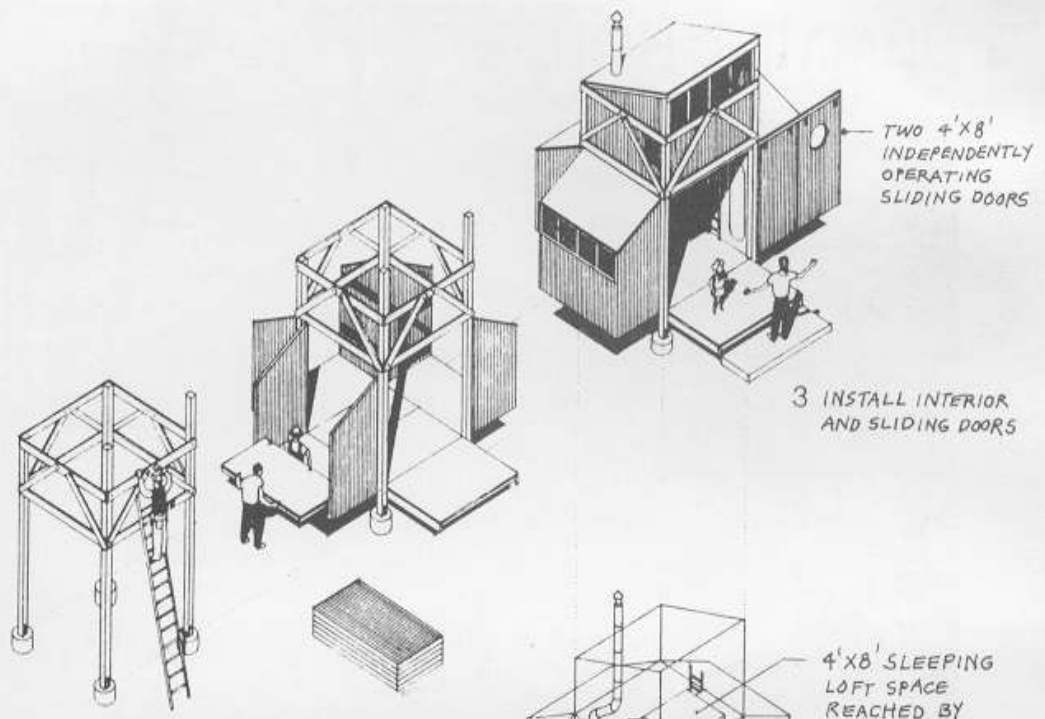
Prefabricated, preinsulated plywood sandwich panels are made to bolt to the frame. window panels are constructed with redwood and Plexiglas and also bolt to the frame.



The frame is made from 6 × 6 columns with 2 × 6 and 2 × 4 braces painted with glossy bright enamel for definition. The panels are engineered to be bolted to the inside of the frame (exposing the frame on the exterior) so that they give rigidity to the structure.

Three 4' × 8' cruciform wings (in plan), one containing kitchen and bath, another a bed and closet, and the third the woodstove and living area, all borrow from a central 8' × 8' × 16' high volume. When it is bedtime, the volume serves the bedroom, and when it is daytime, the volumes serves the living room.

The exterior is rough-sawn, T-111 plywood, and the frame is painted, smooth structural lumber. The roof is of corrugated aluminum. Jeff Milstein grew up and was educated in California. His work is a mixture of the San Francisco Bay Region style (very rustic and, lately, affected by local vernacular barns and sheds) and the high-tech, off-the-shelf, kit-of-parts style espoused by Charles Eames of Los Angeles. The Bolt-Together House is an excellent example of both.



FIRST FLOOR PLAN HAS 160 SQUARE FEET

