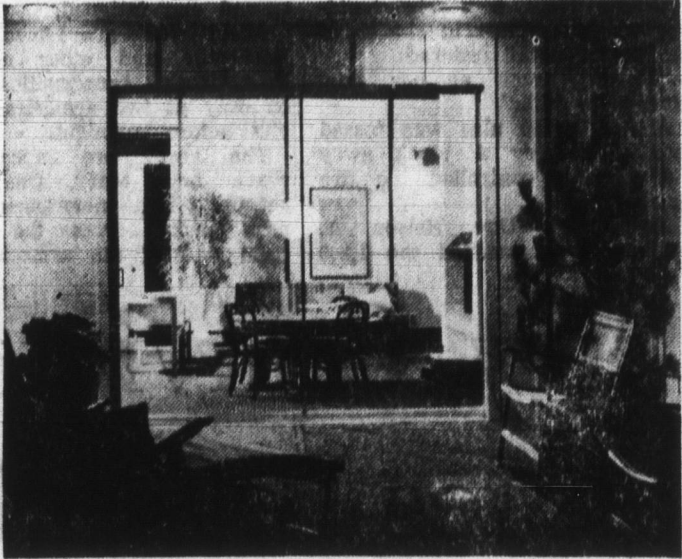
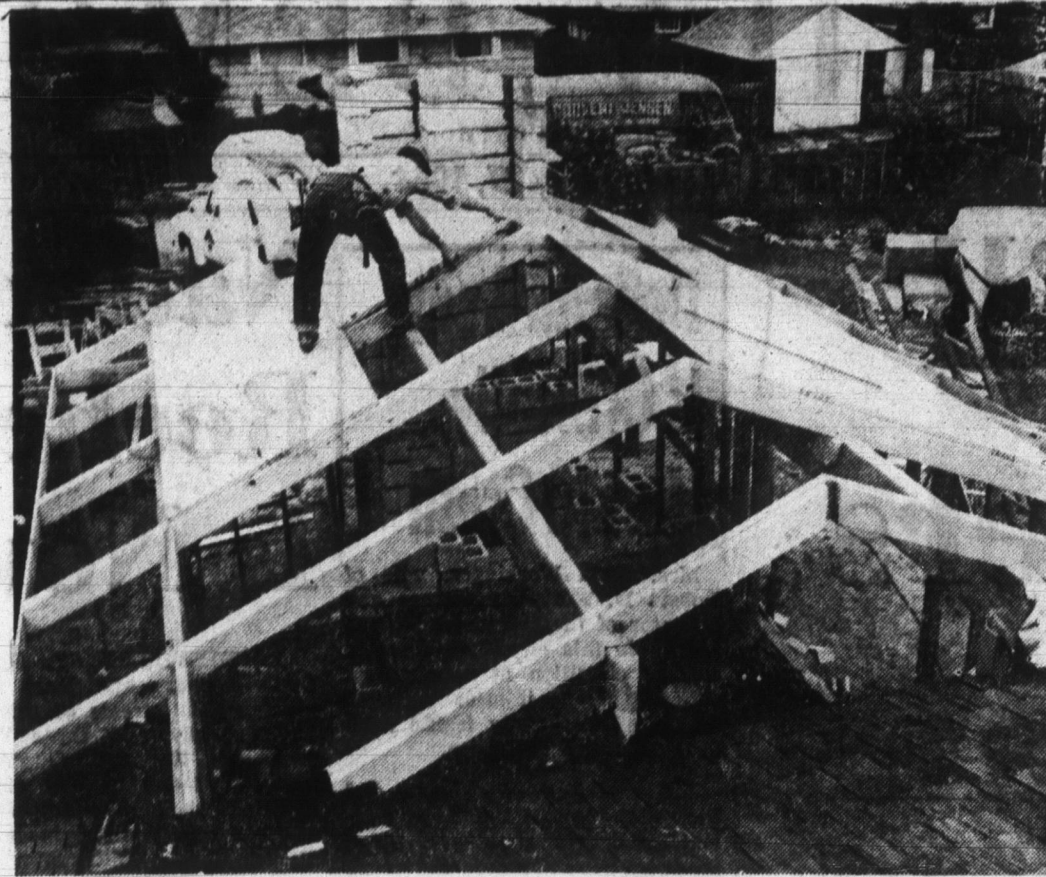


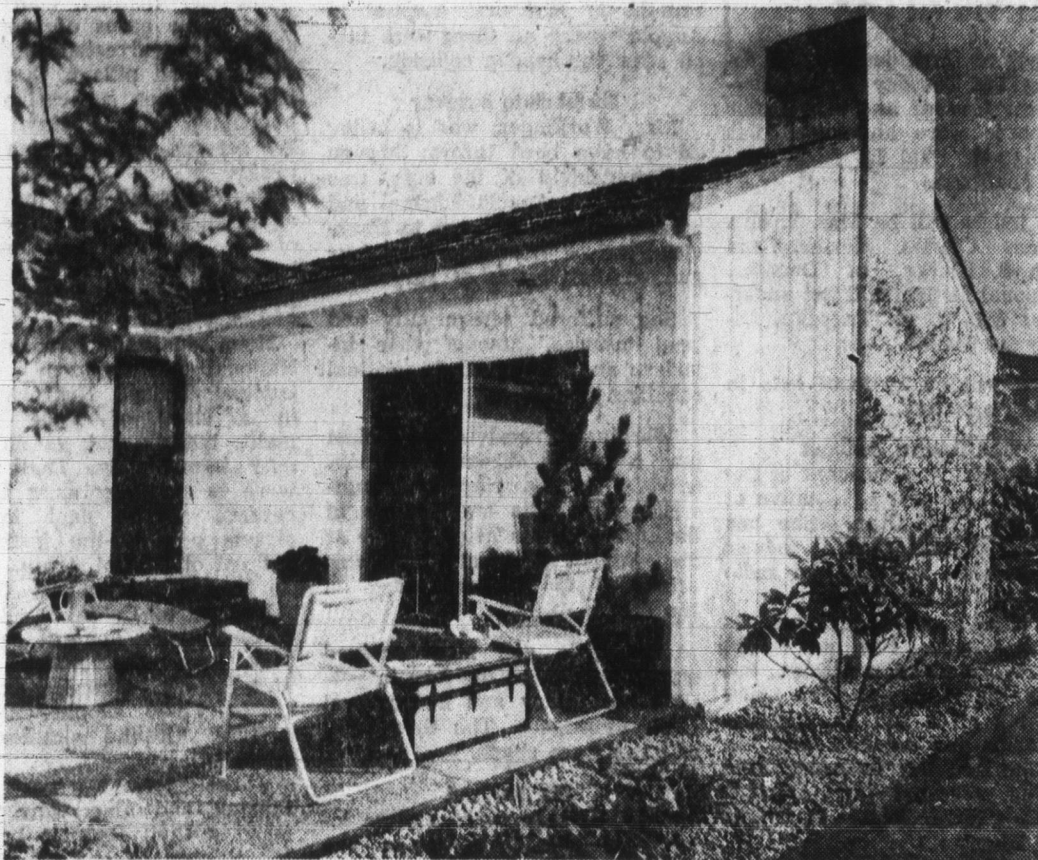
As it was what the backyard of the Chiarovano house looked like before they added a room. The straight-line rambler was solidly built and in a good neighborhood. But it didn't have the room that the growing family needed. They decided to either move or remodel — and discovered they were money ahead to improve.



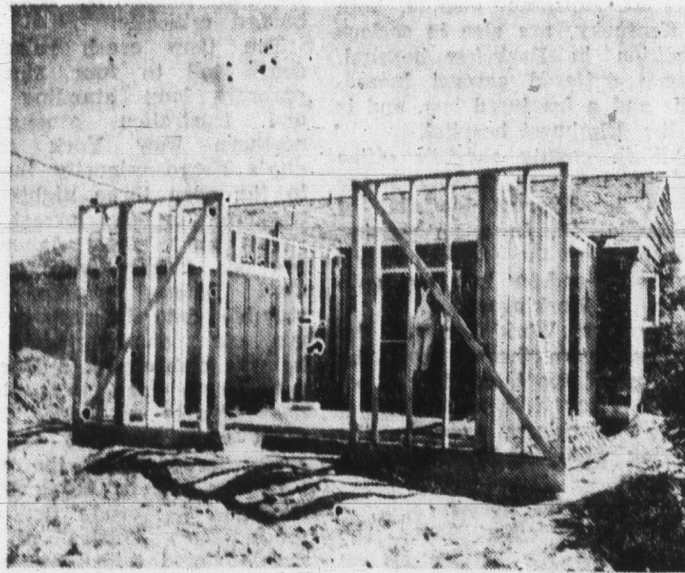
This is a dusk-shot from the patio, looking into the new family room. The room was designed to provide a pleasant indoor/outdoor living area, yet to retain a high degree of privacy for the family. The opposite wall of the room is solid with one door.



This unusual roof system gives drama to the interior of the house, but it costs only a little more than a plain, flat ceiling. Architect Walt Widmeyer used two rafters every four feet (instead of one every two feet) because the roof is built with an extra thick plywood paneling that can span the greater distance. Rigid insulation was applied on top of the paneling, called 2.4.1, and a shake roof nailed to the wood.



This is the completed room that the Chiarovano family built. With careful planning they were able to incorporate a new patio that is sheltered in the "L" created by the old house and the new wing. The patio slab was brushed to expose the aggregate. The siding on the new wing exactly matches the old siding — but the new walls were constructed with modern plywood products far less expensive to install.



The added family room gave the Chiarovanos 440 square feet of new floor space — and a new patio (left) for summertime outdoor living. To get the added floor space, all that was needed was a simple connection to the old house. This kept most of the house relatively uncluttered during the short construction process.

Family Finds New Room Adds Value To Old Home

In the last year or two the building industry has attached a new meaning to a field that most home owners have known about for years — home improvement.

Building experts at the American Plywood Association, a non-profit research and quality control agency for the industry, say that remodeling or home improvement already equals — and possibly exceeds — the new home construction business in this country.

There are a lot of reasons: Rising costs of land, labor and materials have combined with advances in the technology of home improvement in recent years to make it economically sensible for the home owner to re-invest money in a home he already partially owns rather than move.

Here's a typical example: The Richard Chiarovano family in Tacoma, Washington, owned a 12-year-old rambler — a typical builder-designed home which was very comfortable a couple of years ago but which became more and more crowded, and less and less appealing, as the family grew.

The Chiarovanos took a second look at their old home and decided to investigate the possibilities of improving what they already had.

They discovered that the best way to add value and livability to their home was to add space — they needed more room for family activity and they discovered that most home appraisals give more weight to square footage than any other single factor.

Then, they found that the least expensive way to add space was in a room that did not require a lot of expense for what contractors call "mechanicals" — that is, plumbing, wiring and heating. A bedroom or family room, for instance, involves relatively few mechanicals, but a kitchen, bathroom or laundry room requires substantial outlays for them.

Their final decision was for a family room because the children could double up in bedrooms if there was another place for them to play and do homework.

The Chiarovanos investigated new building methods and materials as carefully as they did the

economics of the project itself.

Their architect (Walt Widmeyer) developed a roof system that added drama to the room but also saved money. Widmeyer used 2.4.1 plywood for the roof — 2.4.1 is 1 1/4-inch thick wood that originally was engineered for floors in residential construction. Since 2.4.1 can carry heavy loads and still be supported at four foot intervals (instead of two as

in most residential roof systems) Widmeyer was able to design a very low cost roof system that also is attractive.

The plywood association has plans for this room and an Add-a-Room Guide for homeowners. To get the plans, write to 1119 A Street, Tacoma, Washington 98401 and ask for Family Circle plans and the Add-a-Room Guide.

WHAT'S HALF-A-BATH?

Many new-homes today offer the extra convenience of 1 1/2, 2 1/2 or 3 1/2 bathrooms. But not everyone knows just what this "half-a-bath" is.

According to the Plumbing - Heating - Cooling Information Bureau, half-a-bath usually is a bathroom without a tub, frequently called a "powder room." Because it contains only a water closet (toilet) and lavatory, it requires far less space, often only half as much as a conventional bathroom — hence, the name.

But though the half-bath needs less space, it's long on convenience and everyday use. Frequently located on the ground floor of the home, it is ideally suited for guest use.

It's also the spot where the kids can wash before meals and mother can quickly freshen up before answering the door. Here the children can wash and get ready for school in the morning while dad shaves in the bathroom.

Powder rooms are often a balm to family relationships, preventing lineups at the bathroom door, frayed nerves and tardiness.

The Bureau advises that it isn't always necessary to move to a new home for powder room convenience, since often one can be installed right in the present home. A large closet, the end of a hallway, an old pantry, the space under a stairway — and such space is a good possibility for one. Qualified plumbing contractors are experts in locating the ideal place in any house.

Interested homeowners can talk over the matter with a contractor and get his suggestions for the installations best suited for family needs.

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