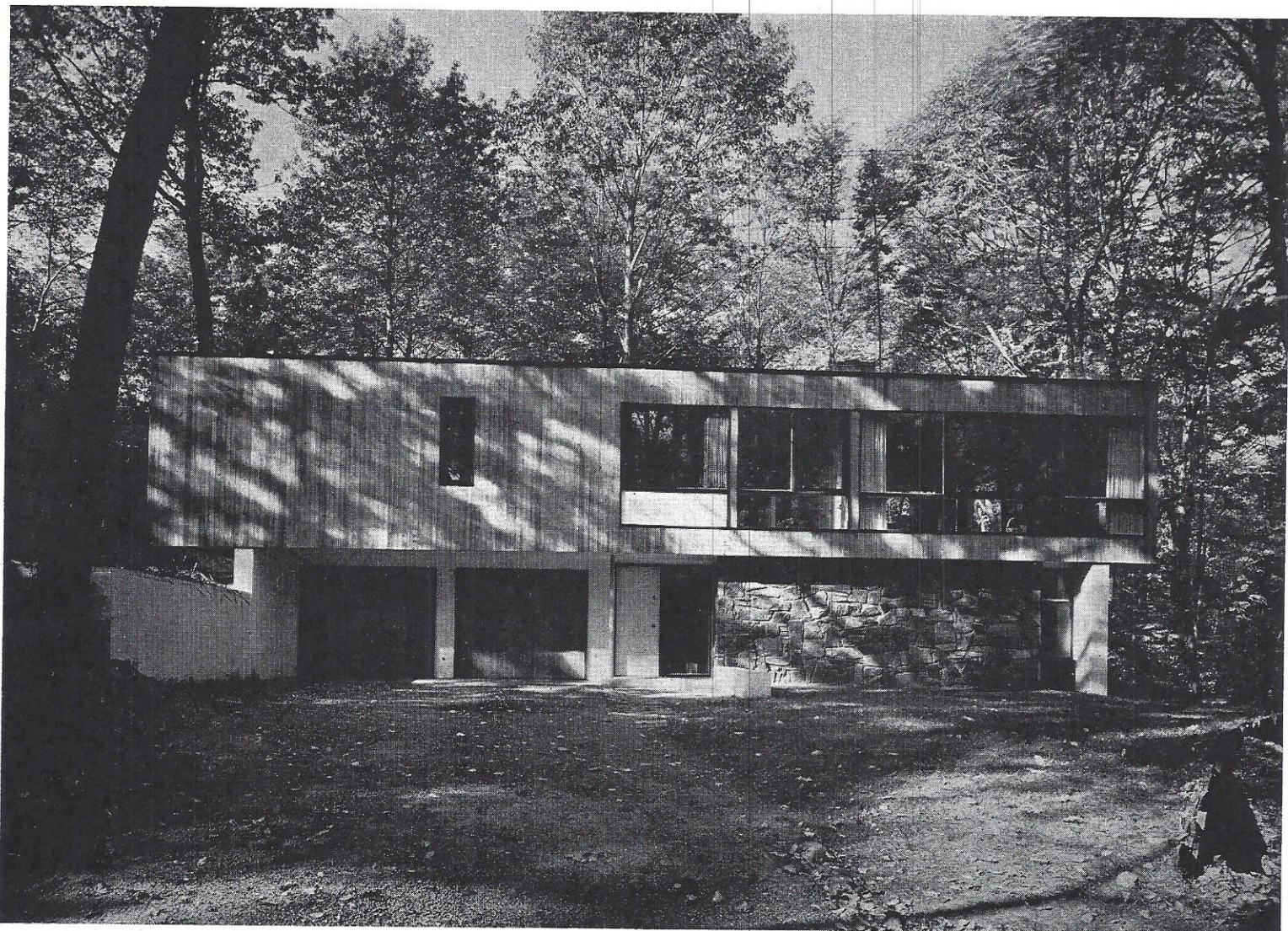


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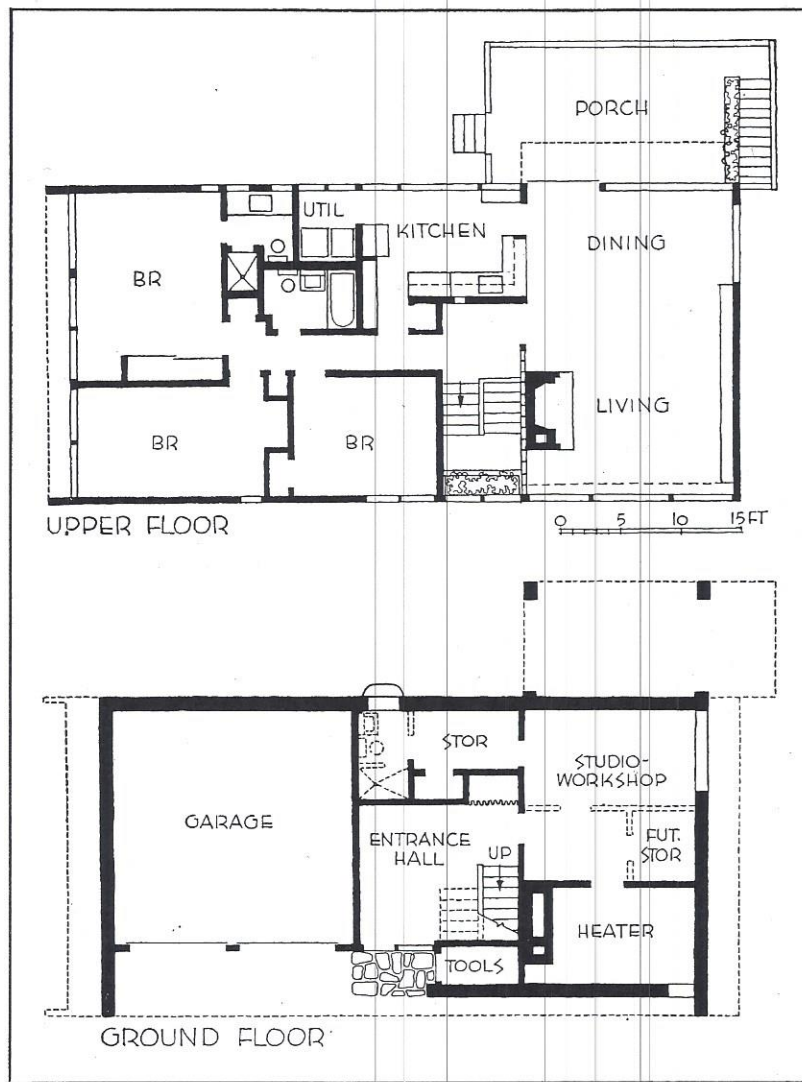


RAISED BASEMENT EXPANDS HILLSIDE HOUSE

*Residence of William Wallace Landsberg, Architect
Port Washington, Long Island, New York*

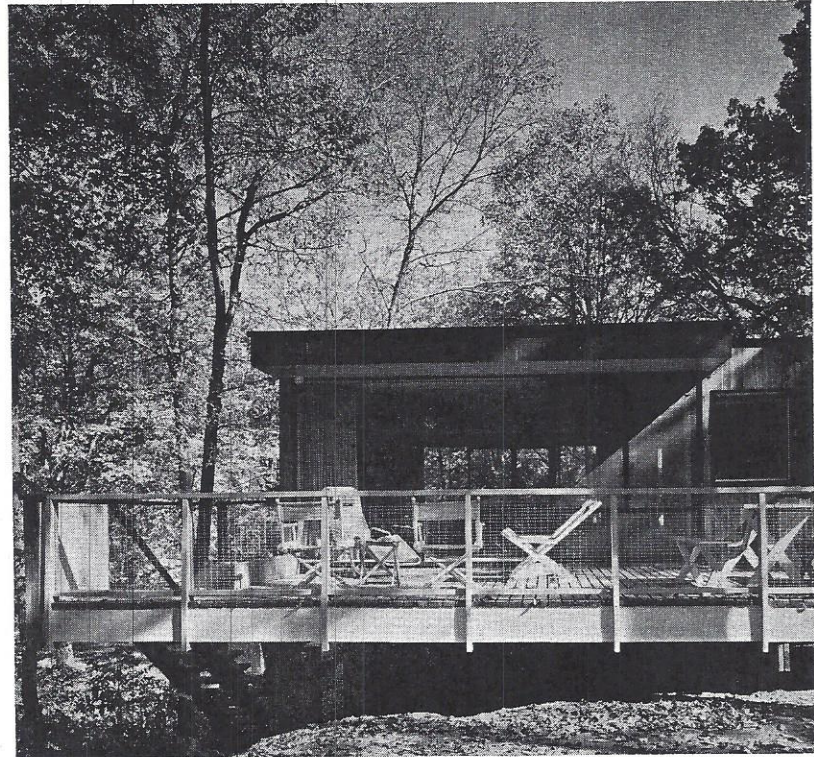
FOR HIS OWN HOUSE on Long Island, William Landsberg has added several new twists to ways of gaining more real and illusionary space from a compact plan, and at relatively low cost. The hillside site was used to considerable advantage. The "basement" area was only partially set into the slope, reducing excavation costs, and providing extra usable space at ground level. This area contains a studio which can be converted into a spare bedroom and bath, storage space, a large reception hall, and an economical and convenient arrangement for the garage. The basement has, in effect, only three

foundation walls, of concrete block; the fourth consists of openings and a stone veneer panel. The wood frame structure of the upper floor is cantilevered out from the ground floor, and gives protection to the openings. Fairly standard techniques were used to increase the apparent size of the living space: large, carefully placed glass areas, open planning and direct access to a terrace and ground level at the rear. Costs were reduced, however, by using exposed studs as a screen partition, gang-ing utilities, and dividing glass areas into smaller simply-framed units.

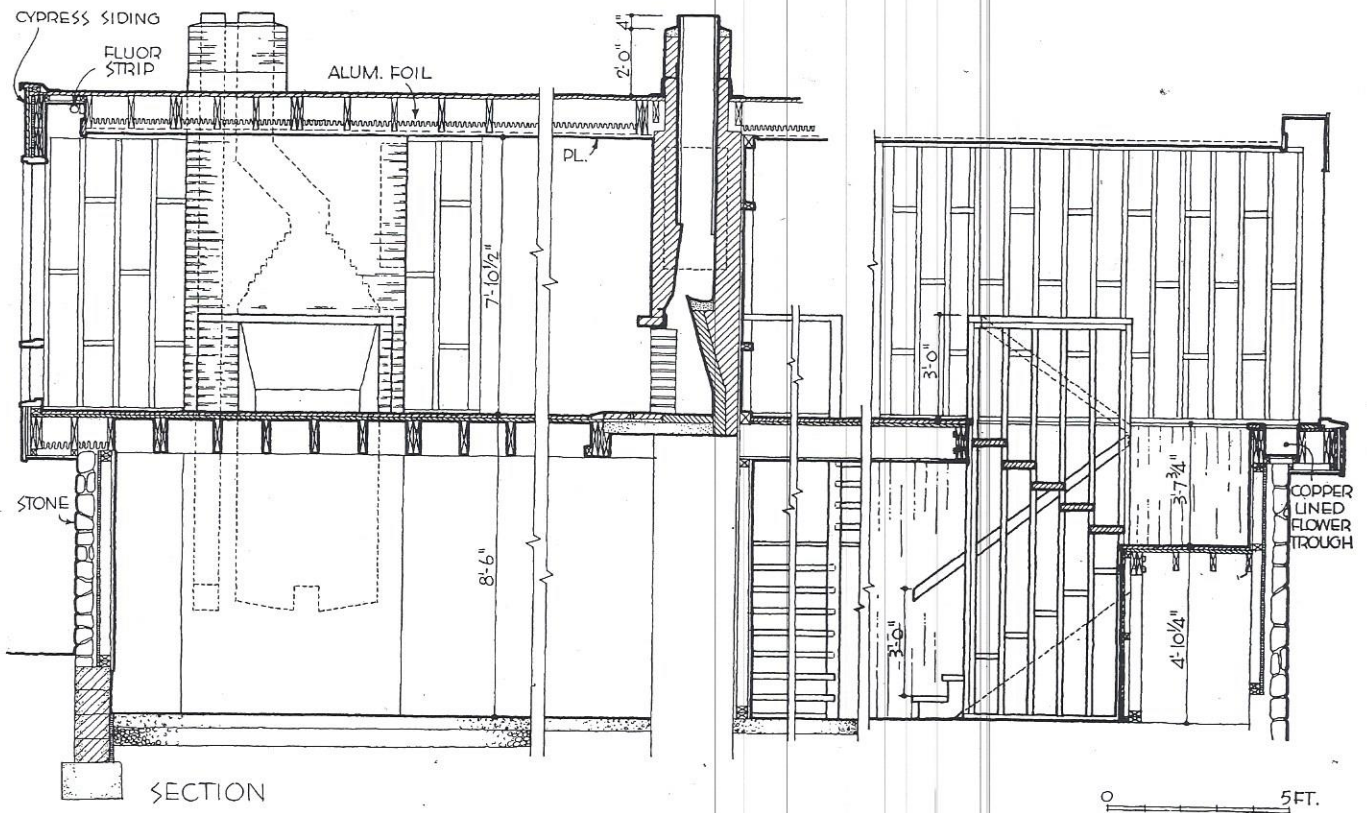


Very good circulation and convenience for a servantless household are provided for in the plan. The kitchen is placed for easy access to both indoor areas and the porch; overlooks play yard at back

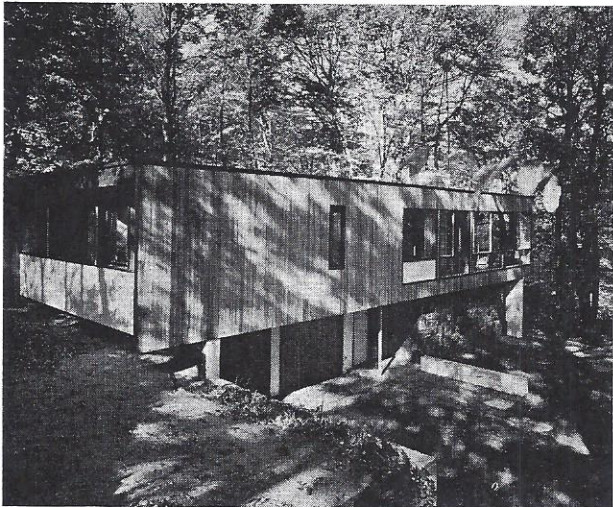
Joseph W. Molitor



LANDSBERG HOUSE



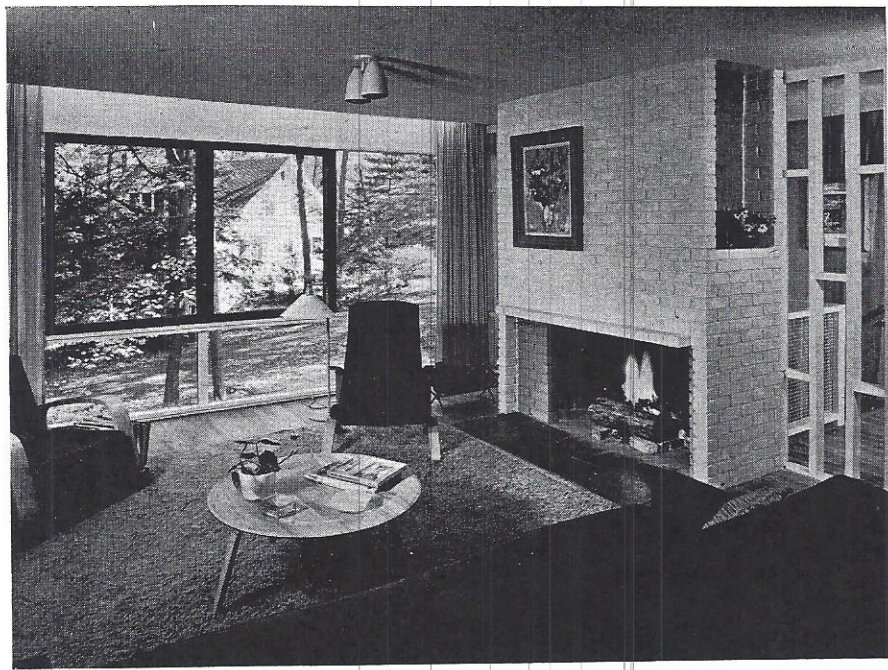
The entrance stair hall (right) gives an unexpected sense of space as the intermediate landing is reached. Sections above show details of stairs, fireplace and the exposed stud partition



The quantity of large trees reduced the problem of orientation (south and east elevations shown above). The exterior has cypress siding, asbestos cement board below bedroom windows, copper coping. Most rooms have cross ventilation



Joseph W. Molitor



Raised living room gives some privacy from entrance drive, excellent views. The house has radiant heat in ceilings of upper level, floors of lower level; basement floor is 4-in. concrete slab on 6 in. of gravel

