

HOMEOWNER'S ENHANCEMENT GUIDE

Chapter 4: *The Split Level*

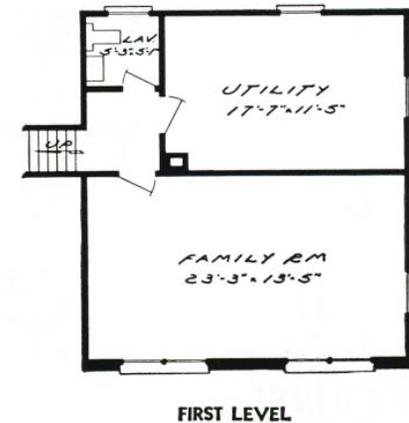
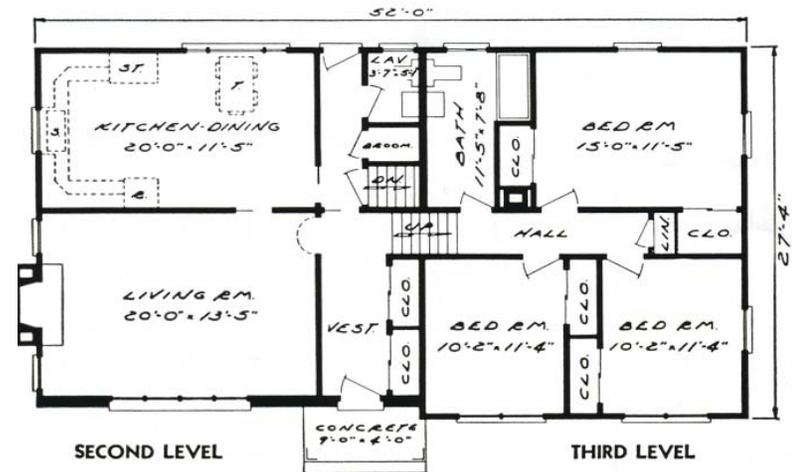


SPLIT LEVEL BACKGROUND



The Split Level house answered the need of families that outgrew the small post-World War II houses such as the cape cod and smaller ranches. Split Level designs created separate spaces for different family activities, especially watching television and playing stereos. The noisy living area, the territory of the teenager, was placed on the lower level with bedrooms above. The main entry to the house and a quiet, adult living area were located in the single-story wing. Split Level houses, sometimes called raised ranches, were a welcome change from the more traditional styles in both appearance and room arrangement.

Split Level houses are found throughout Henrico, with the highest concentration in the western half of the county. Advertisements for Wedgewood Park highlight the “House of Ease” which was “a milestone in the utilization of Reynold’s Aluminum, the 20th century’s most remarkable building material.” Available at an additional cost, the “House of Ease” features included aluminum shingles, gutters, downspouts, exterior trim and soffit, windows, ductwork, hardware, shutters, siding, roof flashing, vents, flues, and chimneys. All were advertised to increase the resale value of the house and lower maintenance or save energy.



An original illustration and floor plan for the 1961 Aladdin Cornell.

COMPARE!

THIS OUTSTANDING RICHMOND COMMUNITY OFFERS...

- Near Ridge Primary School
- Near New Tuckahoe Junior High
- Near Douglas Freeman High School
- Near Westbury Shopping Center
- West End Transit Bus To Willow Lawn Shopping Center

Proctor Realty Company, Inc.
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 4818 Grove Avenue Richmond 26, Virginia

THIS IS IT!

Come Out and See

BEAUTIFULLY WOODED

Wedgewood Park

A carefree living community with large rolling lots fully landscaped with beautiful shrubbery and large tall shade trees located in Richmond's beautiful West End.

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FEATURING

Luxurious Homes in Wooded

Wedgewood Park
 built by Craig-Neil Corp.

Represented by

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These original brochures advertise the Wedgewood Park subdivision located off of Parham Road near its intersection with Three Chopt Road. The development highlighted high quality materials used in construction, low-maintenance features, and modern amenities such as intercoms, incinerators and central air-conditioning.

**DESIGNED WITH CARE!
 THERE'S NONE SO RARE!
 PLEASE COMPARE!**

Compare the above home any in it's price range!

- Carrier Forced-Air Heat
- Real Expandable Attics Suitable For Future 4th Bedroom
- Family-Size Eat-In Kitchens
- 2 Full Baths
- Select Brick Exteriors
- Solid Masonry Construction
- Wood-Burning Fireplaces
- Big Utility Rooms
- Walk-In Closets
- GE Built-In Oven and Counter Top Range
- Double Sinks in Kitchen

GE Built-In Oven and Surface Burners
 Choice of 5 Exciting Colors

NuTone Built-In Clock and Chime
 Stunning, modern design plus chord tones. Attractive to the eyes, pleasing to the ear. Flush with wall — no clock outlet needed.

Carrier Forced Air Heat
 Comfort Conditioned Heating

LIKES:

- Separation of spaces
- Dedicated space for the family/recreation room
- Lower level has windows since it isn't all below ground
- Mature plantings, trees

DISLIKES:

- Too many stairs
- Lack of open floor plan
- No casual gathering space on main level
- Hard to heat and cool consistently
- Not enough storage
- May only have one full bath
- No master suite



SPLIT LEVEL HOUSE PARTS AND VARIATIONS



SPLIT LEVEL ROOF AND ENTRY VARIATIONS



CREATING CURB APPEAL



Before



Paint shutters a darker color for a traditional look and less cleaning! Add evergreen foundation plants and seasonal color.



Paint the front door an accent color and replace the storm door to highlight it. Add brick pavers to the front walk and clean the front steps for a welcoming entry.



Add color with plantings and a window box. The new darker roof coordinates with the shutters. Reflective materials added to roof shingles allow darker colors to reduce heat gain.



IDEAS FOR ADDITIONS

See page 40 for additional ideas **B C D E**



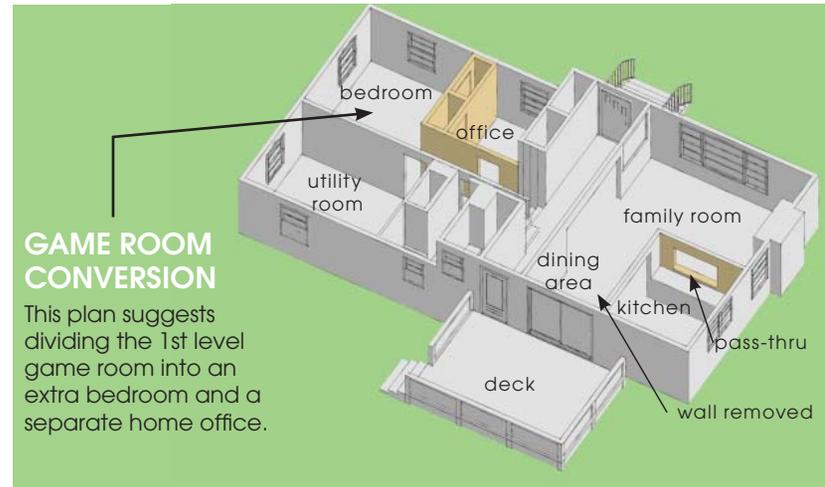
EXISTING PLAN



EXISTING FRONT VIEW



EXISTING REAR VIEW



GAME ROOM CONVERSION

This plan suggests dividing the 1st level game room into an extra bedroom and a separate home office.

EXISTING PLAN



one-story, gable-roofed rear 2nd level addition



A REAR VIEW with addition



A REAR VIEW with addition & site enhancements

Sometimes small changes can make a big difference in the way you use your house and your enjoyment of it. Shown above, on the second level, a wall is removed between the kitchen and dining area. A pass-through connects the kitchen to the living room which can now function as a family room. Sliding glass doors lead from the dining area to the new deck and reinforce the connection of the house to the yard.

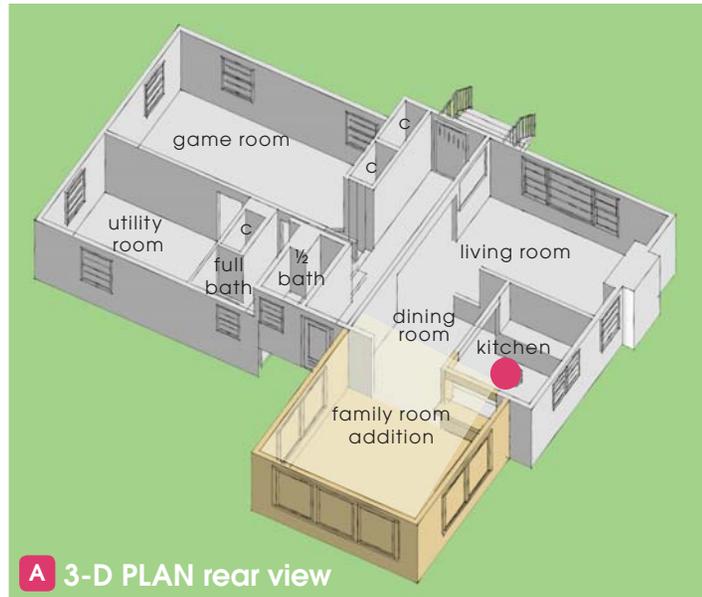


Green Design elements in this plan include:

- finding new ways to use existing rooms and stay within the same footprint rather than adding square footage
- use of materials that have recycled content, are from sustainable sources, and that have low volatile organic compounds
- Energy Star certified sliding glass doors

See Chapter 9  Going Green for more ideas.





This one-story, gable-roofed rear addition provides additional living space in a modest footprint. The vaulted ceiling adds a spacious feeling to the new room.

“We just don’t have the money for a big addition to the **HOUSE but it doesn’t seem like the house fits our lifestyle anymore”**



This view taken from the location of the dot on the 3-D plan rear view looks through the new kitchen pass-through to the family room addition at the rear of the one-story portion of the house. A part of the dining room wall has also been removed. Windows on all three sides of the addition increase the connection of the house to the outdoors. A window seat provides additional seating for family or guests. The 270 degree view allows the homeowner to view the entire backyard including the children’s play area.

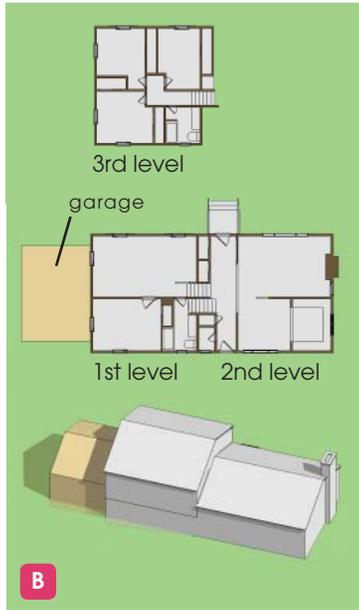
 With this much window space, make sure to invest in the most energy efficient windows you can afford.

For more tips on going  green and saving energy, see Chapter 9.



MORE IDEAS FOR ADDITIONS

Continued from page 38.



one-story, garage addition



two-story, gable-roofed rear addition



one-story, hip-roofed rear addition with side porch



one-story, garage addition with breezeway connection to kitchen

“It would be the perfect **HOUSE** if there was a garage and the family room wasn’t in the basement”

