

Oak Ridge Housing Design Program



Planning to buy, sell or remodel a Cemesto home? Look inside to see ten different original *alphabet* homes with original photos, floor plans AND three remodeling ideas for each! Floor plans are available at NO CHARGE and are on file with the City of Oak Ridge. See page 2 for more details.

The
Oak Ridger

Oak Ridge Housing Design Program



Free, Permit-Ready House Plans Encourage Renovation of Aging Homes

Oak Ridgers refer to them as "cemento homes" and "alphabet homes," the historic housing built hurriedly to house government workers during World War II. Intended to serve the town temporarily, the homes have lasted almost 60 years, creating neighborhoods and memories for more than one generation of residents throughout the center of the city.

While many have been well cared for over the years, the age of these homes began taking its toll, and the city became concerned about deterioration as the homes grew older. At the same time, housing advocates pointed to the need to create more affordable housing in Oak Ridge for newcomers, young families, and retirees.

Those concerns led employees in the City of Oak Ridge Community Development Department to propose an innovative program: have the city provide free house plans showing renovation options for these original Oak Ridge homes that would update the living spaces for today's families.

The idea took root, and now 30 sets of free, permit-ready house plans for 10 different types of Oak Ridge housing are available at the city's Community Development Department, in the Municipal Building at 200 South Tulane Avenue. The original houses included in the program are types A, B, B1, C, D, U, 22, and 24. Two other later model houses, East Village and West Village designs, were built in the mid-1950s and later through a Federal Housing Administration affordable housing program.

The free house plan program aims to encourage people to purchase and renovate the city's aging housing stock, as well as help make the renovation more affordable, according to Tim Ward and Monica Austin, with the city's Community Development Department, who proposed the program to Oak Ridge City Council. The plan was approved, and Barge Waggoner Sumner & Cannon was hired to develop three different renovation plans for each of 10 different Oak Ridge houses.

BWSC developed the 30 sets of house plans that are included in this special section. The city began offering the free house plans last summer, and since then, homeowners and potential homebuyers have picked up 433 sets of the plans. Several families are preparing to begin renovation using the plans this summer.

The program offers a cost savings not only in architect's fees, ranging from \$500 to \$2,000 depending upon the extent of the plan, but also in fee waivers for those who choose to renovate these homes. They are eligible for fee waivers of all but \$25 for building, plumbing, and electrical permit fees. Depending upon the total amount of materials and labor for each project, the homeowner could save between \$110 and \$150, according to Ward. The waiver is another way the city can help make the renovation process affordable.

The house plan program has earned praise from many housing advocates, including the Oak Ridge Housing Task Force, the Oak Ridge Chamber of Commerce Housing Task Force, and the Housing Development Corporation of the Clinch Valley, among others.

"We think this is a very innovative way for the city to encourage the preservation of its historic housing stock, and at the same time, to make it more affordable for families," said Ralph Perrey, director of Fannie Mae's Tennessee Partnership Office. Fannie Mae, the nation's largest source of financing for home mortgages, offers the HomeStyle mortgage product through Fannie Mae lenders in Oak Ridge, allowing borrowers to finance purchase and renovation of a home with one loan at a lower rate of interest.

The Housing Development Corporation has partnered with the city in identifying houses for the renovation plans and in marketing the concept, particularly during the recent National NeighborWorks® Week celebration of homeownership earlier this month. The corporation, a non-profit organization that offers several programs to help those with low and moderate incomes become homeowners, views the house plan program as a progressive plan for improving the affordable housing market in Oak Ridge. The free house plans are available to anyone, regardless of income.

Representatives of the U.S. Department of Housing and Urban Development office in Knoxville, observing HUD Homeownership Month during June, have described the house plan program as a great way to encourage renovation of the city's aging housing stock. HUD is placing a priority on helping more people with low and moderate incomes become homeowners.

In developing the renovation plans, Barge Waggoner Sumner & Cannon provided amenities through additions or redesign of interior spaces aimed at meeting the desires of modern homeowners. For example, master bedroom and bath suites, more closet space, larger kitchen and living spaces, family rooms, home office areas, and new porches are among the features included in these house plans.

Homeowners have the option of combining two or three renovation plans to update these historic homes. For example, if a homeowner used all three options for renovating the "D" house, one plan would add a new study and enlarged kitchen on the front, another would include additions for a new master bath and walk-in closet, and the third would add a new garage and screened porch on the back of the house.

Oak Ridge Mayor David Bradshaw, who rehabbed his 1949 Woodland home with his father's help over a period of several years, said city-sponsored housing design plans would have saved him many hours of frustration. He's glad the plans will make it easier for others buy and renovate homes today.

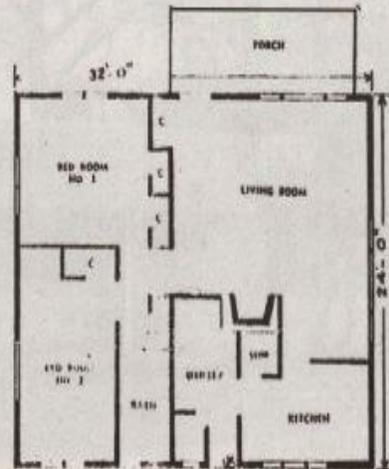
"Houses like these represent our community's roots and are worth preserving and reviving," Bradshaw said.

For a set of these plans, please stop by the Community Development Department at the City of Oak Ridge Municipal Building, 200 S. Tulane Ave., Oak Ridge.

For more information, call Monica Austin or Tim Ward at 425-3531.

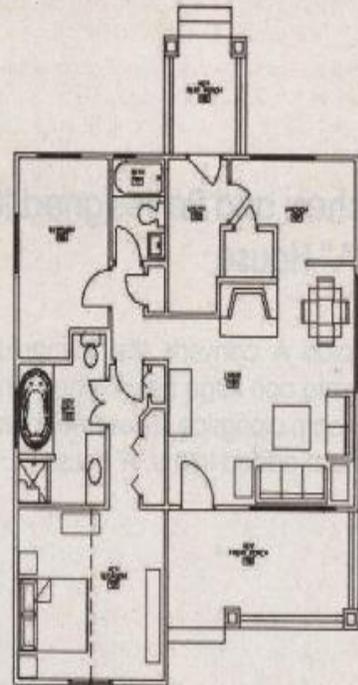
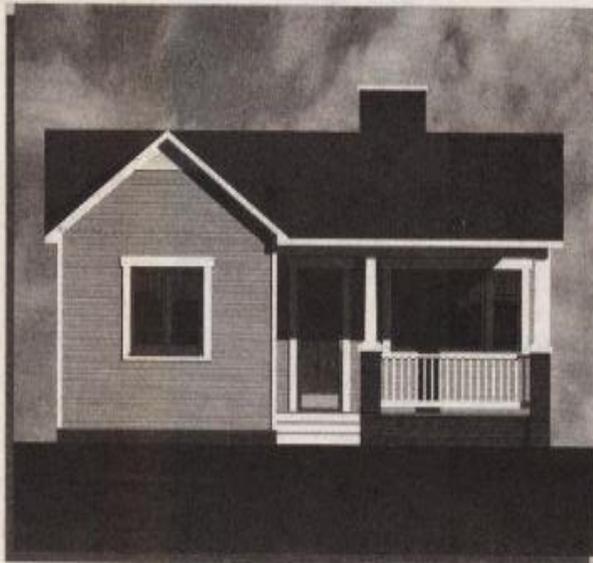
Special thanks goes to the U.S. Department of Energy and the Oak Ridge Public Library for providing photos of Oak Ridge historic houses. The Housing Development Corporation of the Clinch Valley, in cooperation with the City of Oak Ridge and Barge Waggoner Sumner & Cannon, has assisted in providing materials for this special section of The Oak Ridger.

A House Renovation - Plan B



The original "A" house, a one-story, single-family dwelling, featured a living room with a wood-burning fireplace, two bedrooms, a kitchen, bath, utility room and open porch. The original floor plan has 819 square feet, with hardwood floors in all but kitchen and bath. The government built 700 "A" houses in Oak Ridge in the early 1940s at a cost of \$4,154 each.

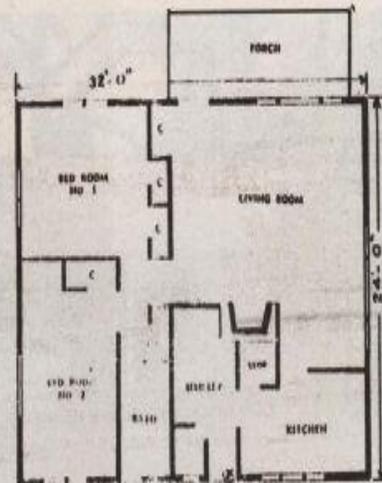
New Master Bedroom and Bath Update "A" House



Renovation Plan B updates the historic "A" house with the addition of a new master bedroom with cathedral ceiling at the front of the house. An original bedroom is converted to a master bathroom and closet area in the renovation. The plans include a whirlpool bath and walk-in shower in the modern bathroom. A new porch with a column replaces the original front porch, and a new porch is added to the rear of the house.

A

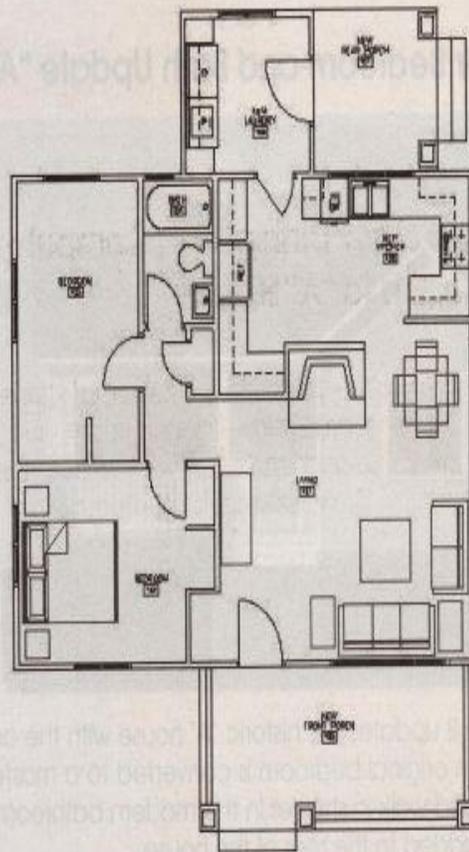
House Renovation - Plan A



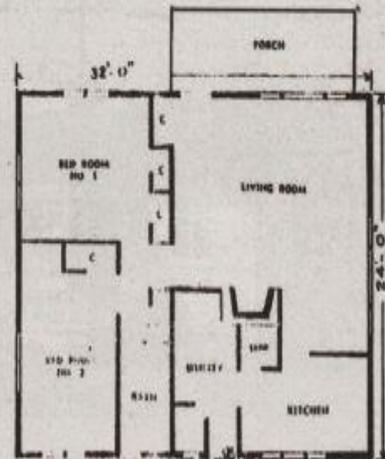
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New Porches, and Redesigned Kitchen Update "A" House

Renovation plan A converts the former utility and kitchen area into one large new kitchen, and adds a new laundry room alongside a new rear porch. A new front porch is also added to the "A" house.



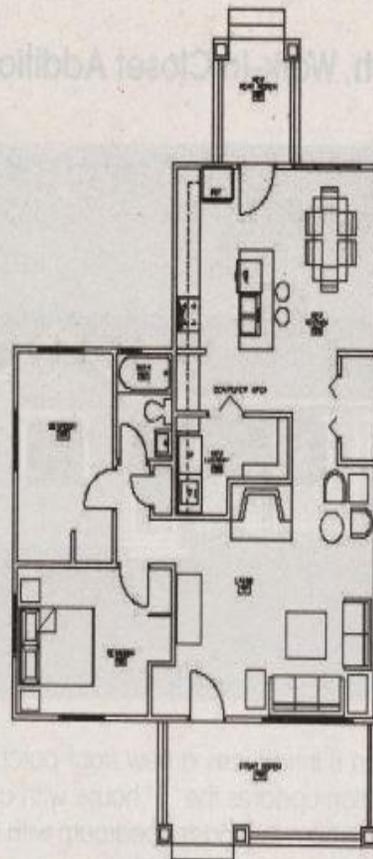
A House Renovation - Plan C



The original "A" house, a one-story, single-family dwelling, featured a living room with a wood-burning fireplace, two bedrooms, a kitchen, bath, utility room and open porch. The original floor plan has 819 square feet, with hardwood floors in all but kitchen and bath. The government built 700 "A" houses in Oak Ridge in the early 1940s at a cost of \$4,154 each.

Kitchen, Family Dining, and Computer Area Added to "A" House

An addition gives the "A" house a new, larger kitchen, new family dining area, new laundry room and a computer area. The addition to the back of the house in renovation plan C also provides a new rear porch.

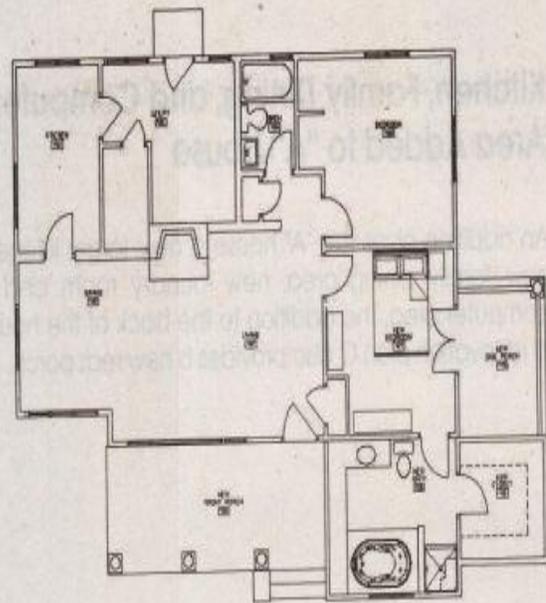
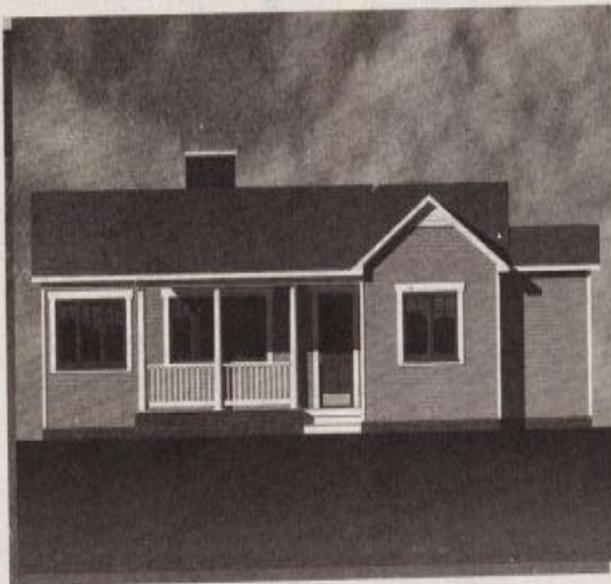


B House Renovation - Plan B



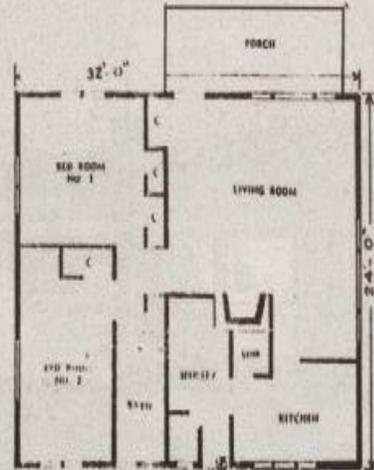
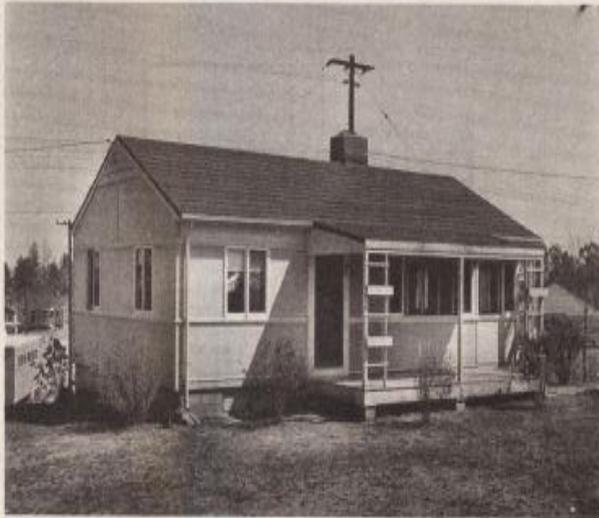
The original "B" house, with 1,024 square feet, was a one-story, single family dwelling. The "B" house had a living room with wood-burning fireplace, two bedrooms, kitchen, bath, utility room, and open porch. The government built 800 "B" houses, at a cost of \$5,015 each.

Master Bath, Walk-In Closet Additions Update Oak Ridge "B" House



Renovation plan B introduces a new front porch and relocates the master bedroom, adding modern touches to this historic house. An addition updates the "B" house with a new master bath and a walk-in closet. The addition also includes a new side porch that opens from the master bedroom with French doors.

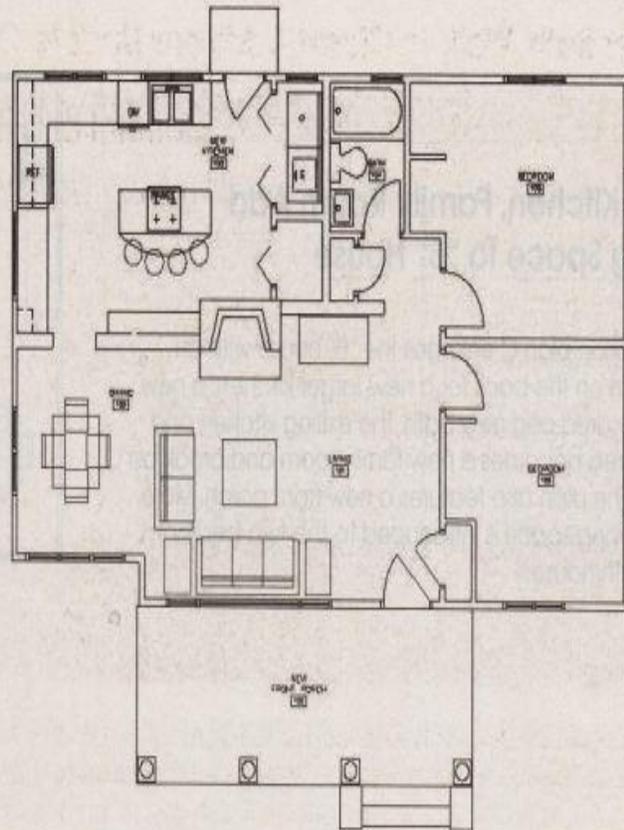
B House Renovation - Plan A



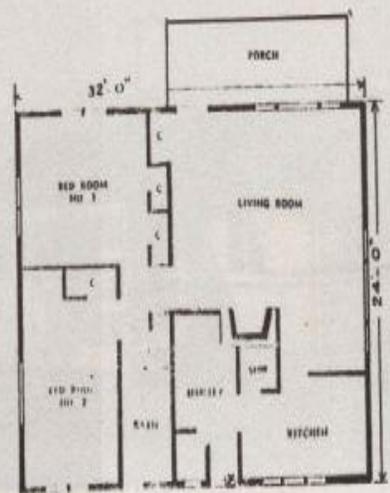
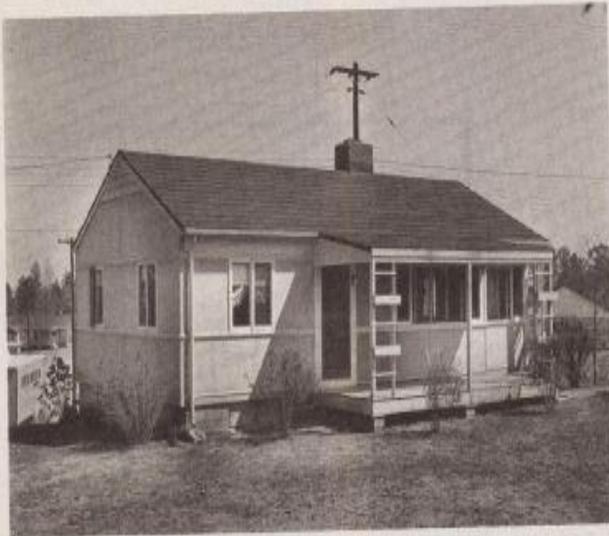
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"B" House Gets New Porch, Larger Kitchen

Renovation plan A adds a spacious new front porch and converts the existing kitchen and utility room into a new, larger kitchen, laundry, and pantry area. The kitchen features a new island with dining counter.



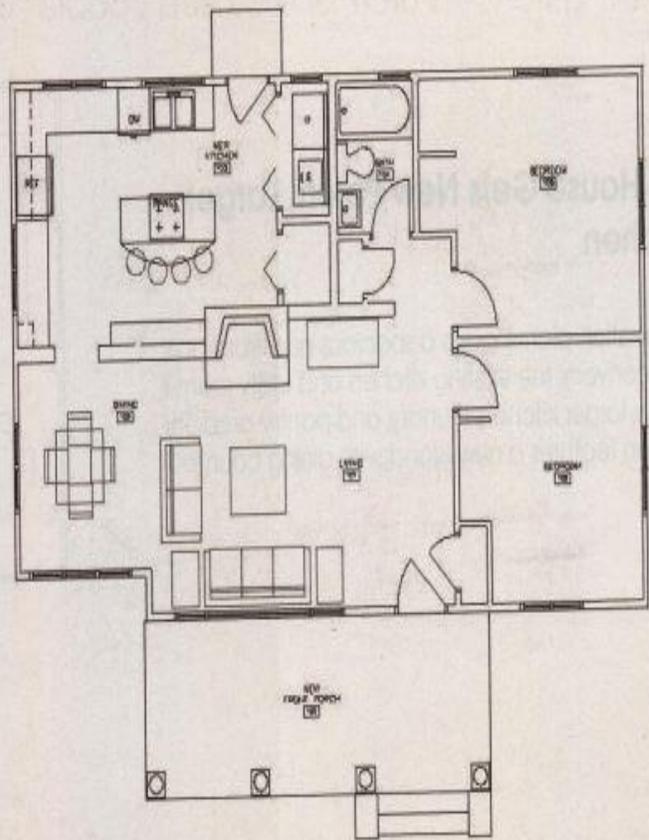
B House Renovation - Plan C



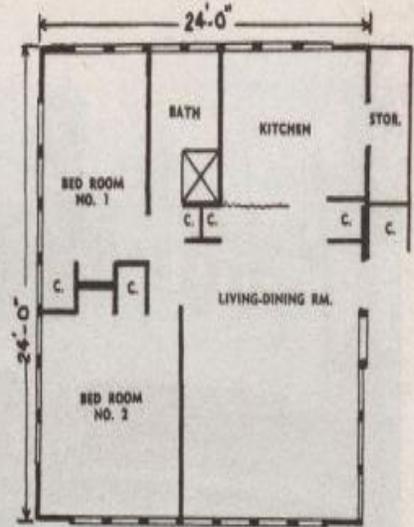
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New Kitchen, Family Room Add Living Space to "B" House

Renovation plan C enlarges the "B" house with an addition on the back for a new, larger kitchen, a new laundry area and new bath. The exiting kitchen and utility area becomes a new family room and breakfast nook. The plan also features a new front porch. More family living space is introduced to the two-bedroom, two-bath house.

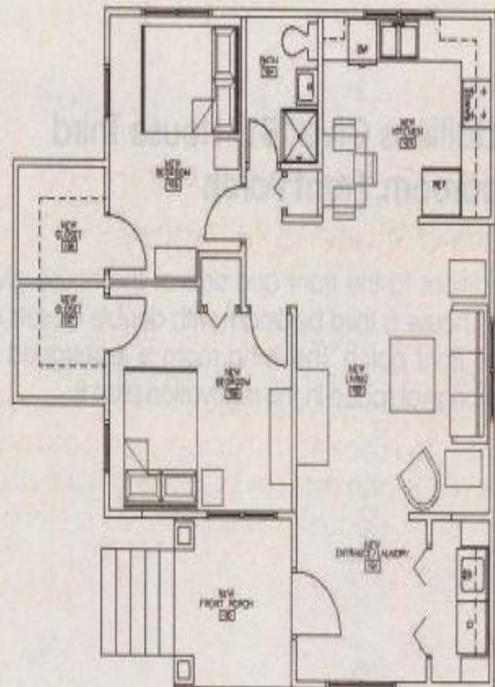


B1 House Renovation - Plan A



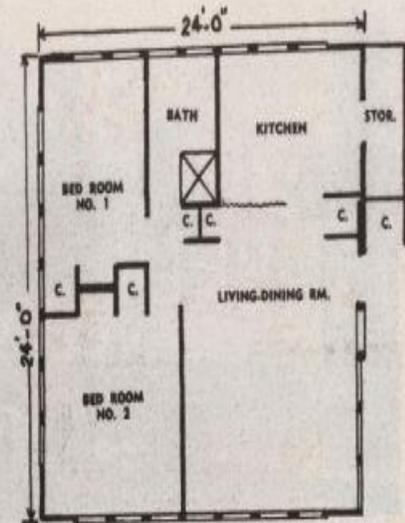
The original "B1" house, a pre-fabricated flat-top, had two bedrooms, a kitchen, combination living-dining room, and bath, all in 576 square feet. The government built 1,621 of these one-story, single-family houses.

New Entrance, Porch, and Closets Update "B1" House



Renovation plan A is a redesign scheme that adds two new walk-in closets to the two bedrooms, a new front porch, and a new entrance. This plan also shows a new laundry area and a redesigned kitchen.

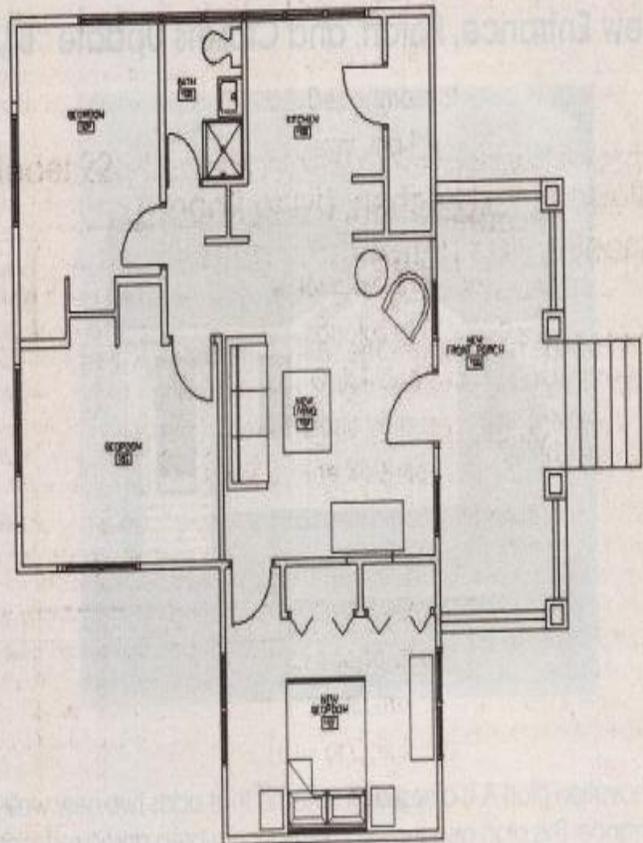
B1 House Renovation - Plan B



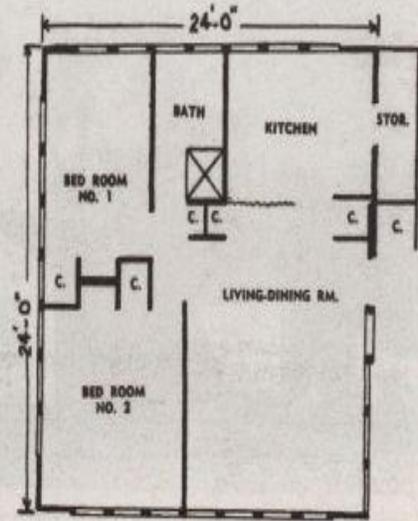
The original "B1" house, a pre-fabricated flat-top, had two bedrooms, a kitchen, combination living-dining room, and bath, all in 576 square feet. The government built 1,621 of these one-story, single-family houses.

Additions Give "B1" House Third Bedroom, Front Porch

Additions to the front and side of the house give this "B1" house a third bedroom with double closets and a new front porch. The living room is redesigned within the original space in this renovation plan B.



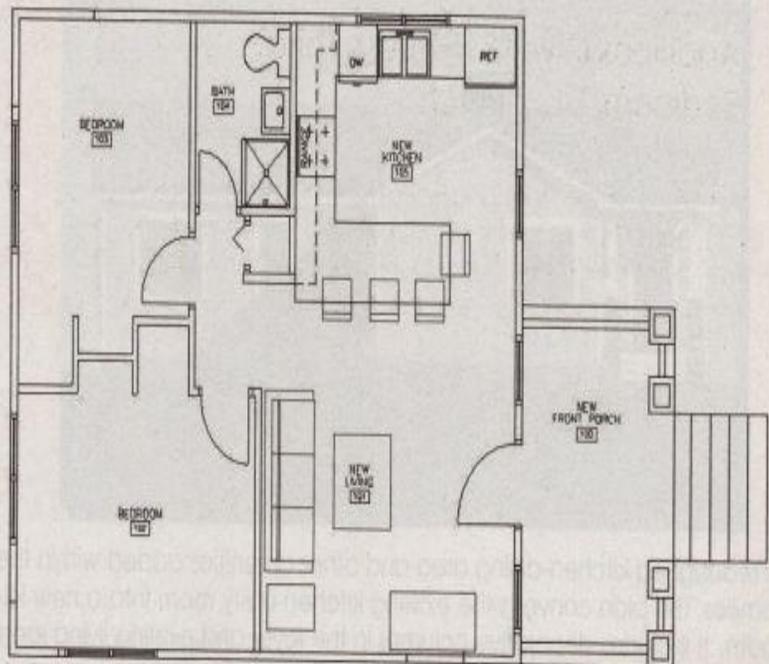
B1 House Renovation - Plan C



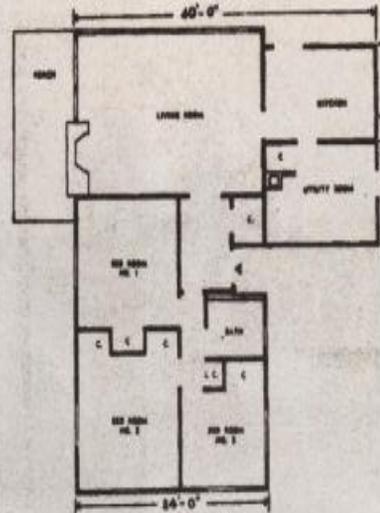
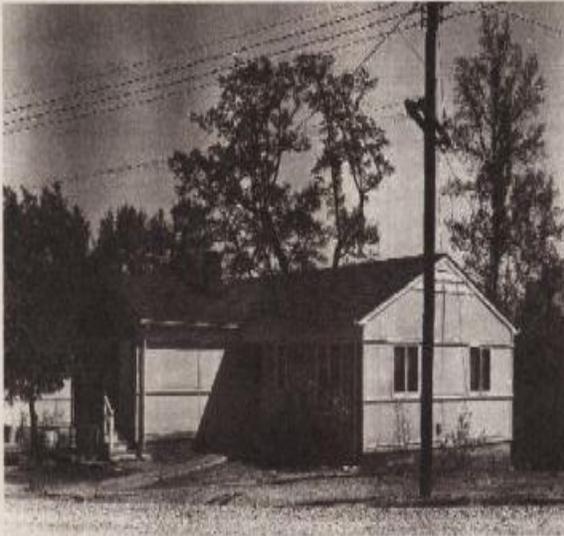
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Redesigned Kitchen, Living Room Update "B1" House

Renovation plan C gives the "B1" house a new front porch and redesigns the kitchen and living room within the existing space. A kitchen peninsula with seating separates the kitchen from the living area.

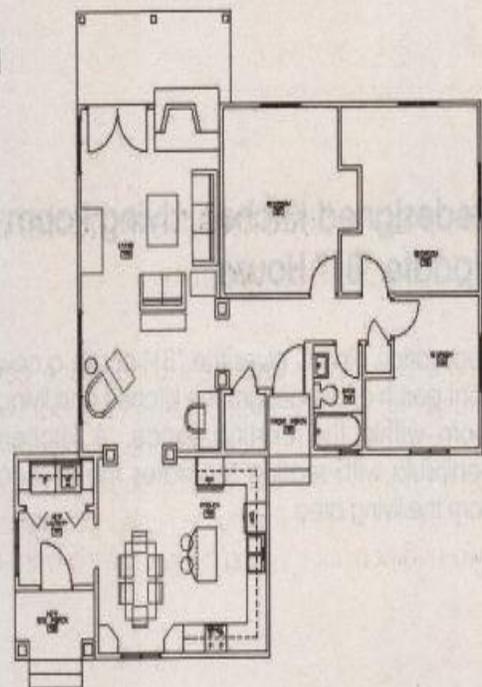
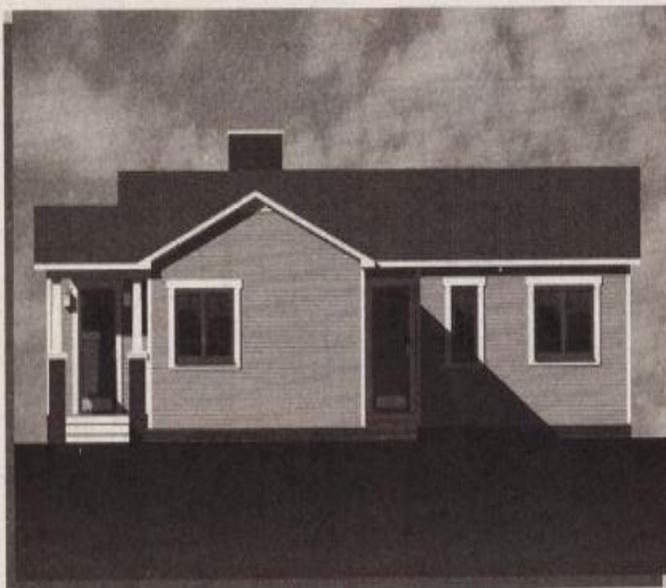


C House Renovation - Plan C



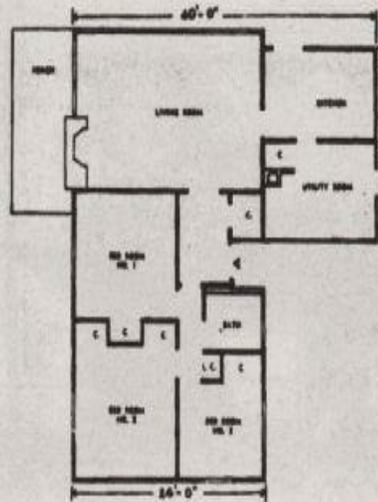
The original "C" house, with 1,262 square feet, was the smallest of the three-bedroom homes built by the government for its workers during World War II. A one-story, single-family dwelling, each C had a living room with fireplace, kitchen, bath, utility room, and open porch, besides the bedrooms. The government built 400 C houses at a cost of \$5,923 each.

Plans Give "C" House Redesigned Kitchen-Dining Area



A redesigned kitchen-dining area and other amenities added within the existing floor space update the "C" house for today's families. This plan converts the existing kitchen-utility room into a new kitchen-dining area that opens up into the existing living room. It includes decorative columns in the foyer and existing living room. A new laundry room, with a mudroom entrance, and a new side porch are added to the house.

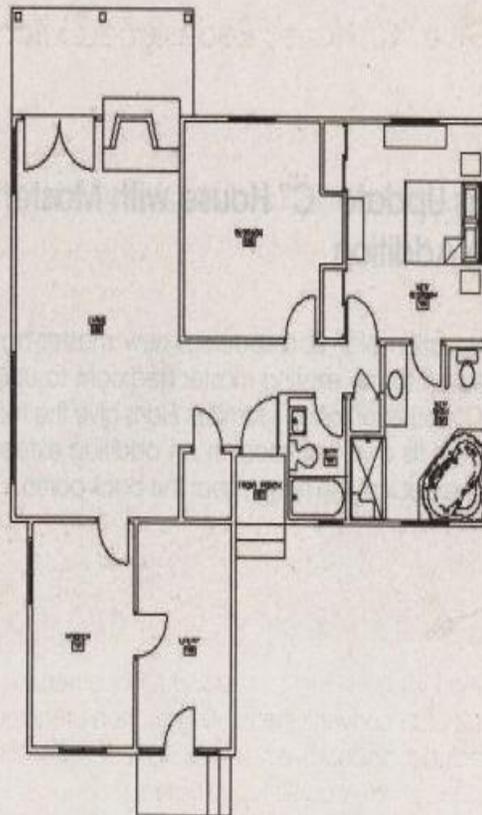
C House Renovation - Plan A



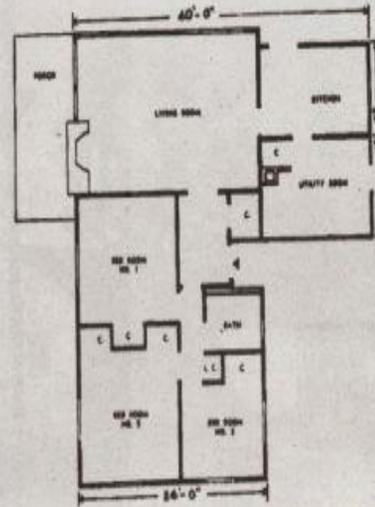
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Bedroom Becomes New Master Bath in "C" House Renovation

Renovation plan A uses the existing space, converting an existing bedroom into a new master bathroom. The change makes the house more accessible to the aging population, with a bathroom that's easy to maneuver around. The house would also make a nice two-bedroom for a young couple buying a first house.



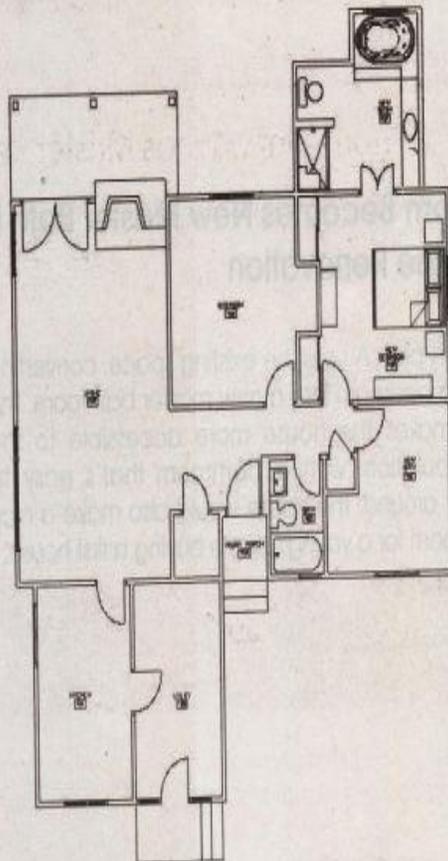
C House Renovation - Plan B



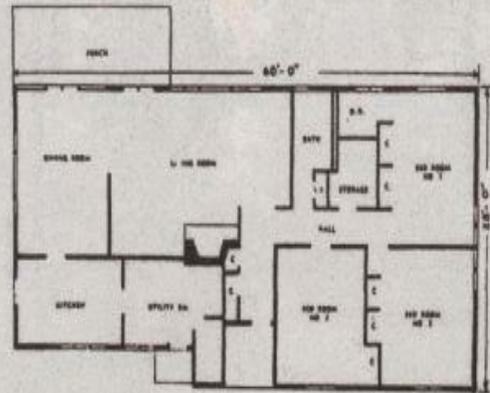
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Plans Update "C" House with Master Bath Addition

In renovation plan B, a spacious new master bath is added on to the existing master bedroom to update the "C" house for today's families. Plans give the master bedroom its own bathroom in an addition extended from the back of the house, near the back porch.

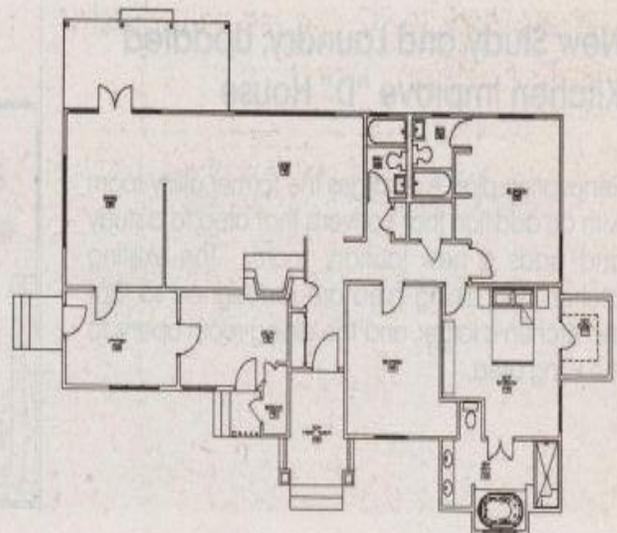


D House Renovation - Plan B



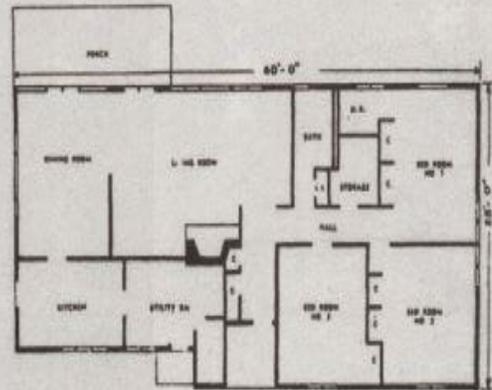
Oak Ridge's historic "D" homes were among the largest of the single-family houses built for government workers during World War II. With 1,664 square feet, the "D" houses were among those coveted by families with children moving here to help with the war effort. Each "D" house was a one-story, single-family frame dwelling. Each had a living room with wood burning fireplace, dining room, three bedrooms, kitchen, bath, utility room and open porch. The government built 447 "D" houses at a cost of \$7,090 each.

Updated "D" House Introduces Master Bedroom Suite



Renovation plan B updates this vintage "D" home by introducing a master bedroom suite. The master bedroom is relocated from the back to the front of the house, and the suite features additions to the house for the spacious master bath and walk-in closet. This plan increases the number of bathrooms from two to three, placing bathrooms near the two other bedrooms.

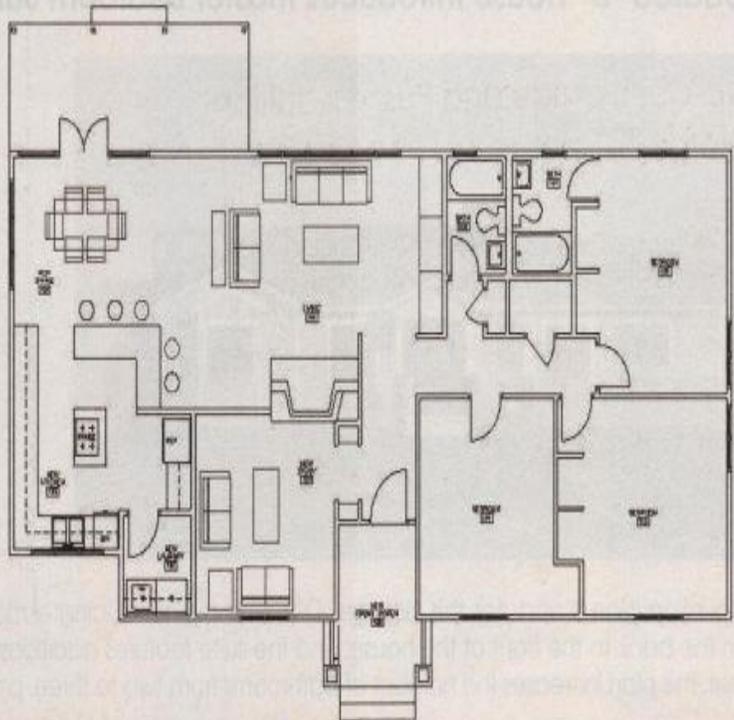
D House Renovation - Plan A



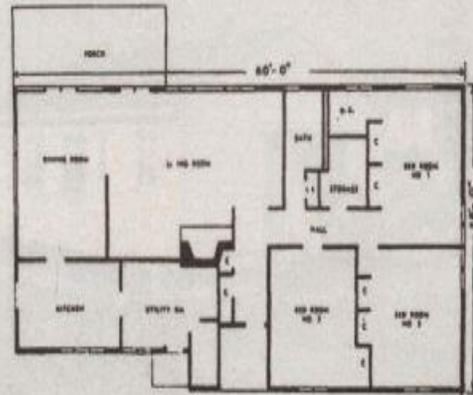
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New Study and Laundry, Updated Kitchen Improve "D" House

Renovation plan A enlarges the former utility room with an addition that converts that area to a study and adds a new laundry room. The existing kitchen and dining area are redesigned so that the kitchen is larger, and the dining room opens to the living area.



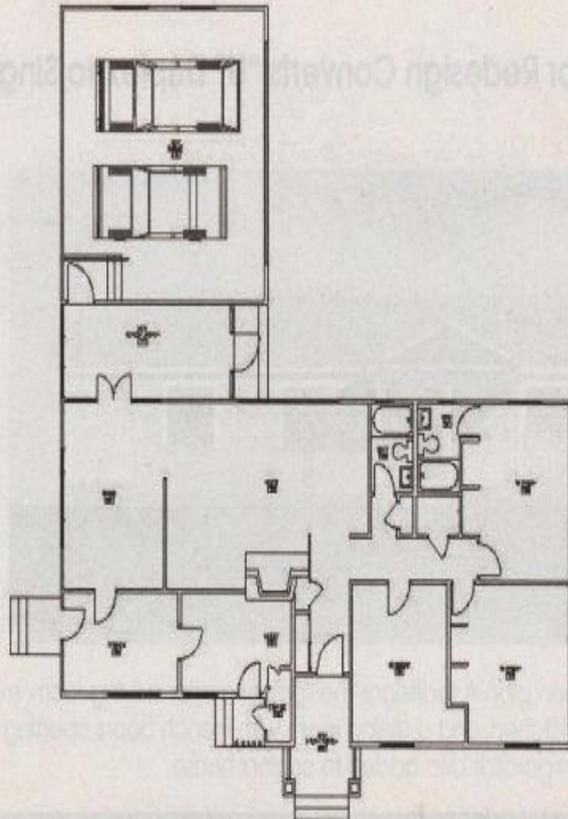
D House Renovation - Plan C



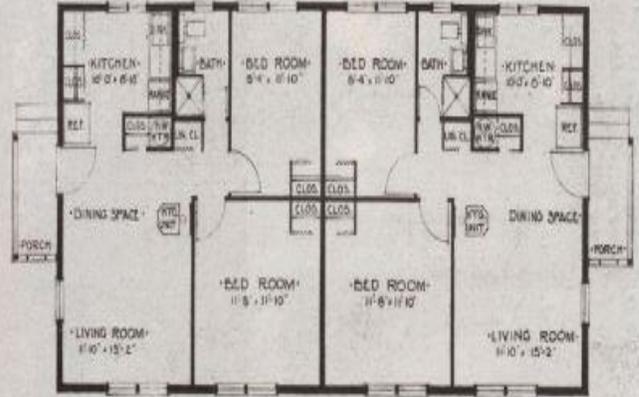
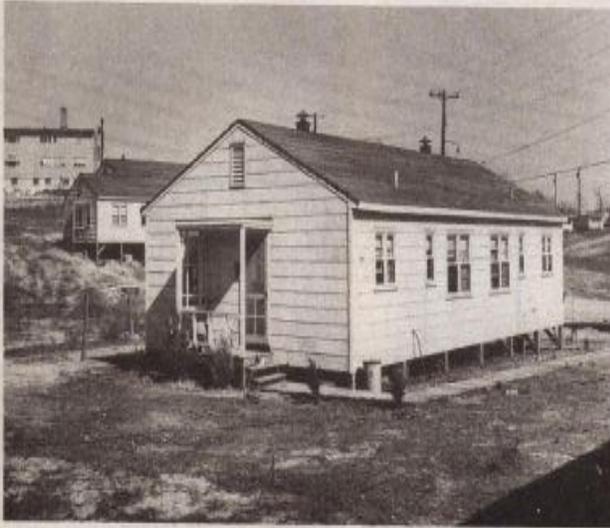
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Two-Car Garage and Porch Addition Enlarge "D" House

Renovation plan C provides an addition that houses a new two-car garage and a screened-in porch between the garage and the back of the "D" house. The remainder of the three-bedroom house remains the same.

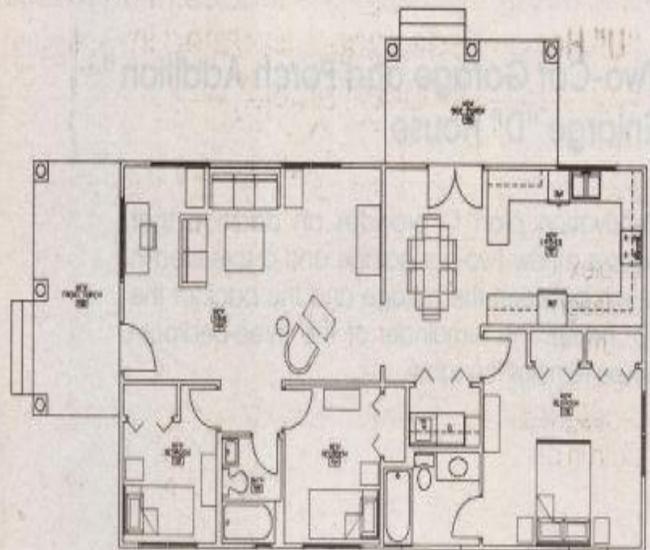
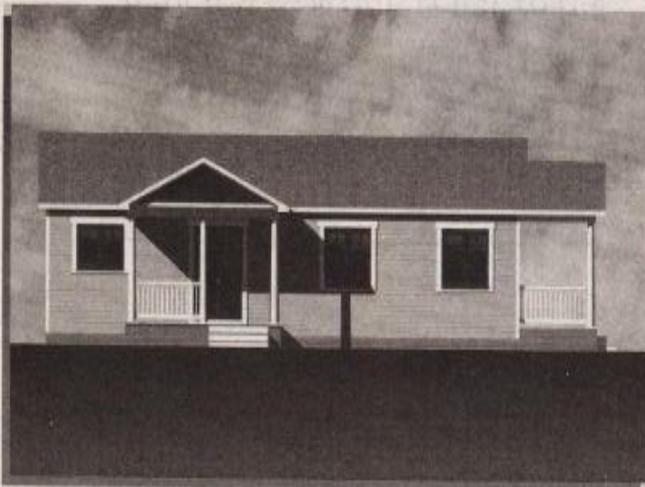


U House Renovation - Plan A



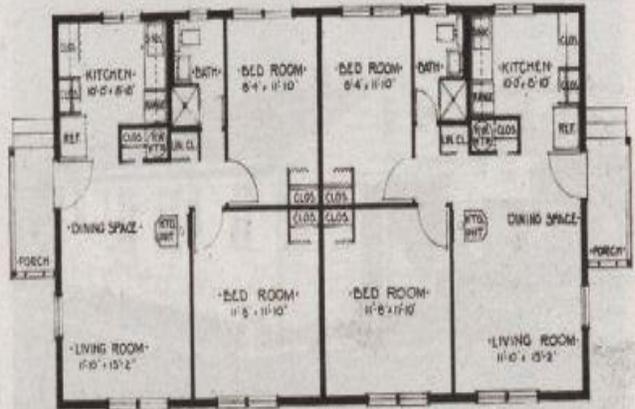
The original "U" house was a one-story, two-family dwelling with wood siding or shingles over plywood sheathing. Each unit, with 616 square feet, had a living room, two bedrooms, kitchen and bath with a stall shower. Floors were matched pine in all rooms but kitchen and bath.

Interior Redesign Converts "U" Duplex to Single-Family



Renovation plan A redesigns the space to offer a living room, master bedroom with bath, two additional bedrooms and bath, a modern kitchen, and a dining room with French doors opening to a new side porch, converting the duplex to a single-family. A new front porch is also added to original house.

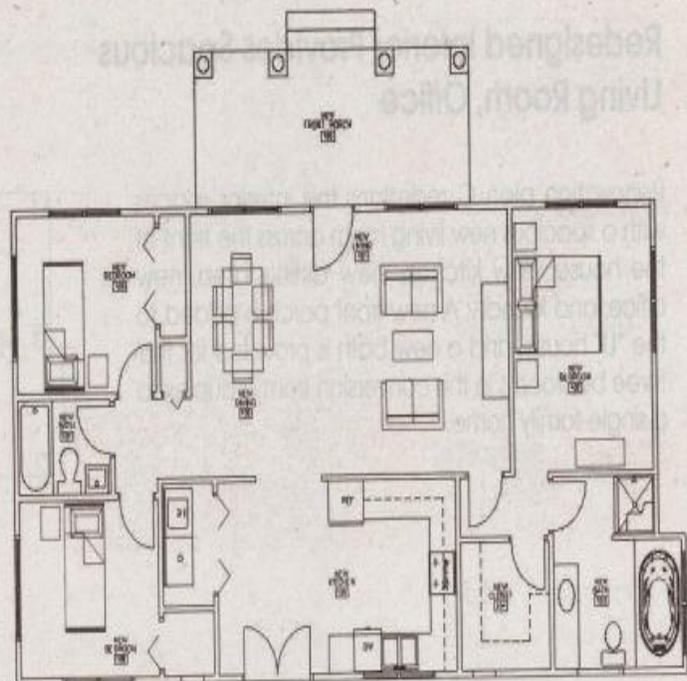
U House Renovation - Plan B



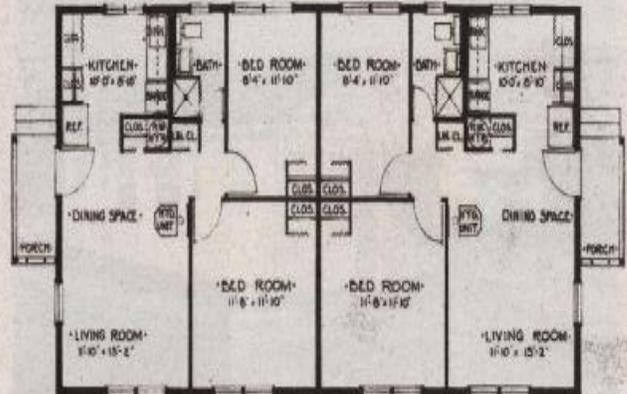
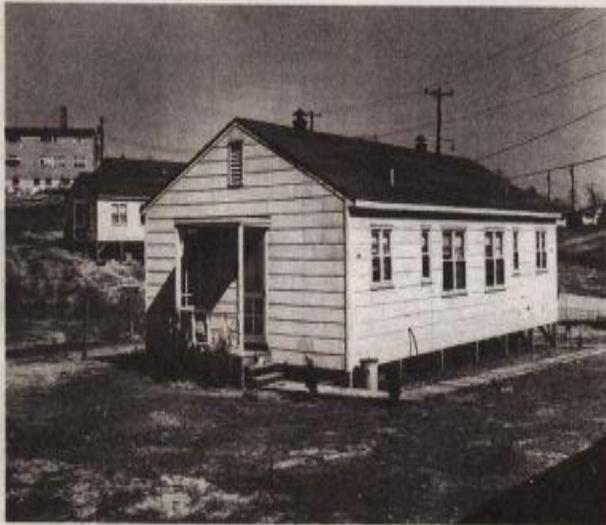
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"U" House Redesigned, Updated in Conversion to One-Family

The entrance moves to the side of this "U" house, with a new front porch for the conversion from a duplex to a single-family home. Renovation plan B redesigns the interior with a new living room, dining room, kitchen and laundry, and new master bedroom with master bath and walk-in closet. The redesigned interior has two more bedrooms with a bath in between them.



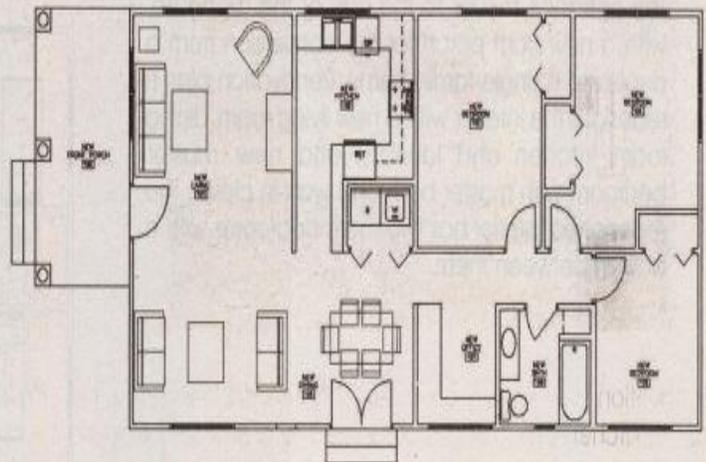
U House Renovation - Plan C



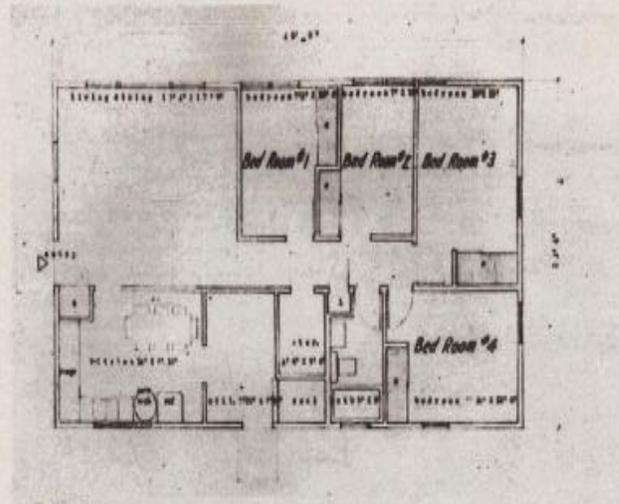
The original "U" house was a one-story, two-family dwelling with wood siding or shingles over plywood sheathing. Each unit, with 616 square feet, had a living room, two bedrooms, kitchen and bath with a stall shower. Floors were matched pine in all rooms but kitchen and bath.

Redesigned Interior Provides Spacious Living Room, Office

Renovation plan C redesigns the interior spaces with a spacious new living room across the front of the house, new kitchen, new dining area, new office, and laundry. A new front porch is added to the "U" house, and a new bath is provided for the three bedrooms in this conversion from a duplex to a single-family home.

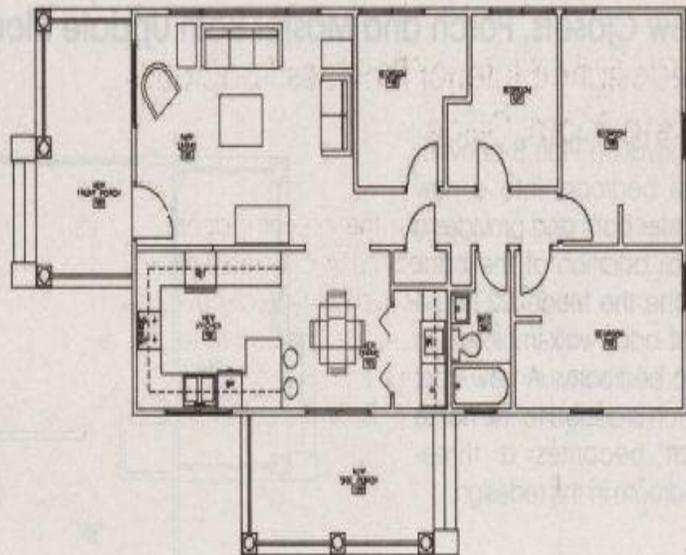
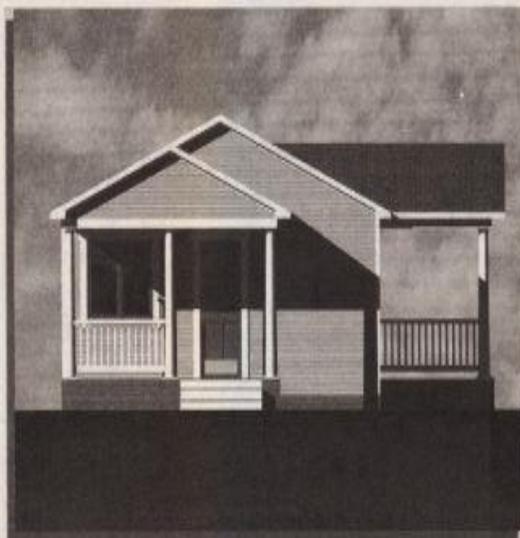


22 House Renovation - Plan A



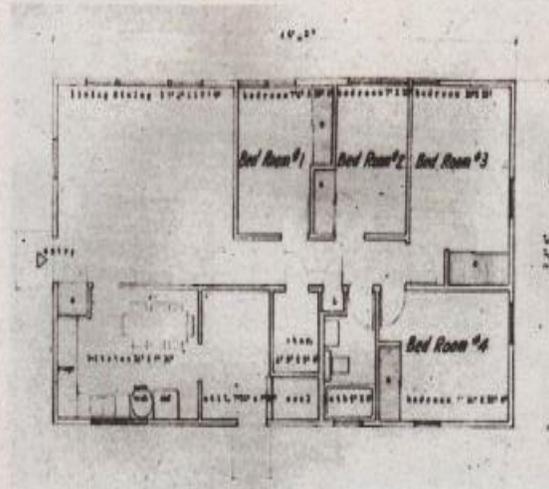
The original Model 22 house, with 1,073 square feet, was a one-story, single-family frame dwelling. Each had a living-dining combination, four bedrooms, kitchen, bath, and utility room. Its partitions and ceilings were wallboard and painted wood.

Renovation Adds Redesigned Kitchen to Historic Home



Renovation plan A for the Model 22 house adds spacious new covered porches on the front and the side of the house. The former kitchen-utility area is converted to a new kitchen-dining room combination, updated to serve today's families. A new laundry room is located in a closet.

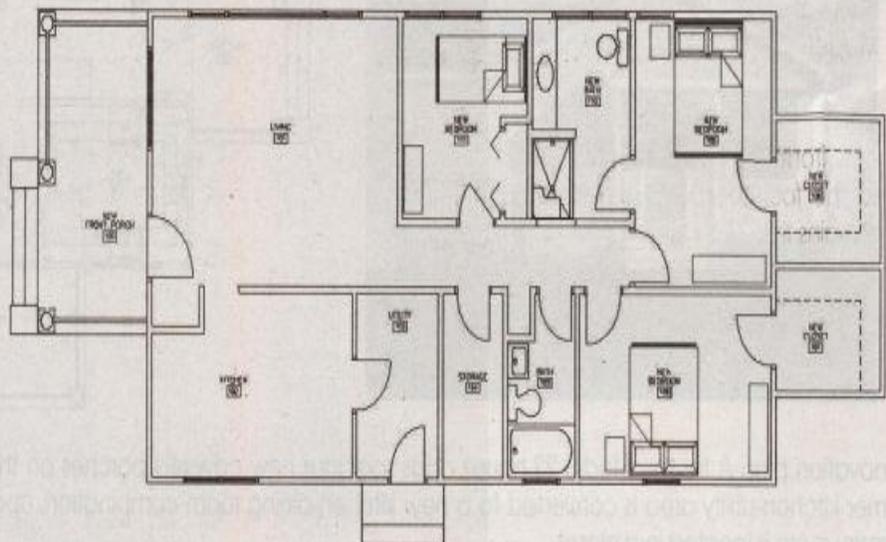
22 House Renovation - Plan B



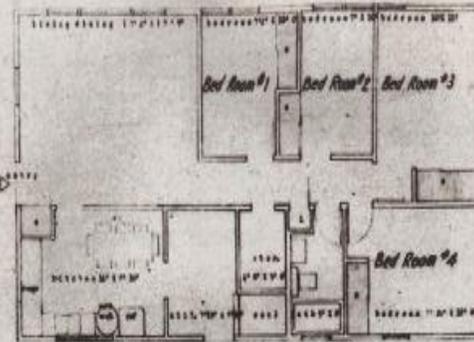
The original Model 22 house, with 1,073 square feet, was a one-story, single-family frame dwelling. Each had a living-dining combination, four bedrooms, kitchen, bath, and utility room. Its partitions and ceilings were wallboard and painted wood.

New Closets, Porch and Master Bath Update Model 22

Renovation Plan B converts one bedroom into a new master bath and provides a small addition at the back of the the Model 22 house that adds walk-in closets to two bedrooms. A new front porch is added to the home that becomes a three-bedroom in this redesign.



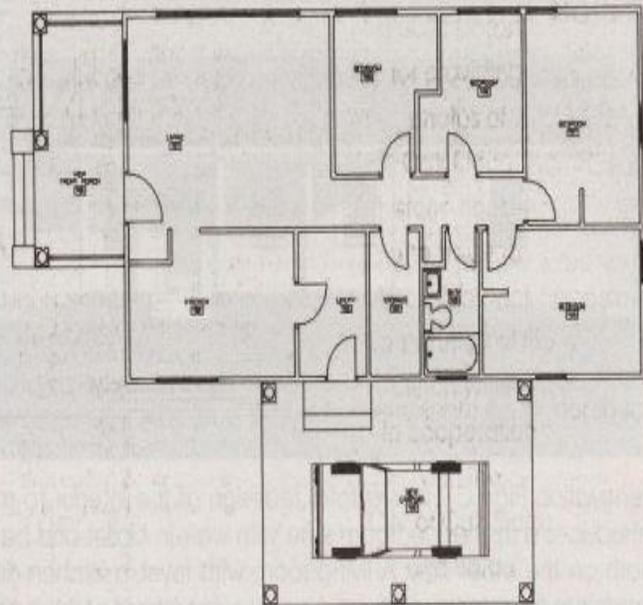
22 House Renovation - Plan C



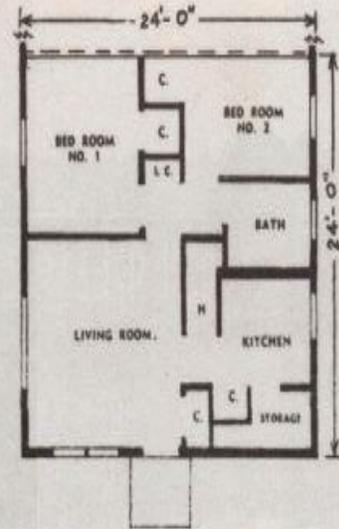
The original Model 22 house, with 1,073 square feet, was a one-story, single-family frame dwelling. Each had a living-dining combination, four bedrooms, kitchen, bath, and utility room. Its partitions and ceilings were wallboard and painted wood.

New Carport and Front Porch Add Amenities to Model 22 House

Renovation Plan C gives the Model 22 house a new single-car carport on the side of the house, and a new front porch. The interior of the four-bedroom house remains the same.

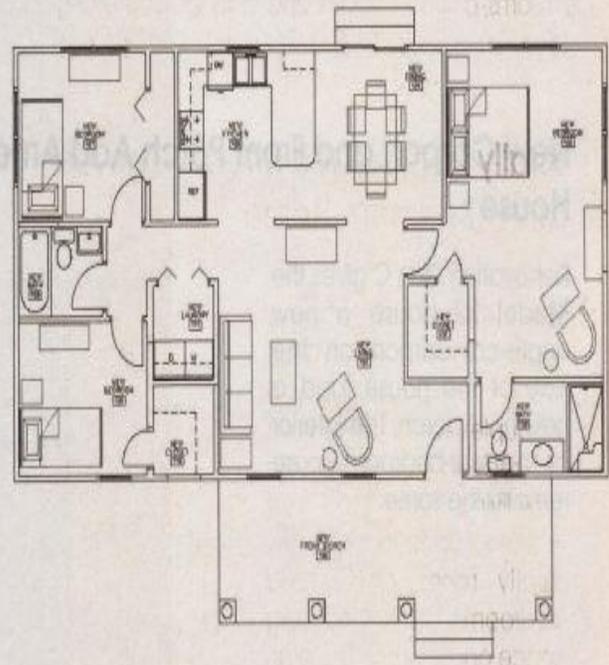
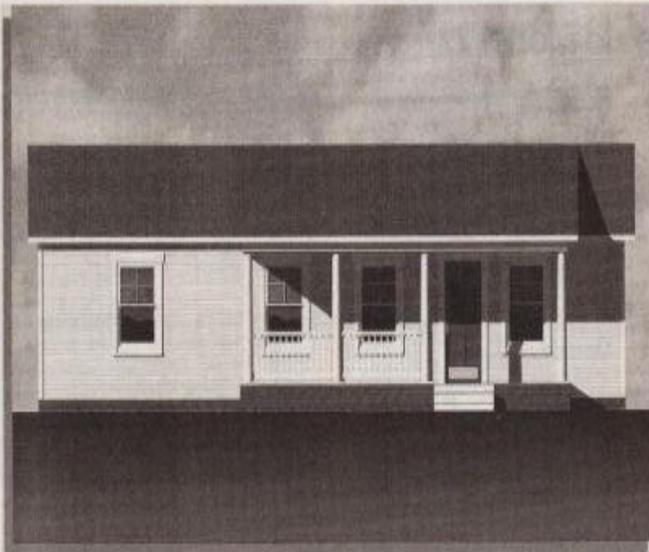


24 House Renovation - Plan C



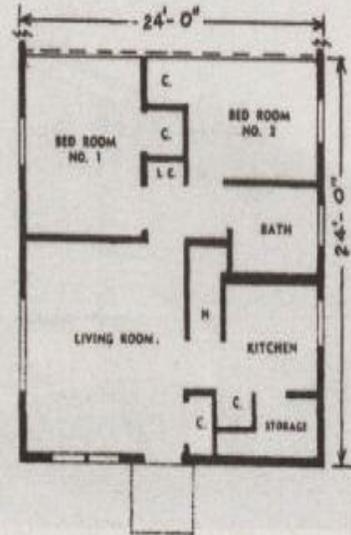
The original "24" house was a one-story duplex dwelling. Each unit, 576 square feet, consisted of a living-dining room, two bedrooms, a kitchen, bath, and utility room. The original house had hardwood floors.

Redesigned Interior Produces Master Bedroom Suite



Renovation Plan C offers a total redesign of the interior to make the former duplex a one-family home. The new floor plan introduces a master bedroom suite with walk-in closet and bath on one side of the house and two new bedrooms with a new bath on the other side. A living room with foyer, a kitchen-dining combination with sliding glass doors, and a laundry room complete the interior redesign. A new covered front porch is added to the house.

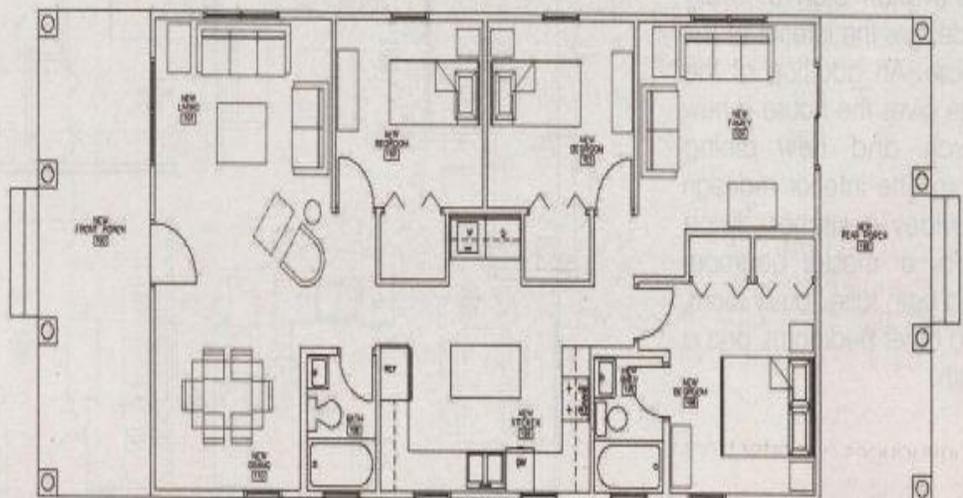
24 House Renovation - Plan A



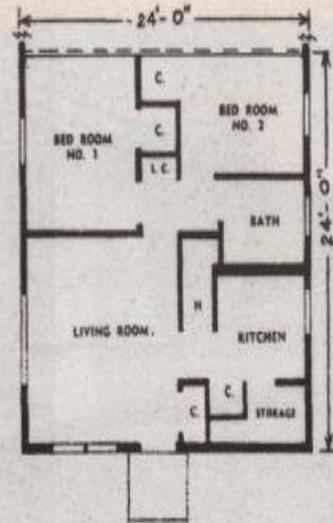
The original Type 24 house was a one-story duplex dwelling. Each unit, 576 square feet, consisted of a living-dining room, two bedrooms, a kitchen, bath, and utility room. The original house had hardwood floors.

Totally Redesigned Interior Converts Duplex to Three-Bedroom Home

The interior is entirely redesigned in renovation plan A to convert the Type 24 duplex to a single-family. The redesign incorporates a new living/dining area, new kitchen with laundry, a new family room, and three bedrooms in the existing space and 2 baths. The plan also features new front and back porches.



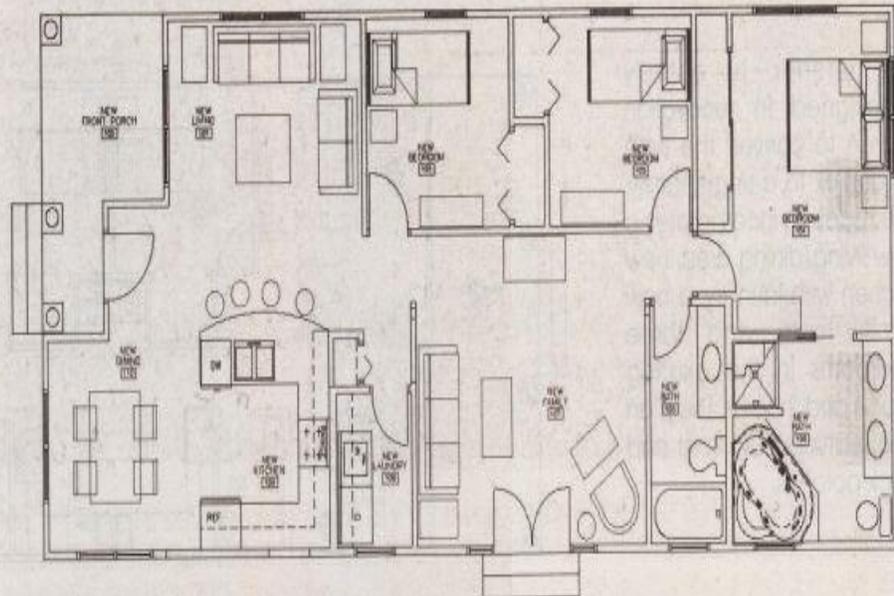
24 House Renovation - Plan B



The original Type 24 house was a one-story duplex dwelling. Each unit, 576 square feet, consisted of a living-dining room, two bedrooms, a kitchen, bath, and utility room. The original house had hardwood floors.

Type 24 House Gets Dining Addition and Interior Redesign

Renovation plan B totally redesigns the interior of this house. An addition at the side gives the house a new porch and new dining room. The interior redesign provides a kitchen, living area, a master bedroom and bath suite, family room, two other bedrooms, and a bath.



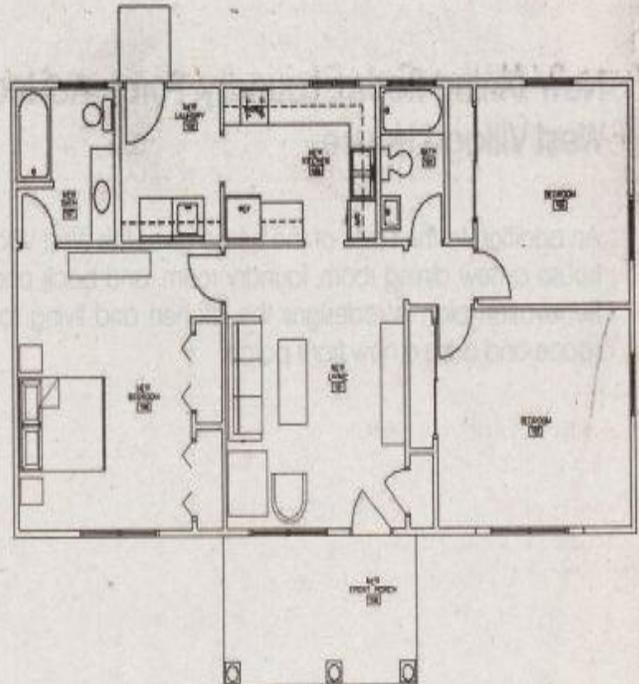
235-2 House Renovation - Plan C



Original House Plans
Not Available
235-2 West Village House

The West Village houses were constructed around the mid-1950s under a Federal Housing Agency (FHA) Title 9 housing program. During the early 1970s, the FHA 235 program evolved and similar housing was built on an infill basis on the west side of Oak Ridge. The West Village houses had two bedrooms, a living room, kitchen, and bath.

New Wing Adds Master Bedroom, Bath, to West Village Home



Renovation plan C for this West Village home shows the addition of a wing to the house, updating the floor plan with a new master bedroom with double closets, a new master bath, and a new laundry room. This plan also adds a new front porch.

235-2 House Renovation - Plan A

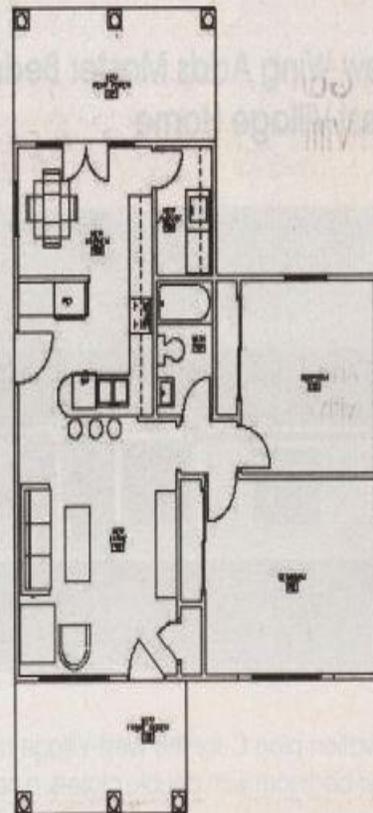


Original House Plans
Not Available
235-2 West Village House

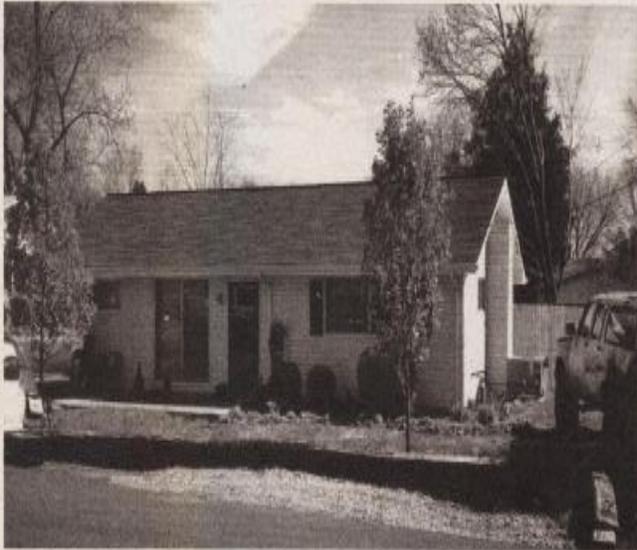
The West Village houses were constructed around the mid-1950s under a Federal Housing Agency (FHA) Title 9 housing program. During the early 1970s, the FHA 235 program evolved and similar housing was built on an infill basis on the west side of Oak Ridge. The West Village houses had two bedrooms, a living room, kitchen, and bath.

New Dining Room, Laundry, Porch Added to West Village House

An addition to the back of the house gives this West Village house a new dining room, laundry room, and back porch. Renovation plan A redesigns the kitchen and living room space and adds a new front porch.



235-2 House Renovation - Plan B

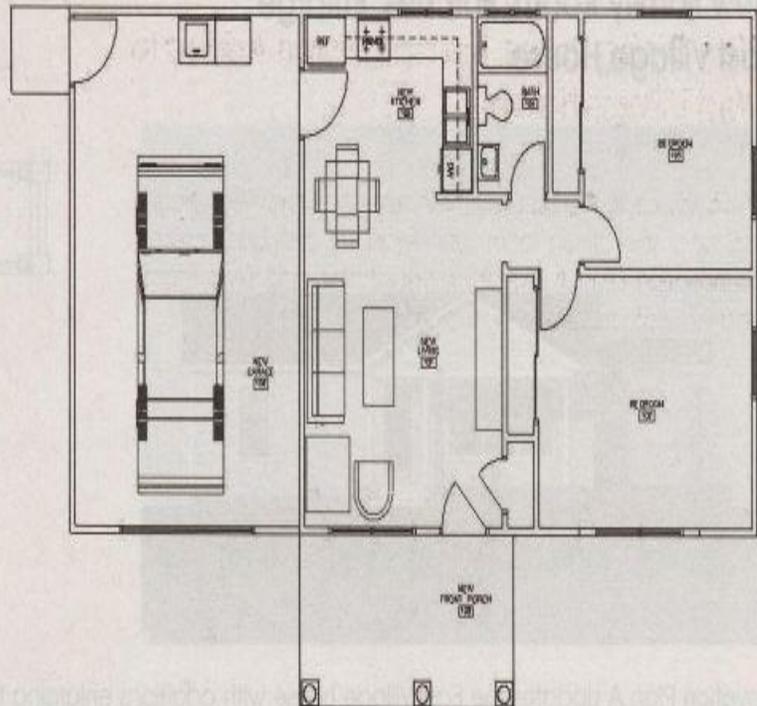


Original House Plans
Not Available
235-2 West Village House

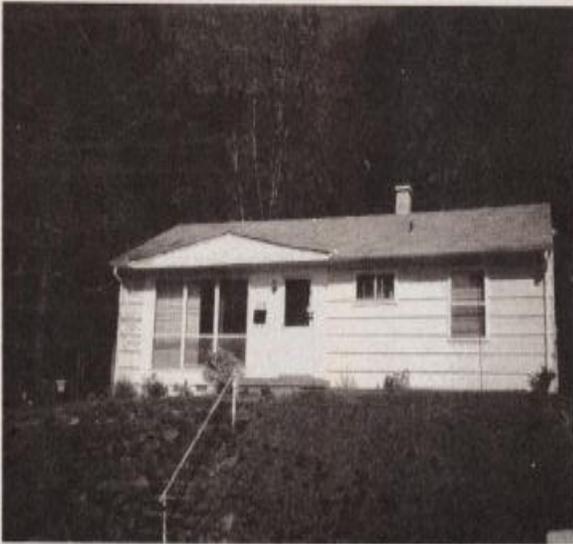
The West Village houses were constructed around the mid-1950s under a Federal Housing Agency (FHA) Title 9 housing program. During the early 1970s, the FHA 235 program evolved and similar housing was built on an infill basis on the west side of Oak Ridge. The West Village houses had two bedrooms, a living room, kitchen, and bath.

New Garage, Porch Added to West Village House

Two additions give this West Village house a one-car garage and a new front porch. Renovation plan B redesigns the kitchen and living area so that the rooms are open, with dining in between the two.



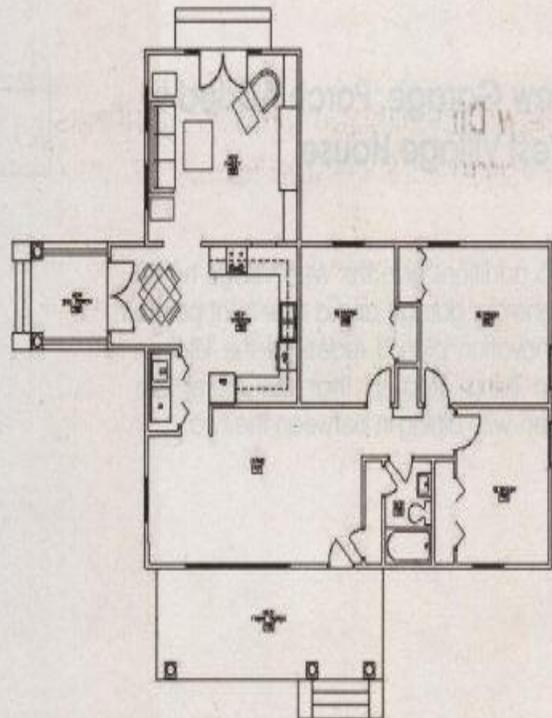
East Village House House Renovation - Plan A



Original House Plans
Not Available
East Village House

The East Village houses were constructed in the mid-1950s under a Federal Housing Agency (FHA) Title 9 housing program. Subsequently, during the early 1970s, the FHA 235 program evolved and similar one-story housing was built on an infill basis in the east side of Oak Ridge. The houses had a living room, kitchen, three bedrooms and a bath.

New Family Room, Porches, Enlarge East Village House



Renovation Plan A updates the East Village house with additions enlarging the house with a family room on the back and a new front porch. A renovated kitchen gives the home a breakfast room and French doors opening onto a new side porch.

East Village House House Renovation - Plan B

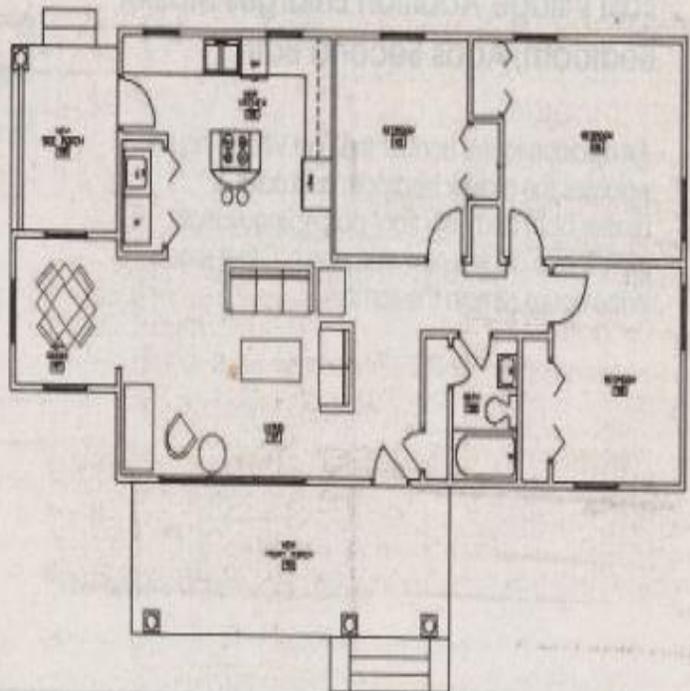


Original House Plans
Not Available
East Village House

The East Village houses were constructed in the mid-1950s under a Federal Housing Agency (FHA) Title 9 housing program. Subsequently, during the early 1970s, the FHA 235 program evolved and similar one-story housing was built on an infill basis on the east side of Oak Ridge. The houses had a living room, kitchen, three bedrooms and a bath.

New Dining Room, Porch Additions Enlarge East Village House

A new addition to the side of the East Village house gives it a new dining room and a new side porch. Renovation plan B redesigns the existing kitchen and adds a new front porch.



East Village House House Renovation - Plan C



Original House Plans
Not Available
East Village House

The East Village houses were constructed in the mid-1950s under a Federal Housing Agency (FHA) Title 9 housing program. Subsequently, during the early 1970s, the FHA 235 program evolved and similar one-story housing was built on an infill basis on the east side of Oak Ridge. The houses had a living room, kitchen, three bedrooms and a bath.

East Village Addition Enlarges Master Bedroom, Adds Second Bath

An addition to the front of the East Village house enlarges the master bedroom and adds a master bath and new front porch. Renovation plan C also adds a new side porch. Other rooms in the house remain the same.

