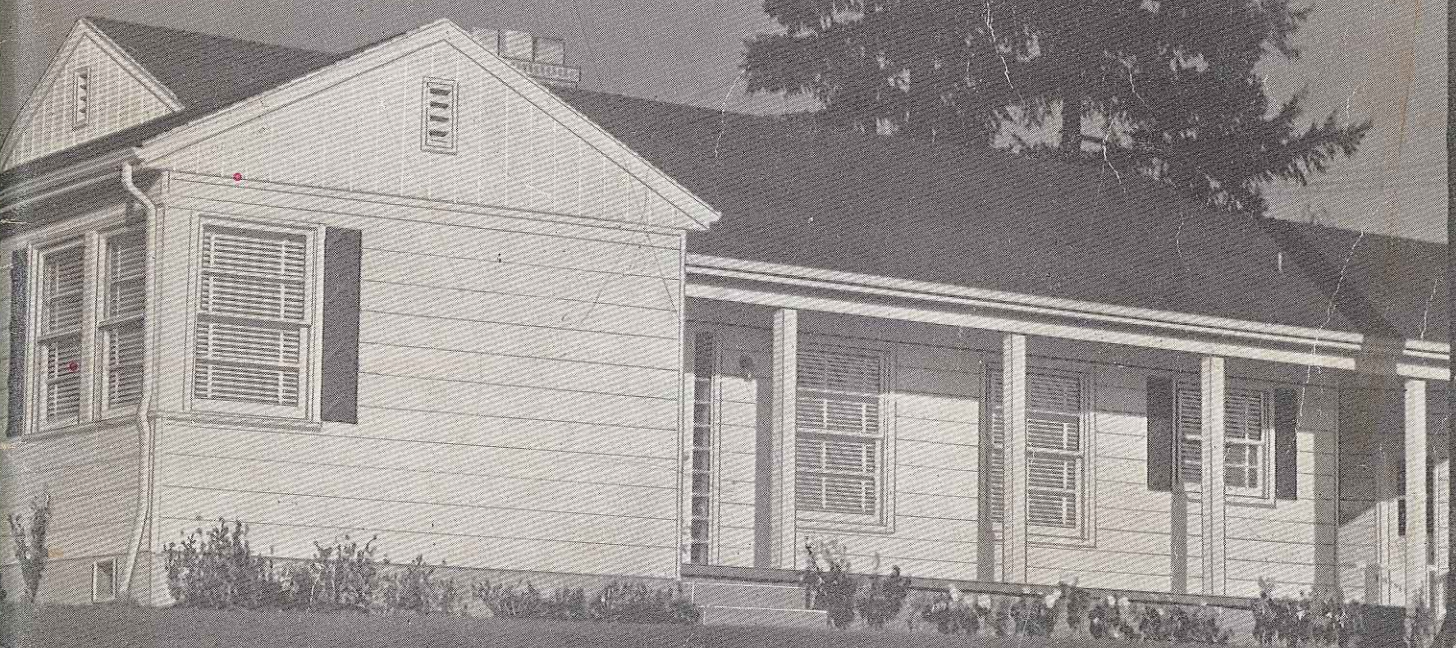


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UNIVERSAL SMALL HOMES



BOOK
SIXTEEN
ONE ***
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Inside Back Cover

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at San Antonio

FOREWORD

THERE are very definite advantages to be enjoyed in choosing one's home from house plans not to suit any one family, but rather to conform to general public approval. The homes in this book which have been drawn up by a recognized designer, possess this advantage.

It often happens that individual ideas in design and arrangement of rooms are too exclusively personal to give the house a practical general appeal. This would mean that, should the owner afterwards desire to dispose of his home, he would find that its resale has been greatly lessened because of its departure from the average taste.

The designs shown in this book have been very carefully selected to satisfy artistically, while conforming in a practical way to mass desire. At the same time it is also possible to modify any of these plans to suit individual demands of home builders.

For information in regard to blue prints of the designs in this book see your local Lumber Dealer.

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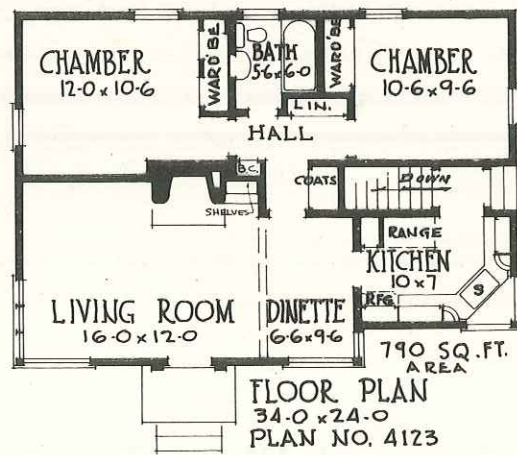
Universal Plan Service

HARRY B. BOLAND, *Manager*

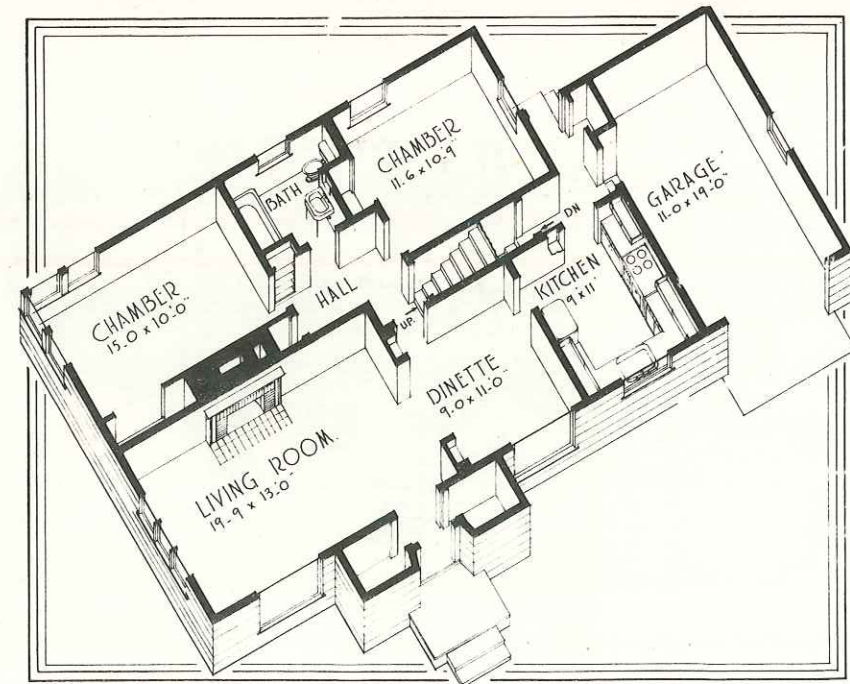
Railway Exchange Building

Portland, Oregon

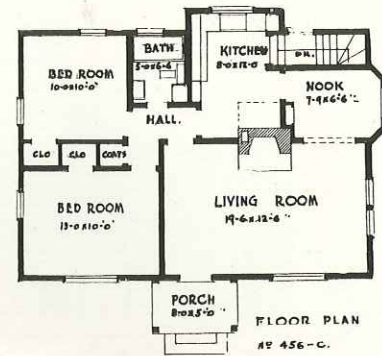
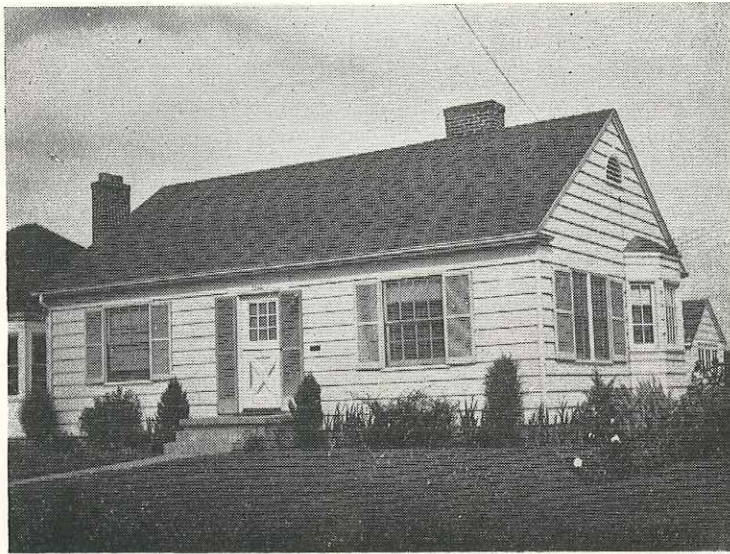
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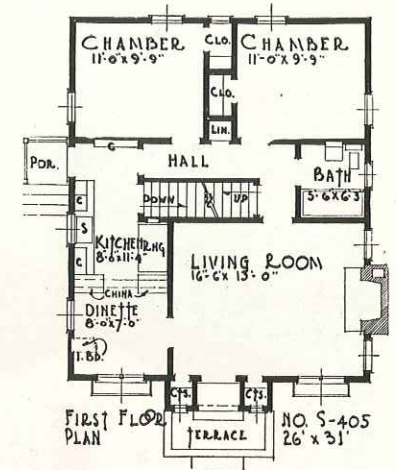
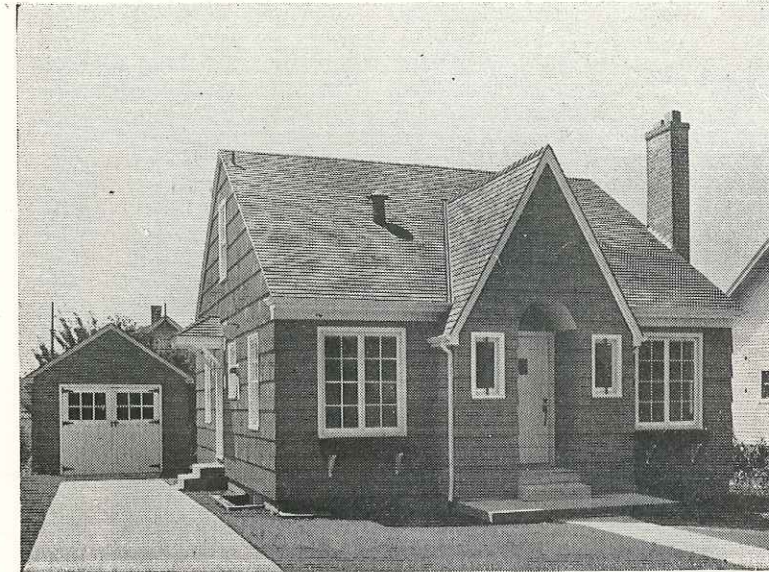
PLAN No. 4123 Size 34'-0" x 24'-0" — Area 790 sq. ft.
 This economical Moderne house features a full basement which may be divided into play space and service area with outside entry.



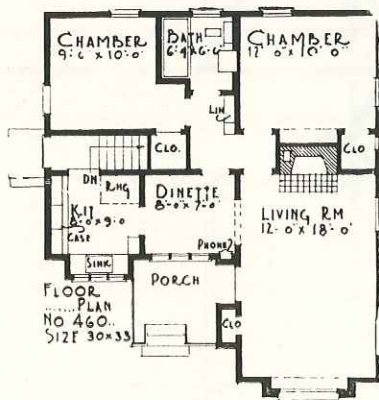
FLOOR PLAN NO 4088-D
 SIZE 52'-0" x 26'-9" AREA 1,116 SQ. FT.
 PLAN No. 4088-D Size 52'-0" x 26'-9" — Area 1116 sq. ft.
 Storage space is provided in the attic of this low roofed cottage and the basement features a playroom with a large cozy fireplace.



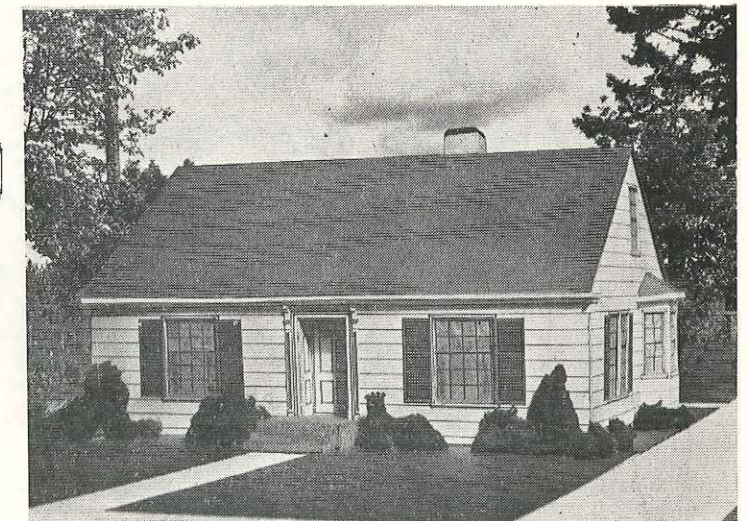
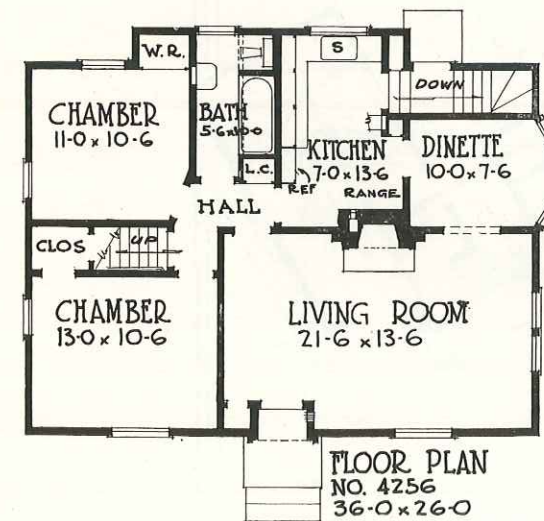
PLAN No. 456-C Size 34'-0" x 24'-0" — Area 844 sq. ft.
Convenient room arrangement is the salient feature of this small Cape Cod Cottage with its low roof and generous full basement.



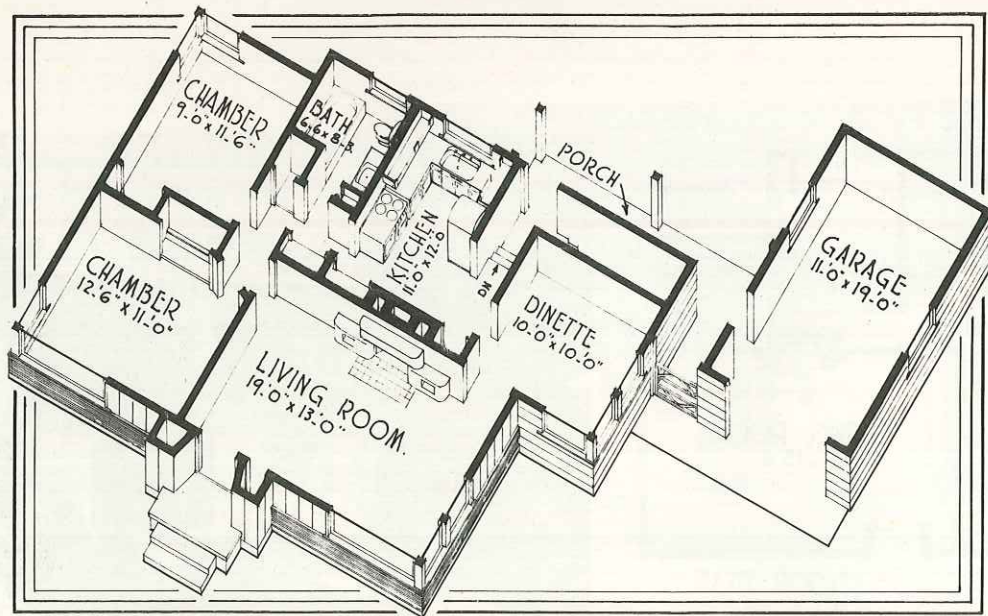
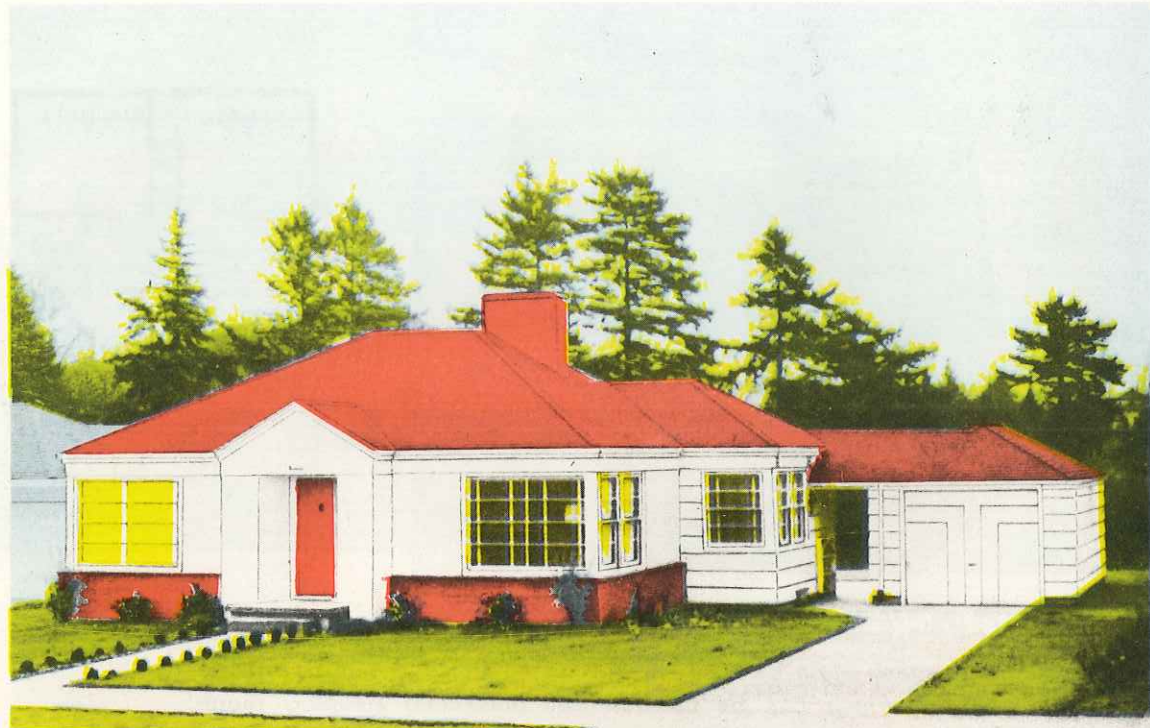
PLAN No. S-405 Size 26'-0" x 31'-0" — Area 818 sq. ft.
The English style exterior of this shake finished house provides an attic which can be finished into additional sleeping rooms.



PLAN No. 460 Size 30'-0" x 33'-0" — Area 827 sq. ft.
This small house of distinctive design features a convenient plan and large basement which may be divided into play and work areas.



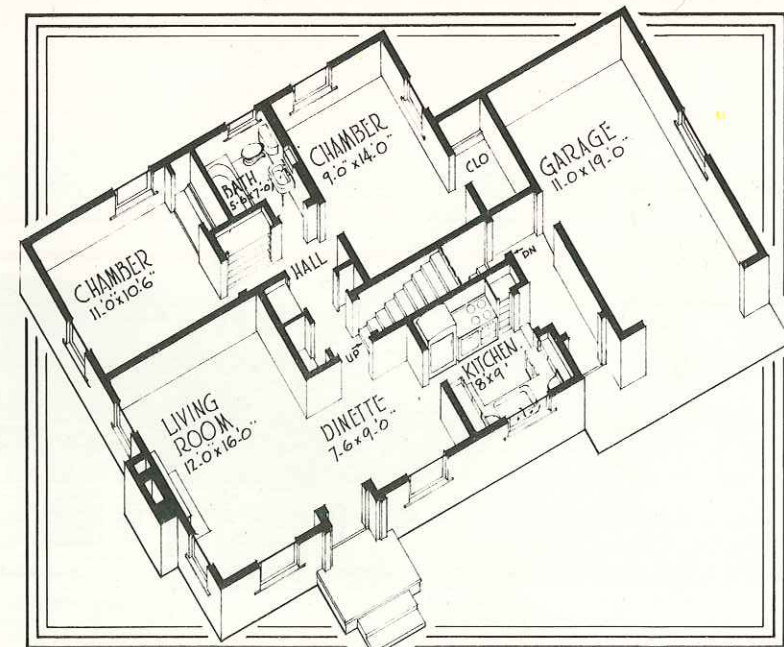
PLAN No. 4256 Size 36'-0" x 26'-0" — Area 993 sq. ft.
A true to type Cape Cod cottage, this house is finished in junior shakes or wide siding and features an attic and full basement.



FLOOR PLAN NO. 4356
 SIZE - 39'-0" x 28'-0"

AREA - 1,014 SQ. FT.

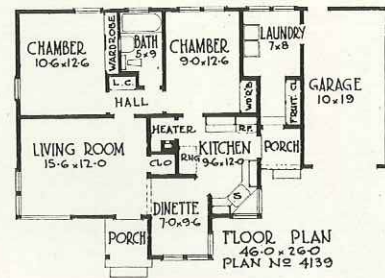
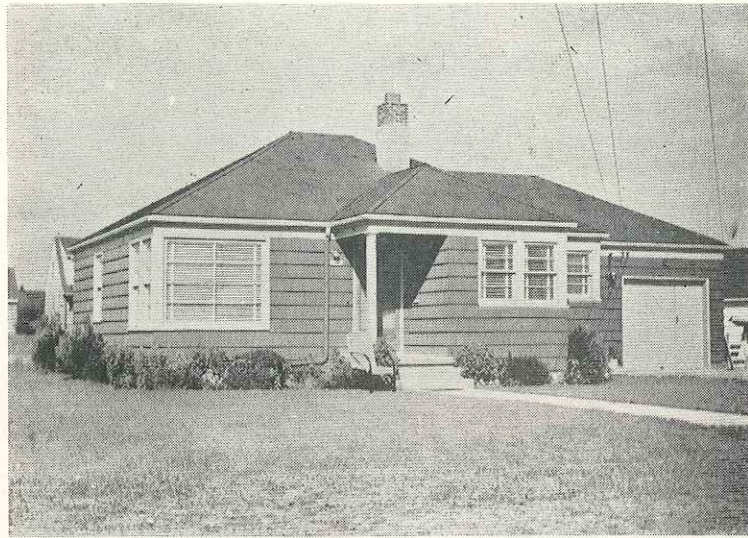
PLAN No. 4356-R Size 39'-0" x 28'-0" — Area 1014 sq. ft.
 Designed in the latest modern manner with a breakfast table in the kitchen, this home has a basement party room with a fireplace.



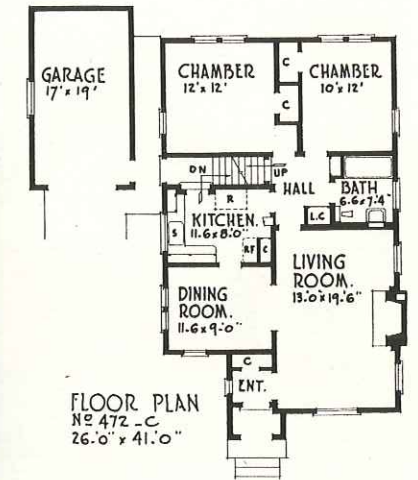
FLOOR PLAN NO. 4423
 SIZE 45'-0" x 28'-0"

AREA 896 SQ. FT.

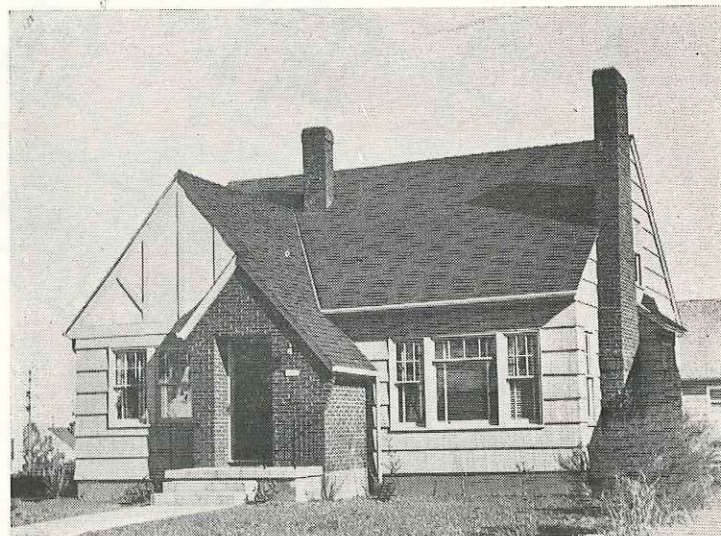
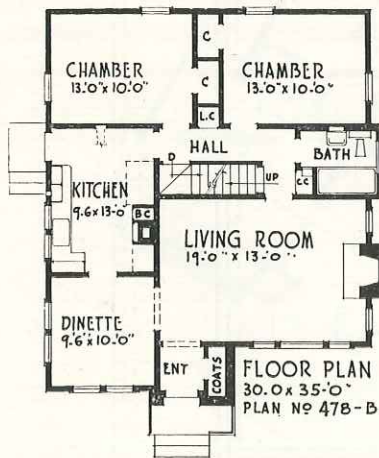
PLAN No. 4423-R Size 45'-0" x 28'-0" — Area 896 sq. ft.
 This Cape Cod Cottage features complete use of the enclosed area with an easily accessible attic and basement for use in the future.



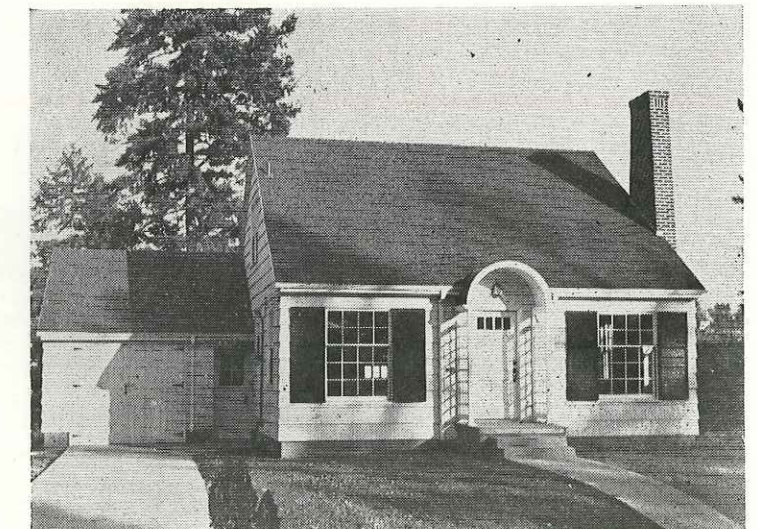
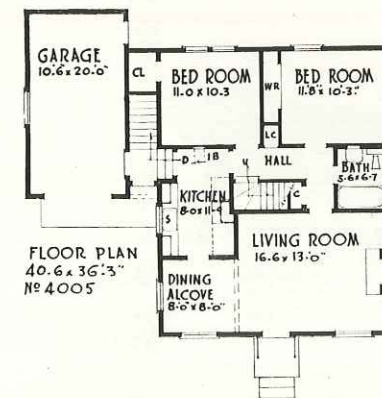
PLAN No. 4139 Size 45'-0" x 26'-0" — Area 920 sq. ft.
The laundry room and the heating closet opening from the kitchen take the place of a basement in this modern, well-arranged home.



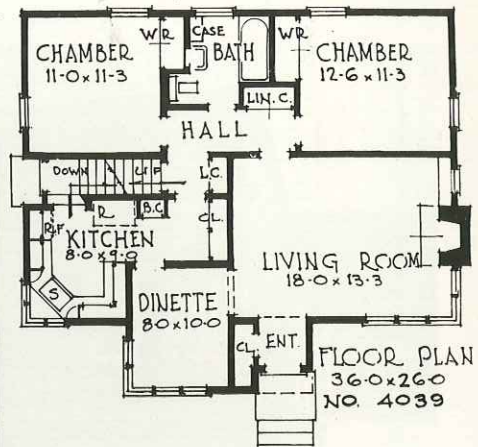
PLAN No. 472-C Size 26'-0" x 41'-0" — Area 1018 sq. ft.
An interesting form of the modernized Early American type, this home provides a large attic for future bedrooms and a full basement.



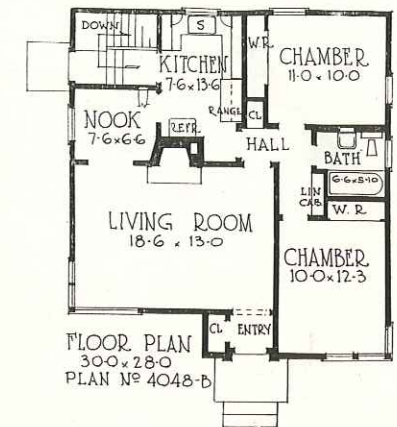
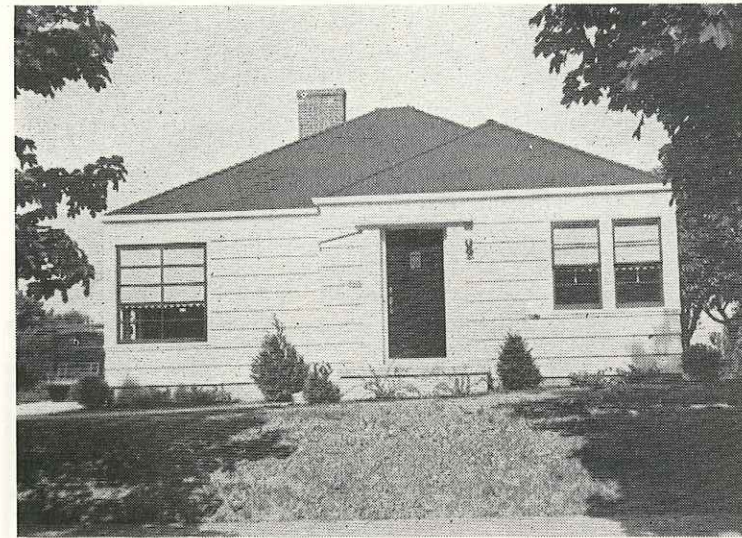
PLAN No. 478-B Size 30'-0" x 31'-0" — Area 1013 sq. ft.
The central hallway, accessible to all principal rooms and attic stairs, is the fine point in the plan of this roomy English cottage.



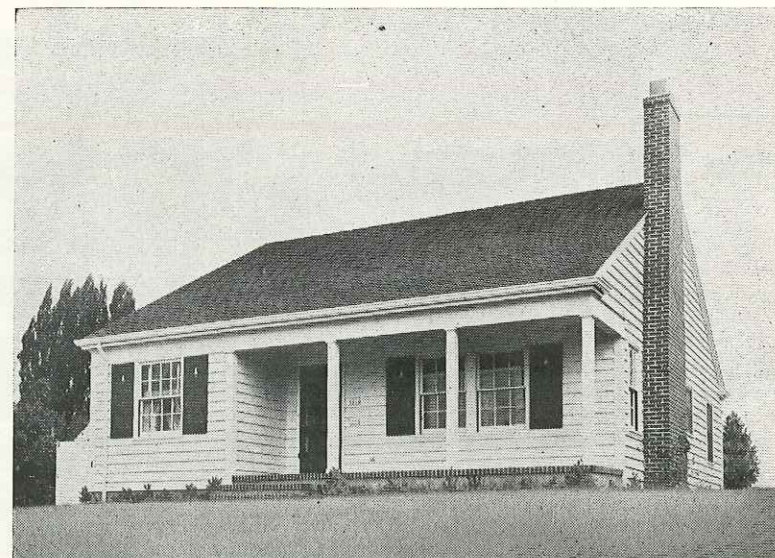
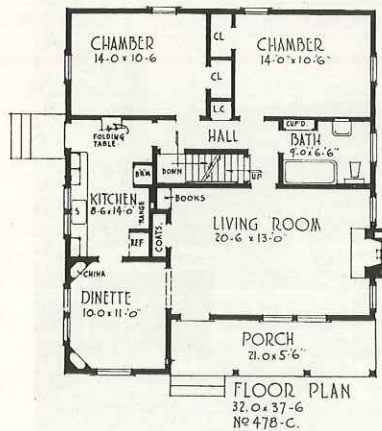
PLAN No. 4005 Size 26'-0" x 32'-0" — Area 888 sq. ft.
The convenient rear entrance and basement entry are high points in the design of this Cape Cod Cottage with its generous attic space.



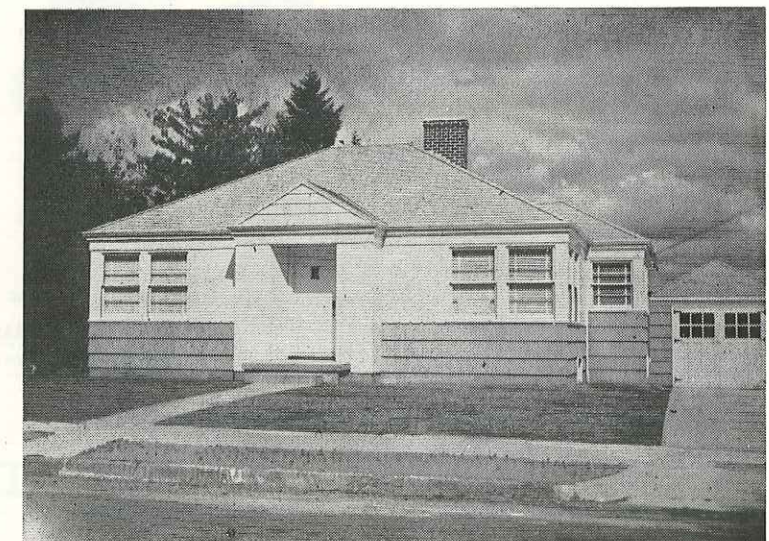
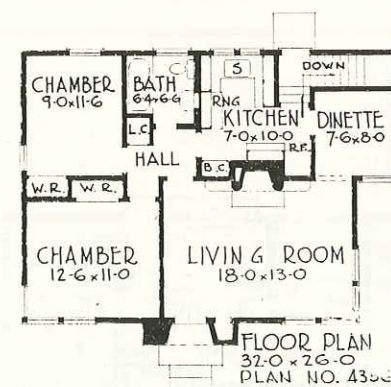
PLAN No. 4039 Size 36'-0" x 26'-0" — Area 1066 sq. ft.
 Modern in exterior design and floor arrangement this house provides a full basement and large attic for future sleeping quarters.



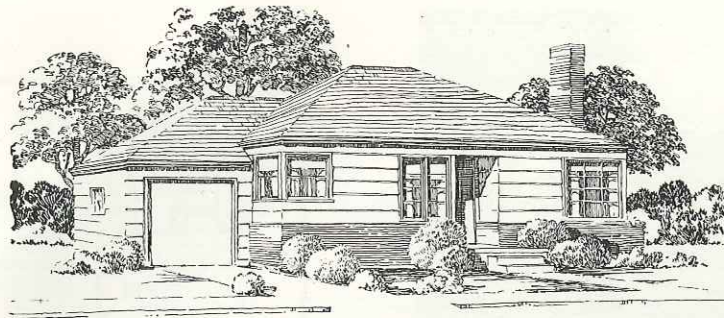
PLAN No. 4048-B Size 30'-0" x 28'-0" — Area 910 sq. ft.
 This modern house was designed especially for the small family for an average city lot. A playroom may be built in the large basement.



PLAN No. 478-C Size 32'-0" x 37'-6" — Area 1084 sq. ft.
 A convenient arrangement of generous rooms and closet space features this Early American type house with a large attic space.

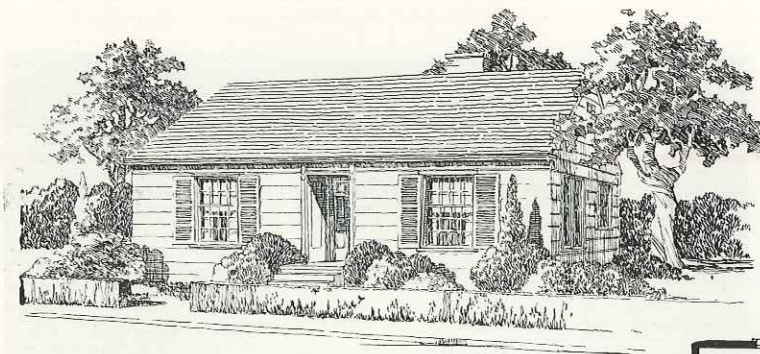
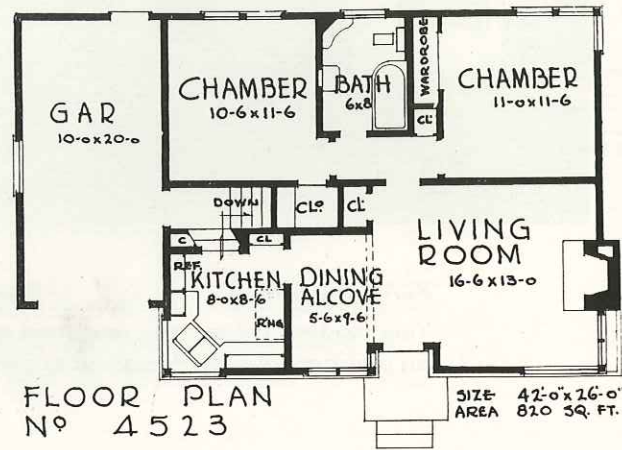


PLAN No. 4356 Size 32'-0" x 26'-0" — Area 896 sq. ft.
 Shakes on the lower portion with a belt of vertical boards at window height give this convenient house its streamlined appearance.



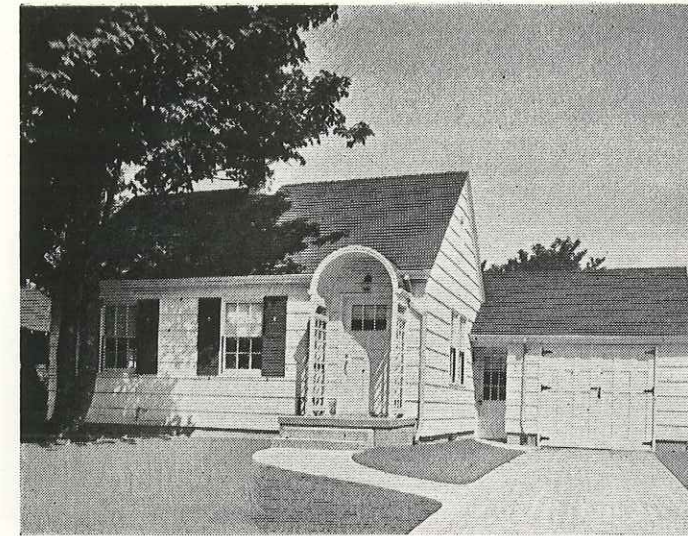
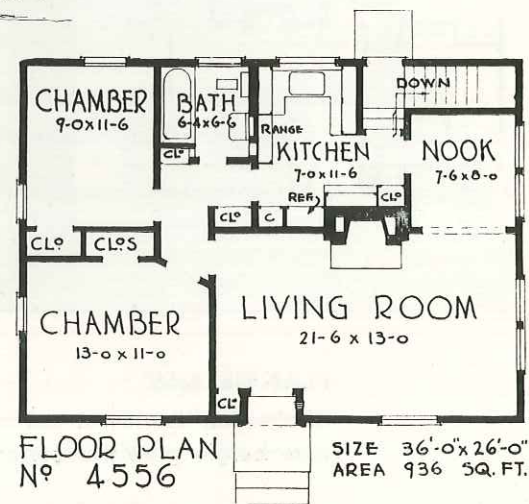
PLAN No. 4523

Size 42'-0" x 26'-0" Area 820 sq. ft.
 Modern in design with a brick veneer to the window sills in front, this house was carefully designed for every built-in convenience and full use of occupied space.



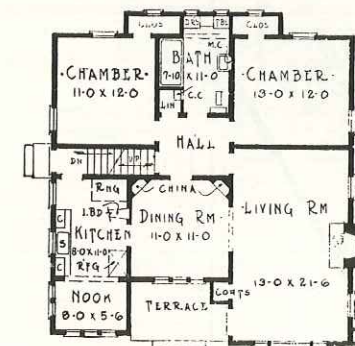
PLAN No. 4556

Size 36'-0" x 26'-0" Area 936 sq. ft.
 Regular in shape for the sake of economy this Cape Cod Cottage takes advantage of a full basement for party room with a fireplace and service and storage areas.



PLAN No. 4231

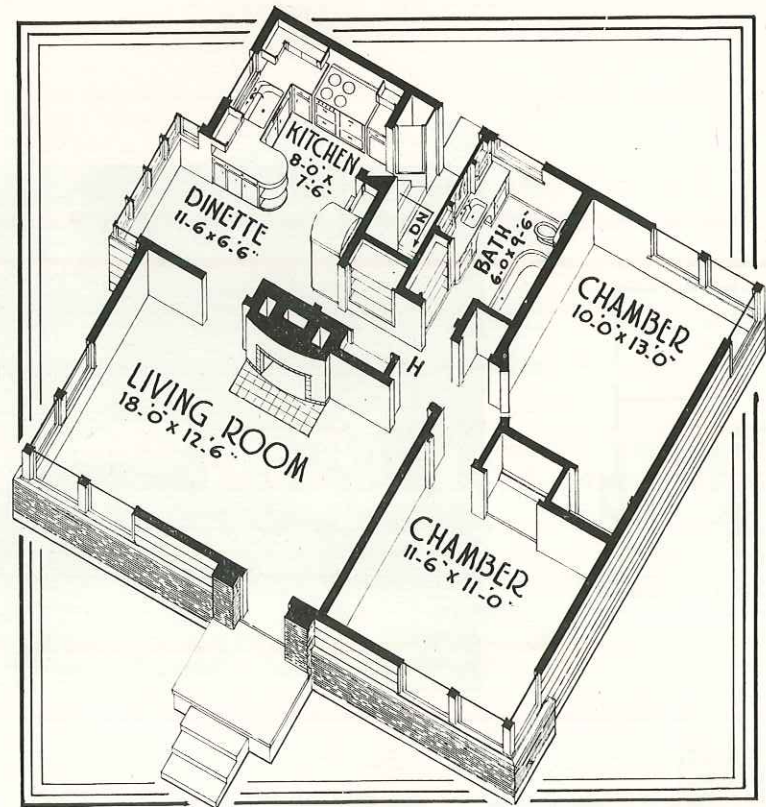
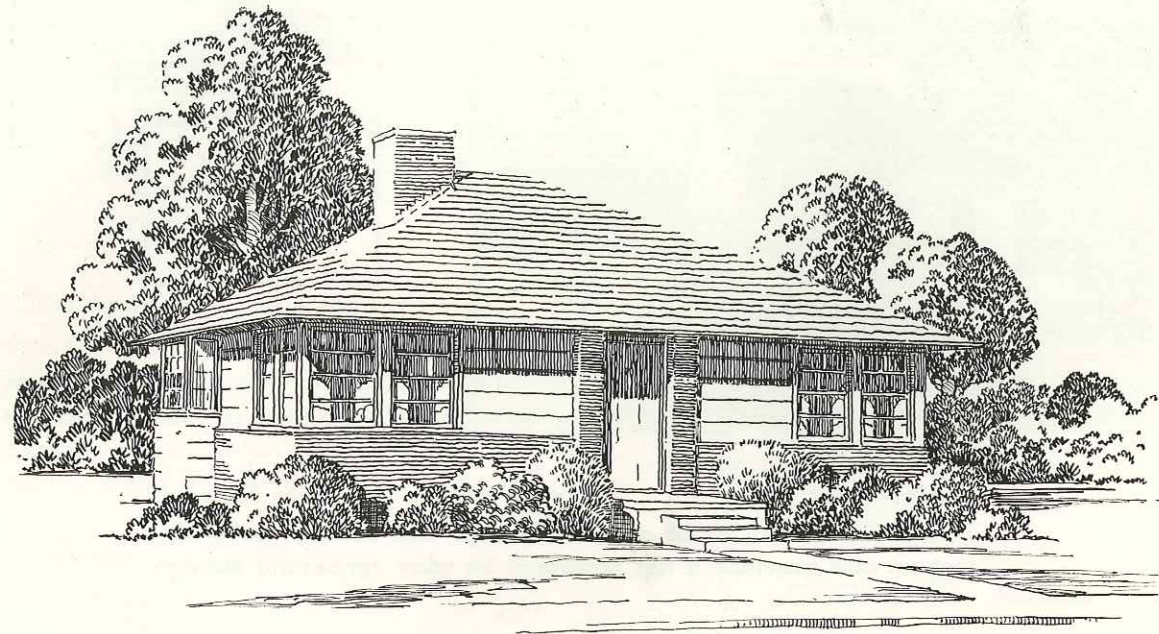
Size 26'-0" x 34'-0" — Area 880 sq. ft.
 This small home with an attached garage can be built on a fifty-foot lot and provides a full basement for play space and storage.



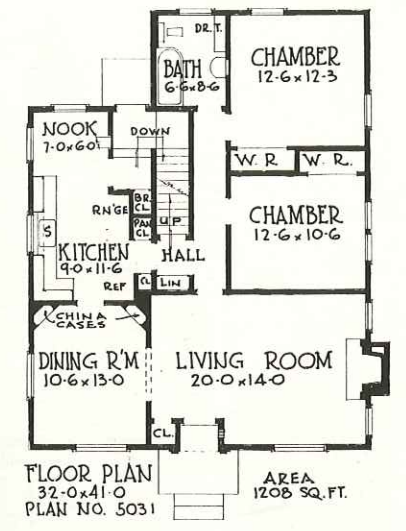
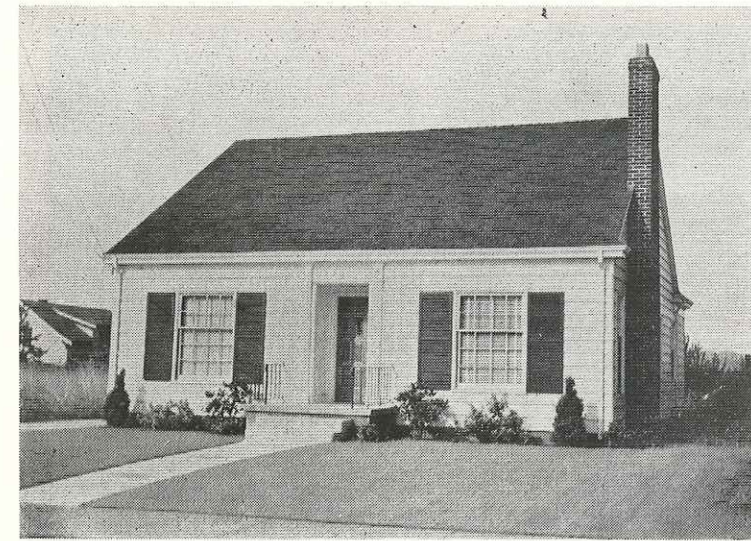
PLAN No. 526-E

Size 34'-0" x 35'-0" — Area 1154 sq. ft.
 The tall, sweeping roofs of this English type home provide a large attic for future bedrooms, accessible from the central hallway.

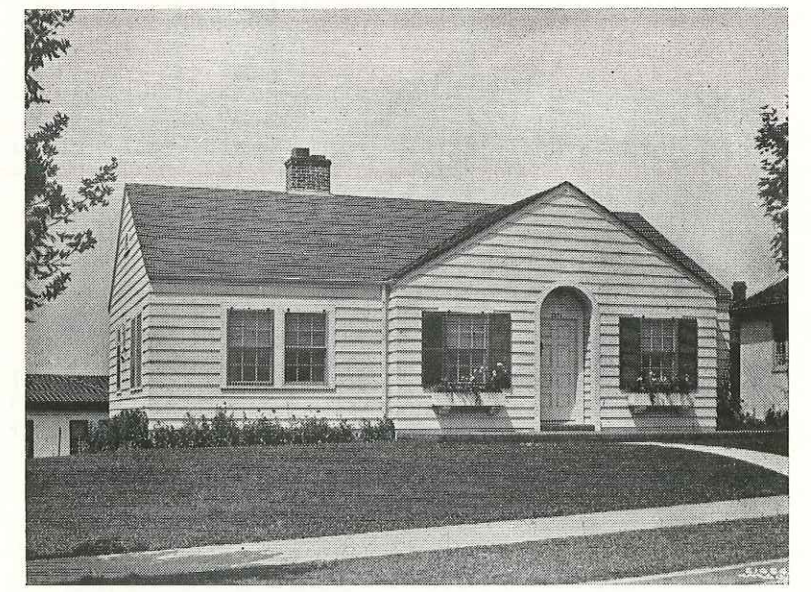
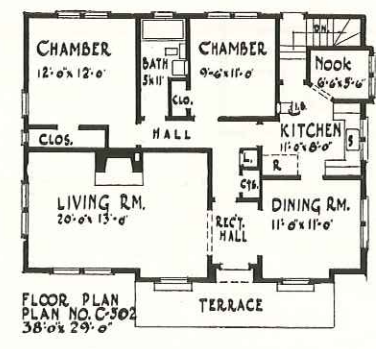




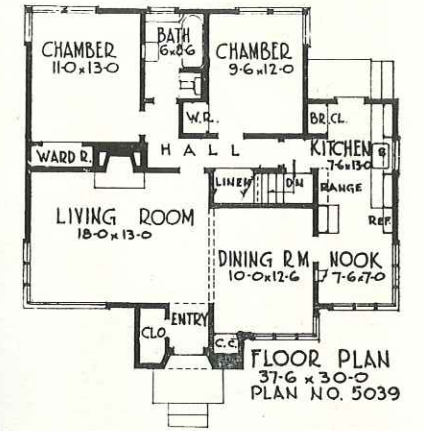
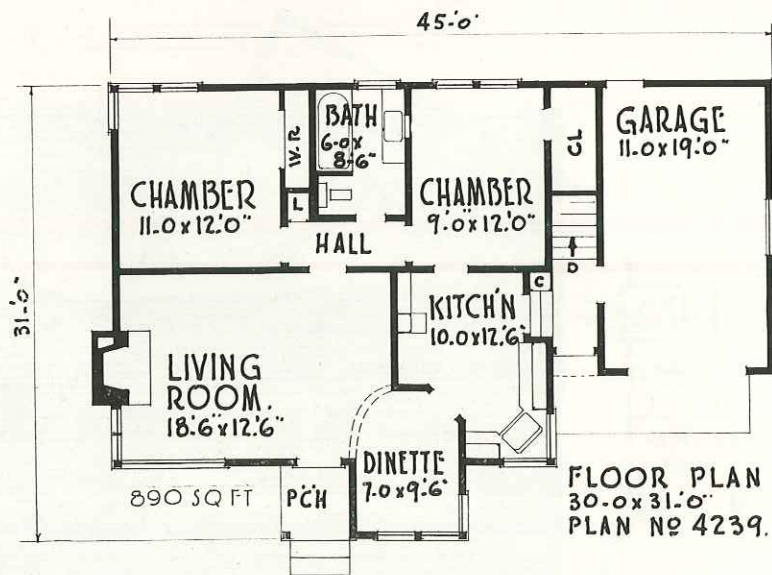
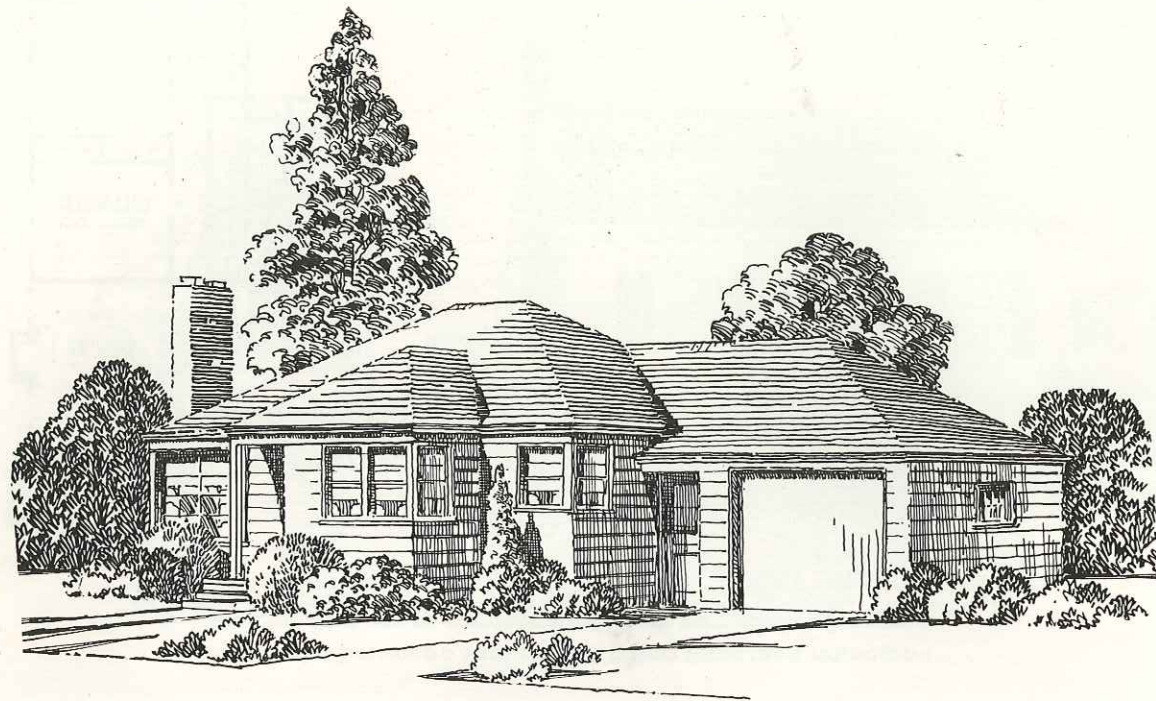
FLOOR PLAN NO. 4084
 SIZE 31'-0" x 28'-0" AREA - 883 SQ. FT.



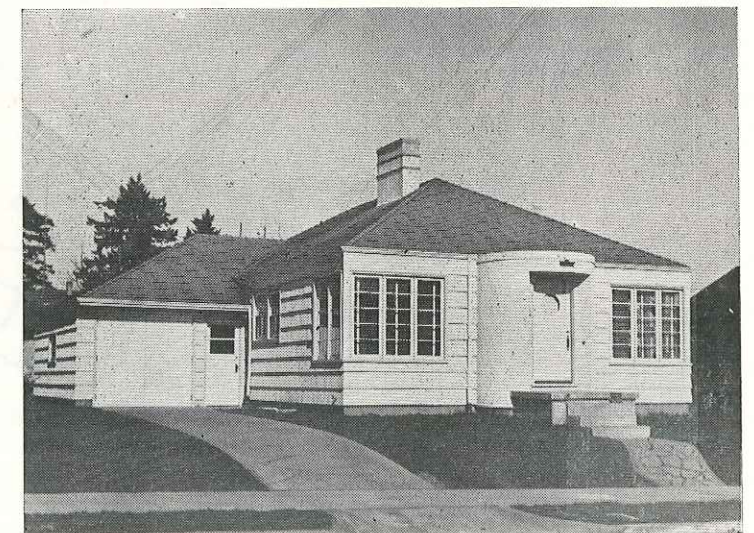
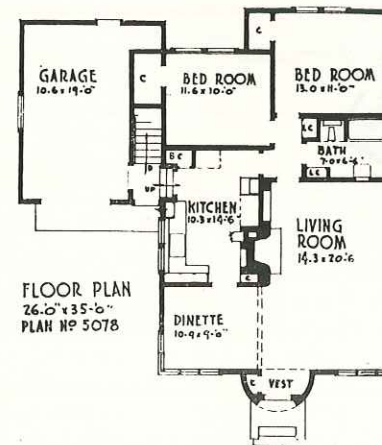
PLAN No. 5031 Size 32'-0" x 41'-0" — Area 1208 sq. ft.
 This large Cape Cod Cottage has space in the attic for two additional bedrooms and a bath to take advantage of space.



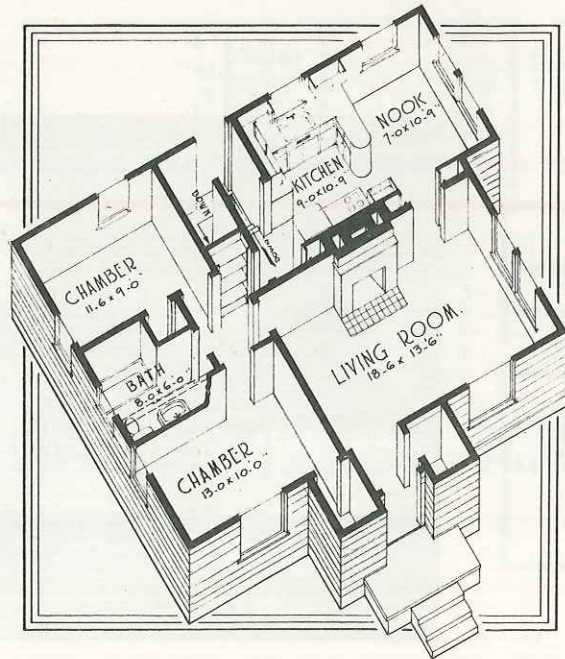
PLAN No. C-502 Size 38'-0" x 29'-0" — Area 1130 sq. ft.
 A distinctive form of the Early American type, this house combines the advantages of a convenient arrangement and generous rooms.



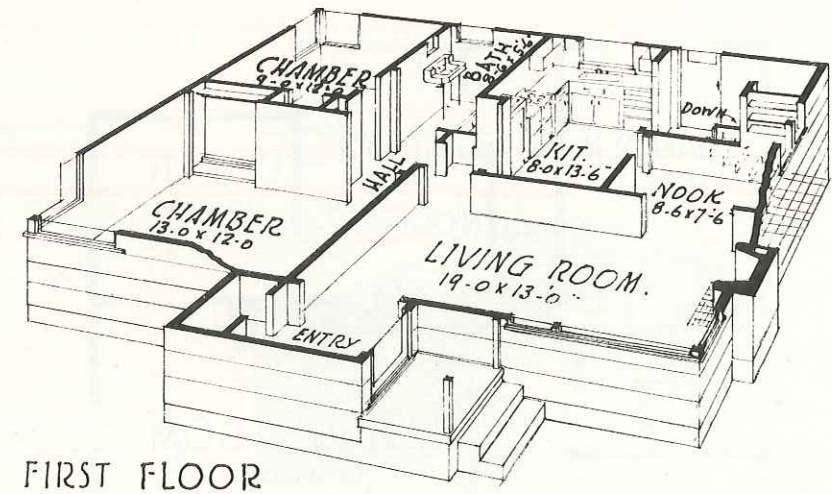
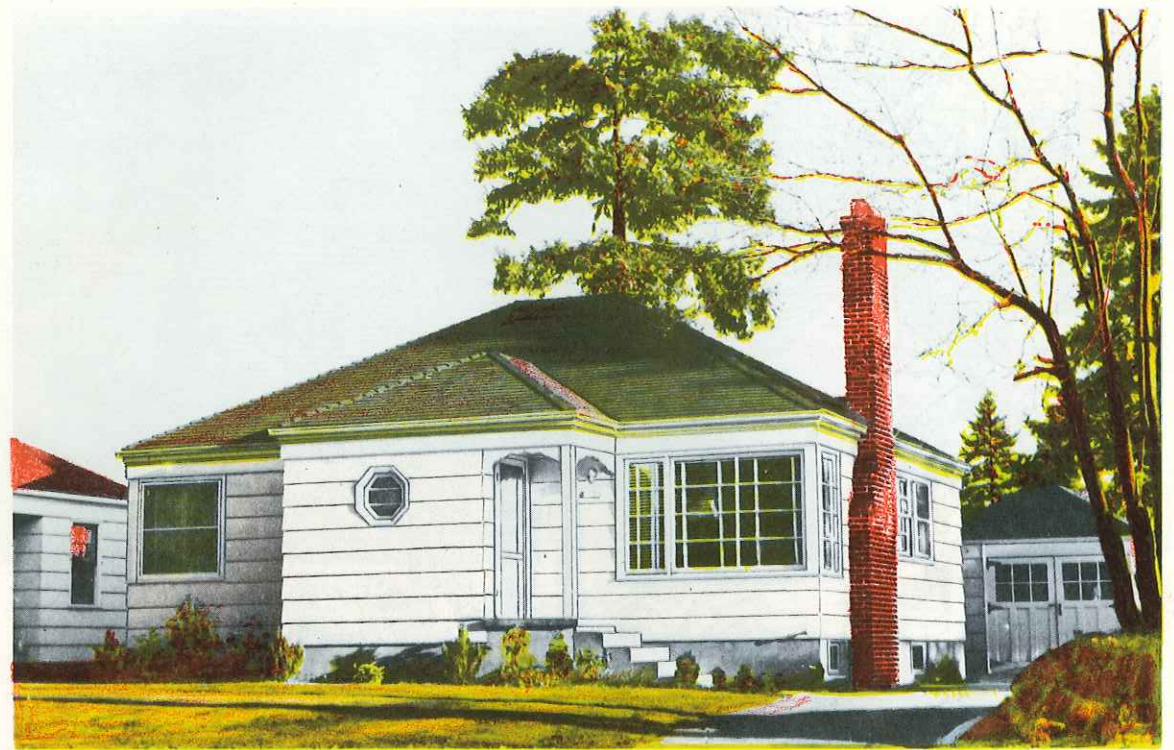
PLAN No. 5039 Size 37'-6" x 30'-0" — Area 1128 sq. ft.
 A tremendous amount of light is furnished by the larger corner windows in this house which has a partitioned full basement.



PLAN No. 5078 Size 26'-0" x 40'-0" — Area 1046 sq. ft.
 The stucco-covered circular entry in this modern cottage keynotes its streamlined design. The full basement can be divided for play.

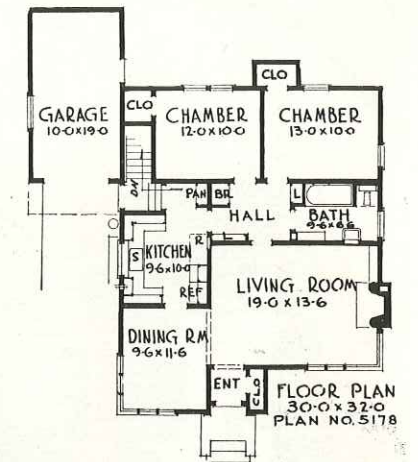
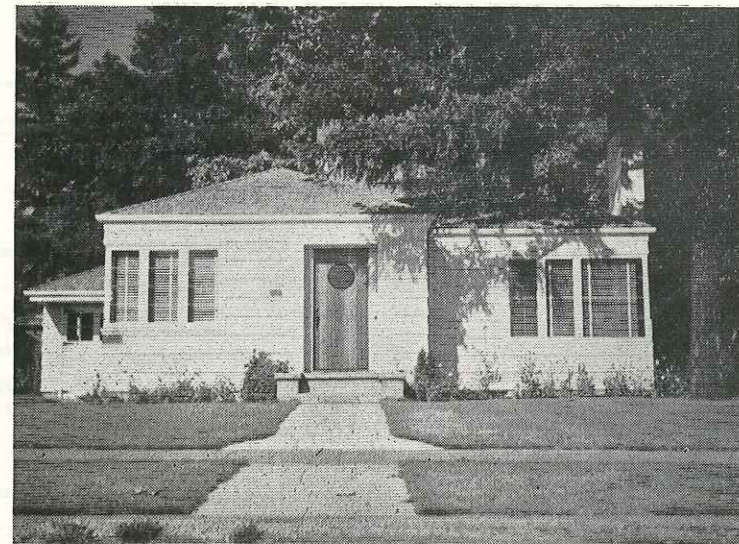
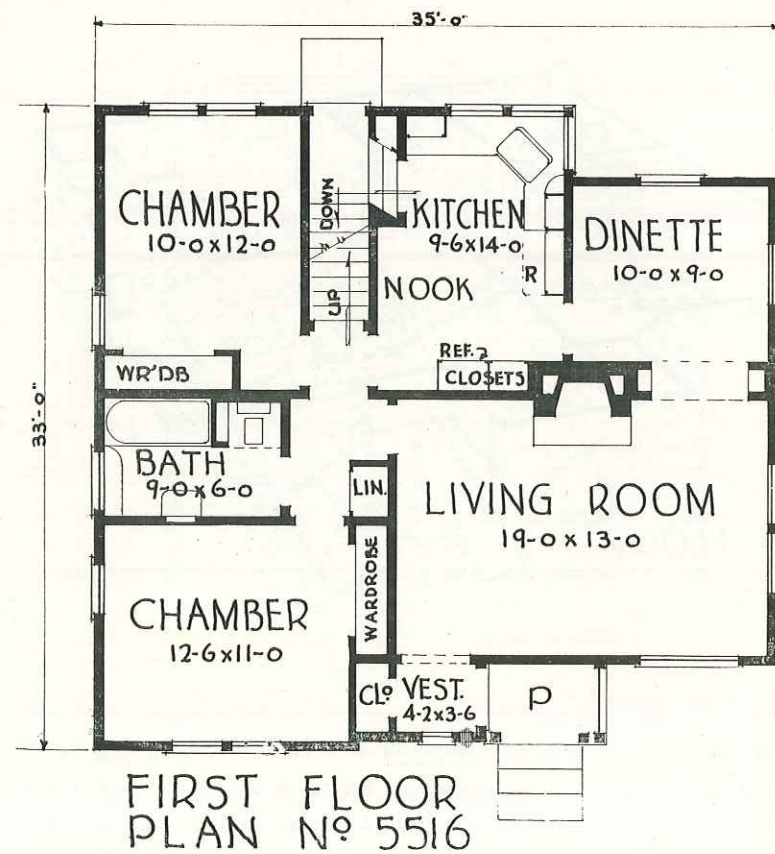
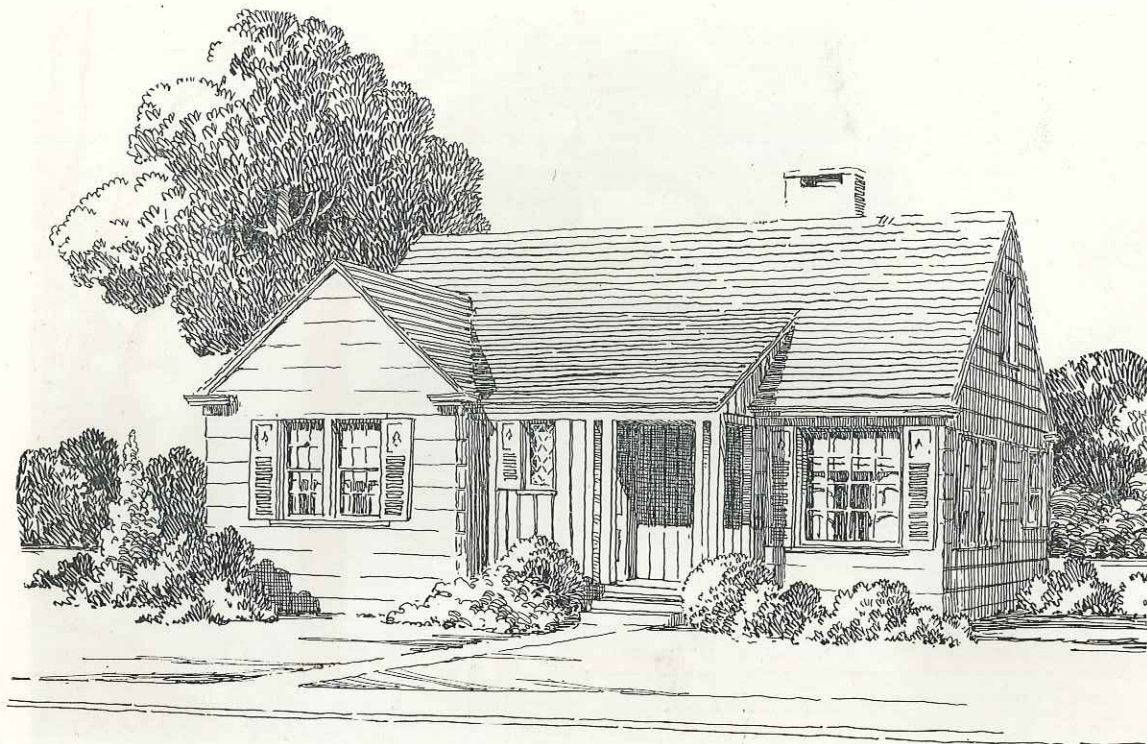


PLAN No. 4656 **Size 36'-0" x 27'-0" — Area 987 sq. ft.**
 This small house of distinctive design features a convenient plan and large basement which may be divided into play and work areas.

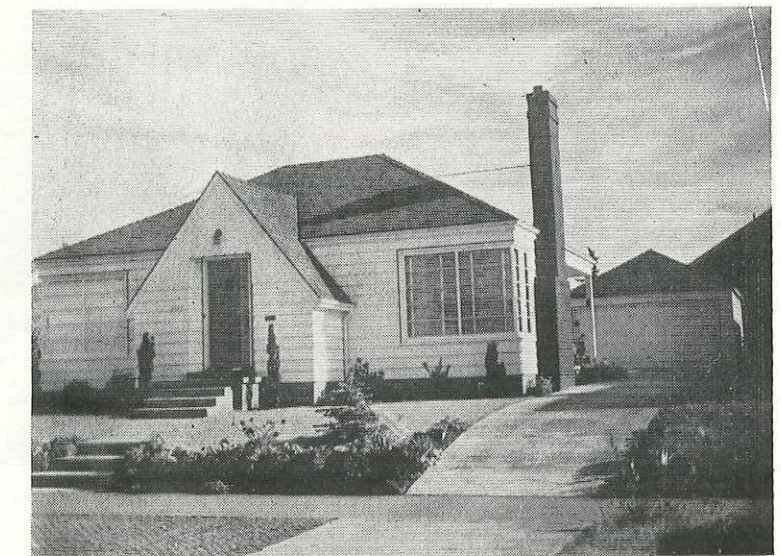
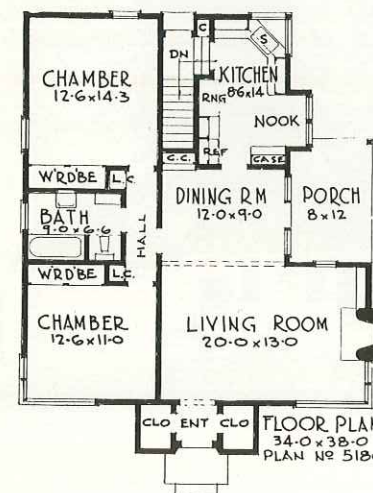


FIRST FLOOR

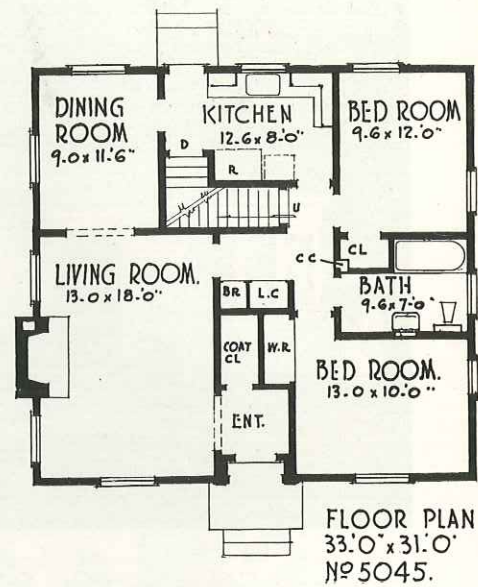
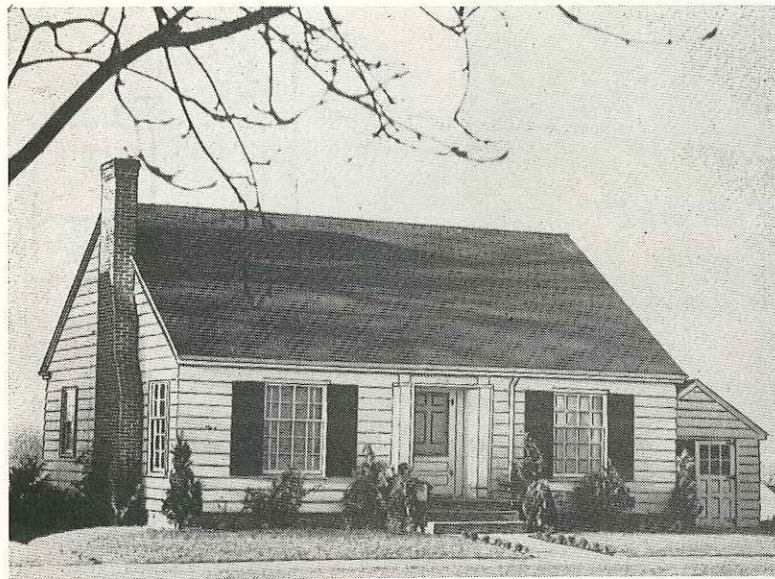
PLAN No. 4756 **Size 33'-6" x 28'-0" — Area 981 sq. ft.**
 The floor arrangement of this modern house makes provision for a breakfast table space in the kitchen as well as the dining nook.



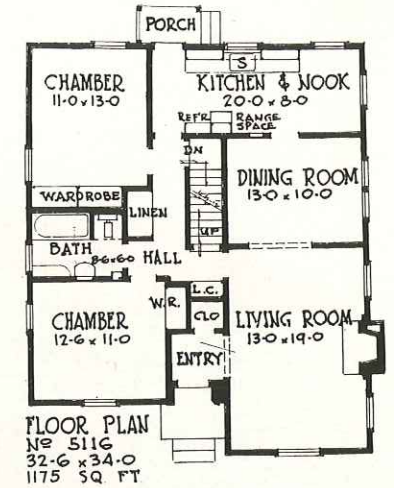
PLAN No. 5178 Size 30'-0" x 32'-0" — Area 1062 sq. ft.
 Moderne in exterior styling and convenient in floor plan this small house and basement exemplifies the best in modern house design.



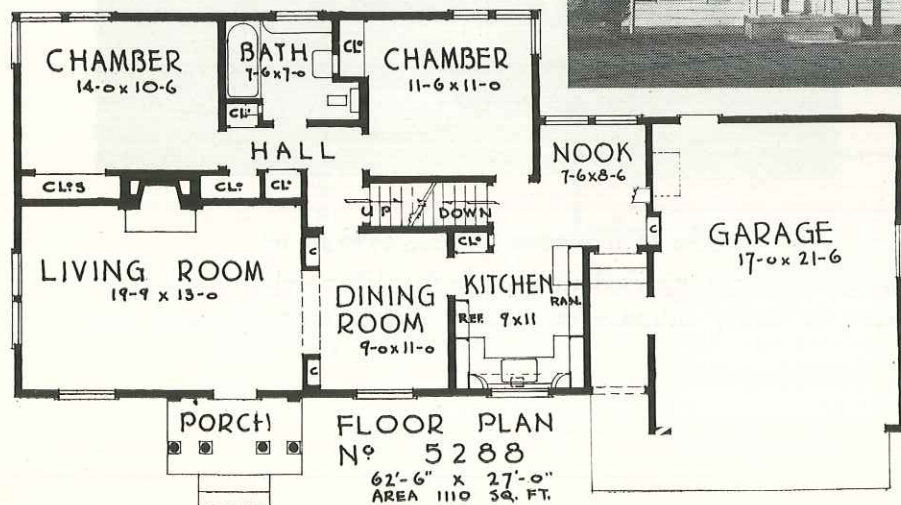
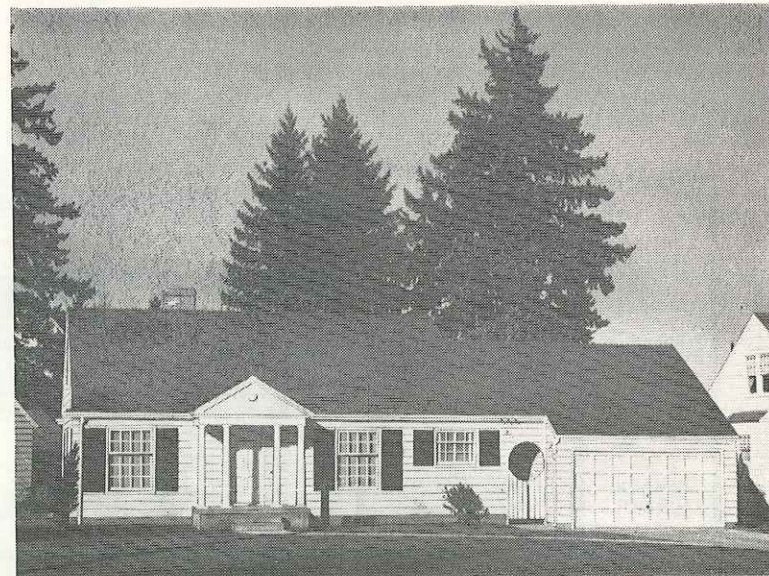
PLAN No. 5180 Size 34'-0" x 38'-0" — Area 1179 sq. ft.
 One of the charming features of this modern home is the side porch which can be used as family entrance or outdoor dining room.



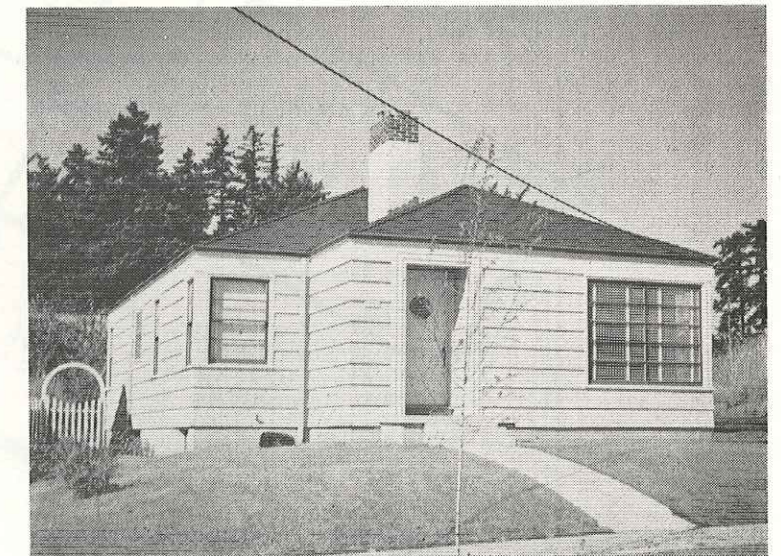
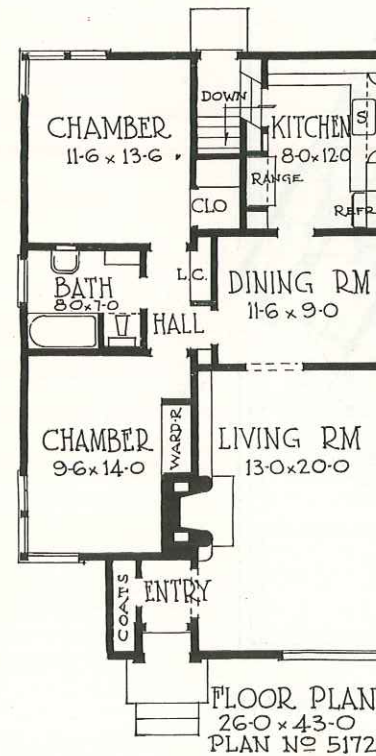
PLAN No. 5045 Size 33'-0" x 31'-0" — Area 1013 sq. ft.
Typical of the Cape Cod Cottage this small house has used all of the available space and provides a large attic and basement.



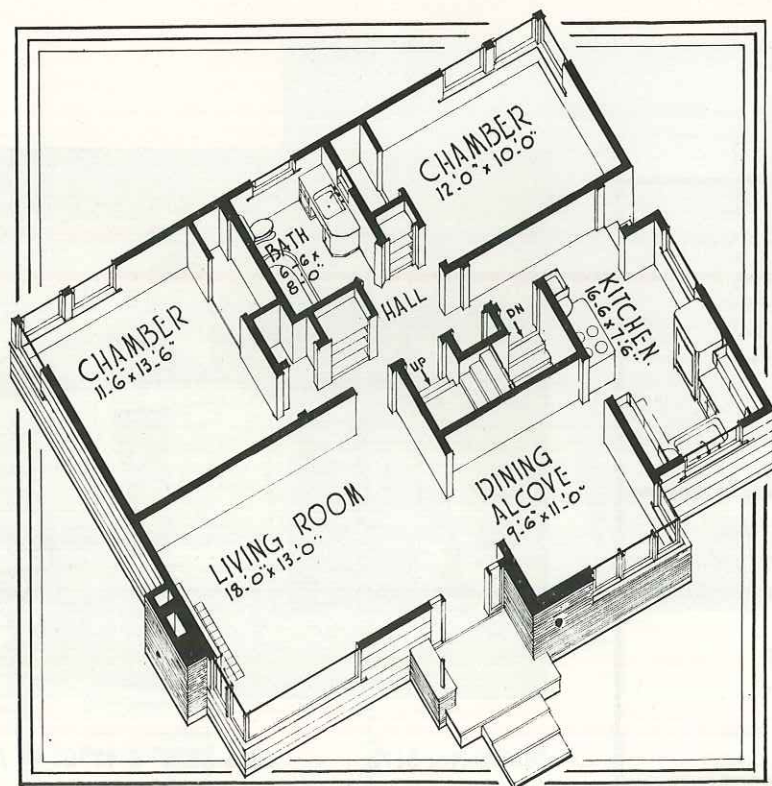
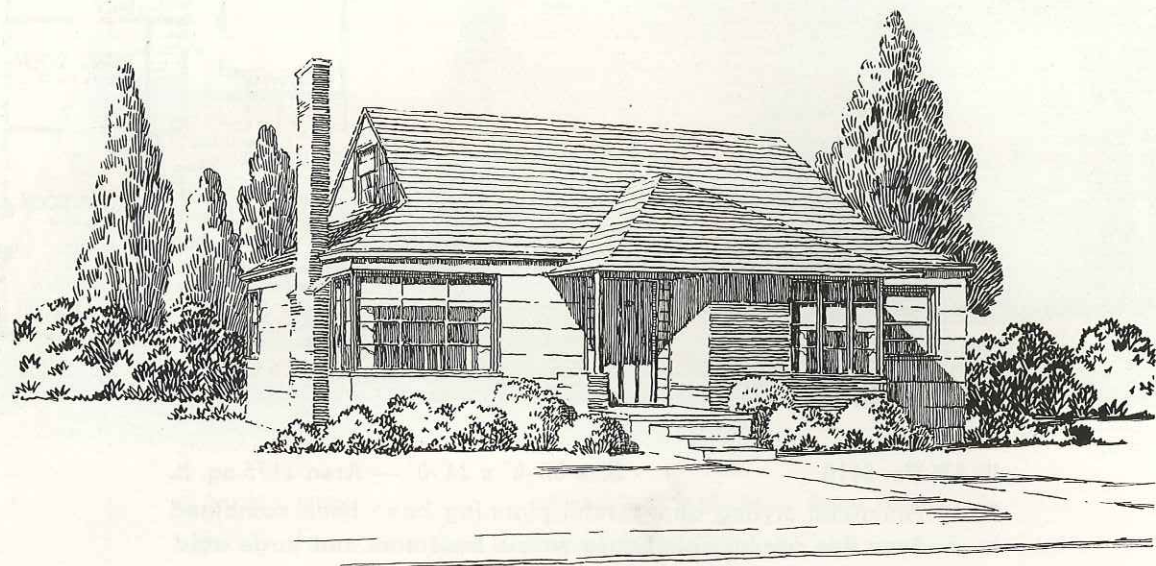
PLAN No. 5116 Size 32'-6" x 34'-0" — Area 1175 sq. ft.
Early American styling and careful planning have been combined to produce this comfortable house with a basement and large attic.



PLAN No. 5288
Size 62'-6" x 27'-0"
Area 1110 sq. ft.
Designed in Colonial style of the South this small house presents an imposing side to the front and has ample space for convenient living.

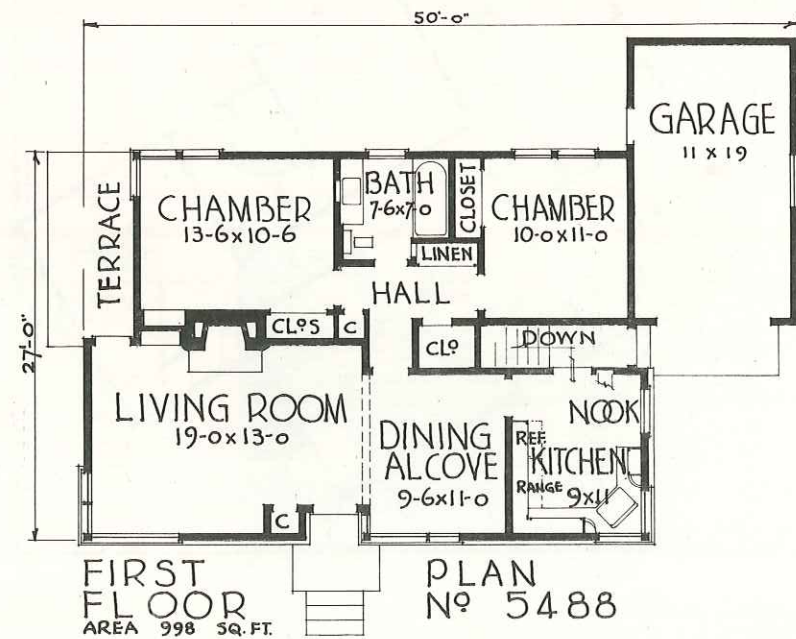
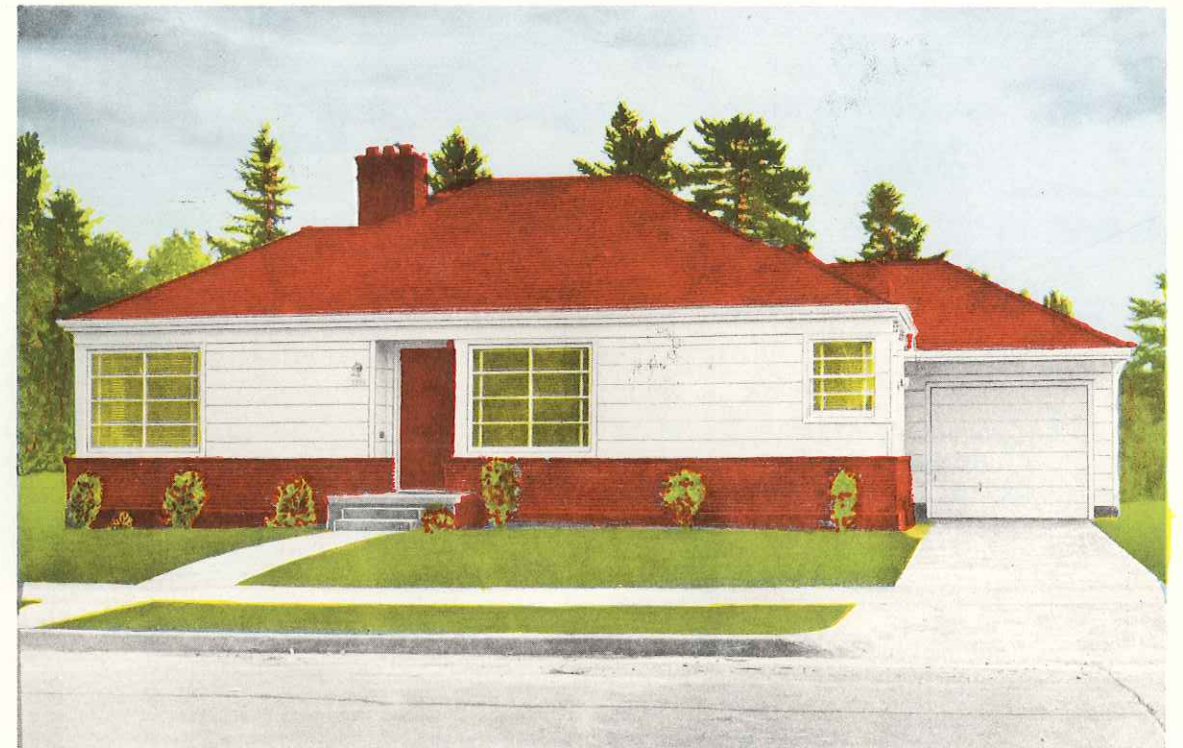


PLAN No. 5172 Size 26'-0" x 43'-0" — Area 1076 sq. ft.
Designed especially for a narrow lot this house provides the comfort of a larger one. Available with kitchen table space.



FLOOR PLAN No 5239.
SIZE - 37'-0" x 28'-0"

AREA 1068 SQ.FT.



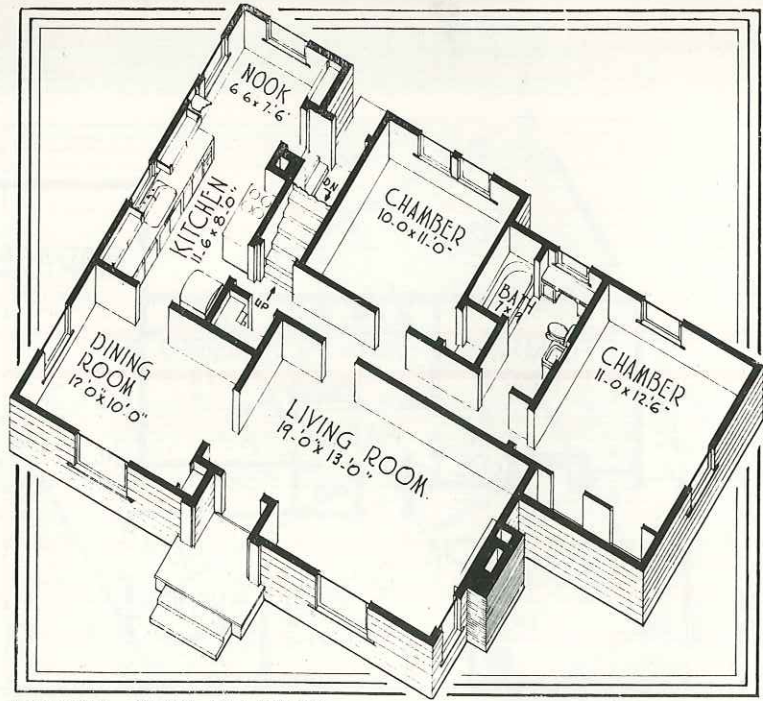
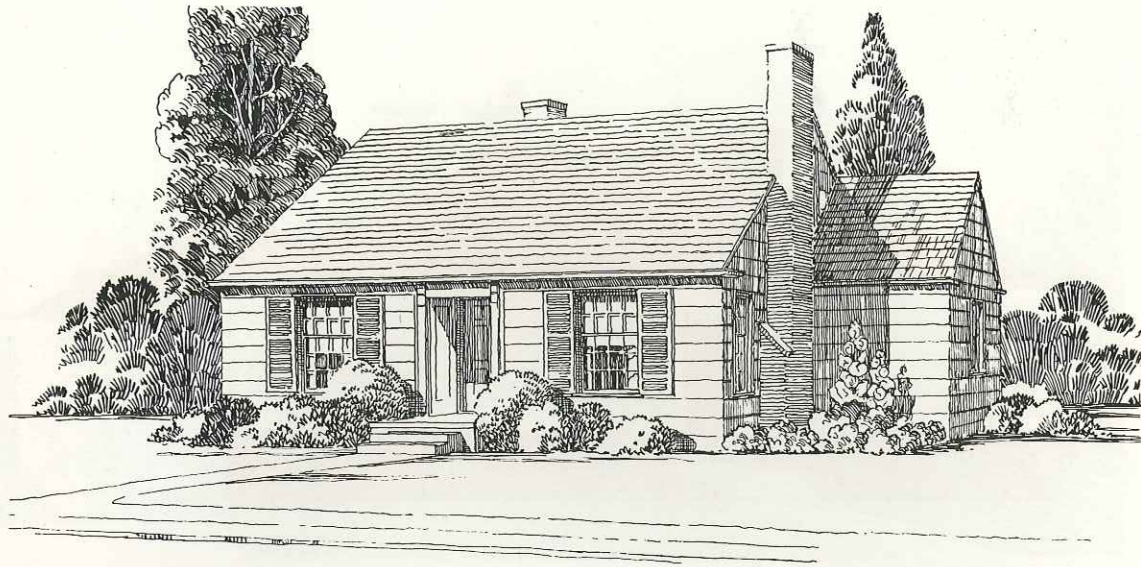
FIRST FLOOR
AREA 998 SQ.FT.

PLAN No 5488

PLAN No. 5488

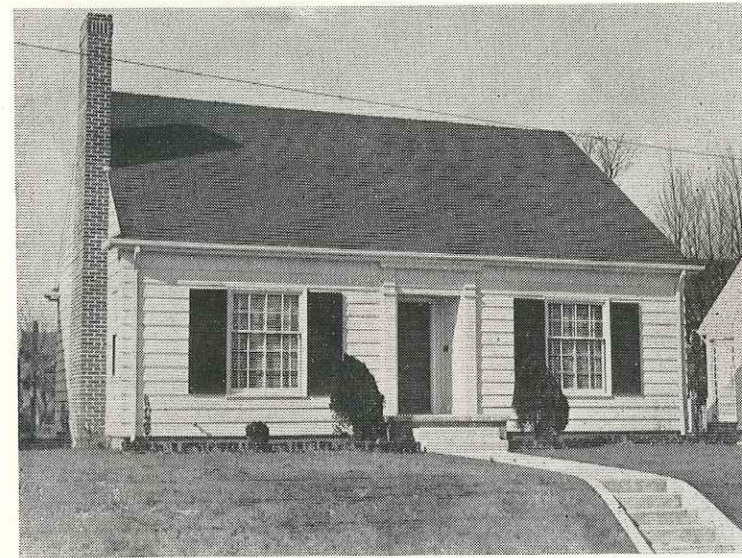
Size 50'-0" x 27'-0" — Area 998 sq. ft.

Designed to take full advantage of a large suburban tract or corner lot, this modern cottage provides many advantages in a small area.



FLOOR PLAN NO 5163
SIZE - 42'-0" x 30'-6"

AREA - 1,080 SQ. FT

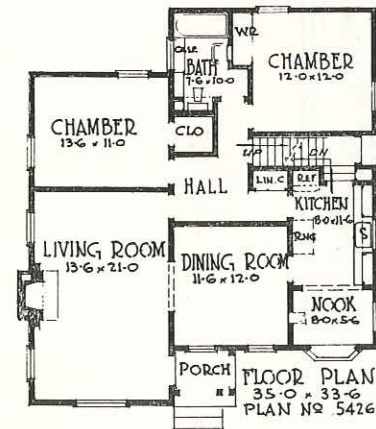


FLOOR PLAN
34'-0" x 30'-0"
No 5316 AREA 1,043 SQ. FT

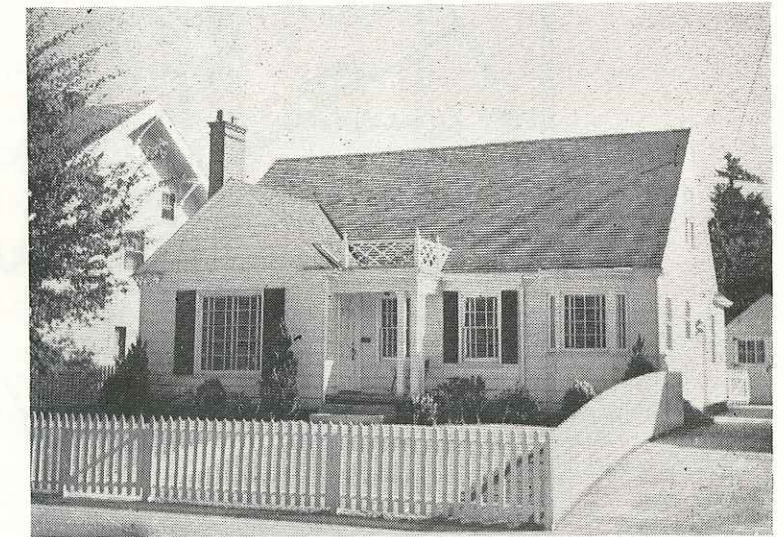
PLAN No. 5316

Size 34'-0" x 30'-0" — Area 1043 sq. ft.

This "larger than it looks" Cape Cod Cottage has a large attic which can be finished into two additional bedrooms besides the main floor.



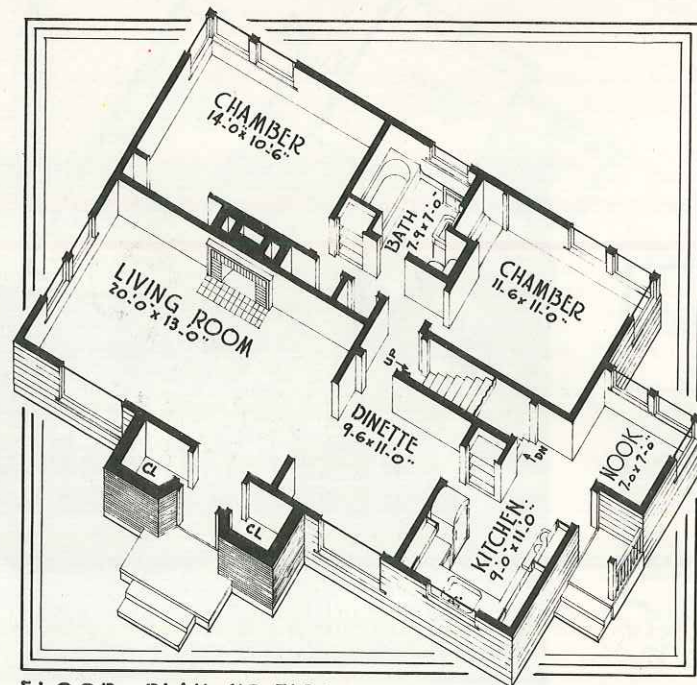
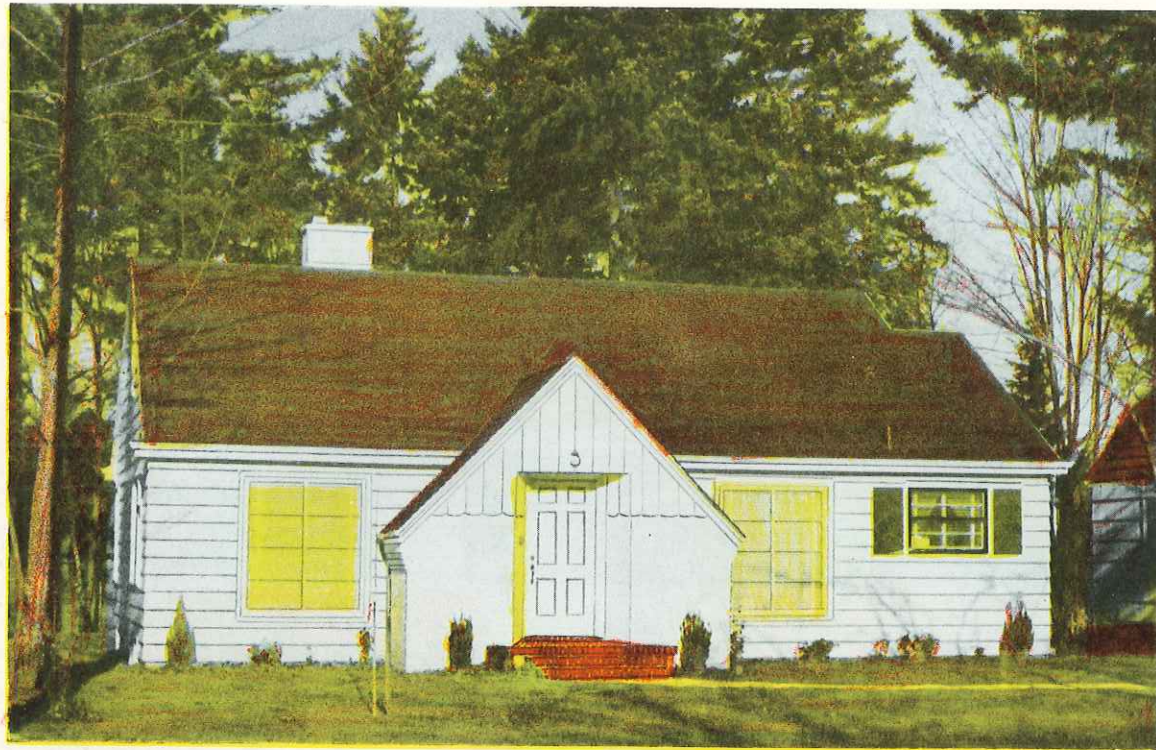
FLOOR PLAN
35'-0" x 33'-6"
PLAN No 5426



PLAN No. 5426

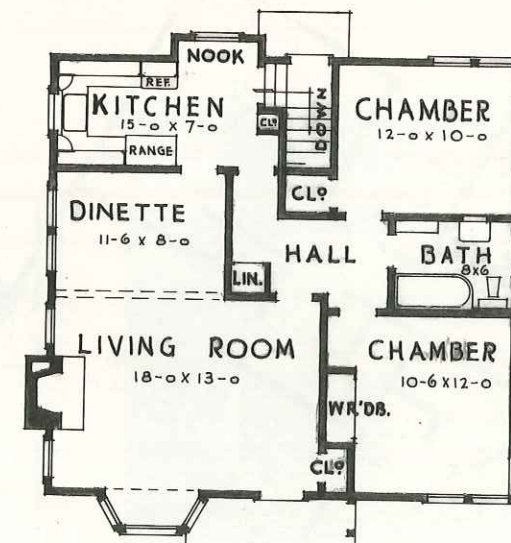
Size 35'-0" x 33'-6" — Area 1193 sq. ft.

The Early American style takes advantage of the convenience of a modern plan for a well-balanced house with basement and attic.



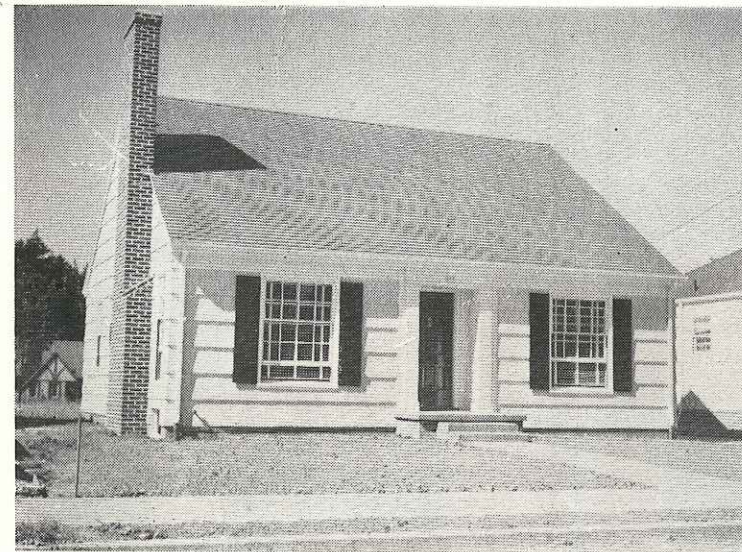
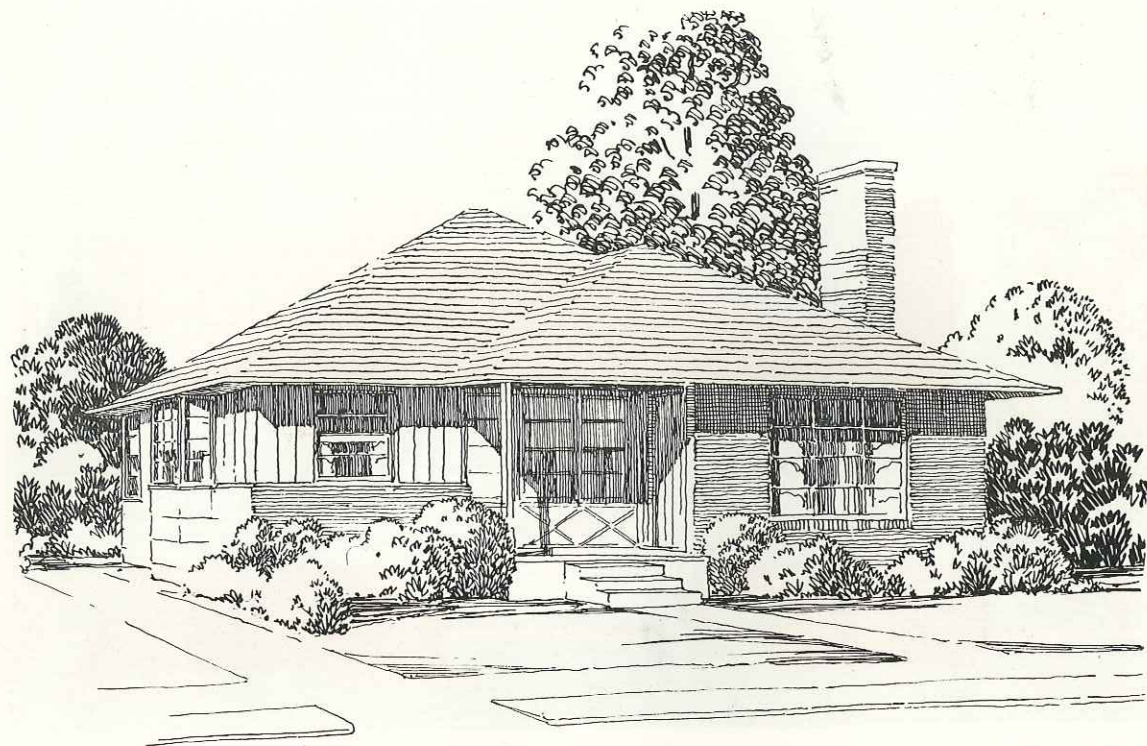
FLOOR PLAN No 5188
 SIZE - 44'-0" x 27'-0" AREA - 1,146 SQ. FT.

PLAN No. 5188 Size 44'-0" x 27'-0" — Area 1146 sq. ft.
 The Modern English styling of this exterior becomes the generous plan with storage attic and a large divided basement room.

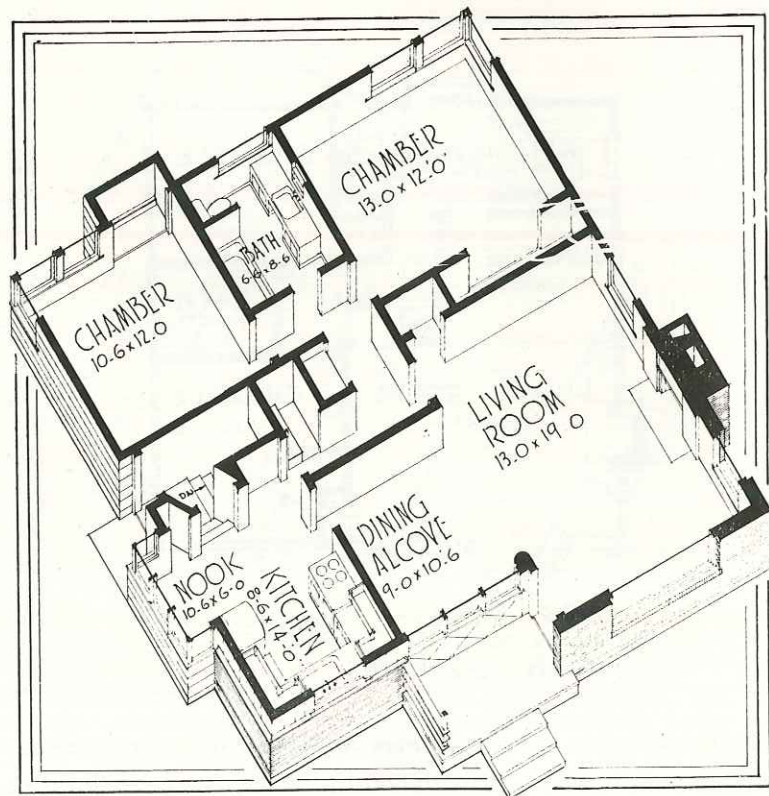


FLOOR PLAN AREA 985 SQ. FT.
 32'-0" x 30'-0"
 PLAN No 5216-B

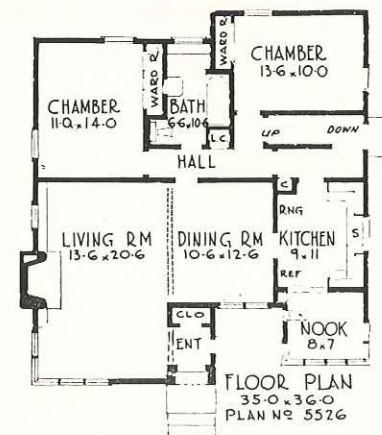
PLAN No. 5216-B Size 32'-0" x 30'-0" — Area 985 sq. ft.
 The last word in streamlined styling graces this low, modern house of good rooms, well arranged in a minimum of ground area covered.



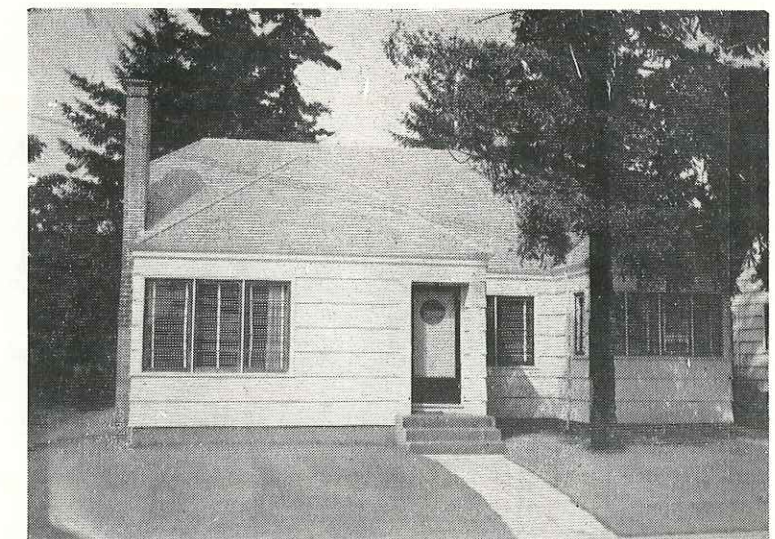
PLAN No. 5378-A Size 31'-0" x 36'-0" — Area 1046 sq. ft.
 Like all Cape Cod Cottages, this one takes advantage of every bit of available space and provides a breakfast table in the kitchen.

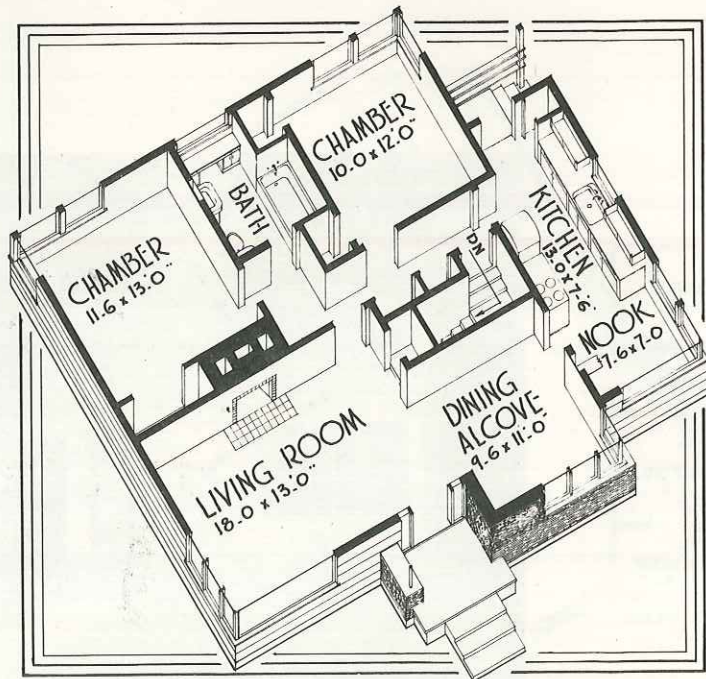


FLOOR PLAN No 5726 AREA 1,076 sq.ft.
 SIZE 32.0 x 35.0

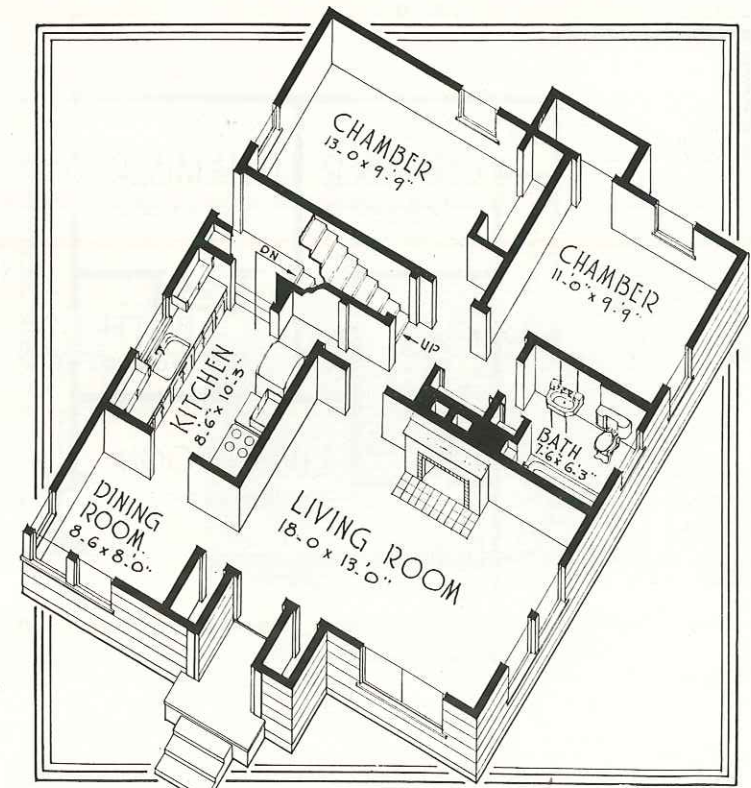
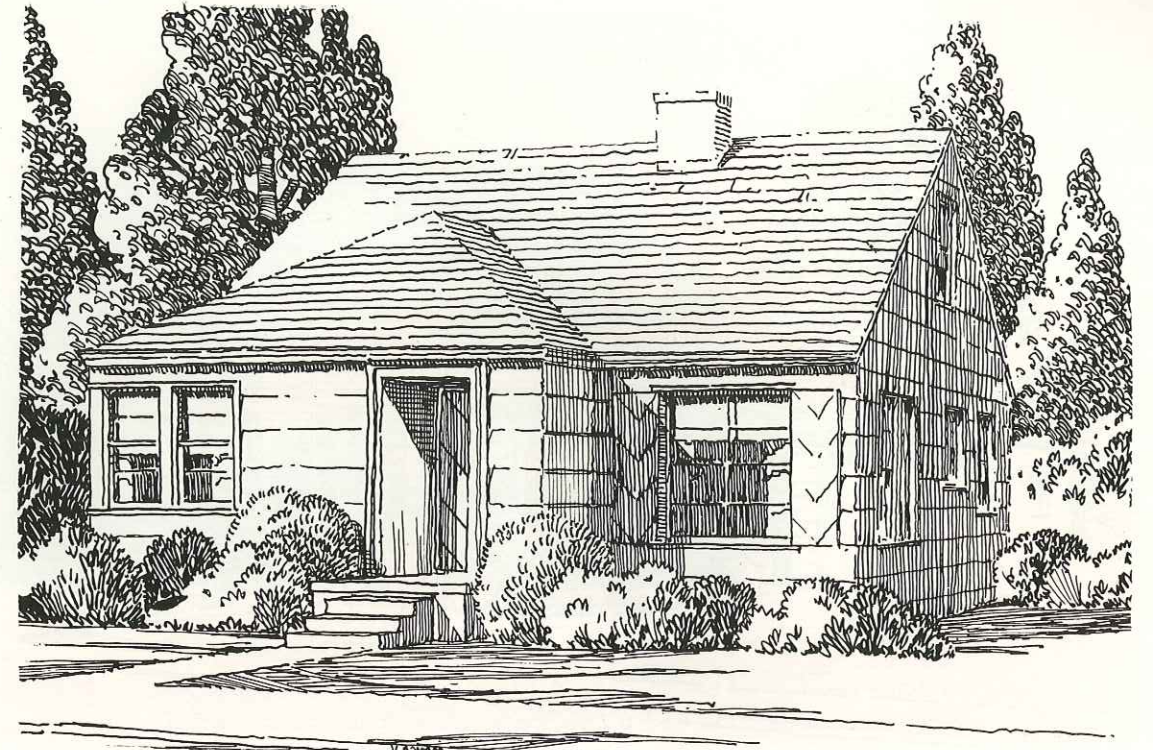


PLAN No. 5526 Size 35'-0" — 36'-0" — Area 1235 sq. ft.
 A fine, convenient floor plan is shown here in modernistic dress that permits a large attic for future use and a full size basement.

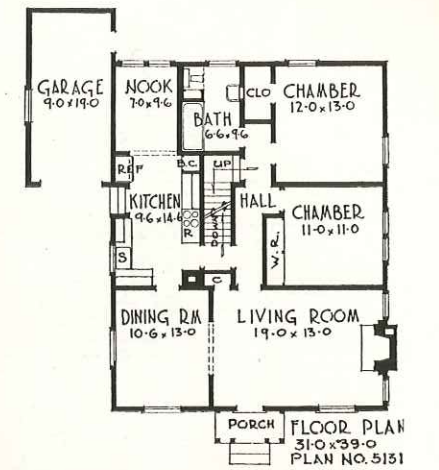
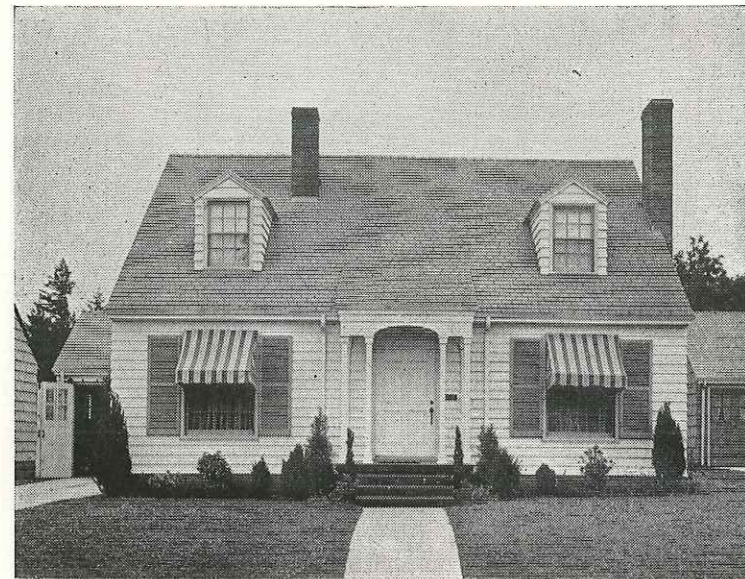
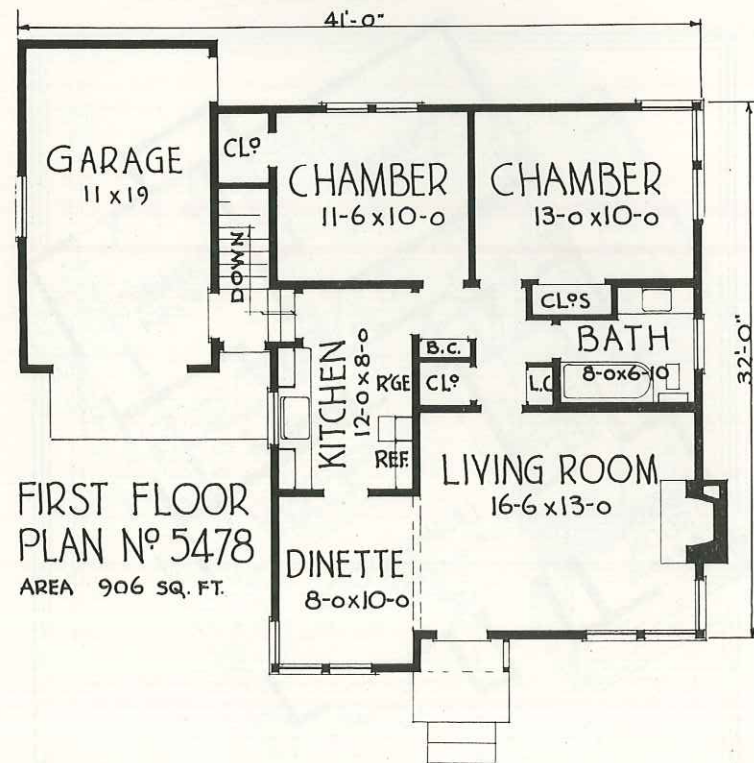
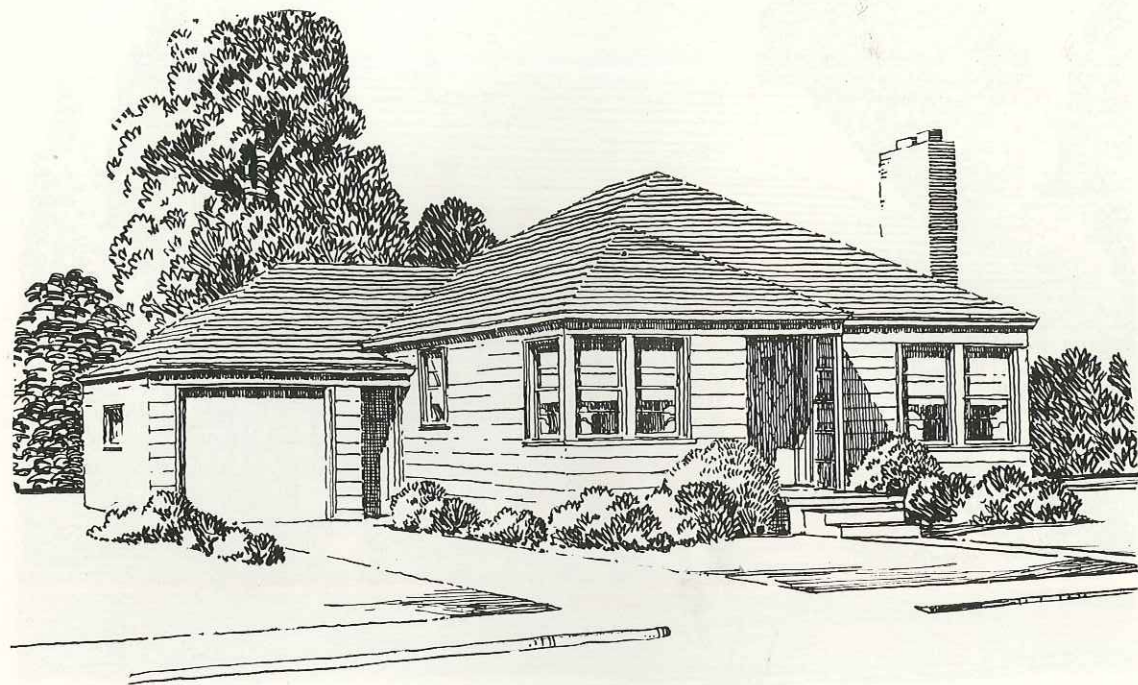




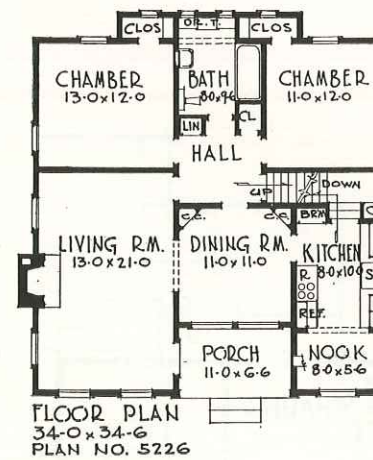
FLOOR PLAN NO 5139
 SIZE 37'-0" x 30'-0" AREA 1091 SQ. FT.
PLAN No. 5139 Size 37'-0" x 30'-0" — Area 1091 sq. ft.
 The last word in modern styling, this small house provides a full basement which can be divided into service areas and a party room.



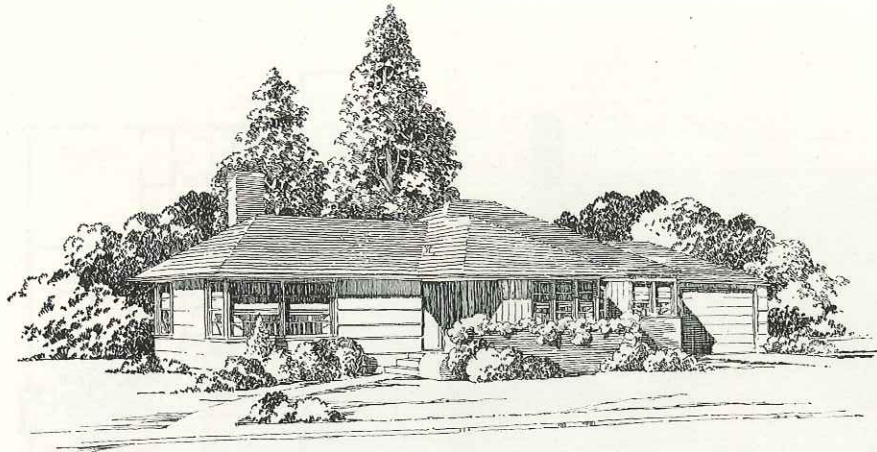
FLOOR PLAN NO 5678
 SIZE 28'-0" x 35'-0" AREA 940 SQ. FT.



PLAN No. 5131 Size 31'-0" x 39'-0" — Area 1209 sq. ft.
All of the features which make a good house have been combined
in the arrangement of this story and a half cottage with basement.



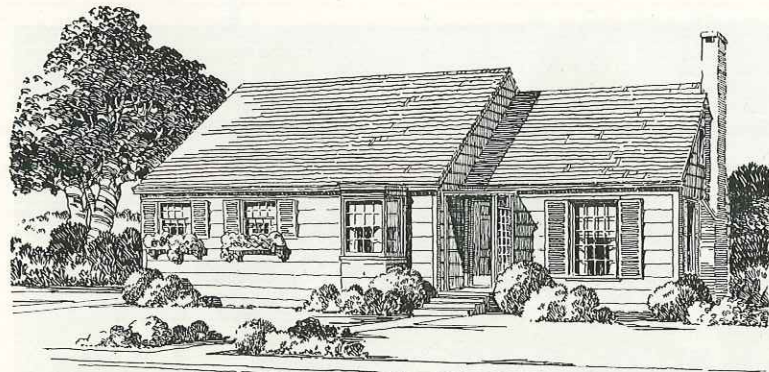
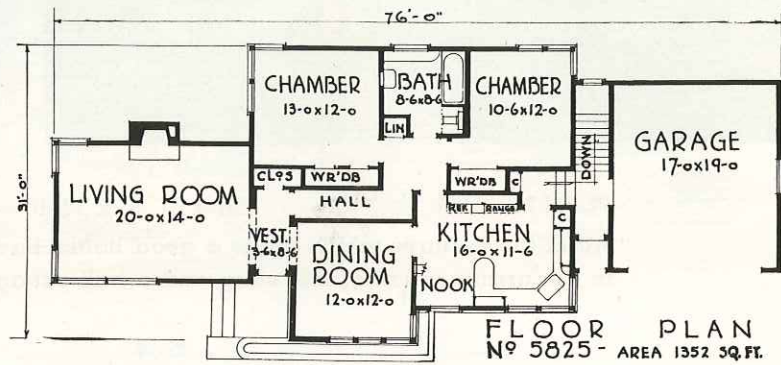
PLAN No. 5226 Size 34'-0" x 34'-6" — Area 1146 sq. ft.
A very popular floor plan has been roofed in the economical Cape
Cod style in this convenient home, with an attic and a full basement.



PLAN No. 5825

Size 76'x31'--Area 1352 sq ft.

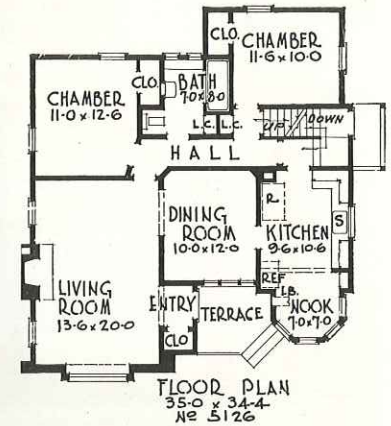
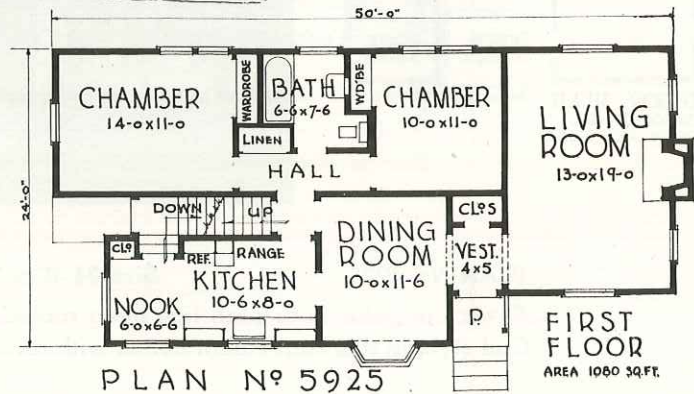
This modern cottage embodies the best features of streamlined design with a brick flower box railing on the porch and in front of dining room corner windows.



PLAN No. 5925

Size 50'x24' — Area 1080 sq. ft.

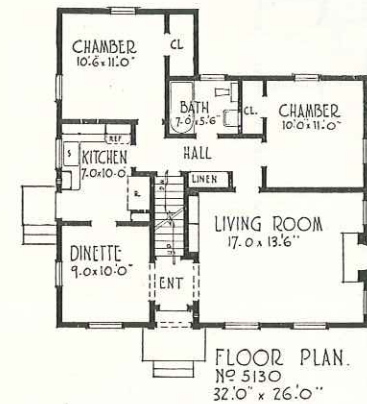
Carefully designed in the Cape Cod style this house should endure. Plans can be furnished for a garage attached at the left side with matching roof.



PLAN No. 5126

Size 35'-0" x 34'-0" — Area 1148 sq. ft.

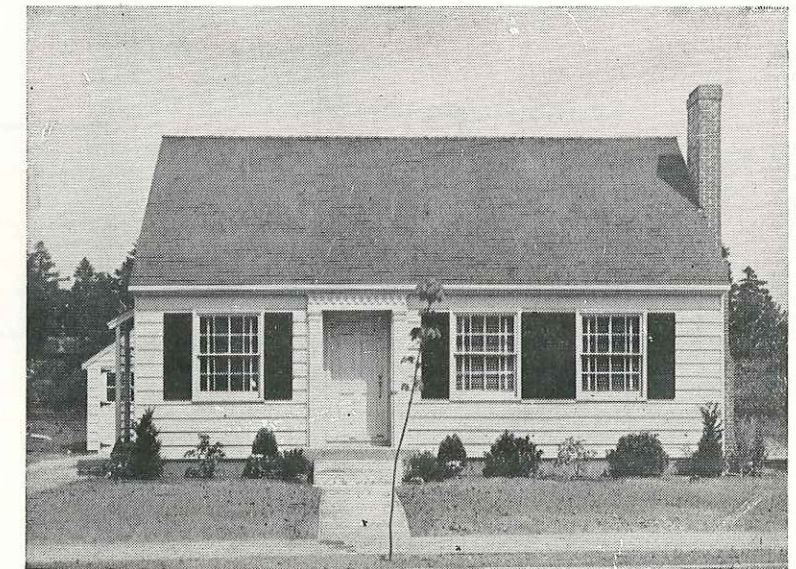
Traditional English styling enhances this fine floor plan and permits a large attic for future utilization and a generous basement space.

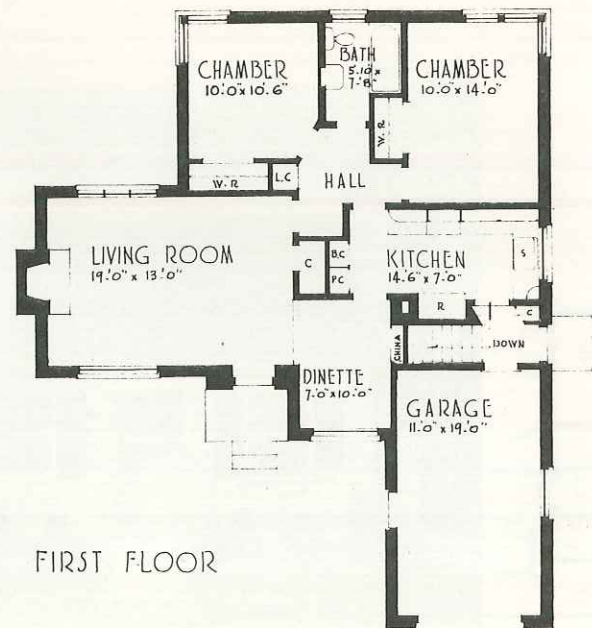
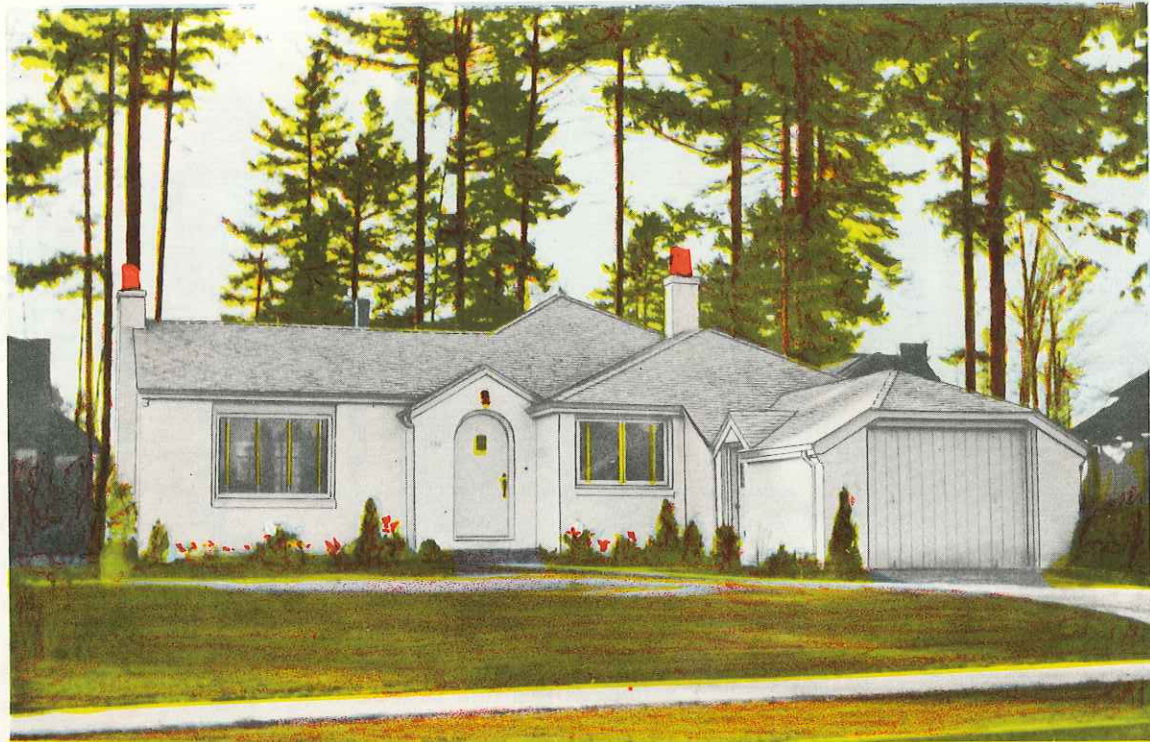


PLAN No. 5130

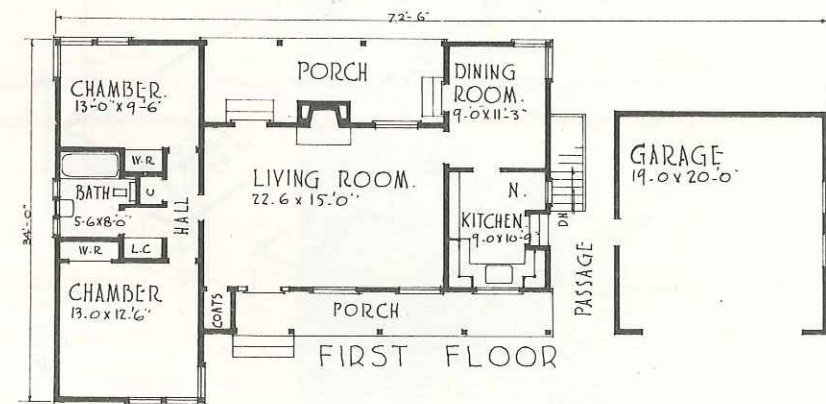
Size 32'-0" x 26'-0" — Area 927 sq. ft.

An unusual variation of the Cape Cod style house, having a large attic room, this house provides ample space for the average family.

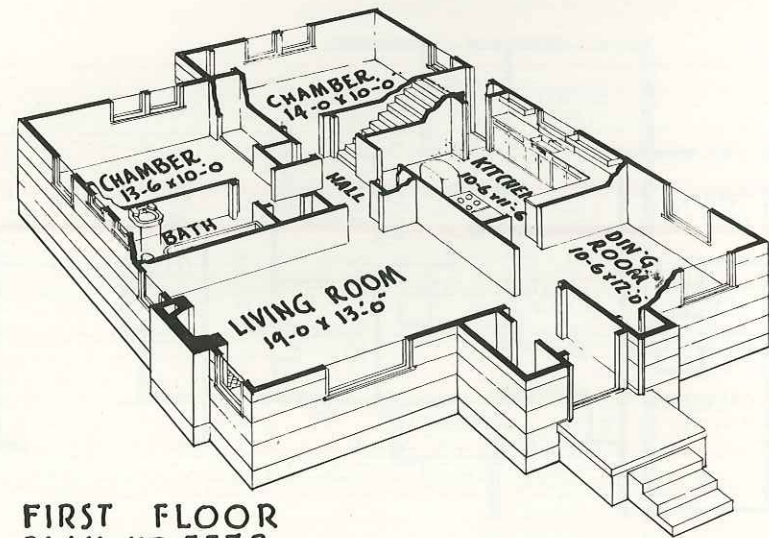




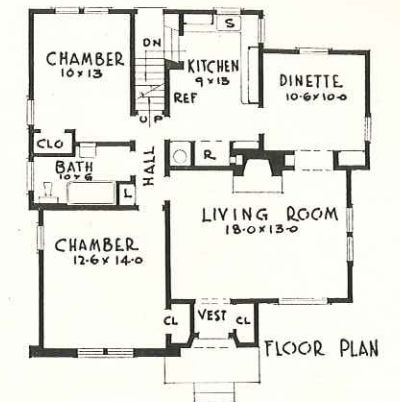
PLAN No. 5255 Size 39'-10" x 47'-10" — Area 1047 sq. ft.
 Designed to permit the use of a rambling style on a city lot this brick house has the advantage of looking well in any surroundings.



PLAN No. 5249 Size 72'-6" x 34'-0" — Area 1083 sq. ft.
 The modernized ranch style house is well adapted to suburban location and encourages an informal way of life for those about it.



**FIRST FLOOR
PLAN NO 5578**
SIZE 31-0 x 39-0 - AREA 1,121 SQ. FT.

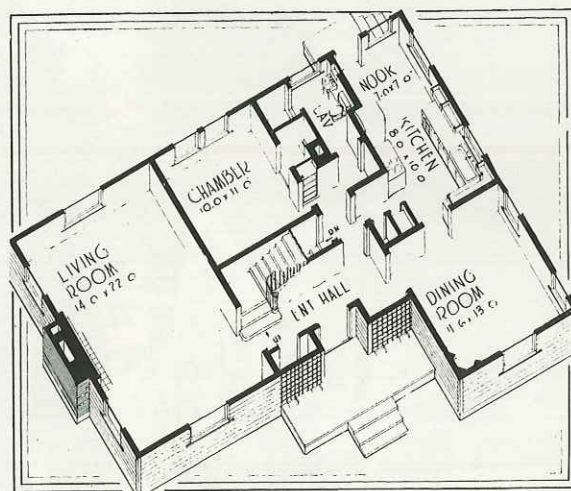
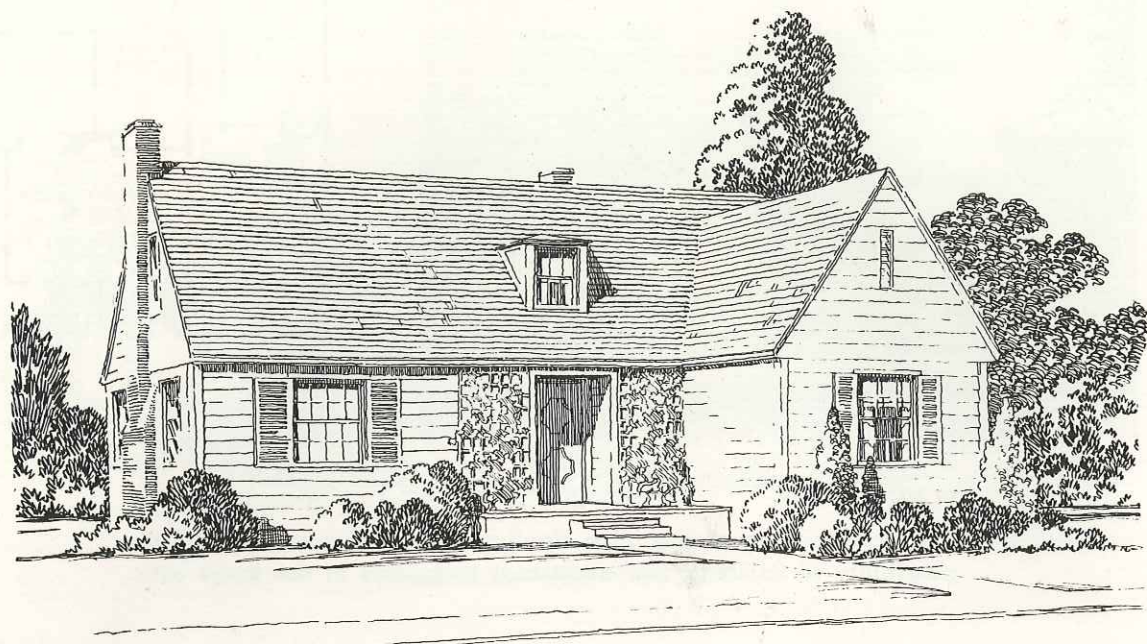


PLAN No. 5016 Size 34'-0" x 35'-4" — Area 1088 sq. ft.
The convenience of this nice English house is increased by the possibility of finishing two additional bedrooms in the large attic.

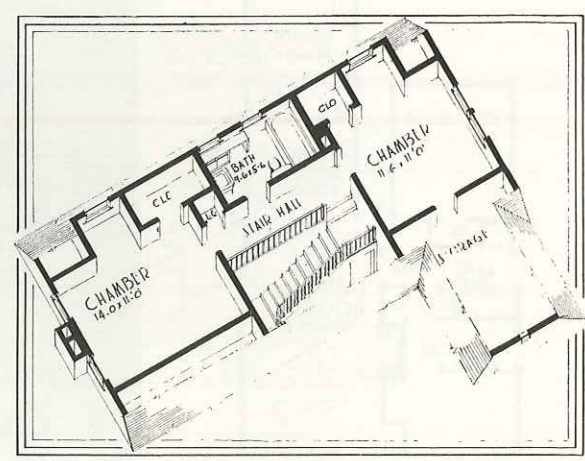


PLAN No. 5072 Size 26'-0" x 46'-0" — Area 1066 sq. ft.
This Cape Cod Cottage, which was designed especially for a narrow lot, will provide two small additional bedrooms in the attic.





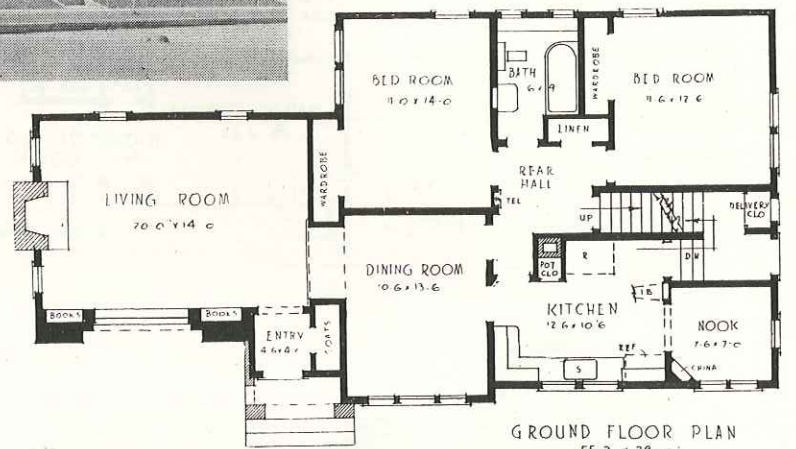
FIRST FLOOR PLAN NO 6003
SIZE 41'0" x 35'0"



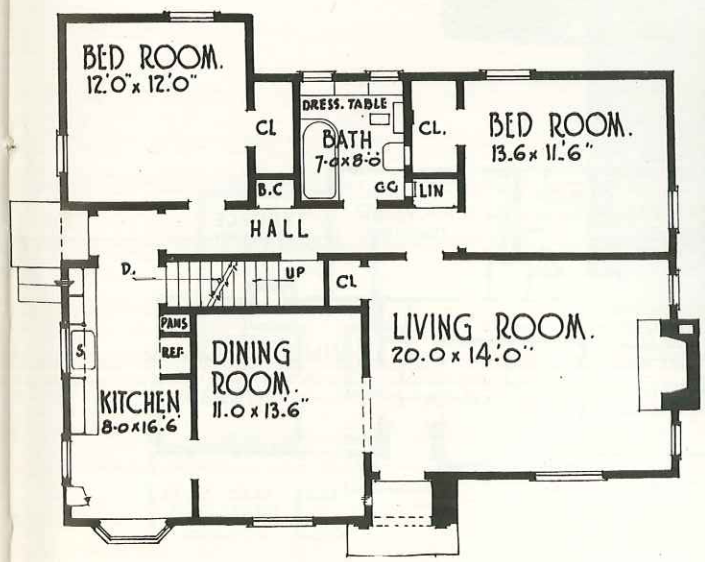
SECOND FLOOR PLAN
AREA 1050 SQ FT



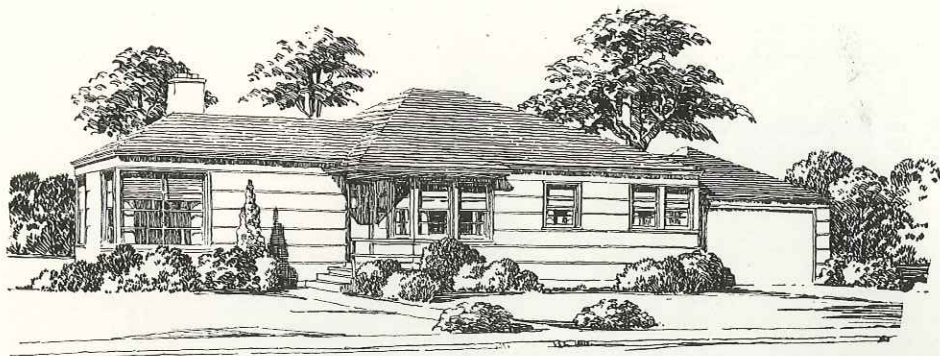
PLAN No. 5225
Size 55'-2" x 28'-0"
Area 1325 sq. ft.
This home was designed in the traditional English style for suburban property or a corner city lot. There is a large attic space.



GROUND FLOOR PLAN
55'2" x 28'-0"
NP 5225

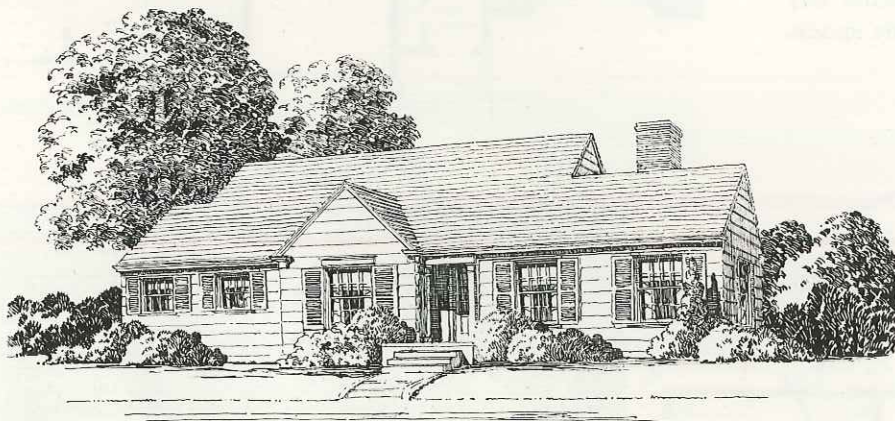
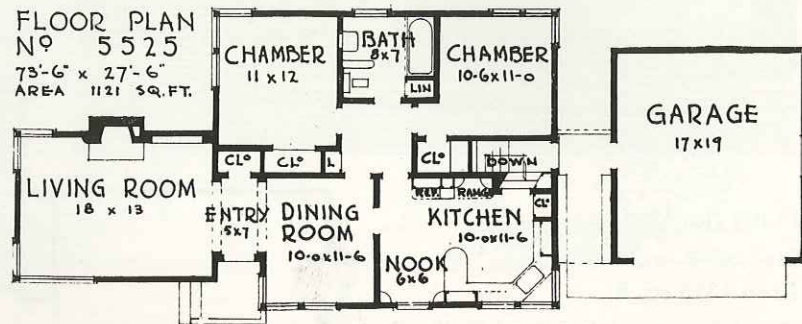


PLAN No. 5026 Size 41'-0" x 34'-0" — Area 1237 sq. ft.
A variation of the Cape Cod type, this home was designed for comfort and provides a large attic and full basement.



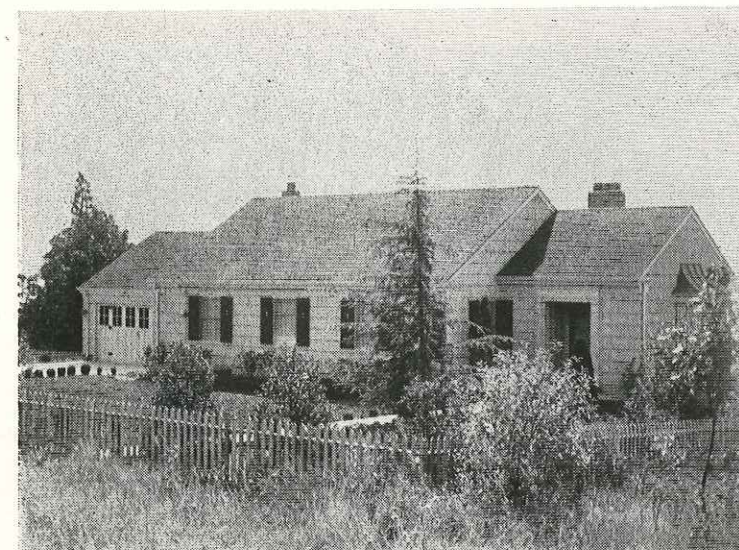
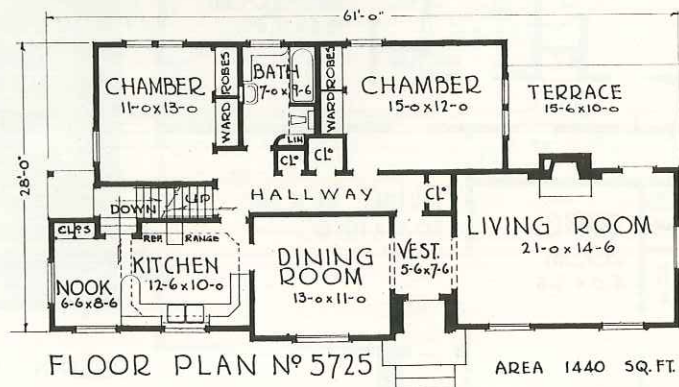
PLAN No. 5525
 Size 50'-0" x 27'-6"
 Area 1121 sq. ft.

Modern with a streamlined shake exterior and low roof, this house provides more room than could be expected for the ground area which it occupies.



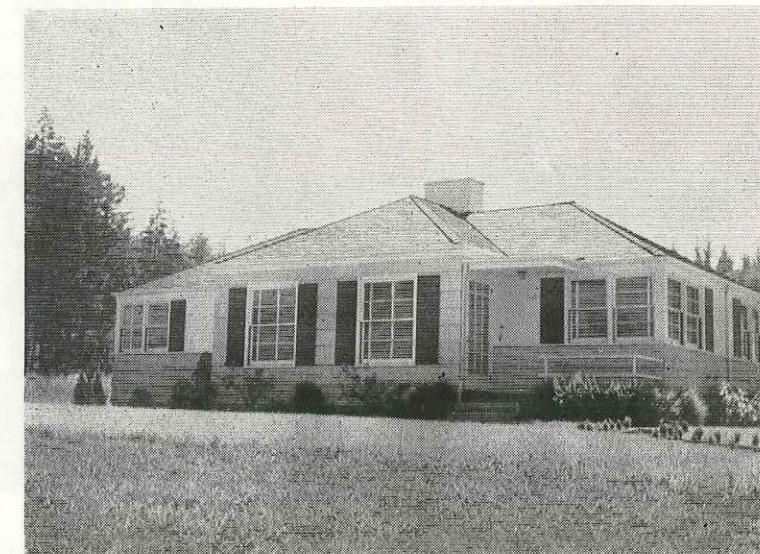
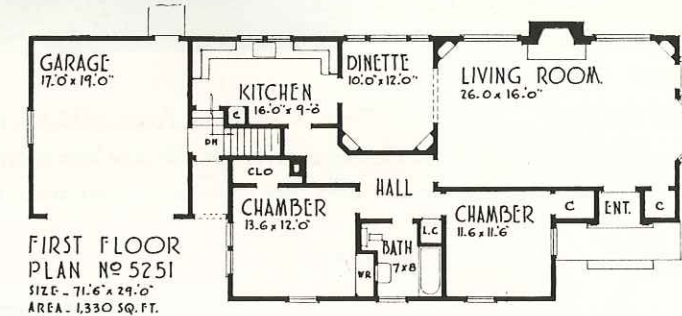
PLAN No. 5725
 Size 61'-0" x 28'-0"
 Area 1440 sq. ft.

This house has the large rooms and generous attic typical of its Early American type. The full basement may be divided into play and work areas, for future use.



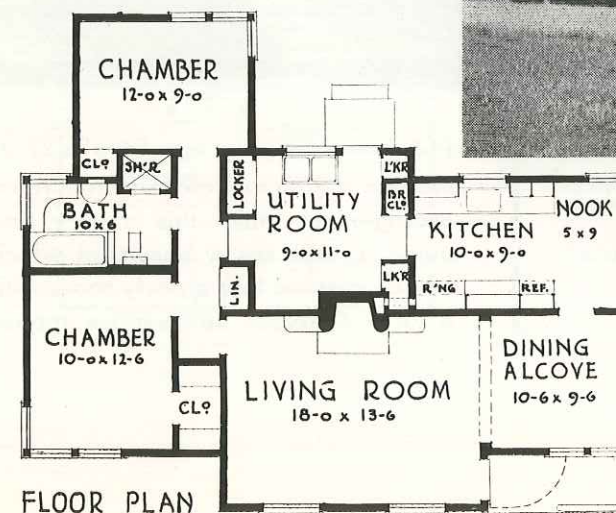
PLAN No. 5251 Area 1330 sq. ft.
 Size 71'-6" x 29'-0"

This Cape Cod Cottage type home was designed for a view to the rear and provides an oversize living room and generous bedrooms. The full basement may be divided into a playroom with a fireplace.

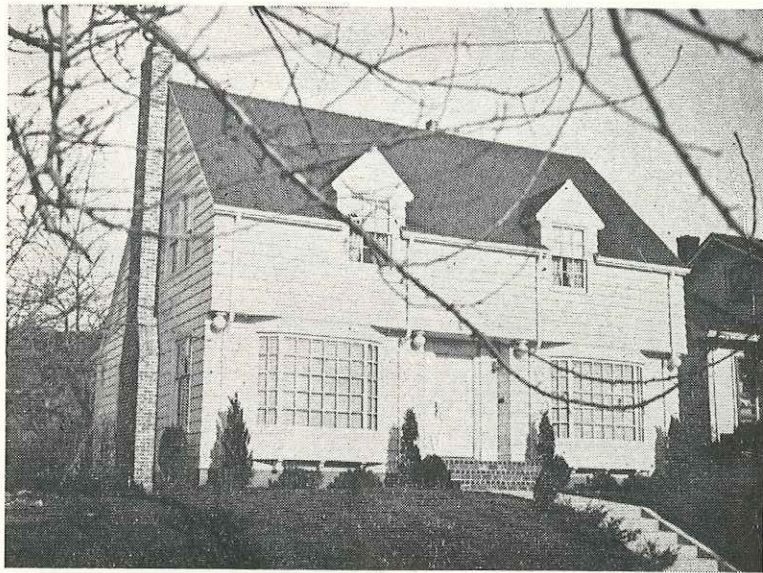


PLAN No. 5490
 43'-6" x 24'-0" Area 1292 sq. ft.

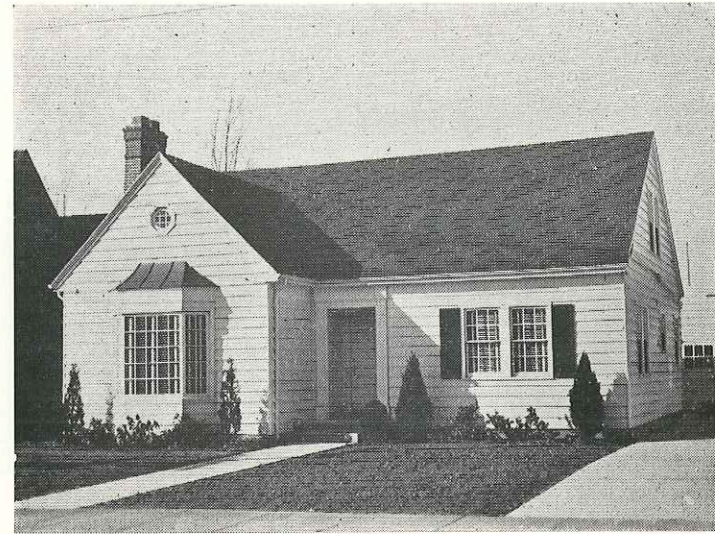
Designed for modern living in both exterior treatment and floor arrangement this home features the modern Utility Room in place of the customary basement. Design features shakes and boarding between the windows.



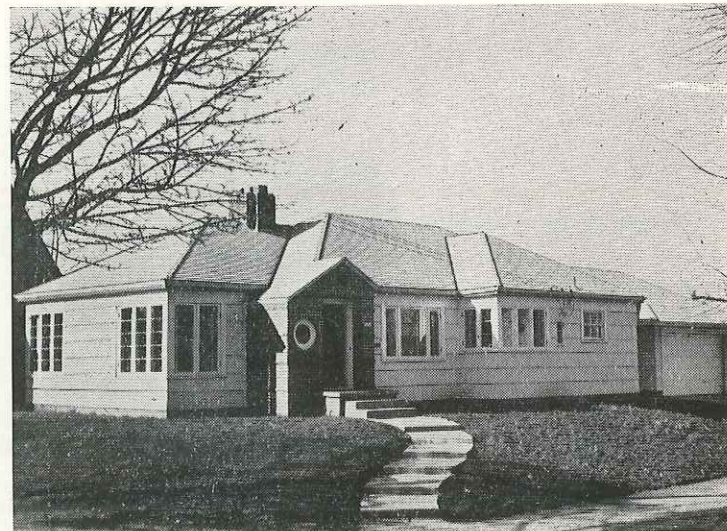
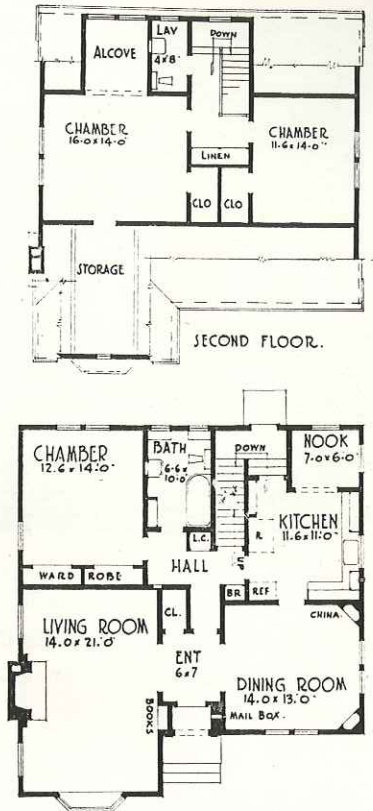
FLOOR PLAN
 PLAN No. 5490 - 43'-6" x 24'-0" - AREA 1292 SQ. FT.



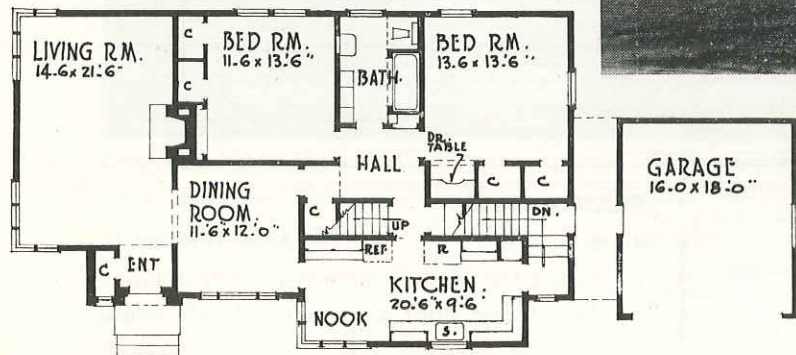
PLAN No. 681 Size 34'-6" x 26'-6" — Area 1012 sq. ft.
An unusual New England Colonial style, this house has many advantages in arrangement, and has imposing appearance.



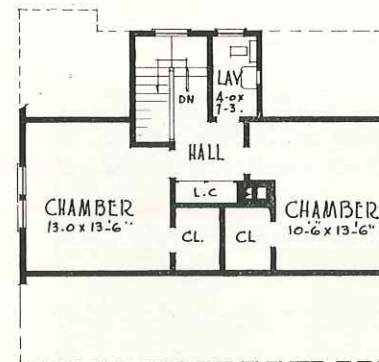
PLAN No. 6063 Size 36'-0" x 32'-0" — Area 1259 sq. ft.
This Early American style home has been called the perfect three bedroom house with an entrance hall and rear stairs.



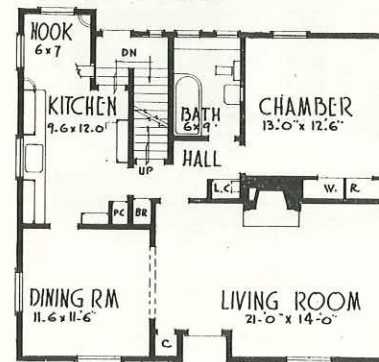
PLAN No. 5325 Size 52'-6" x 27'-8"
Modern styling and a convenient room arrangement make this a very fine home. It features a basement which can be divided into a party room with a large fireplace and service rooms.



FLOOR PLAN.
52'-6" x 27'-8"
PLAN No. 5325.



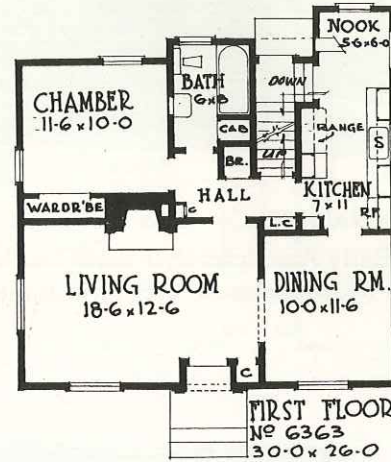
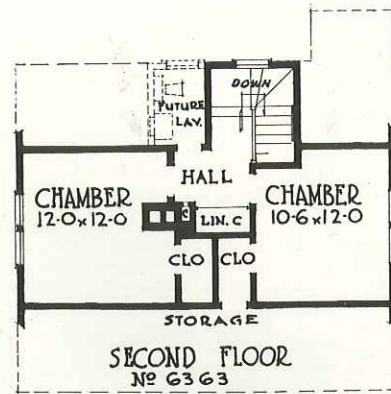
SECOND FLOOR



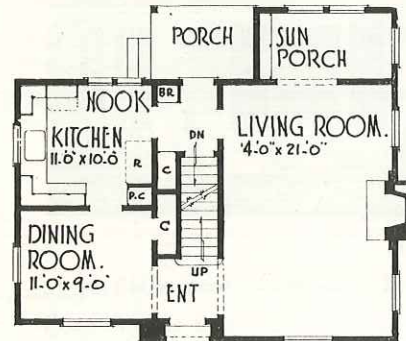
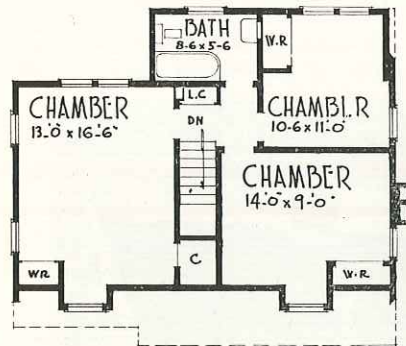
FIRST FLOOR
PLAN No. 6463
SIZE: 34'-0" x 30'-0"
AREA: 1,034 SQ. FT.



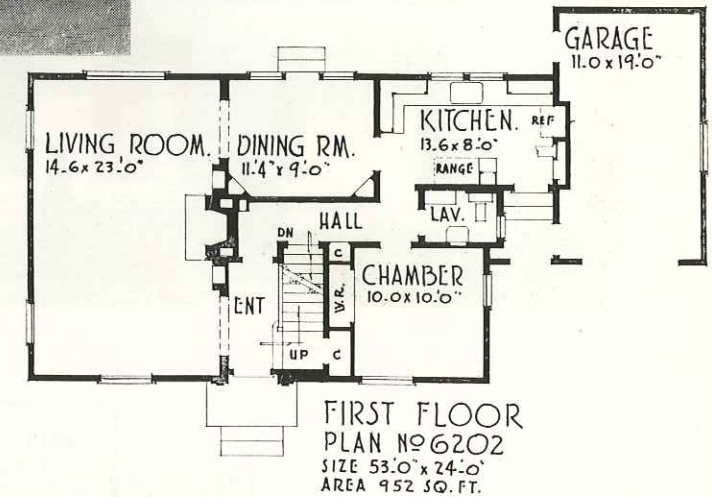
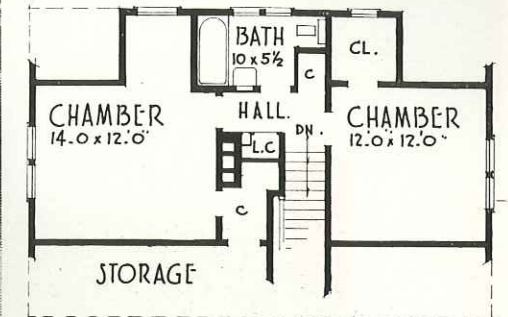
PLAN No. 6463 Size 34'-0" x 30'-0" — Area 1043 sq. ft.
The Cape Cod Cottage takes advantage of all enclosed space so that it can be utilized to very best advantage.



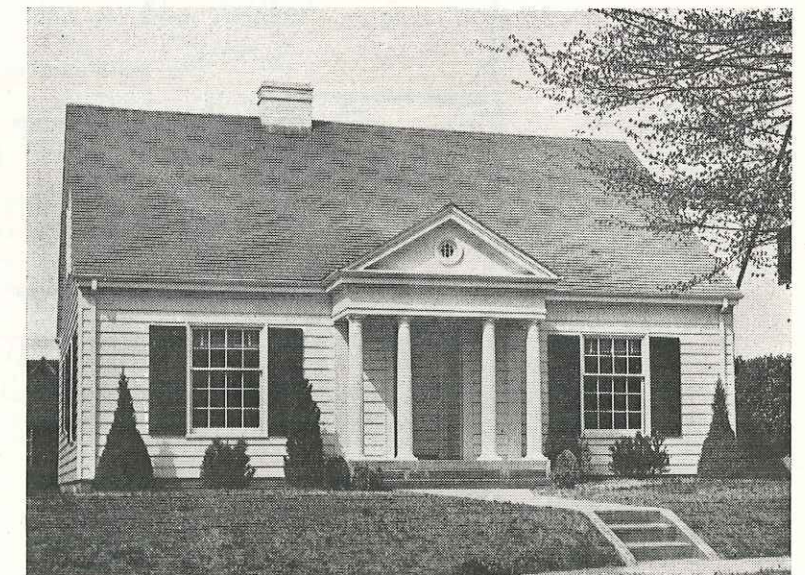
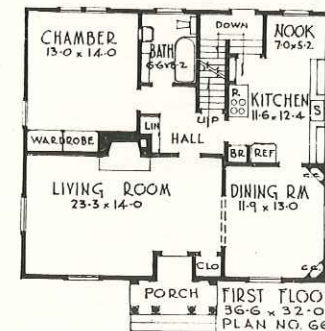
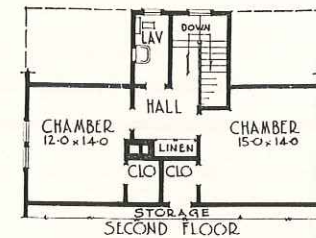
PLAN No. 6363 Size 30'-0" x 26'-0" — Area 818 sq. ft.
The very small area of this Cape Cod Cottage is result of careful planning to get the most space in the best use.



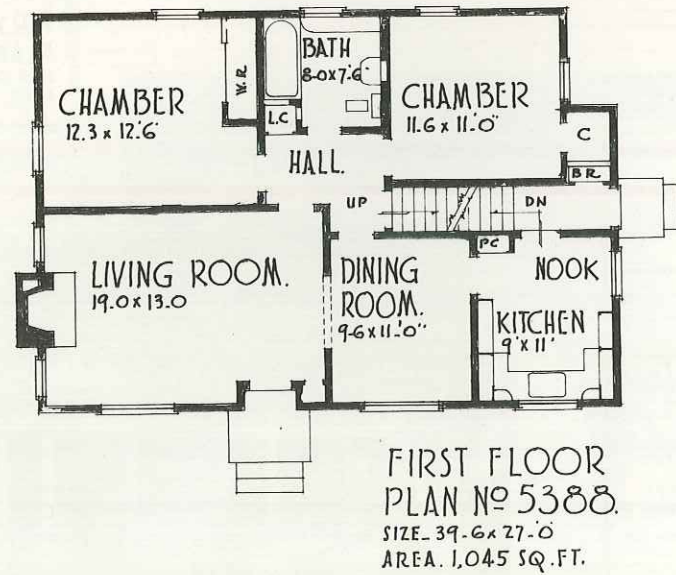
PLAN No. 6419 Size 32'-0" x 28'-0" — Area 811 sq. ft.
This complete small house provides a surprising number of generous rooms in a well-arranged floor plan.



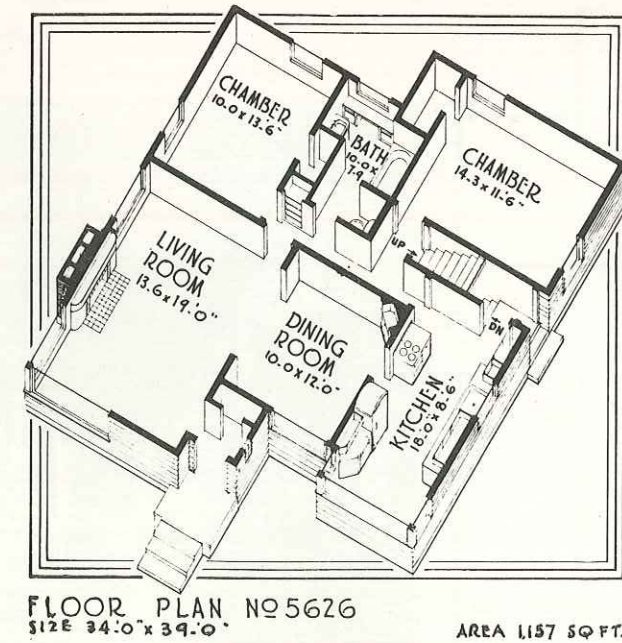
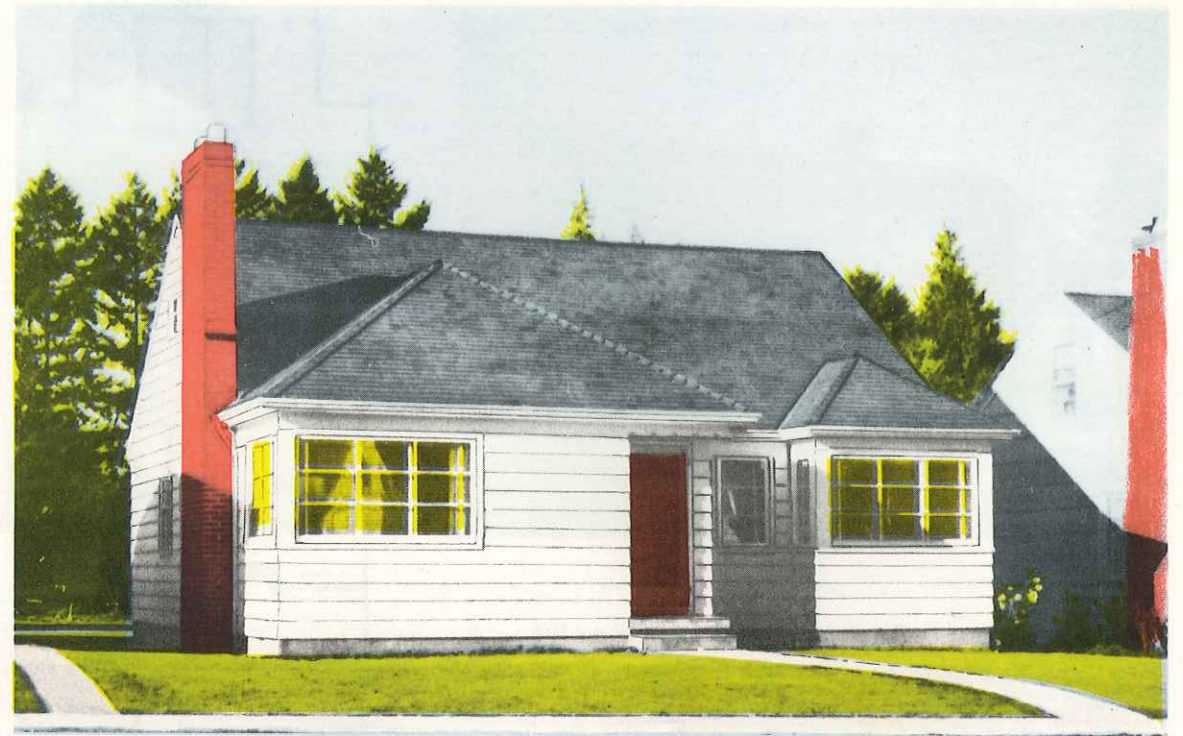
PLAN No. 6202
Size 53'-0" x 24'-0" Area 952 sq. ft.
This Cape Cod Cottage was designed for property with a view to rear or to look out on secluded flower garden.



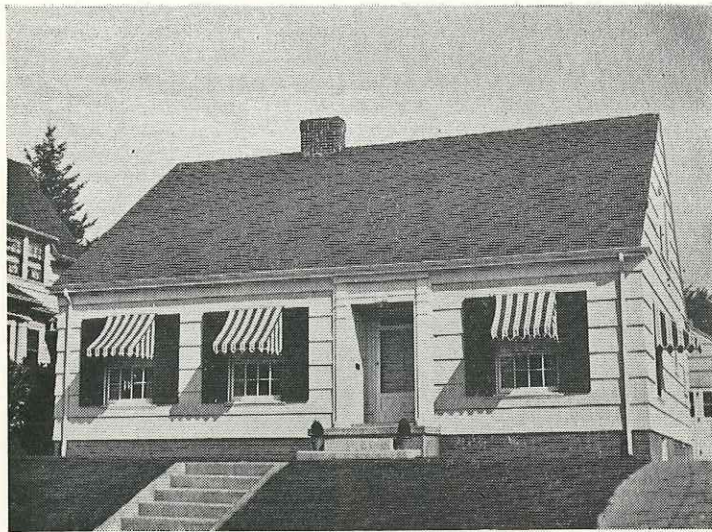
PLAN No. 665 Size 36'-6" x 32'-0" — Area 1168 sq. ft.
The pillared porch lends dignity to this graciously planned small home. Basement can be divided into many rooms.



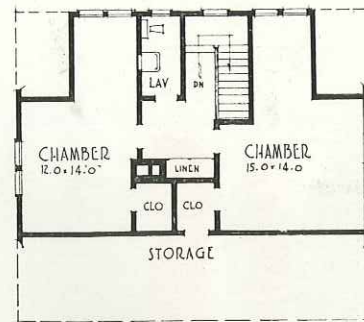
PLAN No. 5388 Size 39'-6" x 27'-0" — Area 1045 sq. ft.
A well balanced form of the Cape Cod this cottage provides ample space for an additional room in the attic and a large basement.



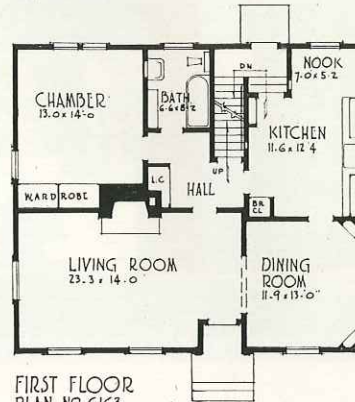
PLAN No. 5626 Size 34'-0" x 39'-0" — Area 1157 sq. ft.
This home of modern design has the characteristic corner windows and low roof but provides space in the attic for future rooms.



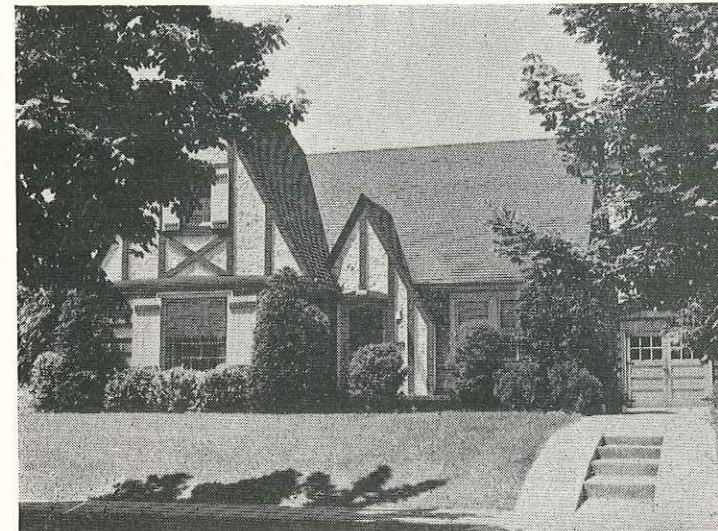
PLAN No. 6163 Size 36'-6" x 32'-0" — Area 1168 sq. ft.
This Cape Cod Cottage is different than the ordinary and provides a great deal of usable space on both floors.



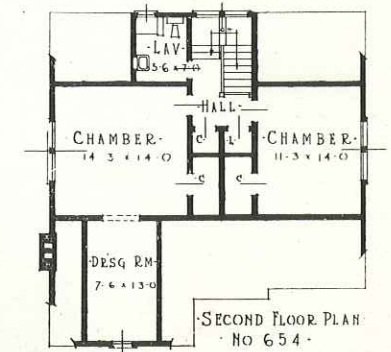
SECOND FLOOR
PLAN No. 6163.



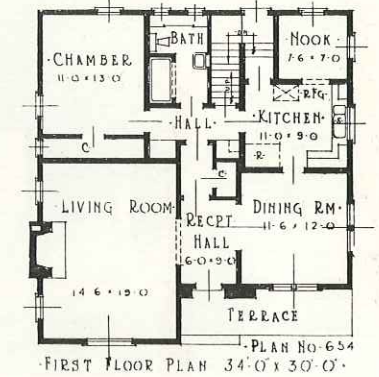
FIRST FLOOR
PLAN No. 6163
36.6' x 32.0'



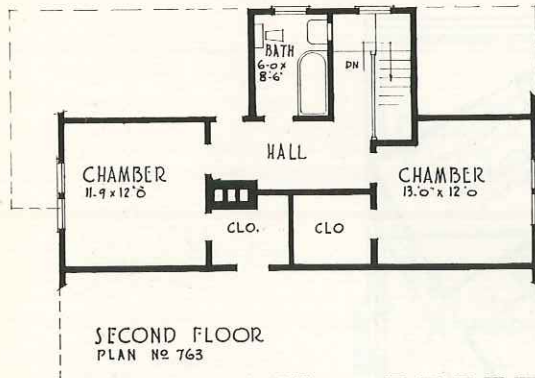
PLAN No. 654 Size 34'-0" x 30'-0" — Area 1117 sq. ft.
The half timber and stucco gables are typical of English style of this generous small home with a full basement.



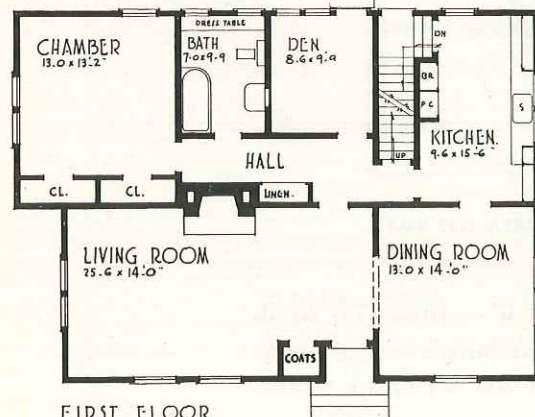
SECOND FLOOR PLAN
No. 654



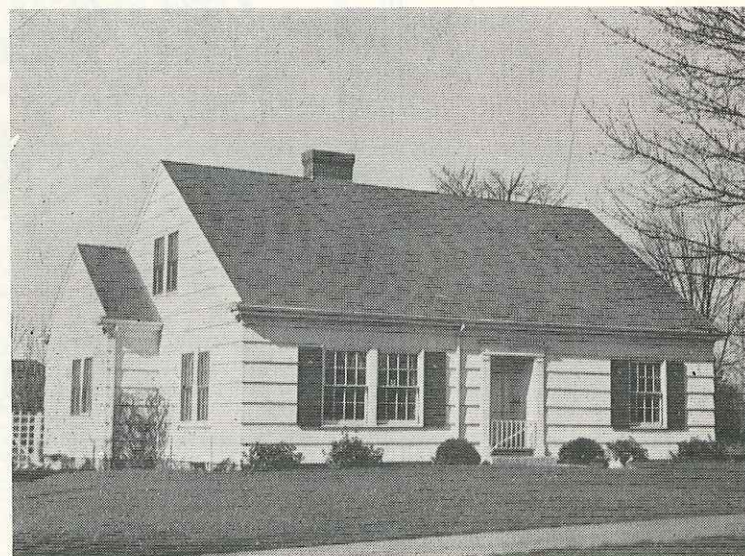
FIRST FLOOR PLAN 34'-0" x 30'-0"
PLAN No. 654



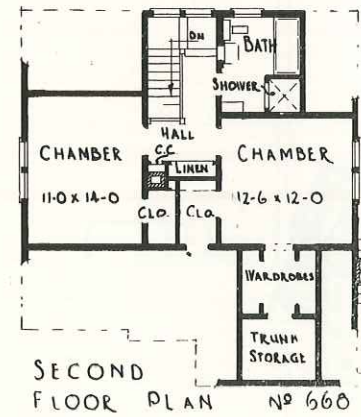
SECOND FLOOR
PLAN No. 763



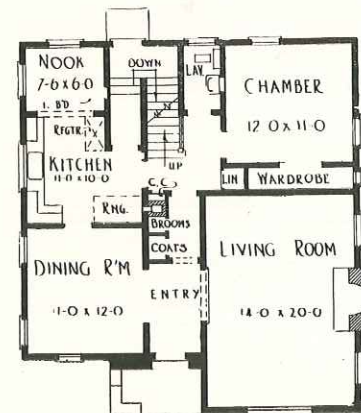
FIRST FLOOR
PLAN No. 763
SIZE 44'-0" x 31'-0"
AREA 1306 SQ. FT.



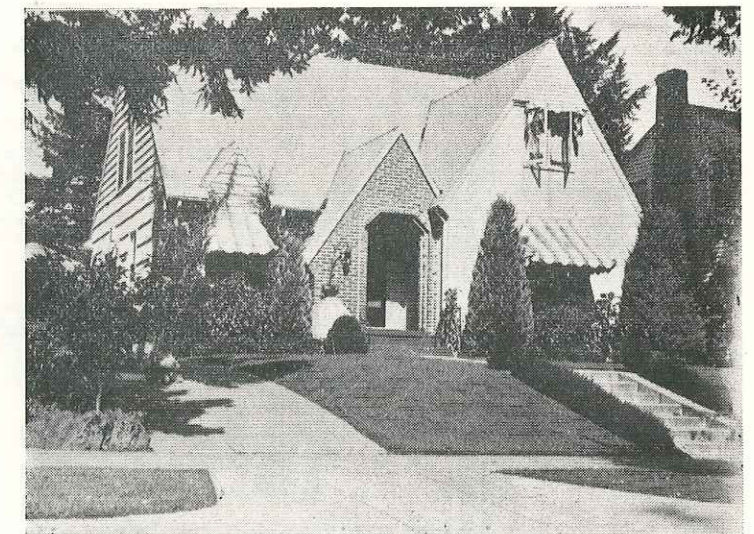
PLAN No. 763 Size 44'-0" x 31'-0" — Area 1306 sq. ft.
Besides the fine features shown here this house can provide space in the basement for service rooms and a party room.



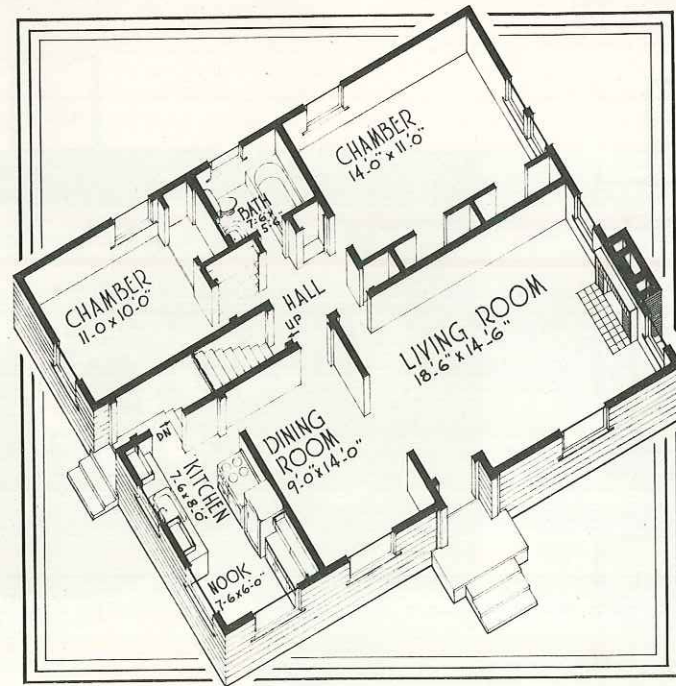
SECOND FLOOR PLAN
No. 668



FIRST FLOOR PLAN — 32 x 30
No. 668



PLAN No. 668 Size 32'-0" x 30'-0" — Area 1113 sq. ft.
Stucco front gable and brick entry are attractive features of this English type home with a sunken living room floor.



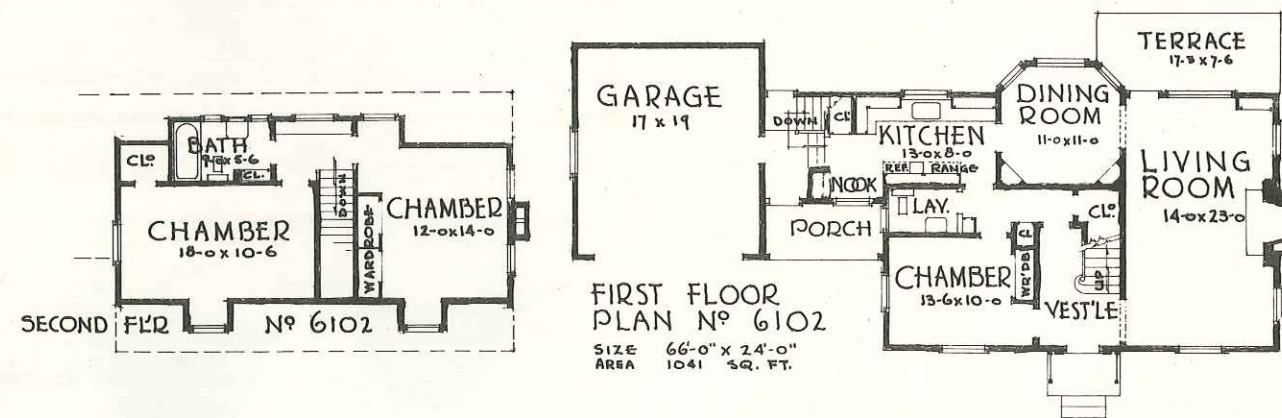
FLOOR PLAN No 5826
SIZE-37'-0" x 29'-0"

AREA- 1,073 SQ. FT.

PLAN No. 5826

Size 37'-0" x 29'-0" — Area 1073 sq. ft.

Designed for convenience and economy this Cape Cod Cottage provides generous rooms and has a large attic and full basement.



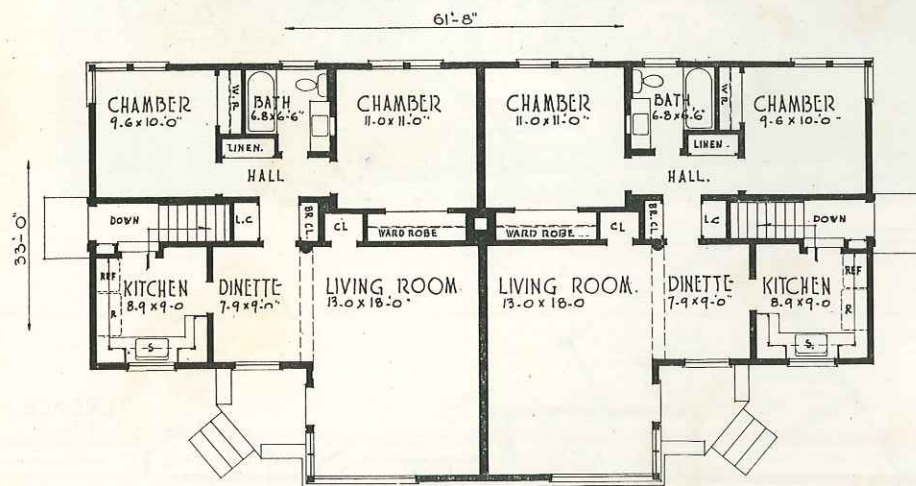
FIRST FLOOR
PLAN No 6102
SIZE 66'-0" x 24'-0"
AREA 1041 SQ. FT.

SECOND FLD No 6102

PLAN No. 6102

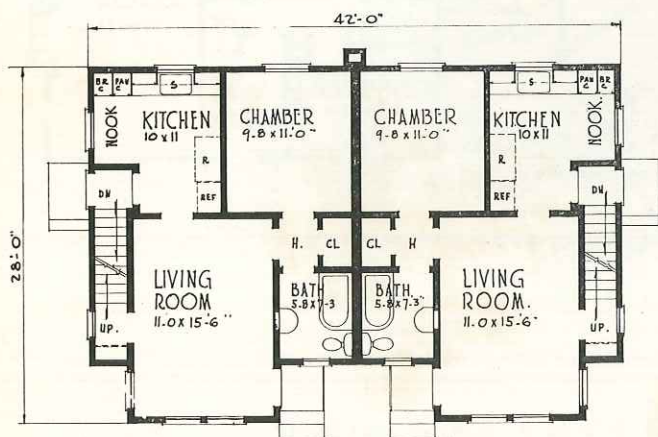
Size 66'-0" x 24'-0" — Area 1041 sq. ft.

Designed for rear view property or to look over owner's garden, this attractive Cape Cod Cottage combines generous rooms with comfort.



PLAN No. D-4060
 Size 61'-8" x 33'-0"
 Area 1729 sq. ft.

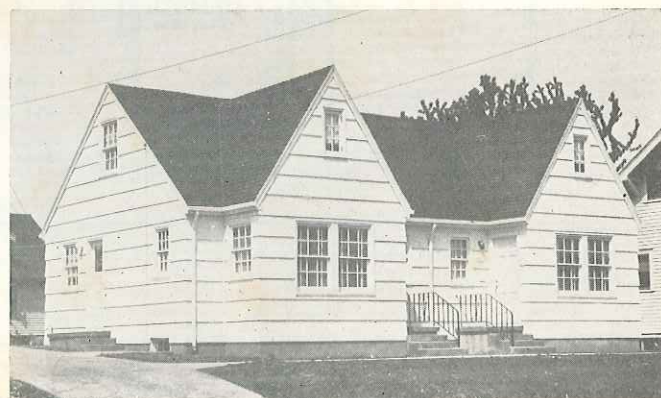
This streamlined duplex house was designed for a corner lot and to give a maximum comfort to families occupying either side.



PLAN No. D-4100

Size 42'-0" x 28'-0" — Area 1095 sq. ft.

This duplex cottage was designed for investment property and provides a basement and attic space for the use of both families.



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