EXPANSIBLE HOMES

designed to grow

EXPAND UP
EXPAND OUT

The Seneca Lumber & Millwork Co.
Lumber – Millwork – Roofing – Glass
Devoe Paints – Builders Hardware

Phone 6671    FOSTORIA, OHIO
homes with a future

Have you often wished for a home you could afford to build now—one which is definitely designed for planned enlargement at some future time? Now it is possible!

Although the idea is not new, the end result is successful only when the home is designed to accommodate additions with minimum alteration of the original unit. By skillful advanced planning, you are assured of a future home of acceptable design, pleasing to the eye and economical to accomplish. It is a pleasure to present these "homes with a future" for your consideration.

But why not make that wish come true now? Our experience in home construction, materials and finance are at your disposal at all times. We will be happy to discuss your home building requirements with you; it's all part of our friendly service.

Come in and see us soon!

build today and expand in the future
Here is a home designed to grow easily and gracefully into a three-bedroom ranch type. Although small, the original home provides all the necessary conveniences for the one-child family. Careful planning has provided a den or dining area which can be separated from the living room through use of a folding partition or curtain. The garage and two bedrooms may be added when needed.
the FOSTER can expand up and

This smart little home with its charming picture window and natural fireplace gives you the opportunity to go up when added living space is required. Note how the future second floor plan features a bath and two-bedroom addition. In cases where four bedrooms are more than adequate for the family the bedroom addition permits the use of one of the first floor bedrooms as a rumpus room for the children, a recreation room for the family, a den for father or a sewing room for mother.

DATA

ORIGINAL HOME
Living area: Plan 1 and 2 — First floor.................864 sq. ft.
Cubage: Plan 1 ........................................18,403 cu. ft.
Plan 2 ..................................................13,824 cu. ft.

ADDITIONS
Second floor bedrooms..................................523 sq. ft.
Garage ..................................................264 sq. ft.
Breezeway ..................................................55 sq. ft.

IF A DIVISION BETWEEN DINING AREA AND LIVING ROOM IS DESIRED, A FOLDING PARTITION CAN BE USED AS ILLUSTRATED.
the FOSTER can expand out, too

This smart little home with its charming picture window and natural fireplace gives you the opportunity to go up when added living space is required. Note how the future second floor plan features a bath and two-bedroom addition. In cases where four bedrooms are more than adequate for the family the bedroom addition permits the use of one of the first floor bedrooms as a rumpus room for the children, a recreation room for the family, a den for father or a sewing room for mother.

The use of modern flat top design on breezeway and garage addition gives an extra beauty touch to this efficient, low cost home.

DATA

ORIGINAL HOME
Living area: Plan 1 and 2 — First floor 864 sq. ft.
Cubage: Plan 1 18,403 cu. ft.
Plan 2 13,824 cu. ft.

ADDITIONS
Second floor bedrooms 522 sq. ft.
Garage 264 sq. ft.
Breezeway 55 sq. ft.

PLAN 1 WITH BASEMENT
PLAN 2 WITHOUT BASEMENT

BREEZEWAY AND GARAGE ADDITION
Although small in overall size, this home offers complete housing facilities with the opportunity to go up as your family grows. In addition to the bath and two bedroom expansion plan for the second floor, the first floor is so designed that one of the bedrooms can be used for a dining room if desired. The FLINT can be further enlarged by adding a one or two-car garage.
or build a two-car garage for the FLINT

Although small in overall size, this home offers complete housing facilities with the opportunity to go up as your family grows. In addition to the bath and two bedroom expansion plan for the second floor, the first floor is so designed that one of the bedrooms can be used for a dining room if desired. The FLINT can be further enlarged by adding a one or two-car garage.
the FOSS ...a 4-room plan that grows up

While basically a one story plan with living room, kitchen, bath, two bedrooms, or dining room and one bedroom if desired, the home builder with an eye toward future expansion will not overlook the possibilities of the FOSS. Provision has been made in this plan for the addition of a bath and two generous size bedrooms upstairs. A one car garage can also be added.

DATA

ORIGINAL HOME

Living area:
First floor ...........................................832 sq. ft.
Cubage ...........................................17,850 cu. ft.

ADDITIONS
Second floor bedrooms................................440 sq. ft.
Multi-purpose room ................................288 sq. ft.
Garage ..................................................268 sq. ft.
While basically a one story plan with living room, kitchen, bath, two bedrooms, or dining room and one bedroom if desired, the home builder with an eye toward future expansion will not overlook the possibilities of the FOSS. Provision has been made in this plan for the addition of a bath and two generous size bedrooms upstairs. A one car garage can also be added.

**DATA**

**ORIGINAL HOME**

- Living area: 852 sq. ft.
- Cubage: 17,850 cu. ft.

**ADDITIONS**

- Second floor bedrooms: 440 sq. ft.
- Multi-purpose room: 288 sq. ft.
- Garage: 268 sq. ft.

Seldom does an extra income room permit the family to retain the privacy of their home as does this bedroom addition. This light and spacious room features a large closet, lavatory and private entrance.
you can go up with the FARR

While a glance at the floor plans will tell you that this is not a large home, economical rectangular planning affords the desired spaciousness. The FARR features a dining area, living room, kitchen and two bedrooms on the first floor. The upstairs area permits the addition of a bath and two bedrooms, or if desired, one bedroom and a playroom for the children.

DATA

<table>
<thead>
<tr>
<th>ORIGINAL HOME</th>
<th>Living area — First floor:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Plan 1</td>
</tr>
<tr>
<td></td>
<td>Plan 2</td>
</tr>
<tr>
<td>Cubage:</td>
<td>Plan 1</td>
</tr>
<tr>
<td></td>
<td>Plan 2</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>ADDITIONS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Second floor bedrooms</td>
<td>.541 sq. ft.</td>
</tr>
<tr>
<td>Breezeway (Plan 1)</td>
<td>.75 sq. ft.</td>
</tr>
<tr>
<td>Garage</td>
<td>.264 sq. ft.</td>
</tr>
</tbody>
</table>
or go out and up with the **FARR**

A breezeway and one car garage of modern flat top design can also be added to this home. Not only will this expansion add to the beauty of the FARR, but also to its value.

While a glance at the floor plans will tell you that this is not a large home, economical rectangular planning affords the desired spaciousness. The FARR features a dining area, living room, kitchen and two bedrooms on the first floor. The upstairs area permits the addition of a bath and two bedrooms, or if desired, one bedroom and a playroom for the children.

**DATA**

**ORIGINAL HOME**

<table>
<thead>
<tr>
<th>Living area — First floor:</th>
<th>908 sq. ft.</th>
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</thead>
<tbody>
<tr>
<td>Plan 1</td>
<td>908 sq. ft.</td>
</tr>
<tr>
<td>Plan 2</td>
<td>1021 sq. ft.</td>
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<tr>
<td>Cubage:</td>
<td></td>
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<tr>
<td>Plan 1</td>
<td>19,189 cu. ft.</td>
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<tr>
<td>Plan 2</td>
<td>15,669 cu. ft.</td>
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**ADDITIONS**

| Second floor bedrooms     | .541 sq. ft. |
| Breezeway (Plan 1)        | .75 sq. ft.  |
| Garage                    | .264 sq. ft. |

**PLAN 1 WITH BASEMENT**

**PLAN 2 WITHOUT BASEMENT**
Here is opportunity for the home builder to choose an exterior design that will reflect his individual tastes. The same basic floor plan, economically rectangular, with minor variations is adaptable to any of the six exteriors featured on these two pages. Although all are basically modern colonial, each design is different, interesting and inviting. The floor plan provides stairway to attic in which two rooms and a bath may be built as suggested by the plan shown on the next page. A dining area is provided in the kitchen.

**AVERAGE DATA**

**ORIGINAL HOME**

- Living area: Plan 1 and 2 — Average first floor: 793 sq. ft.
- Average cubage:
  - Plan 1: 16,700 cu. ft.
  - Plan 2: 12,500 cu. ft.

**ADDITION**

- Second floor bedrooms: 492 sq. ft.

When ordering plans, please be sure to specify which exterior design is wanted. All plans available with and without basement.
A SUGGESTED PLAN FOR TWO FUTURE ROOMS AND BATH IN ATTIC.
the FONDA ... a 4 room plan for today and

This four room home affords the efficiency of five rooms to meet the requirements of the small family. A dining area is provided in the kitchen which is planned on the "U" pattern for greater convenience. Planned to give the utmost value for your building dollars, the original home shown on this page can be economically expanded as illustrated when desired.

While the room addition may be used for extra sleeping space, it also can be planned as a multi-purpose room. Although the drawing on page 10A shows it as den for father, the room can serve as play room for the kiddies, a television room or a recreation room for the family.

DATA

<table>
<thead>
<tr>
<th>Living area:</th>
<th>ORIGINAL HOME</th>
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<tbody>
<tr>
<td>Plan 1</td>
<td>699 sq. ft.</td>
</tr>
<tr>
<td>Plan 2</td>
<td>705 sq. ft.</td>
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<tr>
<td>Cubage:</td>
<td></td>
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<tr>
<td>Plan 1</td>
<td>13,035 cu. ft.</td>
</tr>
<tr>
<td>Plan 2</td>
<td>9,266 cu. ft.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ADDITIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi-purpose room</td>
</tr>
<tr>
<td>Breezeway</td>
</tr>
<tr>
<td>Garage</td>
</tr>
</tbody>
</table>

THE ORIGINAL HOME...FOUR ROOMS DESIGNED TO GROW.
the FONDA ... a 4 room plan for tomorrow

This four room home affords the efficiency of five rooms to meet the requirements of the small family. A dining area is provided in the kitchen which is planned on the "U" pattern for greater convenience. Planned to give the utmost value for your building dollars, the original home shown on this page can be economically expanded as illustrated when desired.

DATA

LIVING AREA: ORIGINAL HOME

<table>
<thead>
<tr>
<th>Plan</th>
<th>ORIGINAL HOME</th>
<th>699 sq. ft.</th>
<th>705 sq. ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cubage:</td>
<td>Plan 1</td>
<td>13,035 cu. ft.</td>
<td></td>
</tr>
<tr>
<td>Plan 2</td>
<td>9,266 cu. ft.</td>
<td></td>
<td></td>
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</tbody>
</table>

ADDITIONS

<table>
<thead>
<tr>
<th>Multi-purpose room</th>
<th>240 sq. ft.</th>
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</thead>
<tbody>
<tr>
<td>Breezeway</td>
<td>96 sq. ft.</td>
</tr>
<tr>
<td>Garage</td>
<td>264 sq. ft.</td>
</tr>
</tbody>
</table>

ROOM ADDITION USED AS A DEN

MULTI-PURPOSE ROOM ADDITION

PLAN 1 WITH BASEMENT

PLAN 2 WITHOUT BASEMENT
Here is the original 4-room home designed to meet the immediate requirements of the small family.

Designed especially for the small family, the FLAGG can easily be expanded into a lovely rambling ranch type home. Although basically planned as a four room design with two bedrooms, the child's bedroom can be used as a dining room by eliminating the suggested folding partition used to separate it from the kitchen, thus adding to the dining area of the kitchen. A two bedroom addition and garage may be added when needed.
2 bedrooms add to utility of the FLAGG

... ADDITIONAL SPACE FOR THE GROWING FAMILY.

Designed especially for the small family, the FLAGG can easily be expanded into a lovely rambling ranch type home. Although basically planned as a four room design with two bedrooms, the child's bedroom can be used as a dining room by eliminating the suggested folding partition used to separate it from the kitchen, thus adding to the dining area of the kitchen. A two bedroom addition and garage may be added when needed.
The original three room home will function as a complete living unit for a small family until such time as the easy-to-add two bedroom addition can be constructed. The new unit can also be planned as a bedroom and recreation room if desired.

In contemplating future additions as extensive as shown here, careful consideration should be given to the location of the original home on your lot.

**DATA**

**ORIGINAL HOME**

- Living area:
  - Plan 1 and 2: 640 sq. ft.

- Cubage:
  - Plan 1: 11,704 cu. ft.
  - Plan 2: 8,428 cu. ft.

**ADDITIONS**

- Bedrooms: 364 sq. ft.
- Dining room: 156 sq. ft.
- Porch: 60 sq. ft.
- Garage: 264 sq. ft.
The original three room home will function as a complete living unit for a small family until such time as the easy-to-add two bedroom addition can be constructed. The new unit can also be planned as a bedroom and recreation room if desired.

In contemplating future additions as extensive as shown here, careful consideration should be given to the location of the original home on your lot.

When the budget permits expansion of the FLOYD, a large dining room, and porch can also be added at the time the garage addition is built giving the owner a completed home that will be a standout in any community.
a garage can be added to the original FLORA

For the prospect who is in the market for a contemporary modern home featuring simple and practical expansion, the FLORA is certain to meet every requirement. The future breezeway, garage and two bedroom additions provide the finishing touches for this smart flat top design.

DATA
ORIGINAL HOME
Living area:
Plan 1 ........................................... 906 sq. ft.
Plan 2 ........................................... 979 sq. ft.
Porch area (Plan 2 only) ............. 73 sq. ft.
Cubage:
Plan 1 ........................................... 14,406 cu. ft.
Plan 2 ........................................... 11,091 cu. ft.

ADDITIONS
Bedrooms ........................................... 364 sq. ft.
Breezeway (Plan 1) ......................... 140 sq. ft.
Garage (Plan 1) ......................... 264 sq. ft.
(Plan 2) ........................................... 288 sq. ft.

PLAN 1 WITH BASEMENT

PLAN 2 WITH UTILITY ROOM, NO BASEMENT
or bedrooms can be added to the original FLORA

For the prospect who is in the market for a contemporary modern home featuring simple and practical expansion, the FLORA is certain to meet every requirement. The future breezeway, garage and two bedroom additions provide the finishing touches for this smart flat top design.
the FORGAN meets your needs to grow...up

This home is ideal for the small family wanting every convenience. For example, the kitchen and dining area can be separated from the living room by use of a folding partition if desired. The plan features two bedrooms, one of which will accommodate twin beds. Although the FORGAN is small in overall size it has a large living room such as is usually found only in larger homes. And expansion possibilities have been carefully planned, too. Note the bath, sleeping and storage space, and the recreation room area that can be developed as wanted on the second floor of this design.

**DATA**

**ORIGINAL HOME**
Living area: First floor.............................. 799 sq. ft.
Cubage ...............................................17,652 cu. ft.

**ADDITION**
Living area: Second floor.......................... 495 sq. ft.

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**PLAN WITH BASEMENT ONLY**

**FUTURE SECOND FLOOR**

Suggested Interior for Second Floor Recreation Area.
a low-cost home that will grow... the FAY

Before building, be sure to consider the many advantages dormers offer for your new home. Not only do they contribute to the efficient use of an attic or the second floor of a one-and-one-half story home, but dormers also add a note of beauty to the exterior as well. Added light and circulation of air is assured for the attic or second floor rooms. However, the location of the dormers should be planned so that the maximum floor space can be utilized. Placement of furniture in and near the dormer should be considered also. The types and sizes of dormers illustrated here are suggestions only, but architectural characteristics, roof lines and pitch must determine the dormer style best suited for your home.

Basically a four room home, the FAY not only provides every convenience for modern living, but it also permits the future expansion necessary for a growing family. The garage or second floor bedroom addition can be constructed as needed.

DATA

ORIGINAL HOME

Living area:
Plan 1 and 2 — First floor..................840 sq. ft.

Coverage:
Plan 1 ........................................18,060 cu. ft.
Plan 2 ........................................13,440 cu. ft.

ADDITIONS

Garage ........................................254 sq. ft.
2nd floor bedrooms.........................416 sq. ft.

| EXPANSIBLE HOMES |
the FORD .......... a low cost home with a big future!

add a bedroom ...add a garage

EXPAND OUT

HERE'S HOW THE FORD CAN GROW

PLAN 2—WITHOUT BASEMENT

PLAN 1—WITH BASEMENT