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LIVING IN THE COUNTRY IN THE MODERN MANNER

A skyscraper home in the country!

Raymond M. Hood, well-known New York architect, has used this novel idea in designing a model for a country tower to be shown at the Exhibition of Modern Architecture at the Museum of Modern Art opening February 10. Mr. Hood's model provides an unusual development for country estates, combining the modern conveniences of the city apartment with the fresh air, spaciousness and recreation facilities of country homes.

Ten isolated towers, spaced a thousand feet apart, are Mr. Hood's suggestion for a site which, if developed in the ordinary way, would be given over to 150 individual houses. Each tower will have its own plot of ground, forming a large community garden for the residents of the tower. In common, each group of residents will have swimming pools, play grounds, squash and tennis courts, flower and garden in privacy. Garages are part of the plan of each tower.

"The usual method of country subdivision has been to divide into plots varying from one half to one acre with an individual house on each," Mr. Hood says in explaining his model. "In such schemes the natural beauty of the <sup>site</sup> ~~sites~~ and the charm of the country disappear in large part to make place for numberless separated houses, garages, kitchen yards and the long roads necessary to serve them. What was formerly perhaps a rolling, wooded countryside becomes a crowded suburb, where the residents have little privacy, and where the houses cut off one another's light, air and view."

The tower which Mr. Hood has designed is built on the principle of a highly standardized city skyscraper. In the center is a service core which is the vertical means of circulation and contains within itself all the mechanical needs of the building. The floors are substantially shelves on which each tenant will built his apartment, just as the office tenant

in the city builds his office arrangement into a skyscraper. On the exterior the windows run from the sill height to the ceiling. They are arranged in units and can be taken out at will to form porches or terraces wherever desired. Within the limits of the size of the floor and the height of the ceiling, almost complete flexibility in plan arrangement and interior effect can be obtained.

A study of the cost of construction of such a tower has shown that a house, occupying one floor, together with its share in the ownership of the gardens and services, would cost from 15 to 25 per cent ~~ix~~ of a house of the same size on its own proportionate plot of ground. Such a project can be built either on a cooperative or rental basis.

"There is no pretension that such a scheme replaced the ordinary country house," says Mr. Hood. "But, although the majority of people have a sense of proprietorship that only the individual house on its own plot of ground can satisfy, there is a rapidly increasing class of people to whom the scheme of the country tower will appeal. They include those who have a distaste for the householders' worries and do not want the burden and responsibility of a country house, and those who like to travel and need a home which they can leave easily."

Mr. Hood's country tower model is designed for an old and beautifully wooded estate on a hill top commanding a magnificent view in all directions over the ~~Ham~~ Hudson River valley.