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House Features A Steel Frame

When Architect William Whifler designed a new house for his mother of Burlingame, he wanted to take advantage of the limitations of a small lot on a steep bank, located on a bend in a creek bed.

The lot was actually adjacent to the existing dwelling of his mother, and already contained a reflecting pool and several large fir trees.

Whifler wanted to leave the natural landscape intact in the front of the yard, while cantilevering the house over the steep bank portion of the lot.

His design for this house, containing some 1500 square feet of floor area, stands out like a jewel among contemporary and older style architectural houses. The structural engineers were Warren and Siebert of Palo Alto.

Using a steel frame for the living room, carport area at the front of the home, Whifler captured as much sunlight in a shaded area as possible by using glass curtain walls to sill level around the entire perimeter of the living room.

The six rigid steel frames were fabricated from welded Bethlehem 6 inch wide flange sections weighing 15.5 pounds to the foot. These rigid bents were formed in the shape of a W with central apex forming the arch of the vaulted roof. The shorter, outer arms of the W support a four

foot overhang. The steel fabricator, Golden West Iron Works of South San Francisco, erected the frames using a simple frame to avoid disturbing trees and dense natural growth.

The bents were fabricated by welding at the elbow of the W a simple leveling plate. The bents are connected to 24 by 8 inch wide concrete block piers. The module is 8 feet. The steel frames were equipped with stud bolts welded to the outside flanges. Two by four wooden block nailers are bolted on to the flanges, and the wooden 2 by 4 redwood roof joints nailed to these. The roof consists of a decking of 1/2-inch plywood, two inches of insulation and is covered with a copper sheath.

Steel sliding patio doors, fabricated by Michel & Pfeffer Iron Works, Inc. of South San Francisco, were custom designed for the house. These open from the living room and dining room areas onto a deck area surrounded on three sides by the house.

The house is cantilevered over the back portion of the lot with a four foot walkway following the perimeter of the house around the back and connecting with the decked interior. For long spans in the bedroom rear of the house, the contractor, Ed Peterson of San Mateo, used a 42 foot section of 6 by 3/8 inch steel flats to act as a lateral stiffener between two 2 by 6 wooden rafters. These were bolted on either side of the steel.

The rigid steel frames were fastened to the cement block pilasters with two anchor bolts, using self leveling beveled washers to level each frame.

These are then grouted under the bearing plate which is 6 by 6 inches by 1/2 inch. The use of the steel frame to carry all the roof load and cantilever the four foot overhang lends a delicate air to the design. Where each point of the frame bears on the columns, there is only 1/2 inch of steel plate. The attractive entryway floor consists of 2x3 inch strips of redwood.

The use of glass is unique for a small structure, 2 bedrooms and one bath. Glass is framed between redwood mullions on 28 inch centers and goes full length from floor to ceiling in some areas to take advantage of view such as the reflecting pool-off one corner of the living room. The deck is viewed through floor to ceiling glass non-bearing walls. The vaulted roof swings delicately into the overhang portion of the house, remaining light in character, while the rugged strength of steel carries out the soffit design of the overhang.



CONCRETE BLOCK SHEAR walls, cleverly combined with steel frames for roof, open up the living room interior of this small home in Burlingame, designed by Architect William

Whifler of Burlingame. Raised hearth and floating soffit with glass view walls are other unusual effects.

ON THE HOUSE

By ANDY LANG

One of the decisions confronting a home owner who wishes to sell his house is whether he should give a single real estate broker an exclusive listing.

Such an arrangement has advantages and disadvantages. A broker will devote more time, effort and advertising money toward selling a house so listed than he otherwise would. On the other hand, if the house is sold at any time within a specified period of time, even if the sale is negotiated by the owner, the broker is entitled to his commission.

A broker has dozens, perhaps hundreds, of houses which he is trying to sell. Naturally, he would like to sell all of them, but he won't. Other brokers will sell some of them. The owners will sell others. Thus, the broker must decide which houses should get special attention. That attention, including advertising, will be given to the houses on which he has exclusive listings. He knows that somebody else will not come

along and sell the house—and collect the commission—after he has spent much time and money on it.

Some home owners prefer to scatter their shots and give their listings to one and all brokers. Over a given period of time, this will result in more persons looking at a particular house and often is an effective way to make a sale. It has this disadvantage: many of those who view the house are lookers and not buyers, as they are not screened ahead of time the way a broker with an exclusive listing is likely to do.

Still other home owners, in the minority, put their houses up for sale without listing them with brokers. While some sales are made in this fashion, the owners find it a lot more work, since they must take the prospective purchasers from room to room no matter how inconvenient it might be. Also, because a third party always can bargain more effectively, home owners usually get less than a real estate broker would have been able to obtain.

The savings in commissions are thus nullified.

Incidentally, Headlines, the weekly publication of the National Association of Real Estate boards, told of a recent case where a customer claimed that the broker said he could get \$25,000 for property when he knew he could not. The owner charged that this was part of a practice designed to obtain an exclusive listing. The charge may or may not have been true. But we do know that con-



Jim Wilson's
WORD TO THE WISE GARDENER

Next week is tree planting week in California, chosen because Luther Burbank's birthdate and the traditional California Arbor Day occur on Tuesday, March 7th.

The tree we are recommending for planting this year is the Washington Hawthorne. We have lots of support in backing this tree because it is on practically everyone's preferred list, whether it be sponsored by street and park supervisors, landscape architects, the utilities people or nurserymen.

Washington "Thorn" is truly the tree that has everything: Moderate size in maturity, pest-free foliage, brilliant scarlet leaves and red berries in fall. It has a round head and makes a fine

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