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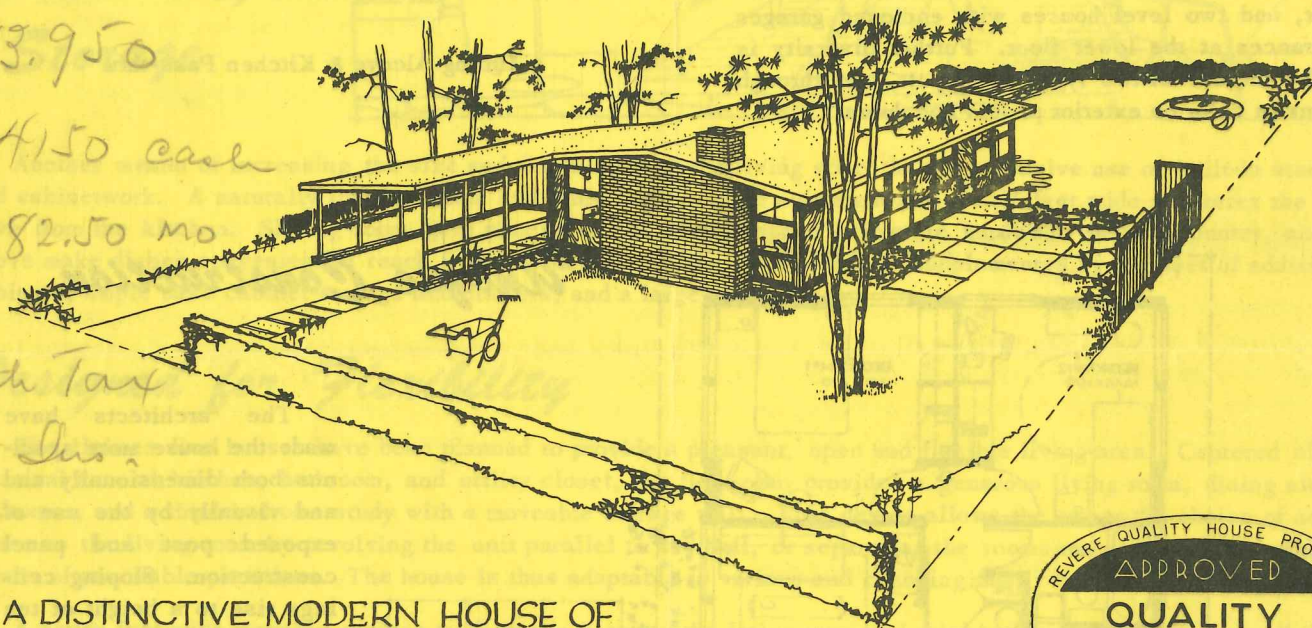
HRA files

Bob Parmenter

HOLMES RUN

A PLANNED COMMUNITY OF CONTEMPORARY HOUSES IN FAIRFAX COUNTY

13.950
4150 cash
82.50 mo
with Tax
& Ins.



A DISTINCTIVE MODERN HOUSE OF
SOUND DESIGN & CONSTRUCTION.



LURIA BROS. BUILDERS

2300 Wilson Boulevard • Arlington, Virginia • OWens 8500

SATTERLEE & LETHBRIDGE - ARCHITECTS - ENGINEERS

NOW: KEYES, SMITH, SATTERLEE & LETHBRIDGE

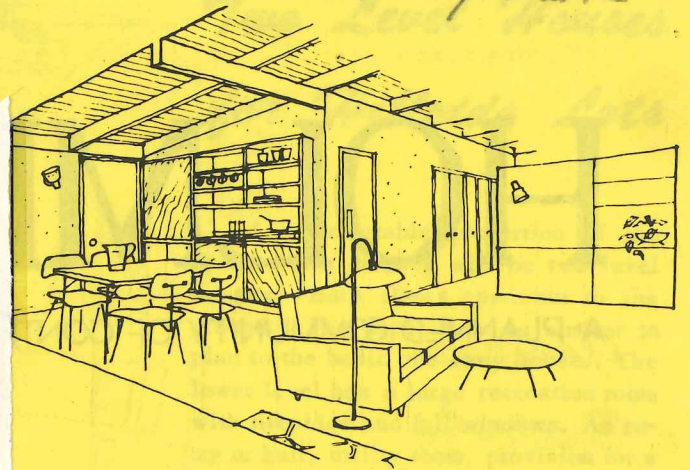
A Rural Setting with City Conveniences

2021

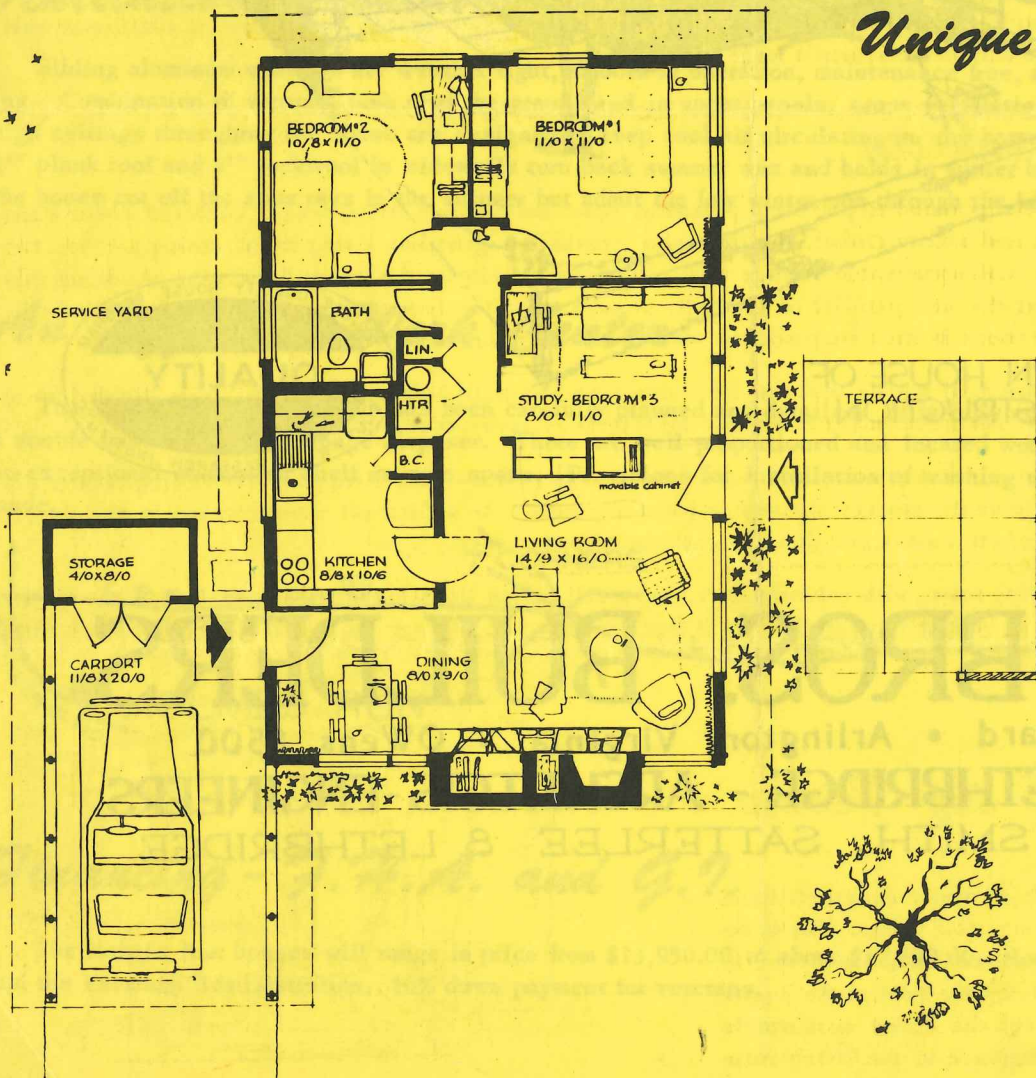
Holly Lane

On a rise of land in Fairfax County, Virginia, surrounded by wooded tracts on three sides, Holmes Run is only twenty minutes from downtown Washington via Lee Boulevard.

Considerable care has been taken in the site planning of the community. The lots average about one quarter acre in size and are served by Municipal sewer, water, gas and electricity. Interior streets follow the natural contours of the land. The houses have been arranged on the lots to take best advantage of the view and the sun, and the architects have adapted the basic plan to provide the proper use of three types of lots. Thus there are one story houses with attached carports, two level houses with carports and entrances at the upper floor, and two level houses with enclosed garages and entrances at the lower floor. Further diversity is gained by the use of two types of carport, and through variations in color on exterior panels and doors.

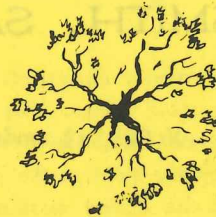


Dining Alcove & Kitchen Pass-thru



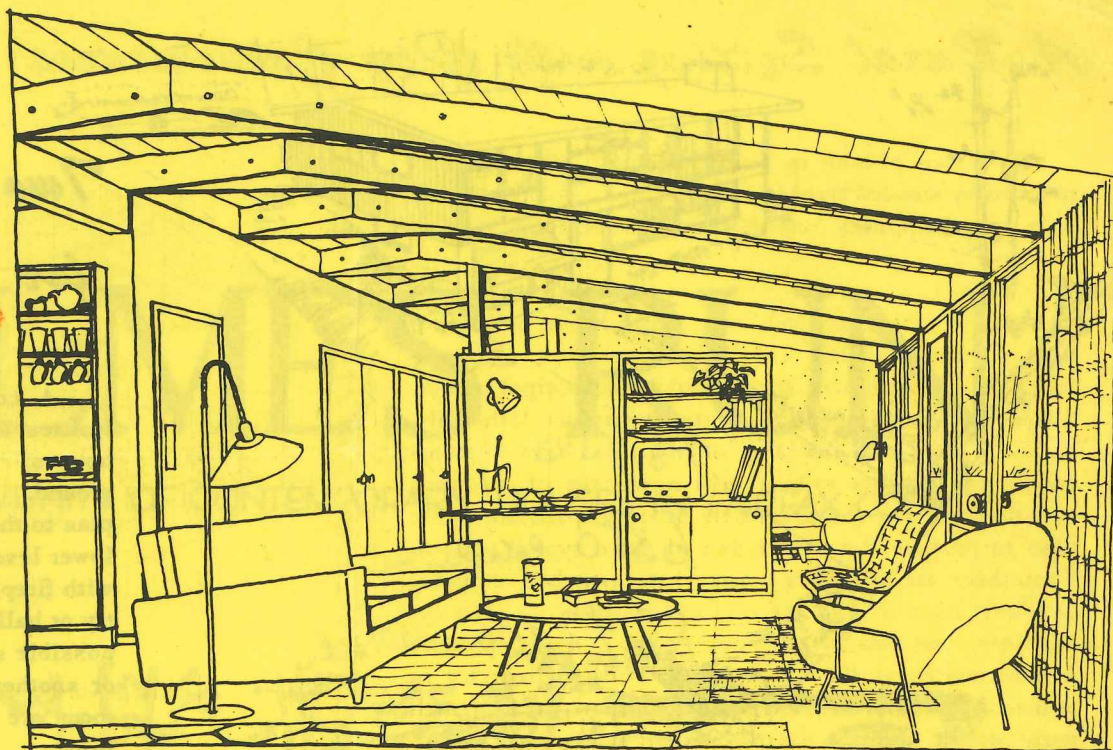
Unique Construction

The architects have made the house more spacious both dimensionally and visually by the use of exposed post and panel construction. Sloping ceilings rise to a height of ten feet, the wood lightly stained to preserve the quality of the select clear framing used throughout the construction of the house. Between the posts at the outside walls, set at a module of four feet apart, the designers have placed solid panels, fixed glass, and sliding aluminum windows in varying arrangements, depending upon the use of the rooms within. Here too, the owner may choose the amount of glass or solid wall to suit his needs and taste.



Living Room

Generous Built-In Storage



Another means of increasing the size and usefulness of the living space is the extensive use of built-in storage units and cabinetwork. A naturally finished table and table linen storage unit eight and a half feet wide separates the dining alcove from the kitchen. Sliding doors give access to the storage space below the hardwood serving counter, and shelves above make dishes convenient to reach from both rooms. In the kitchen this is supplemented by six feet of additional wall cabinets, ample base cabinet storage and drawers, and a large broom closet.

Designed for Flexibility

The Holmes Run houses have been planned to provide a pleasant, open and flexible living area. Centered about a mechanical core of kitchen, bathroom, and utility closet, the floor plan provides a generous living room, dining alcove, two bedrooms, and a third bedroom-study with a moveable storage wall. This device allows the owner the choice of adding this space to the living room by revolving the unit parallel to the hall, or separating the rooms either in part or completely by means of removable partitions. The house is thus adaptable to various and changing family needs.

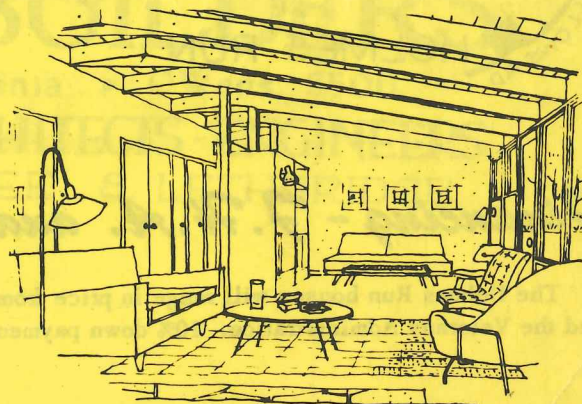
A seven foot wide movable storage wall stands between the living room and third bedroom or study. It is divided up to provide hanging storage, bookshelves, record storage, and space for television receiver or radio-phonograph.

Two four foot wide closets in the master bedroom, and one in the second bedroom, all equipped with sliding doors, are partitioned inside, complete with adjustable storage shelves and hanging rods. An additional storage space in the master bedroom for winter clothes, suitcases, etc., measures three by eight by four feet deep.

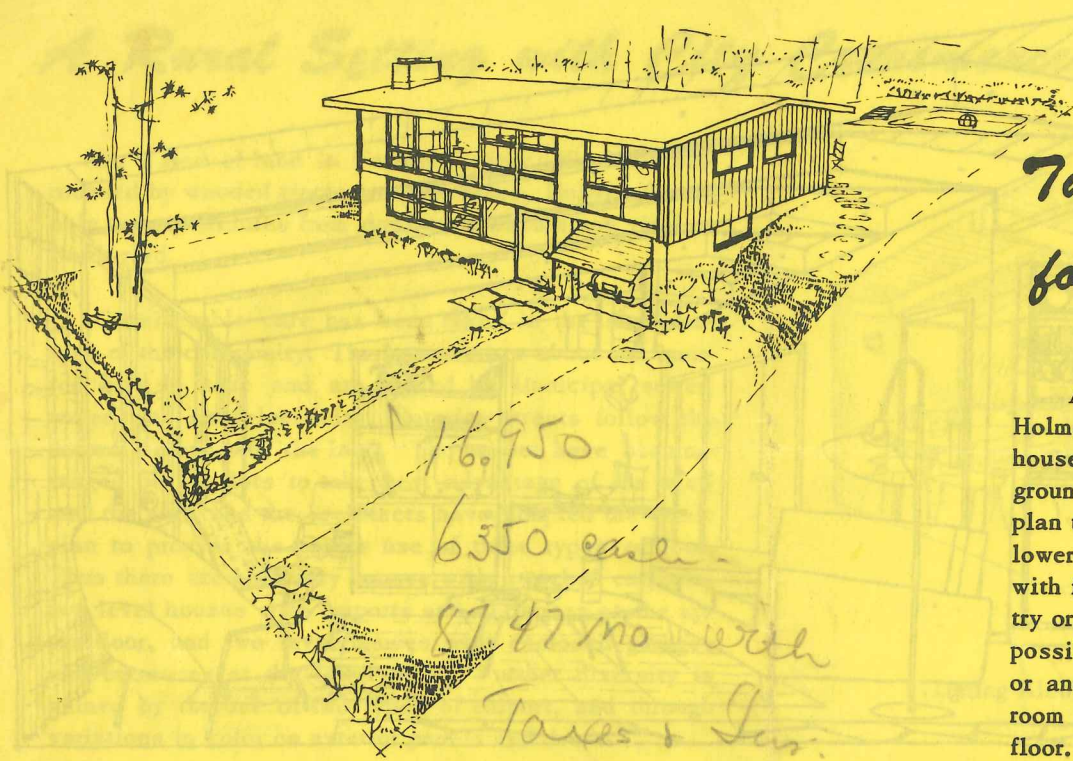
A four foot wide closet in the living room, with cabinets over, and a full length linen closet complete the storage facilities within the one story houses. For bulkier storage there is a four by eight foot storage room at the rear of the attached carport.

Heating Through the Floors

Concrete slabs on the ground are carefully damproofed and insulated at the edges to prevent damp, cold floors. The heating ducts circulate warm air through pipes below the concrete, helping to warm the floor, and supplying the heat at the points where it acts most effectively to keep the house comfortable and free of drafts. A large brick fireplace in the living room will add its cheerful light and warmth when desired.



View showing storage wall revolved.



Two Level Houses for Hillside Lots

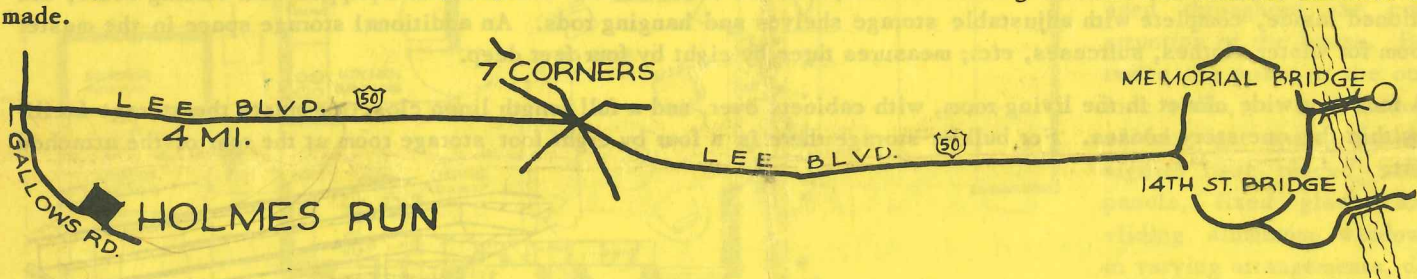
A considerable proportion of the Holmes Run houses will be two level houses. Both floors open out to the ground. The upper floor is similar in plan to the basic one story house. The lower level has a large recreation room with fireplace and full windows. An entry or hall, utility room, provision for a possible second bathroom, and a garage or another large bedroom and storage room are also included on the lower floor.

Ventilation, Insulation and Sun Control

Sliding aluminum windows are weather tight, smooth in operation, maintenance free, and quickly removed for easy cleaning. Combination of venting sash near the ground and in upper panels, cross ventilation in living area and bedrooms, and high ceilings throughout the house are designed to keep cool air circulating on the hottest days. Thick insulation over the 2" plank roof and 4" rockwool in sidewalls turn back summer sun and holds in winter heating. Wide overhangs all around the house cut off the sun's rays in the summer but admit the low winter sun through the house.

An Efficient Work Center

The centrally located kitchen has been carefully planned and detailed. It is fully equipped with range, refrigerator, and a double bowl sink with garbage disposer. There are well proportioned and located work counters and base cabinets, and an exceptional amount of shelf storage space. Provisions for installation of washing machine and exhaust fan have been made.



Financing - F.H.A. and G.I.

The Holmes Run houses will range in price from \$13,950.00 to about \$17,500.00. Houses have been approved by F.H.A. and the Veterans Administration. 10% down payment for veterans.