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Plan Home For Future Additions To Be Added As Needed

Every home building project means a re-orientation of the age-old battle between the desire for a large, commodious home and the budget. Many people are inclined to think of a completed small home as a fixed unit. This is not necessarily true. A home, especially a lumber-built home, may be so planned at the beginning that numerous additions, added at different times, will still produce a harmonious and efficient whole.

If your building budget is small, build a complete small home as the first unit of the larger, more attractive house which is your ultimate ideal.

With wood construction windows are easily converted into doors and harmonious additions are inexpensive. Be sure, however, that you can see in your original plans the physical possibilities for each step in the enlargement of the house.

Have Enough Space in Lot

Be sure that your lot provides enough space to accomplish the additions without violating existing restrictions. Be certain the contemplated future additions do not block off needed light in some existing rooms. One of the most attractive features of many early colonial homes, now used as patterns for new construction, is a succession of wings producing a long house.

A good house will last a lifetime. It is not economical to discard a location once the land has the benefit of development work done on a suburban yard and treat because the house you have is too small. Money is often lost in the exchange of a used house and the cost of disposing of an old house and constructing a new larger one will far exceed the cost of well planned additions to the old one. Grading, seeding, shrubbery and yard development account for a substantial proportion of the cost of a new house. Addition to an old house provides more space without duplicating this operation.

EXPERTS POINT OUT BATHROOM OBJECTIVES

A few of the main objectives to be sought in fitting up either a new or old bathroom are pointed out by building experts.

The room should have ample bathing facilities suitable for every member of the family.

The fixtures, regardless of design or color, should be of good make and of lasting quality.

All fittings should be of material which is easily cleaned so that they may be kept bright and attractive at all times.

Floors and walls should be durable as well as washable.

The room should be furnished with necessary cabinets and other similar convenient accessories.

Ventilation and day lighting should both be of high efficiency.

Interior Protection Reduces Fire Hazard

Interior protection against fire hazards should include the use of fireproofs between studs to prevent passage of fire through walls and floors and proper protection around all pipe openings. Ceilings over heating equipment and floors under space heaters should be protected with a fire-retardant material.

Where living or sleeping rooms occur over a garage, the garage walls and ceiling also should be of fire-retardant material. Doors leading from the garage into the house should be a fire-retardant type.

Masonry chimneys should be well built and fire-lined. All wood framing construction should be kept at least two inches away from the masonry, with spaces filled with mortar or other fire-retardant material.

Patterned Woods Aid Floor Problem

Whether one is building a new home or modernizing an old one, the selection of floors and floor coverings is perplexing. Various processes have been developed to combine design, durability, and economy.

Popular among these is patterned hardwood, which permits, individually in floor design and at the same time, gives a durable surface. Available in a variety of woods, the patterned hardwood floors are scientifically finished, waxed and polished at the factory.

Preferences Of Home Builders

The results of a survey made by the New York Journal-American of home seekers in the New York area, prefer detached one-story bungalows of Colonial design.

A home containing six rooms and one bath seemed to be the ultimate desire of all who were questioned.

According to the survey, 95 per cent want garages with their homes; 83 per cent want open porches; and 77 per cent prefer a finished basement room.

Try a single straight drapery at one side of a top-wide window. Then balance it by a desk or a writing table where the second curtain would have been—a great idea for giving plenty of light on your desk and an original touch for your room.

Reclaimed By Modernization



Scattered throughout Rochester and vicinity are many forlorn-looking old homes which represent an architectural style that long ago passed into disfavor. The passage of two decades or more has stripped these homes of what beauty they originally possessed, and they stand now structurally sound but a blighting element in the community.

Each new house that goes up in the neighborhood serves only to accentuate the antiquity of these outdated structures.

Market Value Raised

Most elements of the building industry are convinced that modernization is the answer to the problem of what to do with the old home. More practical than ever now that the work may be financed under the Modernization Credit Plan of the Federal Housing Administration, remodeling may accomplish much for the owners or prospective owners of older homes. Not only is the threat of neighborhood blight removed but the actual market value of the home is substantially increased and the quality of "livability" is restored.

No magic has been employed to effect the contrast in these two illustrations. The home is typical of the many that need remodeling to convert them into respectable and financially profitable structures.

Glenn New Charter.

The simple, sweeping lines of the home as remodeled in the sketch give the structure an entirely new character. Gone are the hodgepodge protruding porches, the broken, irregular roof line. Windows, darkened by the overhanging porch roof, now are permitted to serve their purpose by supplying the living room with sunlight. The three second-floor windows are converted into a triple casement of extremely simple design, and no longer are they the focal center of the house. Overhanging eaves, fancy designs in the weather-boarding and other "architectural" details have been stripped off for the sake of simplicity and the beauty which comes of simple lines.

The choice of the various elements which make this a home of English design may be questioned from a pure architectural standpoint, but the new transformation makes it a most desirable improvement.

As A Woman Sees A Home

**DEVELOPMENT OF
KITCHEN UNITS**

By DOROTHY CASTLE
Catholic Courier
Home Service Editor

Last issue we reviewed the background for the development of kitchen planning as it is known to the housewife of today. An act which creates beauty in her home, at the same time adds years to her life through sparing her the unnecessary effort required by old-fashioned layout with its lack of work space and its great distance between refrigerator, stove, sink and storage space. We tried to figure out the why and wherefore of the pantry and we got so far as the development of the old original wooden cabinet. The final effort at solution of the housewife's problem. How to accomplish what must be done and not be worn out in the process.

The so-called "kitchen cabinet," however, offered only partial solution to the pressing need for storage and preparation centers within workable proximity. Not yet was either the amount of storage nor the working area sufficient to the full-sized family needs. Nor could these needs be met if the kitchen cabinet were to retain its twin features of portability and single-unit construction.

Standardized Units Appear

Perhaps from their success in office furniture, standardized sectional units began to be envisioned as the ideal answer. Not only could the measurements be infinitely more solid and durable, but also the different question of finish, which always had left something to be desired, even in the best mill-work cabinets, found a brilliant solution in the gleaming baked enamel possible with factory production.

Even the baked enamel finish, however, could still receive a slight improvement from the standpoint of appearance. It was being applied over wood surfaces. The final step was the evolution of the steel cabinet; and this first occurred in 1918.

How the lean, swift beauty and the abundant utility of this latter development led to the thorough and independent science and art of complete kitchen design, as we know it today, will be next week's topic.

In some families the word revolves around the son.

WHITE SHINGLES PLEASING EXTERIOR

For those who like a white house with a shingled exterior finish, there is on the market an edge-grain shingle that comes ready-painted but the color is a cream color and is free from all defects.

To bring out the fine texture of the shingle a second coat that is midway between a stain and a paint should be applied. This will also avoid the thick "painty" look houses.

If you are building the popular Cape Cod design, a gray weathered look is attractive. Old houses along the seashore weather with the passage of time to an attractive shade of silver gray. Modern weathering stains accomplish in six months what nature takes years to do, allowing the home builder today to choose his preference. Shingles for either the roof or siding of any home come treated with preservative stains in solid and pastel colors permitting great liberality in the owner's selection.

Compact Closet Wastes No Space

As the closet is a purely utilitarian part of the house, it should be compact and efficient rather than large and space consuming.

In turning over a large area to a closet, the home planner automatically shuts off a floor area that could otherwise be given to living room or bedroom space. The closet door remains closed most of the time, so that a closet too large is actually space wasting.

Closets should be measured to suit the demands of the home owner. Sufficient storage needs dictate the sizes of the areas to be closeted.

Home Insulation Is Century-Old Process

Contrary to widespread belief, home insulation is not new. Actually, mineral wool, the oldest form of modern home insulation, was produced in Wales, England, a century ago.

Mineral wool was brought to the United States in 1867, where it was even then used to protect houses against winter cold and summer heat.

A home in Salem, Va., was insulated with mineral wool 68 years ago, and today the original insulation is still in perfect condition.

Professor Quiz On Houses

Check Score
On Your Home

Let's take a mental marathon through your home. As we go, we can jot down the answers to the following questions which every householder should ask himself this month. The score is 100... each answer counts 6. And if your home is really up-to-date as you believe, you will score well over 70%.

1. When you come up the drive every evening do you feel conscious of real pride to be the owner of such a fine looking home? 2. Do the neighbors often say, with a touch of envy, "You certainly have a nice place here"? 3. Do you not add something each month in house-repair fund? 4. Are you sure that all the steps in your house—front, back, attic, cellar, are firm and sound? 5. How about the porches?

WHAT ABOUT THE HALLS?

6. Would a good wood paneling improve the appearance of the entrance hall? 7. Have you seriously considered expanding the living room with a wider entrance from the hallway, or possibly by making the hall and living room into one more spacious room? 8. In some homes the upper hallway is the most comfortable place in the house. Light, open, with cross-ventilation. In yours put to good use? 9. Does the house need an extra bathroom? Is there space for a downstairs lavatory under the hall stairs?

HOW ABOUT ROOM SPACE?

10. How about another bedroom? 11. Is the basement damp? Is it dark? Is there space for a recreation room with perhaps an outside entrance and places provide for coats and galoshes? 12. Have you a terrace that would give extra service if enclosed for use as a dining room for the winter months? 13. Wider windows to the dining room make the room seem larger. Often a small breakfast table and chairs can be placed invitingly near such windows. 14. Have you plenty of space for dishes or do you really need to have one or two cupboards built into the dining room?

HOW ARE YOUR FLOORS?

15. Do your hardwood floors need refinishing, or would it be well to have one of the new patterned floors laid throughout the downstairs rooms? 16. A box window seat is comfortable and provides extra storage space for linens or blankets. Have you one? 17. There are dozens of ingenious plans for building in bunks and closets in the attic and using otherwise waste space. Have you looked them over?

18. When you look up at your roof from the attic, do any openings show between the shingles? Are there places where the flashing seems to be letting the rain water through? 19. If your house is old, it can be resealed or given an outside layer of siding in modern style. Have you considered the added value such treatment would give your home? 20. Do you know that you can get "stock" doorways styled to fit almost any type of home? Is your house up to date in this important detail?

CHILDREN'S PLAY ROOM DESIRABLE

Rainy days accentuate the need in the house for more room for the children. With the children spending long rainy hours indoors, many parents wish they had more room in the house.

Alteration and modernization can provide quiet for the older members of the family and independence for the children.

The addition of one room to a house will naturally change the living habits of a family and have a direct influence on the future of the children.

Playrooms have always been essential but not always present even though the house is encumbered with unused space. Basements, attics, unused store rooms, porches—all are potential playrooms.

New House Needs "Breaking In" Period

Houses, like new automobiles, need a little adjustment during their first few months of use. It is better to have these first months of use come at a time of year when artificial heat is not required. This eliminates forced "drying out" and consequently quick, unnatural strains.

Spring is the best time to start building. It gives full opportunity to take advantage of good early summer building weather and the adjustment period will fall in late summer and temperate fall weather. The spring start also gives you a chance to get settled and familiarize yourself with the mechanics of the house before the strain of cold weather arrives. Your house will have a "breaking in" period, so to speak, under the best conditions.

Door Length Mirror Is Easily Installed

Every woman wants a full-length door mirror in her home, and now that they have become relatively inexpensive this desire may be fulfilled.

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