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# HOME PLANNING

Economy Homes — Small Home Plans  
Housing Site Protection—New Heating Plans

## Give Key To Low Cost Plan

### Livable Houses With Economy

Well-designed, livable houses can be built economically if a few fundamental principles are observed. Good design needs no definition but livability may have several meanings. In this connection, livability is regarded as being dependent upon adequacy of room area, the relationship of rooms to afford privacy, circulation within and between rooms, room exposures, and equipment that provides for the convenience and comfort of the occupants.

A practical relationship between livability and economy requires the elimination of waste space, especially in hall areas. Rooms, in addition, must be planned for dual purposes wherever possible so as to accommodate as many living requirements as are likely to be presented. An economical plan would also provide rooms whose uses are easily separated. The most important of these is the arrangement of essential furniture without excessive floor area.

During Home Question

The question of whether a dining room is a luxury or a necessity in the low-cost home is invariably a factor for consideration. In maximum homes, cooking and dining, or living and dining may be combined in one room in the interest of economy, although in more particular homes these functions are usually separated. Most builders now feel that a compromise can be suggested for the small, low-cost home. This compromise is a dining room with either a kitchen or living. This compromise is not to be taken since dining space is required for use for only about three hours each day.

When the dining room and living room are combined, space economy is often obtained by locating the dining space in a former bedroom. The bedroom owner who selects furnishings with care will find the dining area to be as appealing as the living room. In the summer, objects to dining in the living room may be minimized.

The planning of bedrooms requires considerable care if livability and economy are to be achieved. The correct location of door and window openings will determine the convenience of the room by permitting proper placement of furniture, arrangement of furniture, which requires walking around a bed in order to reach the bedroom entrance door, a closet or dresser is inconvenient and should be used only when wall opening and wall space makes any placement impossible.

Several principles in bedroom planning have been offered as guides to attainment of convenience. These are:

1. Convenience is insisted when the closet is placed as reasonably close together.
2. Roomkeeping convenience is increased when there is sufficient space to permit the bed to be made from two sides.
3. Window openings should, not be immediately over a bed, especially near the head of the bed.

### NEW CEMENT PROCESS MAY NO BUILDING

The introduction of a "cast-in-place" concrete process in building construction may help keep buildings dry and improve the appearance of homes according to those responsible for developing the process.

Development in co-operation with the Federal Bureau of Investigation for use in western states, one of the first uses of the new construction method will be in "cast-in-place" basement walls for protection against water passage.

### Ways Pointed Out For Property Protection

There are a number of ways by which new neighborhoods may be protected. Among these are:

- Record suitable protective covenants in which owners of surrounding land have agreed.
- Limit intrusions and discouraging main through traffic.
- Screen objectionable views and traffic.
- Plan lots to face into the tract rather than on uncontrolled roads.
- Adequate facilities important in neighborhood selection.

Accessibility of transportation facilities is an important consideration in selecting a home site. The Federal Housing Administration has suggested that supplementary lighting fixtures be used in addition to the usual central ceiling fixture.

### Supplementary Lighting Fixtures Aid Lighting

Since the workshop of the average household is the kitchen, that room should be well illuminated. It is vitally important that the kitchen be free from glare and shadows. Contrasted, suggested that supplementary lighting fixtures be used in addition to the usual central ceiling fixture.

### Homes of Similar Design May Be Treated Differently

Two proposed homes of similar design, construction and cost may receive widely different treatment by the Federal Housing Administration.

### LAWN TREES

Several all-er lawn faucets indicate at various points around the house will eliminate the bother of carrying a long hose in order to water the lawn and garden.

## DESIRABLE DIGNITY AND SIMPLICITY



When a home is larger than four rooms it is usually more economical to build it in two floors. Best four-room cottages provide about the same average small family's needs today.

There is a definite limit to the number of room arrangements which can be found for this size house, but the one illustrated is especially desirable. The house would be completely satisfactory in the lowest-cost building bracket.



### No Furnace Man Needed With Automatic Heating

Automatic heating, operating by remote control from thermostatic devices located in the living quarters, can be accomplished by installing the old burner with automatic controls. Minimum controls are not excessive in cost, and the average home owner may bring his heating plant up to date by installing this equipment.

Beats automatic heating controls consist of a thermostat to stabilize room temperature, a limit control to restrict the temperature of the furnace or boiler at a given point, a primary control to operate the burner in the case of oil or gas firing, and a valve in the case of gas firing.

### Outmoded Codes Check Building

Many of the building codes now in effect in the United States should receive immediate critical examination to determine how far they are impeding the standardization of home-construction techniques and materials and retarding low-cost home-construction activity, according to Federal Housing Administration officials.

### Trees Add To Appeal of Home

The need for careful plot planning is almost as great as the need for careful house planning. No matter how attractive the dwelling may be, it is pointed out, poor development of the lot may do much to offset the appeal of the home.

To much emphasis cannot be placed upon the usefulness of planning as an adjunct to the design of the small house. It is said, trees and shrubbery may be used to enhance the architectural character and are frequently more effective than the decorative use of material in providing the charm essential to a satisfactory home.

### Taking The Creak Out Of Stairways

Stairs creak if the risers, treads, and stringers are not fitted tightly enough to prevent movement of the individual parts under weight of persons using the stairs. In well-constructed stairs the tops of each riser are set into grooves cut in the underside of each tread, and the rear edge of each tread is set into a groove cut in the bottom face of each riser. The ends of the treads and risers also are set into grooves cut in the supporting side string.

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## Protection Of Housing Sites

### An Assurance To Home Buyers

The Federal Housing Administration instance upon installation of adequate street improvements and upon the assurance of their maintenance before individual sites become eligible for insured mortgage financing provides protection for those who buy or build homes in new subdivisions, was recently announced.

### FHA's Policy

The FHA's policy is designed to discourage uneconomic land development and the sale of land beyond market needs solely for speculative purposes.

The statement is as follows: In all instances there shall be proper installation or assurance of street improvements, and assurance of maintenance, before individual locations will become eligible for mortgage insurance.

The most satisfactory form of maintenance is that which is undertaken by the city or county government by virtue of the acceptance of streets for dedication and maintenance. It is impossible to secure this type of dedication and maintenance, the plat shall be recorded and assurance of maintenance secured by either a property owners' association or guarantee by the sponsor by posting of an adequate bond or an appropriate sum in escrow to maintain the streets until such time as the local government unit assumes responsibility for maintenance.

### Speculation Discouraged

Opposition to this plan of operation may be presented by sponsors who are interested only in speculative sale of lots which result in platting and offering for sale of large segments of land far beyond market needs or demands. Such uneconomic development of land is discouraged. Waiver of the foregoing requirements may not be made as a result of requirements for street installation and maintenance herein set out should be another device tending to control the unwarranted development of platted land.

### NEW TYPE FLOORING FACTORY FINISHED

If the living room needs a new floor you can move the furniture out into the hall, lay the flooring during the day, and move the furniture back into place before dinner with the new floor all finished and polished.

This is now possible because many flooring manufacturers are producing their material pre-sanded, sanded, waxed and polished. The material comes ready-to-use in cartons and packages. . . your re-flooring job can now be done without the usual "mess" in the house.

### GOOD APPEARANCE IN ROOF ESSENTIAL

The roof of a house, in addition to almost all exterior parts, should be considered for appearance as well as durability.

The shingle roof is the most informal of all materials in common use. An all-wood structure almost demands this type of roof. Of the other common materials—composition single tile, slate and tile—each has its own advantages. Composition shingles, which are lighter than tile or slate and available in a wide variety of colors, are often economical and practical.

### Carefully Study Window Selection

Windows for a new home should be selected with due regard for the architecture of the home as well as for personal preference.

Tall, narrow windows give the effect of height; broad, low windows will make a house look wider.

The size, shape, and location of windows should be carefully studied. In placing windows, both exterior and interior appearances, as well as practicality of arrangement, indoors and out, should be considered.

Barber — Your hair is getting quite gray.  
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