

HOME PLANNING Architectural Honesty — Buy Best Materials Selecting Home Site — Modernizing Ideas

Architectural Honesty Key

To Economy In Home Building

Architectural honesty is the most direct road to the attainment of beauty and economy in home construction.

The elimination of false and purposeless features is said to play a large part in bringing about an attractive home and a sound investment.

False fronts, false walls, and false windows constitute the most common architectural faults encountered by experts. This fault is shown most often in windows in garage doors, placed there to disguise the identity of the garage. Other variations of this fault include porch windows, false service porches covered by sweeping roof lines, and continuation of walls when they serve no actual purpose, such as protecting drying yards or flower plantings.

Another common fault is found in porches which do not fit the house. Porches, while in many cases they are found applied to the wrong house, are often found in places where they are not needed.

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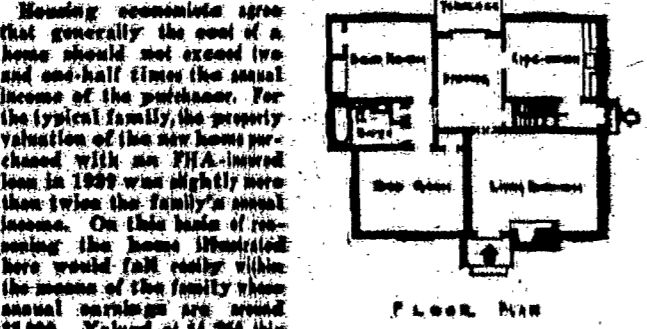
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For the Medium Income Class



Answers To These Questions Decide Fitness Of Home Site

At the first glance a building lot may appear to be an attractive place on which to build a home but all too often a cursory inspection fails to reveal many hidden sources of worry and expense.

The Federal Housing Administration has devised a questionnaire which may save many prospective home owners from making unwise decisions in shopping for home sites. Before buying a lot, the FHA suggests the purchaser ask these questions:

1. What is the distance of the lot from places of employment, schools, shopping centers, street car or bus, churches, theaters, playgrounds or parks?
2. Is bus or street-car service adequate? At what fare?
3. Is there adequate police and fire protection?
4. Is the site subject to unusual hazards through fire or flood?
5. Is there an ample supply of good water available at a reasonable rate?
6. Have street improvements and utilities been installed? If so, is their cost included in the sales price?
7. Is street paving in good condition and suitable for the district? Will it be maintained at public expense?
8. Do restrictions and zoning permit the construction of the type of building contemplated? Do they protect the environment against undesirable changes?
9. Are there any unpaid bonds or assessments?
10. Are tax or insurance rates unduly high?
11. Is any improvement work contemplated which will result in additional bonds or assessments?
12. Is the location, judged by present conditions, apt to improve or deteriorate?
13. Is the soil good enough to support a garden?
14. If there are trees, are they in a good state of preservation?
15. Is the lot well drained or is there danger of water standing on the surface during heavy rains?
16. Has the lot sufficient area to permit building of the house of desired size and still leave ample space for light, air, privacy, garden, and recreation grounds?
17. Is there any danger of nearby improvements, such as industrial plants, being the source of objectionable smoke, fumes, odors, or noise?
18. Since the purchase of a lot determines the location of the house for a long period of time, the FHA urges that extreme care be used in selecting a lot and a neighborhood which is really suited to the needs of the family.
19. Is the area eligible for FHA insured loans?

Moisture Is Cause Of Paint Blisters

Blistering and peeling of paint is often caused by the presence of moisture under the surface paint film. First evidence is a blister which later breaks and causes peeling of the paint film over affected area. All blistered paint must be scraped off the surface of moisture found and corrected, and the surface thoroughly dried before repainting.

KILLING NOTICES
If moths get into stored furniture, a good soaking in gasoline will kill the moths and eggs as well. Needless to say, the soaking should be done out of doors, or at least somewhere away from any possibility of fire.

Summer Storms Brings Repairs

Owners of summer homes, lodges, or cabins which are used only occasionally, may find that such places of recreation require repairs after the ravages of severe summer electrical storms. Roofs may need new covering, windows may have been shattered, screens ripped, flooring warped, basements inundated, to name a few. Other minor disasters which may have occurred are the natural consequences of such storms.

Makes Home Safe With New Railings

Making the home safe requires a special check for possible danger spots. One such check is in the case of stairs and central pressure points on them. A check may prove worthwhile if a home has a steeply pitched roof, a porch, or a balcony, or if it has a swimming pool.

WORLD OF FOOD
In the U.S. Census Bureau's report, a small county in New York State, with a population of 1,000,000, produced 1,000,000,000 pounds of milk in 1937. The money and the products were valued at approximately \$150,000,000.

Good Materials Still Cost Less

Build Solid and 'Skimp' Extras

The building of a home should be the subject of deep thought and careful consideration of all details because the average home owner builds but one home in his lifetime.

Many houses that we would like to have cost more than we can afford. The first thing to decide, therefore, is how much you can afford to invest in a home. If your limit is \$4,000 or \$5,000, then you must make up your mind to do without some of the things you could have in a home costing \$6,000 or \$10,000.

There is always the advantage, however, in building the less expensive home, and your disposal whenever you are ready to build a more costly one, or wish to sell it for any reason.

Some Day You'll Sell
The possibility that some day you may wish to sell should always be borne in mind. You should therefore construct your house of thoroughly good, reliable materials so that it will still be in excellent condition years hence. And, in selecting a design, you should choose one that does not depart too radically from accepted standards.

Sometimes houses that embody ideas the owner thinks original and highly valuable may be considered "freakish" and useless by other people. And houses of this kind are not easy to sell.

Good materials should always be used in building construction. The principal reason for this is that they cost less in the long run than poor materials.

Forget About "Cheaper" Things
Whenever you are tempted to buy any kind of building material or equipment for a home merely because its price is lower than other materials or equipment of better quality, remember that the real cost is not what you pay now, but is first cost divided by years of service.

For example, roofing that costs, say, \$500, and lasts twenty years without renewal, is only costing you \$25.00 a year and is a better buy than roofing that costs only \$300, but must be renewed at the end of ten years with, perhaps, a repair bill before a complete renewal becomes necessary.

Cheapsness Is Not Economy
Do not try to reduce the cost of the home by using poor materials. It cannot be done, and you just cheapen the house; and in the end you will pay more than if you had used good materials at the start.

If economy is necessary, build a smaller house or omit, for the present anyway, some of the things you would like to have but can do without. It is better to do this than to try to save money on foundations, walls, roofs, floors, plumbing, heating plant, electric fixtures and equipment. These are the things upon which the wearing qualities and the convenience and comfort of the home depend, and it is false economy to use poor materials, equipment and construction for the essentials, for the sake of having money enough to spend on details and features which, though desirable, can be done without until some future time.

Poison Ivy Control

Suggestions Offered For Removal Of Plant—Rock Salt Solution Is Effective

Poison ivy can be a serious menace to the suburban home owner and its removal may constitute a definite home improvement—especially if the members of the family are sensitive to the plant. Some general suggestions in poison ivy control, follow:

1. Grabbing up the root is the surest way to get rid of poison ivy, but people who are not immune should take precautions to protect themselves before undertaking the job.
2. Poison of the plant is transmitted to anything that is touched: clothes, gloves, shoes, tools, etc.
3. Vines that are cut off from the roots and remain clinging to a tree or fence retain their poisonous quality.
4. Leaves and green shoots of the plant can be shredded by a strong solution of rock salt mixed with soap added. This solution, however, will kill other vegetation.
5. Care should be exercised in burning brush containing poison ivy leaves or vines as the smoke fumes may poison sensitive persons.
6. Poison ivy is poisonous throughout the entire year.

RENTAL POSSIBILITIES RAISED BY REPAIRS

Owners of apartments, flats, and houses may repair, renovate, or modernize their properties and have them ready prior to the Fall moving season which is near at hand in many localities.

Competition for tenants will be keener than usual this Fall, some sources believe, due to the extensive rise in residential construction during the Summer and as a result of the defense program.

Proceeds of a Modernization Credit Plan loan, obtainable from qualified lending institutions, may be used for redecorating, purchase and installation of new plumbing, heating, and electric systems, and for many other types of improvements and additions.

Let's Dance while the Rollickers Play



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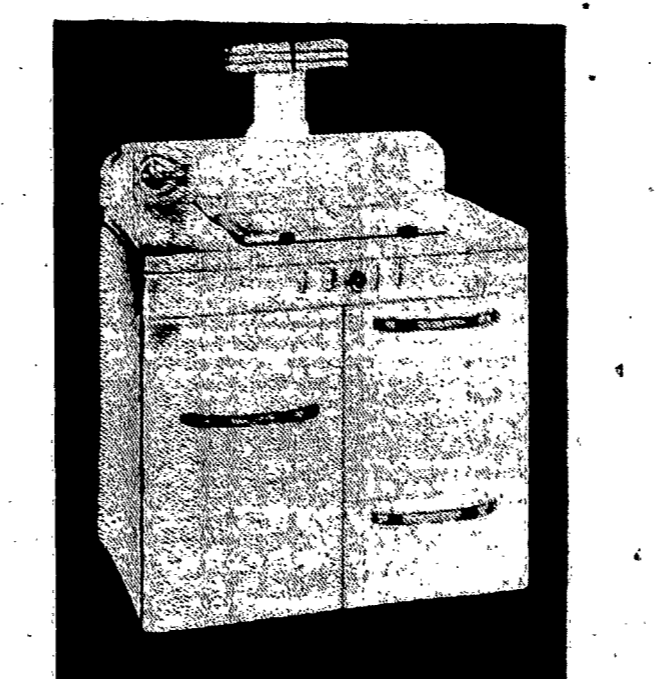
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