HOME PLANNING

Livability Defined — Fall Painting Season
Home Building Economy — Sleeping Rooms

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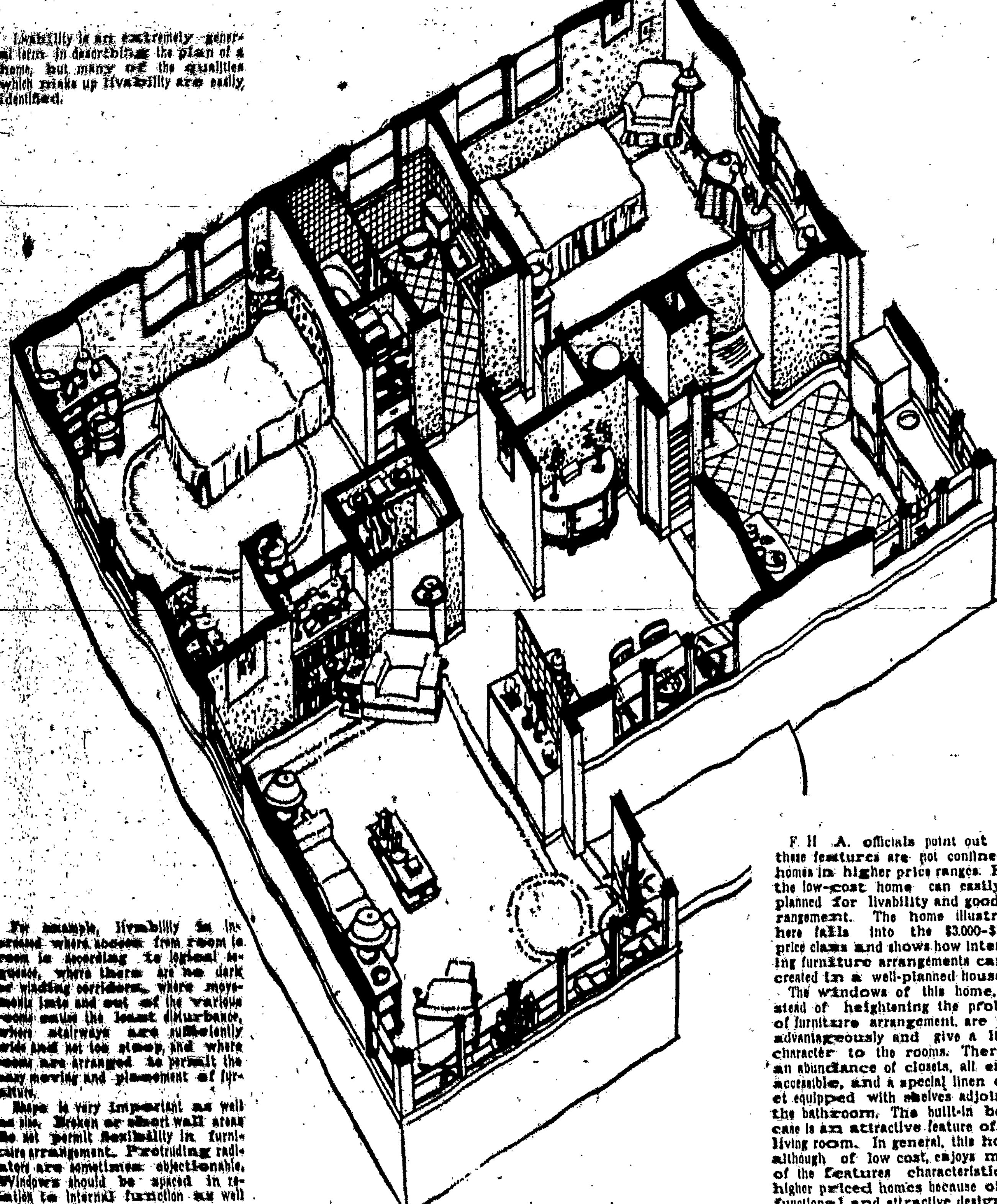
A Small Home Is Planned For Livability

Livability is an extremely general term in describing the plan of a home, but many of the qualities which make up livability are easily identified.



For example, livability is increased where access from room to room is according to logical sequence, where there are no dark and winding corridors, where movements into and out of the various rooms cause the least disturbance, where stairways are sufficiently wide and not too steep, and where rooms are arranged to permit the easy moving and placement of furniture.

Shape is very important as well as size. Broken or short wall areas do not permit flexibility in furniture arrangement. Protruding radiators are sometimes objectionable. Windows should be spaced in relation to internal function as well as to exterior appearance.

F. H. A. officials point out that these features are not confined to homes in higher price ranges. Even the low-cost home can easily be planned for livability and good arrangement. The home illustrated here falls into the $3,000-$3,500 price class and shows how interesting furniture arrangements can be created in a well-planned house.

The windows of this home, instead of heightening the problem of furniture arrangement, are used advantageously and give a lively character to the rooms. There is an abundance of closets, all easily accessible, and a special linen closet equipped with shelves adjoining the bathroom. The built-in bookcase is an attractive feature of the living room. In general, this home, although of low cost, enjoys many of the features characteristic of higher priced homes because of its functional and attractive design.

Achieve Small Home Economy

By Adherence To Principles

To achieve a small house design that will be both practical and possible, offering at the same time a reasonably high degree of comfort and sanitation, adherence to certain tested principles which will provide a maximum of accommodation within a minimum of cost.

1. The outer boundary of the house should be rectangular in shape, avoiding all breaks in line except at the corners of the rectangle.

2. The total length should be, so far as possible, reduced to the minimum required to enclose a given floor area.

Eliminate Corners

3. Interior framing and partitioning should be designed to eliminate as many corners as possible.

4. Standard lengths of lumber should be used throughout in the floor, ceiling, roof, and wall members, except where cutting is required to form gables and to frame around stairs and chimneys. Room sizes should be planned to permit the use of standard lengths to avoid waste.

5. Standard stock items of millwork can be used to obtain benefit of factory fabrication where possible.

Concentrate Plumbing

6. Plumbing lines should be concentrated, kitchen and bath being back to back in one-story plans and above one another in two-story plans.

7. Heating layouts and house plans should be developed in relation to each other to permit efficient operation and short runs of piping or duct work.

Guidance in current events will be found in Father Gillis' column on the editorial page.

CRUMB CUPS

Removable crump cups for the kitchen sink are considered to be a saving in plumber's bills.

Home Values Safeguarded

"Jerry-building"—the haphazard, which gave many home buyers unsound method of home building sub-standard values in the past—has been largely eliminated today, in the opinion of Federal Housing Administration officials.

The inexperienced home buyer may now venture into the home market without fear of being victimized by unscrupulous dealers. One protection given such buyers is the Federal Housing Administration's insistence that sound materials and building methods be used on the homes built under FHA inspection.

FHA representatives ascertain if the methods and materials used in the building of the home conform to the original plans and specifications and to the standards set by the FHA. In this way, the FHA insures the soundness of the basic construction and reduces the likelihood of future deterioration and blight.

NEW HOMES FEATURE OUTDOOR LIVING

Mid-summer weather increases the desire for outdoor living and focuses attention on the modern home with its exceptional facilities for making this pleasure available.

The new houses are featured by patios, terraces, gardens, sun decks and complete outdoor living rooms, surrounded by lawns and shrubbery. Contributing to the trend for outdoor living is the practice of building the garage as an integral part of the house. This leaves larger unbroken space in the rear, to be used for lawn, yard, barbecue pit, or flowers. On larger lots badminton or tennis courts may be practical.

Floors of the terraces or porches are usually of brick, tile, or concrete. A portion of the open space is sometimes roofed. The rear wall of the home may have exterior decoration in the way of shelves, cupboards, or built-in seats.

Well Water Supply Is Often Undesirable

The home builder who contemplates obtaining his water supply from a well rather than water mains is reminded by Federal Housing Administration officials that the danger of pollution is always great in the case of wells and that they provide little or no fire protection.

In addition, it is held that the cost of construction of the well and of installing the necessary pumping system is usually as great or greater than the cost of ... [illegible]

[illegible]

Autumn Held Best Time To Paint By Some Experts

Is the reason behind the popularity of Spring painting psychological rather than practical?

Some painting authorities say "yes," and contend that if practical conditions, such as weather, temperature, and humidity, were the only factors involved it would probably be found that in most sections of the country there are more days of favorable painting weather in the Autumn than in the Spring.

Beautify or Protect?

According to proponents of Autumn painting, another fact underlying the popularity of Spring work is that the painting is done to satisfy an urge to beautify rather than to protect. They also contend that wood in Spring is likely to contain moisture absorbed during the Winter months, while in Autumn it has been thoroughly dried out by the Summer Sun and is in a better condition for painting.

Lends Color When Needed

Still another reason advanced by the Autumn painters is that the paint affords protection during the Winter months. Scarcely less important, they say, is the need for having house exteriors attractive during Winter when Nature's colors are no longer present to lend charm to drab buildings.

Large Kitchens Are Easily Made Modern

Large kitchens in the old-fashioned home may be readily remodeled so as to afford greater efficiency and to aid in the creation of new units which will add to the comforts of the home.

Condensing of cooking, cleaning, and storage sections in an old-type kitchen into a modern compact group will allow considerable space which may be made into any one of the following uses: Dining alcove, household office with planning desk and telephone extension, pantry, storeroom, downstairs lavatory, closet, breakfast nook, or powder room.

Design Modern Heat Units For Small Homes

Designs of modern heating units are keeping pace with the rapid developments in small-house planning and construction. Modern radiators, for example, are more compact, requiring little floor space. Concealed types go into the wall, where they are entirely out of the way.

Due to the increasing demand for heating equipment especially adapted for the requirements of the small house, manufacturers have introduced new types of steam and hot-water boilers that not only heat the house but provide domestic hot water as well.

Youth is active in this diocese. Look for accounts of its activity under "Youth and Sports."

Wood Fence Adds Charm To Home

The setting of your home is not complete until you have a fence which harmonizes with the architecture of your house and the general atmosphere of the grounds. A fence enhances the beauty of a home, adds much to the surrounding area, and provides a comfortable sense of privacy.

Fences will properly protect your lawn, shrubbery and garden from thoughtless trespassers, neighborhood children and household pets. At the same time they will provide a frame for the garden and serve as a background for flowers, shrubs and clinging vines.

There is a wood fence for every architectural style of house. If your home is of unusual design, a wood fence can be made to match it because wood can be turned, carved and twisted to conform to any style desired.

MODERN HOMES SHOW MANY IMPROVEMENTS

The house of today is as much advanced over the house of 10 years ago as the modern automobile differs from a 10-year-old machine.

Home-building leaders point to the great industrial progress of the past decade which has been attained in spite of unsettled economic conditions. This progress has been felt in the housing field to a greater extent than in any other, it is believed by those in a position to observe home improvement. Industry is now making homes more durable, more attractive, and more livable.

Tree-Shrub Planting Helps Smaller Houses

Too much emphasis cannot be placed upon the usefulness of planting as an adjunct to the design of the small house.

Trees and shrubbery may be used to enhance the architectural character, it is said, and are frequently more effective than the decorative use of material in providing the charm essential to a satisfactory home.

Planting may also add directly to the living quality of a property.

BASEMENT CLEARANCE

Low-cost houses whose designs do not include basements should have clearance of at least 18 inches between the bottom edge of girders and joists and the ground below them.

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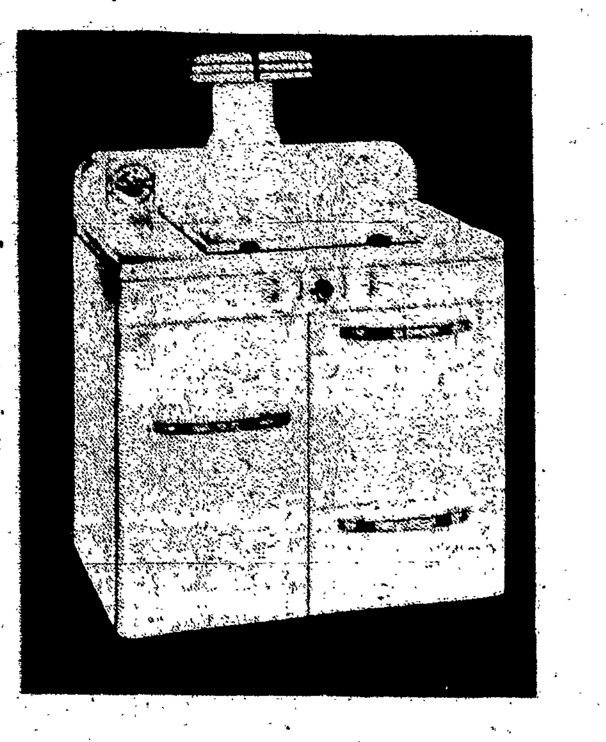

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