

BETTER HOUSING

Fire Safety Can Be Built Into House

Of all dwelling fires, 84 per cent originate inside the house, and approximately 40 per cent are due to careless use of defective electrical connections in the structure of the house.

It should be realized that no building, regardless of the materials of which it is built, is fireproof as long as its contents are combustible. The important considerations for the house building are but two:

1. How can fire be prevented?
2. In the event that fire does occur, how can it be confined?

There is no better fire prevention measure than fireproofing. This is done by the use of non-combustible material—fireproofing.

The installation of electric wiring and fixtures by experienced electricians under competent supervision and according to Underwriters' standards, leaves little chance for fire from that source. Neither is it difficult to construct the chimney for the heating system if it is eliminated from the framing around it to eliminate fire hazard.

Next is the elimination of the cause of fire, proper construction of the fire requirement for fire safety. No house, regardless of its outside wall and roof covering, can be considered a reasonable fire risk unless fire-stopping is made an integral part of its internal construction. Pay attention to these points, it is possible to build a fire-safe all-wood house.

Fire-stops are put into a building to prevent the passage and spread of flames, hot air, and gases. They are placed in all openings where hot gases will pass through them and isolate the wood beyond. Properly fitted fire-stops are little better than none.

1. Two-inch lumber fitted between studs and joists.
2. The vital points boxed with sheetrock boards and the boxes filled with non-combustible material such as loose filling concrete or mineral wool.
3. Special lead, lead and mastic between studs and joists. The mastic is then plastered and the lead then covered with non-combustible material.

The slight additional expense involved in fire-stopping a house can be fully offset by the fire prevention alone, as much of it serves to brace the frame and more than pays for itself in the additional strength and rigidity it gives the structure.

(Sponsored by National Lumber Manufacturers Association)

It Pays To Modernize

Granting that it is possible to keep almost any house in good salable condition, does the value we have maintained compare with the money we have spent to do the job? In short, is making an old house look new a profitable investment?

There is the case of a Louisville man who purchased an old house in a good neighborhood for \$4,000. He spent an additional \$4,000 in improving and bringing the house up to date, making his total investment \$8,000. Independent appraisers valued the improved house and lot at \$12,000, which represents a profit of \$4,000.

A Park Ridge, Illinois, man, to cite another instance, purchased a five-room house which could not be rented, for \$3,500. Improvements cost \$6,000; but he sold the renovated property for a cool \$14,000—a net profit of \$2,500.

Does it seem to you that to improve these two properties was high in proportion to the needs of the average thirty-year-old house, but they illustrate how modernization not only maintains value but often adds a healthy profit to a profit market.

DID YOU KNOW THAT—?
If there is a leak in the radiator of the family car the following preparation may help. Mix 1 oz. of glycerine with 5 oz. of water and add 1/2 oz. of ground flaxseed. This is an easy-to-make and inexpensive preparation.

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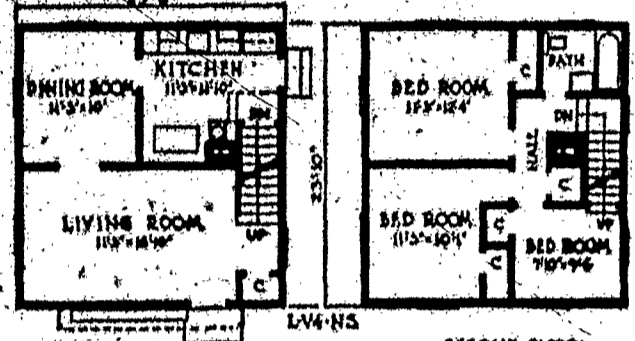
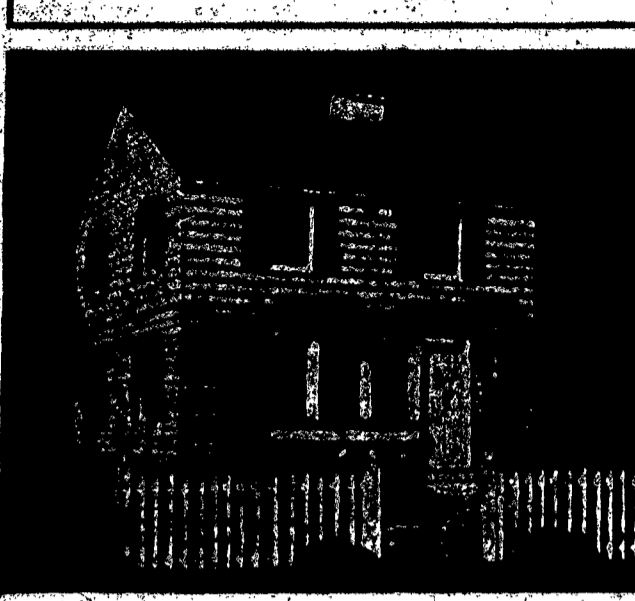
Appeal Contains These Qualities

Every home owner would like to think that the location of his home contains the quality known as appeal.

Just what factors make up appeal are vague to many people, but certain qualities may be singled out as being essential to appeal in a location. These, according to the Federal Housing Administration, include natural physical charm and beauty of location, geographical position, layout of location, layout of neighborhood, architectural attractiveness of buildings, social attractiveness and absence of nuisances.

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ALL ARE CORNER ROOMS



The most economical house to build is square, like this one sponsored by the National Housing Foundation. Another virtue of a square house is that all rooms may be corner rooms, which facilitate ventilation. In this example, the living room, extending across the front, has windows on three sides. A built-in bookcase, especially located, is supplemented by attic storage easily reached by a permanent stair opening out of the small bedroom.

Landscaping Service

CHAPTER XVIII

Hardy Perennials

Q. What value has Bone Meal as a fertilizer?
A. Bone meal contains 28 per cent phosphorus, a much needed element for plant growth. Its great advantage is its ability to produce an abundance of good flowers and stiff stems. It is never dangerous to apply, and if used too freely it merely stays in the soil until used by the plants.

Enough bone meal should be used to whiten the soil, after which it is cultivated into the upper layer.

Q. What is a control measure for grubs and cut worms in garden?
A. Grubs in the soil are controlled by arsenic of lead, seven pounds per 1,000 square feet, worked in top layer of soil.

Cut worms are best controlled by poison bait such as a thick mash of wheat-bran and molasses to which is added arsenic of lead. Spread over the garden before dark, cover with boards; to keep away birds, dogs, etc.

Q. How can soil be made acid? What plants require Acid Soil?
A. Rhododendrons, Azaleas and Mountain-laurel, prefer an acid soil. At time of planting, the soil must be treated to produce an acid condition. The best known method is to dig out the beds 24 inches deep and mix one-third peat moss with two-thirds soil and apply aluminum sulphate; about 1 lb. to each square yard of soil, then water plants freely. Peat moss can be obtained at Seed or Hardware Stores. Aluminum Sulphate is sold at Drug Stores.

Q. How is liquid manure made? What is it used for?
A. Liquid manure is made by suspending a sack of Barneys manure into a barrel of water. When using the liquid obtained, dilute it with water until it is about the color of weak tea. Then pour the solution around plants, evergreens

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Logic and Common Sense Are Guides To Selection of a Neighborhood

The trial-and-error method is not necessary in choosing a neighborhood. Intelligent home buyers should be able to learn from the mistakes of others and save themselves many difficulties.

There are many families living in neighborhoods which suit neither their pocketbooks nor their personalities merely because in selecting the sites they were hasty and allowed sentiment to replace logic and common sense.

No Site Is Separate
One important factor that must be remembered, according to officials of the Federal Housing Administration, is that no site—no matter how desirable—should be considered as a detached, separate individual unit. Every site is part of a neighborhood and is influenced for better or worse by neighborhood changes. The logical procedure is to select a neighborhood

that seems congenial and stable. To determine the future stability of a site it is necessary to study the economic background of the area. This involves an analysis of the diversity and sufficiency of the industrial, commercial, and economic activity of the particular area to determine whether or not it will retain the same economic characteristics.

Some subdivisions and neighborhoods are planned and offer so few of the basic requirements of a neighborhood that they give no assurance of continuity and stability.

Neighborhoods should also be studied from the point of view of the trend of city growth toward or away from them, as well as from the standpoint of social and economic appeal to typical families who might be prospective purchasers.

Elements Needed
A site, to be a desirable location for a home, must have proper size, soil, shade, scenery, and society, according to the FHA. In addition to these factors, its value is increased by its accessibility to commercial, civic, and social centers, and by adequacy of transportation and of facilities of whatever kind the community may afford.

On the other hand, the value of a location is decreased by adverse influences such as adjoining slaughter pens, cemeteries, auto-wrecking shops, dilapidated buildings, and special hazards such as high-speed traffic arteries and power lines, hazards to health such as dampness and fumes, and hazards of nature such as floods and tornadoes. In addition, the tax level, whether high or low, affects the value of the property.

The Federal Housing Administration, as it studies each location as a major factor of the security of a long-term loan, takes all of these elements into consideration and considers the appeal to the economic or social group which will constitute the potential market in the area.

Character of Small Home Trends Cited

WASHINGTON—Economy, the desire to give home owners what they want in a home, and a more intelligent use of technical refinements have combined within the past few years to change materially the character of the average American small home, Federal Housing Administrator Abner H. Ferguson said today.

Before the Federal Housing Administration began its operations, he said, the small house was generally the work of the carpenter-builder who seldom gave consideration to privacy as a factor of importance and who knew little of planning for room arrangements that would make a home livable.

An emphasis shifted from the expensive to the inexpensive dwelling, architects and builders for the first time sought to make use of technical advancement in the small house.

Trends Cited
This realignment of emphasis within the home-building industry has brought about a number of significant trends in the construction of small homes, Mr. Ferguson said. Among them are:

Larger window areas, the result of both the modern influence in design and the increasing use of insulation, are now common. Much of the heat loss caused by large window areas is compensated by well and ceiling insulation.

Where climatic conditions vary, and where the cost of heat is not encountered, the basement is being replaced by a first-floor utility room, thus eliminating the cost of basement construction. This is a result of the modern engineering design of modern heating equipment which does not demand the location of the furnace at a lower level.

Plumbing has been concentrated in the interest of economy and with no sacrifice of livability. Hall space, which a decade or more ago consumed much of the interior of even small homes, has been reduced to a minimum, allowing only enough to assure privacy in circulation.

Homes are designed so that standard lengths of material may be used, and all "gingerbread" or nonessential decorations are eliminated. Both of these are economy measures.

Garages are now attached to the house for added convenience and are located to face the front. This cuts the cost of driveway construction and maintenance.

Services are moving toward the front of the house and the living area is occupying the rear. This places the living room and bedrooms as far as possible from street noises and tends to increase privacy.

Front porches are giving way to side and rear porches. The objectionable presence of the rear-yard stable no longer makes the front porch necessary.

Rooms are designed to be flexible enough to serve several purposes. Living-dining room combinations are common, and the kitchen is often a large enough for a small dinette.

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