

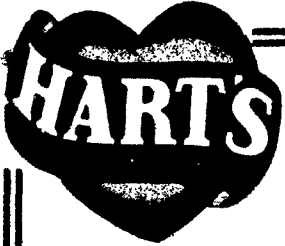
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BETTER HOUSING

Good Housing Is Factor For Good Health

Good housing should be measured by its effect on good health as well as by the contributions it makes to the comfort and happiness of families.

Unhealthful housing not only is characterized by physical disrepair, inadequate facilities, room congestion and land overcrowding but it is also accompanied by neighborhood factors and lack of recreational facilities.

Congested districts built without regard to careful land planning breed sickness and permit such intimate contact between the sick and the well as to aid the rapid dissemination of infectious diseases.

Living in dwelling units that are largely devoid of sunlight and fresh air, and in areas where the streets are the only places for the children to play, promotes various kinds of transmissible diseases. Sociologists report that adults suffer both mentally and physically when living under such conditions, but perhaps not to the extent that children do. The quality of character and health is said to be affected.

Tearing down houses and building new ones with no regard for the accepted standards of modern land planning and with no definite provisions for recreational areas will result only in the eventual recurrence of similar conditions.

Vital Health Factor
It is obvious that the spread of infectious diseases is less likely to take place among persons who live in single-family houses which are located in carefully planned subdivisions or among families which live in well-designed and properly located rental housing projects.

The Federal Housing Administration in its efforts to promote better housing does not forget the intimate health and the close relationship between health and housing. In rating the location of either a small single-family home or a large-scale rental project, the FHA checks carefully for such adverse influences as smoke, fog, chemical fumes, exhaust gases, stagnant ponds or marshes, poor surface drainage, and excessive heat or dampness which may affect the personal health of the occupants.

Insulation Saves Money

Fill type insulating material is expensive and insulates only. Flooring your attic with wood not only provides insulation, but also a useful and durable floor surface.

According to the American Society of Heating and Ventilating Engineers, a ceiling of wood lath and plaster without insulation or flooring on the joists above, loses heat through the roof equivalent to 25 B.T.U. per hour per square foot per degree difference in temperature. But if this ceiling is covered with 25-32 wood flooring and building paper the heat loss is but 25 B.T.U. a saving over the original heat loss of 55%.

Skilled labor is not necessary in the installation of such a floor. It is simply a matter of tacking building paper to the joists and then laying the sub-floor. This floor should be of one-inch boards, not wider than 6 or 8 inches and either matched or tongue and grooved. When you put down your building paper a better job is done if it is laid parallel to and lapped over the joists. This prevents any sag in the paper between joists. When you nail down your flooring, have it extend out against the roof line and end wall to make a tight joint. If this is not done air may enter below the flooring and its insulating value will be reduced. Insulating your attic with a wood floor will not only bring you reduced fuel bills each month during the heating season but will also provide additional storage space. Your lumber dealer can provide the necessary material.

Many Factors Produce Quality

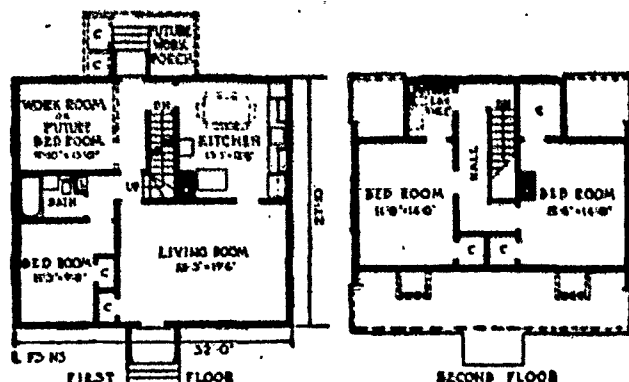
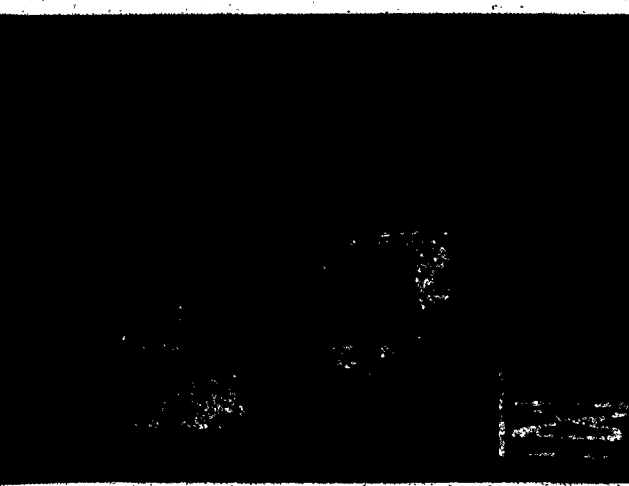
Good houses, at whatever price can be produced only by the combination of good architecture, well-selected materials, and durable construction.

The Federal Housing Administration seeks to encourage the greater production of a substantial, healthful, and comfortable type of shelter within the means of families of modest income. It has, however, consistently sought to avoid monotony of design. It has encouraged the use of architectural and other professional services by builders and buyers of small homes.

In encouraging the building of small homes for people of modest incomes, the Federal Housing Administration has analyzed the essential requirements. These start with the barest necessities, but allow for expansion as later circumstances permit.

HAVE YOU TRIED THIS? If the shackles of the family can develop annoying squeaks, a mixture of glycerine and alcohol will serve as a first-rate lubricant. Use one part of glycerine to two of alcohol, and apply with an ordinary oil can. As the alcohol evaporates, it will leave a protective lubricating film of glycerine over the rubber.

DESIGNED FOR THE FARM



Mindful of the need for farms designs in which the special requirements of families living on the farm or in small villages have been taken into account, the National Home Foundation has sponsored a group of designs, each a well-planned, story-and-a-half house is an excellent example. The plan is flexible. It provides a bedroom and bath on the first floor. The second floor, with a separate lavatory, may be left unoccupied until needed. The "work room" could be converted into another bedroom, dining room, laundry, or utility and wash-up room. Dormers, although attractive, might be omitted in the interests of economy. In this case, windows should be placed in the end walls and in the rear closets to obtain cross-ventilation. For further particulars, write National Lumber Manufacturers Association, 117 Connecticut Avenue, Washington, D. C., referring to Design L-F3-N8.

Landscaping Service

CHAPTER XXIV Planting and Pruning

Plant roses in good, well-fertilized soil trim roots before planting. Make large holes so that roots can be spread out, and the plant placed at least 2 inches below ground level.

If planted in the Fall, the soil should be drawn up around the stems after the manner of "hilling up" potatoes. Manure may be placed in the channels so made, taking care not to place it close to the stems. If a few evergreen branches or similar material may be used to then cover entire bed. This treatment applies to all types of roses when Fall-planted in cold sections.

After the first year such treatment is needed annually only for Hybrid Tea Roses. Each year in the Spring when danger of freezes and frosts is definitely over, remove the stems from around the plants, spread under part of the manure mulch, and prune as follows:

Hybrid Teas: Thin plant to three or four branches. Cut these remaining branches back to three or four inches from ground. Plant 15 to 18 inches apart. When flowers are cut later in the season be sure to remove them with generously to the ground.

Hybrid Perpetuals: Thin plant to three or four branches, cutting these back to 12 inches from ground level. Plant 18 to 24 inches apart.

Climbers and Rambles: Thin to three or four branches, cutting these back to 12 inches from ground. Plant four feet or more apart. Thereafter, yearly pruning should be made either immediately after blooming season or early in Spring to thin plant, remove old wood etc. Leave a plant of new wood large enough to suit conditions under which it is grown.

Development of Blight Proof Neighborhoods Must Continue

The continual evolution of blight-proof neighborhoods, capable of withstanding the onslaughts of time and other deteriorating influences, is regarded by the FHA as one of the most important problems faced by the building industry and by Government housing agencies at the present time.

"Having discovered the basic causes of decay and having eradicated them to an extent from the neighborhoods created during the past seven years, it is our problem now," FHA officials declare, "to continue creating attractive and lasting neighborhoods in the face of extreme housing demands."

"Our efforts ever since the establishment of the Federal Housing Administration toward building sound and attractive neighborhoods will mean nothing if builders and developers now swing away from the orderly group development of neighborhoods to the speculative subdivision tactics of the past."

Since experience has proved that neighborhoods fall to pieces long before the homes in them have outlived their usefulness, well-conceived communities must be protected against the deteriorating influences which will increase with the growing demand for immediate housing. FHA officials explained that planning and successful marketing of a residential community should be approached with a thorough knowledge of the problems involved and the best means of meeting them. The requirements of good and convenient living must be met, costs must be kept within the buying power of those to be housed, and the property must be marketed in a manner that will bring a steady and safe return on the money invested.

Did You Know That—?

This is a good old fashioned way to relieve an incipient sore throat with the following home-made gargle. Simply add one teaspoonful of salt to a glass of water and stir in two teaspoons of glycerine. If the sore throat is severe, use double the amount of glycerine and salt. This gargle is particularly helpful in getting rid of a sore throat in its early stages. Since glycerine has a soothing quality it is a standard ingredient of many gargles.

Did You Know That—?

With the fishing season at hand and Papa and the Boys just raring to go, a helpful preparation for securing leaders and making them sink is conveniently made by mixing equal parts of glycerine and finely powdered pumice.

Forethought Can Eliminate Many Defects

Home defects may be "planned out" of a contemplated dwelling.

While most planners of small homes begin their home design with an enumeration of desirable features they wish included, few give much consideration to the elimination, at the beginning, of undesirable features.

Among home defects which the Federal Housing Administration has found universally unpopular are these:

Unpopular Features

Lack of adequate furniture space almost ruins some poorly planned houses. Proper forethought will provide space for everything.

"Not enough closets" is a cry that has a familiar ring to most builders.

Inadequate lighting should no longer be tolerated. Recent better-sight campaigns have done much to teach the dangers of faulty illumination, and with the cooperation of the lighting industry it is possible to have attractive lighting fixtures without impairing efficient illumination. Placing outlets for proper service or anticipated movable fixtures should be planned.

Floor Heating a Problem

Poor heating still remains a problem in some new houses. Long drafty halls, cold bathrooms, and uncomfortable living rooms should be avoided.

Unwisely garage doors are today as outmoded as the automobile crank. Smoothly functioning automatic doors, or plain doors properly built and fitted, will save the prospective owner time and temper.

Unsafe plumbing is an unpleasant item and should be encouraged seldom, now that plumbing fixtures are being made safe from the standpoint of both health and accidents.

Pipes that knock incessantly when used are sources of annoyance. Good equipment and proper installation should eliminate pipe knocking.

Soak sleeves and collanders in soapy water immediately after using them to strain spaghetti, noodles, or other starchy products. This will keep the food particles from clogging the tiny holes. For fine wire mesh strainers and graters, use a stiff hand brush dipped in generous suds. Rinse well under running water, and then dry thoroughly with a clean towel.

Scratches on varnished floors can be remedied by rubbing with a cloth dampened with linseed oil. Deep scratches should be sandpapered.

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