Elements of Appeal Cited By FHA

The logical approach to good home design is found in the application of certain architectural qualities of permanent appeal simplicity, proportion, and character

Where established traditions are violated by uncompromising builders with the result that nonconformity with neighborhood patterns is marked the marketability of the house suffers, according to officials of the Federal Housing Administration

To receive good ratings from the FHA all design motifs should be in good taste have a utility basis, or add structural value and attractiveness to the general scheme," FHA officials say. "An elaborate use of motif and detail, the inclusion of an unnecessary variety of materials and straining for the picturesque cannot increase the FHA rating."

Seven questions which may aid the prospective home owner in determining the soundness of an anticipated home design are suggested as follows

Do the elevations express frankly the plan contained therein, or is the design of a freakish nature aimed at the picturesque?

In whatever style the building has been designed does it express to a reasonable degree refinement and proper interpretation of that style, or does the design indulge in the use of superfluous ornament or an improper use of materials as they relate to each other?

Are the window and door openings arranged to result in a pleasing effect?

Are room proportions pleasing? Are interior details so designed as to be appropriate and attractive?

Is the entire ensemble, including the arrangement of buildings and plot plan, attractive?

Do the accessory buildings tie in with the composition of the entire project?

Has the entire project a pleasing appeal to the typical potential purchaser?

Repair Program Aids Defense

The primary aim of the Federal Housing Administration "Repair for Defense" program is to provide as quickly as possible urgently needed housing for defense workers by repairing and remodeling suitable existing property

In accomplishing this essential objective several other important aims can be realized simultaneously. These are:

1. To save valuable time in furthering the defense effort.
2. To conserve vital and strategic materials.
3. To give first place in the field of consumer credit to more worthwhile and lasting property improvements, rather than to nonessentials.
4. To avoid hasty new construction which might be of doubtful value after the emergency.
5. To furnish work for the building and allied industries during a time when there may be restrictions on normal home construction.
6. To protect and safeguard against deterioration the Nation's 80-billion-dollar investment in homes.
7. To make owners aware that repairs and improvements can be paid for out of income on a practical basis.

Winter Painting Aids Are Listed

Extra precautions should be taken during the Winter months for all home painting, Federal Housing Administration officials advise. For both interior and exterior jobs painters should make sure that the materials to be painted are dry. Where the painting is on the interior, heat should be maintained to assure continued drying.

All millwork to be painted should be primed before installation. In painting new plaster, the temperature should not be too high or else blisters are apt to develop.

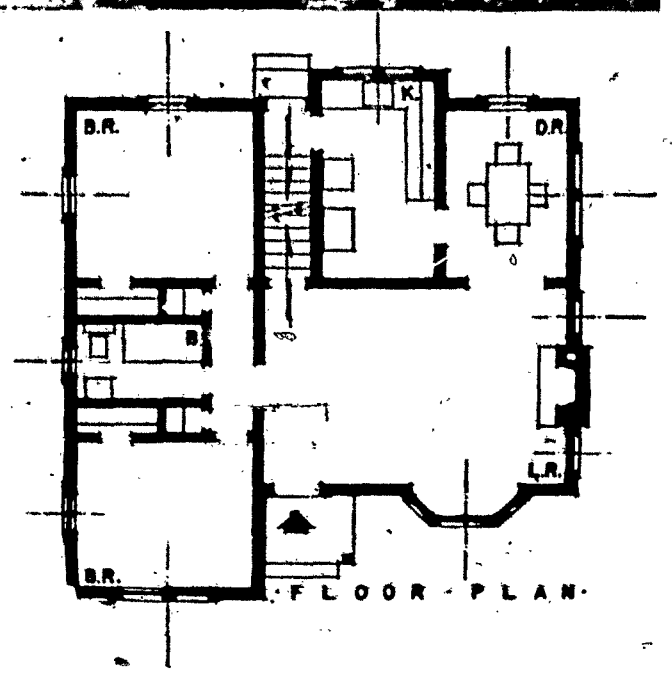
Exterior painting should not be undertaken if the surfaces of the materials are damp, and should not be attempted immediately after rain or snow, or if rainy or freezing weather is threatening. Oil paints may be safely applied at temperatures above 40 degrees F. Other types of coatings with rapidly evaporating thinners should be applied at higher temperatures.

Exterior painting should follow the sun, and work should cease early in the afternoon if cold nights are expected. Even at the temperature of 40 degrees F., painting work should not be undertaken when the temperature may take a sudden drop below freezing.

Even Low-Cost Homes May Now Claim Beauty Once Associated Only With Expensive Dwellings

The idea of endowing the low-cost home with charm and beauty regardless of its size is no longer a new one, but seldom is the effect achieved as successfully as here. The house is simple and unpretentious, yet it has the dignity wanted in a home. The interior plan offers nothing new but is a logical and comfortable room arrangement. The living room is unusually large with a fireplace flanked by two windows, while on the front is an attractive bay window. The bedrooms and bathroom are connected by a hallway which provides complete privacy.

In the Mid-west this property was valued at $5,600 and was financed with a Federal Housing Administration insured mortgage of $5,000. Average monthly payments on a 25-year mortgage of this amount, exclusive of taxes and hazard insurance, total approximately $29. The cost of the property will vary in other localities.



Run-Down House Is Fire Hazard

A run-down house is a constant and prime fire hazard, according to the National Fire Protection Association. Every year one out of every 60 homes in the United States is attacked by fire, it is pointed out. The annual property damage from fire is estimated at $300,000,000

One of the chief causes of fire in the home can be traced to combustible roofs. Much of this loss can be eliminated, housing authorities point out, by making the necessary repairs on the home.

The first point to check concerning the roof—in line with the warning statistics of the NFPA — is whether it is fire-resistant. If it is found that the roof is not fire-resistant, cover it with some fireproof material, such as asphalt shingles, which are both colorful and economical, as well as fire-resistant

Home improvements, such as a new roof, may be financed under the FHA's home-repair program.

Kohlrabi

One quart kohlrabi, 1 teaspoon salt, 2 tablespoons flour, 1 quart boiling water, 2 tablespoons Nucoa, Salt and pepper. Wash, peel and cut the kohlrabi root in dice and cook in salt water until tender; cook the greens or tops in another pan of boiling water until tender; drain and chop with sharp edge of small empty baking powder can, until very fine, in a wooden bowl; heat the Nucoa, add the flour, then the chopped greens and 1 cup of liquor, in which the kohlrabi was cooked, or 1 cup soup stock; add the kohlrabi, cook all together and serve.

Proper Lighting Is Needed In Kitchens

The kitchen must definitely be considered a workroom. As the most frequently used room in the house, it should be provided with ample light and ventilation. FHA ratings are adversely affected when the kitchen is so poorly lighted and ventilated as to impair its usefulness, convenience and comfort.

At the door of opportunity there is a sign that reads Push.

All from a Carrot

They say that Henry Ford has just produced a car with a plastic body made of corn, soy beans, and other vegetables and grains . . Ford said that in other experiments with farm products they have produced chairs, musical instruments, etc. It looks as though the complicated problems of the future will include looking over your ripened carrot and deciding whether to eat it, sit on it, play it, or ride in it.—The Catholic Worker.

Proper Planning Gives Distinction and Value to Neighborhood

Homes located in neighborhoods as well improved and protected as this one are considered good mortgage risks by the Federal Housing Administration. This large new neighborhood has adequate street improvements and already has the air of distinction that comes from good land planning.

Furnaces Often Can Be Fire Danger

At this time of year the danger of fire in the home resulting from furnaces and boilers can be materially reduced by the observance of a few simple rules FHA officials say

One common cause of fire losses which can be easily checked by simple vigilance is the overheating of improperly constructed chimney flues Another cause easily avoided is the overfiring or overheating of furnaces and boilers by leaving the drafts open too long

Automatic heating controls should be checked by experts at regular intervals in order to be assured of their good working order as a protection against the possibility of overheating

Regular cleaning of furnaces and flues of soot also acts as a preventive against fires

Improperly installed heating equipment which permits high temperature surfaces to be in too close contact with combustible materials is another common cause of fires. For example, in a warm-air heating system, wall stacks are sometimes placed so that they are too close to wood surfaces which are without necessary protection such as asbestos or air space and very often the wall and floor registers are too tightly placed against wood

Another all-too-common cause of destructive Winter fires in homes which FHA officials warn against is the leaving of unattended fires in fireplaces without essential screen protection

Questions and Answers

Q In our new home we wish to have a fireplace in one of the bedrooms on the second floor in addition to a fireplace in the living room. How can this be done at the least expense?

A. Every fireplace requires an individual flue and suitable foundation For economy, plan to use the same chimney for both living room and bedroom fireplaces. Both flues can then be built in the same chimney, and one chimney will provide the necessary support for both fireplaces. This will avoid building separate chimneys and foundations. It also will be possible to include the flue for the heating plant in the same chimney by proper location of the heating unit.

Q. I have noticed that sometimes brick walls develop grayish-white spots. What is the reason for this?

A. The white discoloration of brickwork you have noticed probably results from efflorescence. Various mineral salts often contained in the brick and materials used in the mortar are dissolved by moisture absorbed by the brickwork. As the moisture evaporates the salts are deposited on the surface of the wall. The areas affected can be cleaned periodically by scrubbing with 5 to 10 per cent solution of muriatic acid and water. The tendency for efflorescence to reoccur will decrease as the salts evaporate.

Q. What causes stairs to creak, and how can this be prevented in new construction?

A. Stairs creak if the risers, treads, and strings 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 are also set into grooves cut in the supporting side strings.

The individual members should be glued in place and the construction further tightened by driving wedges under and behind the treads and risers. The tendency for the members to become loose and cause creaking is reduced by using well-seasoned lumber to avoid shrinkage of the wood and an intermediate support under risers and treads in the center of the stairway

WHY—DADDY?

Wife: "Say, Dad, why do they call English the 'mother tongue'?"

Dad: "Just observe who uses it the most around this house, son, then you'll know."