

Tokyo — (NC) — A total of 250 Japanese and foreign missionary priests participated in Japan's first catechetical conference.

Need More Living Space? Fix Up Attached Garage

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Owners of small homes with attached garages are catching on to one of the neatest tricks yet devised to gain more living space at a minimum of cost. Acting on the theory that the family deserves more consideration than the family car, they're turning their one- and two-car garages into bedrooms, larger kitchens, playrooms — anything that fills their needs or suits their fancy.

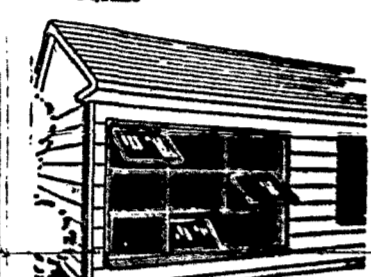
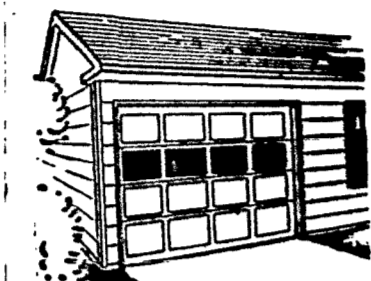
And the cash savings are big because the new-found living space already has a roof, concrete floor, and three framed walls. The home handyman and wife team can do much of the work themselves on the project. They can install insulation, put down tile floors, and do interior finishing.

Batts and blankets of mineral wool insulation, because of their lightness and ease of handling, are a favorite installation project for the husband-and-wife team. Only a few ordinary tools are needed, and when the job is done, the family knows its new living space will be easier to heat in winter and will stay cooler in summer.

Thick mineral wool is virtually essential to comfort in a room converted from a garage. The reason is that three walls and the roof of an attached garage normally are exterior surfaces,

directly exposed to outdoor temperatures. A contractor should be called in to handle major carpentry and supervise plumbing and heating installations. Chances are he'll recommend filling all or part of the garage door opening with windows of ponderosa pine to get away from a "blank" appearance at the front of the house, and for light and ventilation. Other windows are necessary, too — perhaps a widow wall at the rear overlooking your garden, perhaps one or more windows at the side.

It is economical to replace a garage door with a large grouping of windows, for little new wall framing, sheathing, and siding need be added when that is done. Ponderosa pine window units are available in a wide range of stock sizes to fit openings of various dimensions.



Attached garage, top, can become new living space for a growing family with a minimum of remodeling, bottom. Here the garage door was replaced by a wall of awning and hopper windows of ponderosa pine.

POWER PROBLEM SAVED
Power failures caused by hurricanes, blizzards and other bad storms will cause relatively little inconvenience to families who have Coleman lanterns and camp stoves. A portable camp stove will cook hot meals throughout the emergency.

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"Homar" Makes Bid To Carriage Trade

A year or so ago, the trend in new homes went from two-bedroom homes to three-bedroom homes in response to public demand. Then came the expansion attic type that held the possibility of four bedrooms with an additional bath on the second floor. In most cases the attic level of the home was left unfinished, to be completed in later years as the family increased in size. Considerable initial economy was made possible by this arrangement in basic construction.

Joseph Entress, builder and developer of "Homar" in the Town of Greece went even farther. He introduced his residential subdivision on Dewey Avenue near Our Mother of Sorrows Church and School by featuring 5 bedroom homes for growing families. Public acceptance of his venturesome plan has more than met his expectations, according to Mr. Entress who has had firsthand knowledge of the housing requirements of large families.

"I think that we have reached the practical limit in the number of possible bedrooms without sacrificing the original building economies," the builder recently declared, "of course, there are many who prefer the three and four bedroom houses that we are also featuring at Homar... but the popularity of the five-bedroom home still continues."

Ward Benedict, superintendent of construction for Mr. Entress on the extensive tract, is of the opinion that the "Carriage Trade" has had a lot to do with the successful development of Homar.

"The baby carriage trade, that is," Benedict explained, "the (Continued on Page 4A)

James Hall Says:

(Continued from Page 2A)
ation that the dollars they receive are losing their purchasing power and must be reinvested in some other form of enterprise that can keep pace with the rising cost of living.

What about the new-home buyer? Because of Government regulations (F.H.A.) a new home has an economic life expectancy of about 40 years. By reason of this, the Government can guarantee to a loaning institution a percentage of the mortgage involved because the risk is of a limited nature. Usually in a new subdivision there is uniformity in size, style, age, condition, and more or less stability represented by the economic group buying in a new area. These are important factors that effect value and help to stabilize prices. As a result, the down payments are usually lower and the length of mortgages longer.

By contrast, in buying an old house in an older section, the risk is greater because the eco-

nomic life is shorter. Some part of the usefulness of the house has been used up. Then, as the house becomes older and less desirable, the original inhabitants of the area move, the house becomes available for rent, or con-

version to apartments takes place. The income of the neighborhood starts to change and values start to decline. Loaning institutions consider these factors and, as a result, lend less money and at a higher rate of

COURIER-JOURNAL 3-A
Friday, September 14, 1956
interest and for shorter terms of years.
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