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Why Build a Home?

By THEODORE H. MILLINGTON

As an American citizen born to speak a different tongue, let me bear witness that in any language with which I am acquainted, there is no word representing an abiding-place which to my mind has the complete and all exclusive and inclusive sound and meaning of the English word "HOME." Its mellow euphony and tone is music. It sounds like rest at the end of a journey. It is not a castle, it is not a fortress, it is not an asylum. It is—it is—Home! That is what it is!

And, I suppose, for that reason there is no joy in life quite like the joy of building a home. It stirs the finest emotions and it is the Mecca of all the best of human desires.

Now, there are homes and homes—I mean houses and houses. Some are homes and some are not. Some are like feudal castles out of place in a land which knows no feudalism. Some are shelters and hardly that, some are barracks, harsh and cold. A friend of ours once said that the house we then owned was like a hen spreading her wings to cover her brood. I love that.

There are houses that stick up their noses as if to say, "I am the richest," or "the most artistic," or "the most dignified," or "the most aristocratic house in the neighborhood"; but so often they don't exude the feeling, spirit or warmth of a home. Still, what of it? If they are a home to their occupants that is sufficient.

Yet a spreading, uncramped, inviting and generous-looking house, with plenty of windows as if it has nothing evil to hide, is a pleasant sight in a neighborhood. A house with spreading porches, as if it loved to extend its sheltering roof as far as possible in protection of its loved ones even after they are outside its walls—a house built to care for several children—always gives a pleasant impression to the passer-by.

And speaking of children: I love a house with a separate room for each child, for it encourages privacy and individuality in children. An early sense of possession and care of its own is good for a child.

But I do not feel that way about a bathroom. To be sure, the parents should have their private bathroom, and so should the guest. But a community bathroom for the young is a source of notice that there are other people to be considered.

Of course a modern house should have a recreation room—I don't mean a bar—in the basement. The finer and more artistic furniture in the rest of the house may not be proof against boisterous play, but good, heavy, simple pieces in a den or recreation room may join in a rough-house and be none the worse for it. And if the walls and ceiling are sound-proof, the noise of healthy, husky play will not disturb company upstairs.

I wish I were young again with the pleasure of home-building ahead of me. It is one thing which yields most joy when started early in life, because it takes a long time to finish, and every additional touch is a new joy.

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A charming home nearing completion at 655 Glenhurst, south of Oak. . . . Better come around Sunday and look at it . . . typical of several we're building . . . Our architects will glad to discuss plans, prices, budgets. . . . Suburban Homes, Inc., Builders.

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9 NEW HOUSES ARE NOW BEING BUILT IN CITY

Construction Costs Since January Are \$107,200 For Residences

Nine homes, construction of which was begun since the first of the year, are being built in Birmingham now at a cost of \$107,200, according to City Building Inspector Donald C. Egbert. These figures do not include a number of houses still under construction which were begun in December or earlier.

Permits were granted to J. E. Farris to construct three houses. One is for a frame home with part brick and part stone veneer at 356 Lake Park Drive. The single-family residence is in the Quanton Lake Estates and is being built for James R. Mock of 812 Pilgrim. A second permit is for the construction of a frame, single family residence with brick veneer at 786 Safford. The home is being built for W. D. Bonhoun of Detroit. The Burris Company is also building a frame, brick veneer, house at 623 Hawthorne. D. A. Green of 175 W. Maple Street.

A. L. Kreeger of Franklin was given a permit to construct the first house to be built in the new Birmingham Hills subdivision. It is located at 1068 Norfolk Drive and is being built for Everett C. Swanson, 1492 Birmingham Boulevard. The frame house will have a brick veneer.

Another frame house with brick veneer is being built for H. S. O'Brien at 208 Larch. The permit was issued to C. G. Heimiller. A permit was issued to Maurice F. Smith, Inc., building contractors who just recently opened offices here, to construct a frame house with brick veneer, at 841 Pilgrim. It will be a single residence.

Suburban Homes, Inc. are constructing two frame houses local. One is being built for Mr. E. M. Vehmejer of 618 Puritan. It is a single family residence with part brick veneer and is located at 361 Shirley Drive. A similar residence is going up for Howard P. Seeley of Royal Oak. The location of Mr. Seeley's new home is at 586 Westbrook, Bloomfield.

John H. Rosso was issued a permit to construct a single family residence of brick veneer at 661 Fairfax Street. In addition to the nine homes listed here, many other houses, which were started previous to the first of the year, are still under construction at present and with the advent of Spring it is expected that a wave of home building will sweep the city.

Permits were issued to Edward Krist for wrecking and moving two old buildings while Roy F. Smith was given a permit to alter

Housing Question Box

Q. Is it cheaper to remodel an old house or build a new one?
A. That depends upon how much you have to pay for the old house, what condition it is in, and how much you intend to change it. Before having an old house to remodel, employ a competent architect to go over it carefully and if the alterations are to be extensive, have him make preliminary plans showing the changes. Then let him get an estimate of a relation contractor and weigh the possible cost against the cost of building a new house.

Q. Is it all right to build a house with a cement floor right on the ground?
A. Yes, if the ground is well drained and level. First lay a bed of broken stone or gravel about 4 inches deep. Tamp it down well so that it is level on top. Place over this a layer of tough, water-proof paper, lapped well at the edges, and with these laps joined with hot pitch. Cover the whole area with hot pitch and over this lay 2 or 4 inches of concrete. Another layer of the same building paper may be laid in hot pitch over the concrete, at least 2 inches thick over that. The top of the concrete should be brought to a smooth finish. This may be used as the finish floor or it may be covered with composition flooring or wood flooring laid in asphaltum or set upon sleepers. If the floor is laid on sleepers the space between the concrete and the wood floor should be ventilated.

Q. What is the most economical type of kitchen range?
A. That all depends upon the cost of the various types of fuel available in your vicinity. Coal, oil, gas, and electricity all have their places. Make inquiries in your neighborhood as to what you find out which is the most economical to operate.

Q. How big should a dining alcove be?
A. Five feet 6 inches wide by 4 feet 6 inches deep is about the minimum.

Q. We are having trouble with the draft in our chimney. Could it be the fault of the ornamental weatherstripping placed all around the door?
A. If the tiles are smaller at the opening than the flue themselves, it is very possible that they are to blame. Remove the tiles and see if the trouble persists. If it does, there is some other trouble, and you had better call in an expert.

Q. Our front door has no porch over it, and the rain and snow and air just pour in. What is the best way to care this?
A. Install a 4-inch cast-brass saddle, or sill, and have metal weatherstripping placed all around the door. See if the molding against which the door closes is of one piece with the door frame. If it is a separate piece nailed on, have the door frame plowed out about one-fourth inch and have the molding set into this groove.

Q. Can I have a swivel faucet put on my sink in place of the two faucets it now has?
A. Yes. The old faucets can be removed and the swivel type installed by any plumber.

Q. Can you tell me what to use for a clothes rod in a wide chest? My wooden pole sags so.
A. A galvanized steel or iron pipe, 3/4 inch or 1 inch in diameter, will serve nicely.

FHA REPORTS 6000 HOUSES WILL BE BUILT

Detroit Area To Construct Nearly Three-Fourths Of Total

Consolidated estimates from the eight Michigan Districts of the Federal Housing Administration indicate that Michigan will build a total of at least 6,000 new homes this year, 4,000 of them in the Detroit Metropolitan area, and that the total will cost more than \$25,000,000.

This was announced this week by Raymond M. Foley, state director of that Federal agency. His survey of the seven districts also brought to FHA attention two problems of health and property protection which his agency will cover in proposed new regulations. These are: The present existence of termite, insect enemies of woodwork, and the presence of water wells from sumps and pools in city suburbs and small towns.

As to new construction, the Michigan survey is part of a national check-up by the Housing Administration. A few months ago it was figured that 175,000 homes would be built in the United States during 1936; but new figures collected place the number at 450,000 residential units for the year.

All told only 85,000 dwellings were erected in Michigan in 1935, of which Detroit accounted for 19,82 at a cost of \$9,250,000. "For the first time in several weeks of the year," said Mr. Foley, "points to a higher volume of building activity for the first time since the housing boom of 1925. Accounting for this upswing are: the need for homes; the greater availability of mortgage money; more than at any other time in the last five years with the most attractive rates in our history; higher construction standards which we require; and the elevation of the wage mortgage to its present position as a prime investment due to the protection of insurance provided to private capital under the National Housing Act.

For the extension of insured mortgage service to home builders throughout Michigan, Director Foley has newly divided the State into seven districts to which he has assigned agents as follows: District No. 1, Wayne County, Louis Porter; No. 2, South Central portion, Harry M. Steffley; No. 3, Southwestern, E. L. McColgin; No. 4, Oakland County and the Thumb, Louis P. Malner; No. 5, Central portion, Clayton A. Eddy; No. 6, northern portion of Lower Peninsula, William L. Johnson; No. 7, Upper Peninsula, Marvin L. Coon.

In Quanton Lake Estates

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It is not so much that the rolling hills lift you up so high; it is not even the seemingly summer sunshine—the free sweet air or the charm of gnarled trees that is drawing so many nowadays to Franklin Village. The urge that none may turn from is more the haunting spell of bygone days that linger forever over this sleepy valley. A setting for homes that recalls the days when homes were homes indeed. . . . Franklin Village. . . . "The town that time forgot."

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