

Building Improvements

SMALL HOMES • STORES

APARTMENTS

MODERNIZATION

HOW DREAM HOME MAY BE REALIZED BY FINANCIAL AID

Who has not hoped over his dream home and mused that some day he could construct it and live in it?

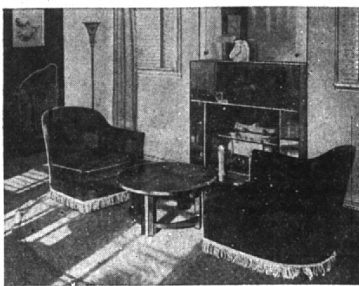
Without a doubt it would surpass in loveliness, in comfort and convenience anything you have ever really experienced. It would be insulated, air conditioned; it would have the best of conveniences and appliances that operate automatically. You would eliminate practically all the work and what was left would be done easily and quickly.

Probably you have despaired—particularly through the past few years—of ever owning this dream home, but today you may realize that dream through the present very desirable financing arrangements available.

No one who really wishes to own his home need delay its construction. Why not look into this matter now?

Mirrors and White Furniture were generally dark, gloomy affairs. Today's taste dictates a bright, pleasant room. Why not begin with white woodwork and white upholstery and a large expanse of paneled mirrors on the wall which would contribute the required note of brightness?

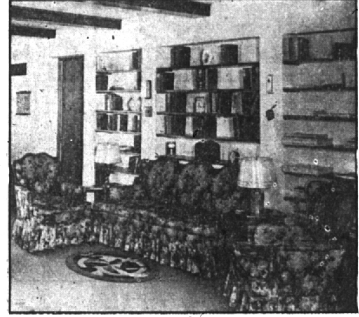
Living Room in the Modern Key



Gradually the modern theme is changing the scene in the American home. More and more newly constructed houses show this influence in simple interiors, airy, spacious, and restful to the eye because the usual clutter of form and design is lacking.

The fireplace faced with glass like that pictured is very much 20th Century. It has a convenient clean white brick legs and glass off radiance at a moment's notice, making a cheery, comfortable substitute for sunshine.

USED AS A DECORATION



This interior of a home in St. Paul, Minn., illustrates how successfully a recessed bookcase in the wall of a room may be used as a decorative treatment. The plaster returns in and over the backs of the recesses with wood panels stained a dark brown.

PLACE TUB AWAY FROM BATH WINDOW

If you are building or modernizing your bathroom, don't place the bath tub under a window unless it is impossible to avoid doing so. There may be an embarrassing moment when the shade accidentally snaps up while one is in the tub, but more especially chill from draft may bring on a cold.

Also, the tub is harder to clean if there is dirt and dust sitting in through the window all the time.

Tie Roof Together In Building House

It is most important to tie the roof together properly when constructing a house or terrace, will be difficultly encountered in a short time.

A pitched roof exerts pressure downward and outward. Unless properly tied together, the roof will spread, causing the outer walls to bulge and the interior finish will be inevitably damaged.

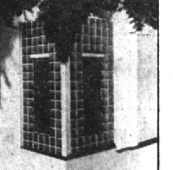
It is best to tie the sides together at or near the lower ends of the rafters. If this does not seem possible, then at the "knees" or collar beam. The closer these beams can be placed to the bottom of the rafters, the better the tie will be and the less likelihood there will be of the roof spreading.

HOW WATER SUPPLY CAN BE CONTROLLED

The size of the water supply pipe to your house is governed by the number and size of the faucets, the length of the pipe and the water pressure. The supply may vary anywhere from 3/4 inch to 1 1/2 inches, and there should be a main shut-off valve inside the cellar wall to control the entire water supply.

There also should be a vertical riser at the base of each fixture, as well as each fixture.

GLASS BRICK



The use of glass brick is becoming more noticeable all over the United States. In the above illustration is shown a house in which corner windows have been placed. Glass brick has been used to give a great amount of diffused light and modern atmosphere by use of a flat mirror, a glass shelf, an indirect tubular lighting. Such an arrangement is inexpensively possible.

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AIR CONDITIONING BOON TO VICTIMS OF HAY FEVER

Hay fever and pollen asthma sufferers who each fall trek to northern Michigan and other lake regions may find that trip unnecessary this year and in future years, according to Harry E. Bissett, local DeLoe-Friedlander Conditioning dealer, for research engineers of General Motors Corporation together with several outstanding medical authorities have advocated the use of air conditioning as an excellent relief measure for victims of these two allergic maladies.

Hay fever, which usually attacks its victims about the middle of August and continues until the first heavy frost, is caused by plant pollen, borne in the air, from regions of plentiful vegetation. Even the direction in which the wind is blowing often controls the violence of the attacks and varies them from day to day depending upon the type of plant and its pollen over which the wind has blown before it reaches the victim. For the reason the air in lake regions, either because it is literally "washed free" of pollen by the dampness in the atmosphere or because in blowing across the lake the air has dropped the greater portion of the pollen it carried, offers relief to hay fever and pollen asthma sufferers.

"It is not our intention to prescribe for hay fever," said Mr. Bissett, "we merely fill the prescription which many doctors issue. The secret of this air conditioning relief lies in cleaning the air of the pollen. The cooling fog that the unit eliminates and the heat in an otherwise tightly closed room, which, in the hottest of the summer months, would be unbearable. The air conditioning unit cleans the air by a washing action and highly efficient filtering.

"Installation is a simple matter, the unit being of a portable type, and can be used for room cooling all summer, the user not being required to wait until the hay fever season arrives. For this reason the unit cannot be considered an expensive investment.

"We do not say that air conditioning is a definite cure for either hay fever or pollen asthma, but in many cases it is a wonderful relief and that's important.

"The research engineers and scientists who conducted the clinic have compiled their findings along with several case studies of patients treated while the experiments were in progress into a pamphlet entitled 'Relief from Hay Fever and Kindred Maladies by Means of Air Conditioning.' This booklet can be obtained free of charge from Mr. Bissett."

COLOR IN HOME BRINGS GAY MOOD

The color of our surroundings assume the color of our daily lives. Colors seep into our consciousness, influencing our spirits, our moods, our well being.

A gray room adds a note of buoyancy, an exhilaration that lasts throughout the day. Likewise, lack of color can be depressing, giving that gloomy, restless, sensitive persons. Loud, inharmonious color schemes induce a jarring note that brings restlessness and irritability to those who are forced to live with them.

PLAN VENTILATION FOR ENTIRE HOUSE

Ventilation throughout the entire house is important. Bedrooms need it for comfort, particularly in summer, and health requires it for the entire year.

Too, unless the living room is placed far remote from the kitchen, there are apt to be unweeded odors emanating from the kitchen at times—mayhap when guests are imminent—and proper ventilation will help to eliminate embarrassment.

LEAKING WALLS PROVE VEXATION TO ALL OWNERS

All types of masonry walls which leak are sources of vexation to their owners.

Leaks which are not confined to any one type of masonry construction. Leaks have occurred and are occurring in walls built of the best materials and apparently with special care. The fact is often overlooked, however, that the percentage of these which leak is small compared with the large number of masonry walls that are water tight.

A logical explanation for the leaks in masonry walls is the haste with which our modern buildings are erected. Workmanship is frequently sacrificed for the sake of speed. Inadequate curing and materials cannot make up for this sacrifice. The prevention of leaky walls must begin with the design of the building, follow through the selection of materials and the supervision of the workmanship, and continue with the maintenance of the structure after its completion.

Flashing should be placed under all vertical joints into the wall and caps or other horizontal surfaces which may permit the accumulation of water on the surface of water through them. Protecting solder courses and water tables, walls corbelled back and recessed panels with projecting horizontal courses at the bottom are frequently used without consideration for the more severe exposure resulting therefrom.

As a result, water seeps through the vertical joints into the wall. Snow and ice melting on these surfaces greatly increase the possibility of water entering the wall.

Flashing over horizontal surfaces may be necessary.

There is no alternative for adequate flashing.

Parapet walls should be flashed through just above the roof level and also under the coping. Only permanent, rust-resisting metal or aluminum, asphaltic or pitch preparations should be used for flashing.

Projections and drips on copings, caps, cornices and sills should always be avoided. Overflowing gutters and leaky downspouts are a common source of trouble. Gutters and drains should be ample to carry away the heaviest rains. Metal from gutters should extend up under the roofing far enough to eliminate any possibility of water getting back of it.

COST OF CHEAP FLASHING MAY BE LOSS AND REGRET

Flashing is used in so many places in a house and is so vitally important to its weather-tight properties that it must not be passed over lightly and left to the whim of the builder. Cheap flashing, like most other cheap things, is most dear in the long run. It is difficult and expensive to replace and usually there is damage to interiors before its defects are discovered.

Therefore, a little extra cost for this item when the house is being built is well worth it, and will be a saving in the end. Flashing should be installed over the heads of all door and window frames, should extend through the wall under all masonry sills and turn up back of them; all junctions where roofs butt up against walls, carrying the metal well up back of the wall covering if it is of wood or well into the wall if it is of masonry.

All chimneys should be flashed and counter-flashed where they pass through roofs. All valleys, even closed valleys, should have flashing at the angle where surfaces meet. Flashing should be carried under the base of all veneered walls and turned part way up the back of the veneering to protect the wood members against possible rot from moisture collecting at the bottom of the wall.

Flashing should be of non-corrosive metal or should be carefully painted with good metallic paint on both sides before being placed and again on the outside, after placing. It should be painted from time to time to forestall corrosion.

Re-varnishing Floors

A floor should be washed thoroughly with soap and water, rinsed and dried well before revarnishing.

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