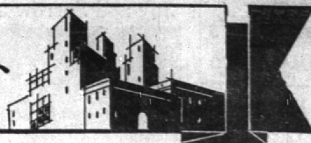


Building Improvements

SMALL HOMES • STORES • APARTMENTS • MODERNIZATION



UNIQUE RECREATION HOME



The rustic stone chimney and high living room bay are the outstanding features of this recreation home. Built of log siding stained dark brown with sash painted white and a green shingled roof the house blends naturally into the setting of a deep woods. Besides the generous living room there is a small bedroom, usually large enough for the recreation home, a kitchen and bath. The porch which is ten feet by twenty feet is really an out door living room. A roomy balcony over the bedroom, kitchen and bath is possible with a stairs leading either from the living room or porch.

KITCHEN OF TODAY POPULAR CENTER OF ATTRACTION

Most people now regard the kitchen as important decoratively as any room in the house. Into it the family brings their after-heat guests for a midnight raid on the ice-box, and at the cocktail party or informal buffet supper it often becomes a popular center of attraction.

Smartly decorated kitchens stress order and harmony as well as picturesque attractiveness. If the room is small, it is often adapted to paint walls, cabinet and wood work the same color, which gives a unified effect and adds to the apparent size. White—not a dead white, but one with a hint of yellow or rose—makes an excellent setting for gay curtains, shining pots and pans, colorful pottery, and the red tomatoes, yellow carrots and green lettuce which may be piled upon sink or vegetable rack. Favorite wall colors, also, are pale spring green, bright yellow and light orange.

It is well to think of the floor covering in choosing a color for the walls. A light green wall is effective with deep green linoleum, and salmon-tinted walls are good with terra cotta floor coverings. Painted floors, often found in old-fashioned kitchens, are now more practical than ever, because, with modern fillers, paints and water-

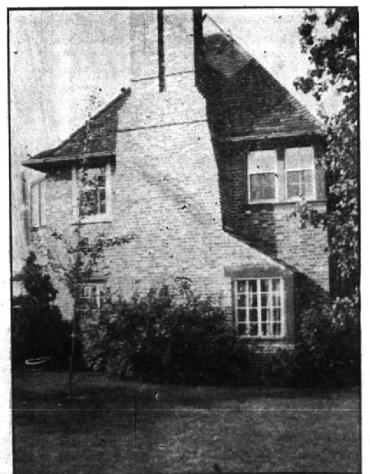
proof varnish, a smooth and quickly cleaned surface is possible. The baseboard may be painted to agree with the floor rather than the walls; then discolorations from cleaning the floor are less apparent.

In painting old kitchen walls it is always necessary first to thoroughly clean off the grease film caused by cooking vapors. This is done by washing them with a strong solution of washing soda or by the use of a special powder obtainable at paint stores for cleaning paint. A good grade of glossy paint or waterproof varnish is advisable, for kitchen walls need more frequent cleaning than those of other rooms.

WIDE CORNICES OUT OF SCALE

If your house has a wide cornice or a wide overhanging roof, it would probably be a good thing to reduce the overhang. These wide cornices or overhangs were often put on small houses during the past several years and many are out of scale with the size of the building. They are really too heavy a feature to put into small houses. This particularly applies to houses of English or Colonial tradition, where the close cornice is a part of the design.

MASSIVE CHIMNEY



How often have we noticed on a home a tiny chimney that does not seem to belong to the house. It looks stuck on as an afterthought. Chimneys are a part of the design of a house and so should be kept in the style used. The chimney shown above dominates the end of this house and one cannot help but realize that there is a welcoming fire place in the room behind.

Pigmy Waterlily Is Among the Plants Suitable For a Small Garden Pool

The Chinese pigmy waterlily, *Nymphaea pinnatifida* or *tetra gona* is probably the smallest waterlily in existence. It has beautiful small dark green leaves and pure white flowers. These flowers, with eight or ten petals surrounding a group of stout golden stamens, are about two inches across. Their bloom often lasts from June to September. Each flower lasts three or four days, opening about noon and closing at five o'clock.

There is a yellow flowered kind very similar to the white pigmy waterlily called *Nymphaea helvola*. There is a variety with miniature blue flowers, and there is another hybrid called *Laydeker's pigmy*. Its flowers open delicately pink with deep golden centers. The pink grows deeper day by day and becomes, on the third day, a carmine rose. The effect is particularly lovely when flowers of different ages are open together.

These little waterlilies can be grown in a space of only two square feet. They will thrive in a depth of twelve to eighteen inches. In fact, they can be grown in half a barrel cut to the depth of eighteen inches, filled two-thirds full of rich, heavy soil and then filled with water. It is best to sink the barrel into the ground so that only the top is above water.



The water hyacinth (*Eichhornia*) has spikes of delightful, rosy-lilac flowers that rise out of tufts of curious leaves. These are rounded at the top and contract in the center. The various bladder-like floats help to keep the plant above the water. It makes a solid mat of leaves over the water and only seems to send down anchoring roots at flowering time.

It is a delightful plant for a small pool or shallow pond, for it requires only a few inches of water. The plant multiplies very rapidly and often needs to be thinned out during the summer. In the south its luxuriance is apt to make it a pest; in fact, it is the famous million dollar weed that obstructs navigation in the Saint John River in Florida.

The water poppy (*Limnorchis*, from the Greek meaning "swamp-loving") comes from tropical South America. The leaves are broad oval and thick, mostly floating. The flowers are light yellow, two inches across, with three rounded petals, and look not unlike the California poppy. The flower stands well above the water and lasts one day but the plant blooms continuously throughout the summer.

The water poppy is a delightful plant for a small pond as it requires only shallow water, six or eight inches in depth.

The Cyclopedia of American Horticulture gives such a concise note about its culture that it is quoted in full:

"When grown in tubs, fill the latter two-thirds full of moderately rich soil, covering with sand and fill up with water. Two or three plants planted in the center will in a short time furnish the tub with its bright, glossy green leaves and numbers of its bright yellow flowers which continue late in the season."

"In natural ponds, planted on the edge, the plants grow very rapidly and spread over a large surface of water."

"In artificial ponds, plant in tubs or boxes and place in shallow water or stand the tub or box on some stand, allowing six to nine inches depth of water."

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WINDOWS REQUIRE CAREFUL STUDY IN PLANNING HOME

The question of windows for the new house should be given careful study, as the development of these important features has been quite extensive in recent years. Of course, the first thing to determine is whether double-hung sash or casements are to be used. In the historic types of Colonial houses double-hung windows are the more appropriate, although in the very early types which are really more English cottage than Colonial casements are in keeping.

The box type of double-hung windows should be well made, and the frame should be carefully flashed when they are set or they may permit considerable air leakage. Weights are used with this type of window, and the quality of the sash cord should be of the best. Cheap cords will not last long, and a broken cord means a messy job to repair, particularly if the windows have metal weatherstrips. There are numerous new devices to take the place of weights that have some advantages, and they should be considered before any decision is reached as to what will be used.

A recent development, stimulated by the trend toward prefabrication, is a "package window," which is completely built and assembled at the factory, including frame, sash, weatherstripping, and screens, ready to set into the wall.

In the old house, poorly fitting sash may be replaced; weatherstrips may be installed; new balances may be put in to replace inadequate weights; sash that have large single or double lights of glass may be removed and sash with 12 or 16 lights substituted.

PLAN FOR SMALL SERVICE YARD

It is desirable, when laying out your home, that a small service yard be set aside which will be readily accessible from the street, close to the kitchen and screened by shrubbery or trellises, where garbage and refuse cans may be placed.

A space for drying clothes should be in convenient position to the kitchen or basement door.

Use of Materials
The use of too many materials in the exterior treatment of a small home produces discordant effects in the design and complicates construction.

The bungalow or one-story house with a large spreading lawn is unsuited to a typical long narrow lot.

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NEW BATHTUB ADAPTABLE TO MODERNIZATION

Perhaps you have seen a four-foot square neo-angled bathtub which has many unique features. It is particularly adaptable to many modernization plans where space is limited and because of its novel design makes a splendid shower and tub combination. One of the many unusual features of this tub is an integral shower seat at the rear, useful for in this tub you may take a comfortable sitting down shower and when not used as a shower seat it becomes a handy shelf for bathing accessories when one is taking a tub bath.

The diagonal bathing recess is the same size as the standard five and one-half foot tub, so a complete reclining bath may be had. As a new fixture, this tub will be found to require a narrower space than an ordinary five foot six tub, and so, when modernization of old home is undertaken, it might be well to consider this equipment.

Shelves
Shelves vary in depth for particular uses. A graded arrangement of narrow shelves with but one row of articles on a shelf is most efficient for dry groceries, spices, etc., a four inch shelf is proper.

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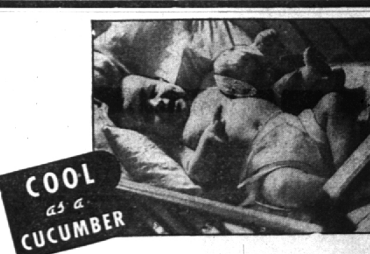
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