

Building Improvements

SMALL HOMES • STORES

APARTMENTS • MODERNIZATION



MAKE INSPECTION TOUR OF BUILDINGS BELONGING TO YOU

Your home, your business building or your apartment house quite probably need some repairs. Make a little inspection tour through the properties you own to find out what is needed in the way of upkeep. There is no need to let these buildings grow old, depreciate in value or deprive the occupants of the comforts of modern housing. Loans at low cost for repairs and remodeling are available.

Let us check the roofs, the chimney, the flashing, the attic ventilation, the exterior trim, the interior wall material, the floor space, the outlets for wiring, the plumbing, plumbing and fixtures.

Let us see if we need new gutters and downspouts, any built-in equipment, new wall finishes, some built-in furniture, a remodeled fireplace or mantel, see that the joints and sub-flooring are all strong and in good repair.

How about grading and landscaping? Have you a heating plant that will permit of a basement recreation room? Are the rafters and studding, the roof sheathing, the dormers all sound? Do you need weather-stripping, insulation, new window frames and sash, blinds and shutters? New porches, stairway trends and rails? Check up on the foundation walls, the basement floors, the drains and footings.

Re-Varnishing Floors.
A floor should be washed thoroughly with soap and water, rinsed and dried well before re-varnishing.

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New Device Does Away With Fuse Box

There has recently come on the market a new device that does away with electrical fuses entirely and provides even better protection.

In the old type fuse box if a fuse blows out a new one must be installed. With the new convenience there is a circuit breaker that eliminates the bother of replacing a blown out fuse.

FINANCING PLAN OF FHA WILL BE AID TO BUILDING

Many thousands of American families are live prospects for building or buying homes, as soon as the new FHA plan permitting of 20 per cent loans goes into effect. Reduction in interest rates will help to enable many families to immediately start buying a home.

Establishment of well-financed national mortgage associations will also release extensive credit for home building, thus making it easier to obtain construction money from local State and National banks on a simple mortgage.

When the volume of construction that is required in this country once gets under way, it will undoubtedly deplete the supply of labor and material so that prices will inevitably rise—so the answer to your problem of home building—owning, is to DO IT NOW!

Stepping Stones
Colored cement stepping stones under a big tree where grass does not grow because of the heavy shade may solve the problem of many a gardener. In the illustration shown above, the stepping stones solved such a problem.

USE OF FRONT PORCH PASSING, MODES REVEAL

The past decade has seen a gradual trend in American home building toward the abolition of the front porch.

Utilization of smaller plots of ground, desire for increased privacy, and the general desirability of "living in the back of the house" has been the reason for this trend. In general the living room or sun porch, located either on the back or on the side of a house, has supplanted the front porch.

There is nothing new in this practice. European home construction for over a century has followed this same line. Today, the American home is designed to give maximum comfort, privacy, and convenience. Garages are built as an integral part of houses in many cases, located in the front, thus minimizing driveway costs. Kitchens are frequently built in the front also in easy access of the driveway to simplify delivery of groceries, packages, and the like.

Through intelligent planning of the house and by careful landscaping, many interesting results are obtainable. A hedge-row or attractive fence can frequently be placed so as to enclose the back yard, and in this secluded space, formal gardens, possibly a wading pool or lily pool, flagstone terraces and similar improvements can be made. The result is almost always great beauty and charm. It is advisable when planning to build to make the rear of the house a landscape architect who has first-hand knowledge of the most recent developments and approved practices in home planning. Their knowledge and experience will more than justify the fee paid for the services.

BENCH IN GARDEN SHOULD FIT INTO GENERAL SCHEME

Wooden benches are nice in the garden. The type of garden will determine the kind of bench—whether it should be hand-hewn and rugged or refined and finished with a smooth surface. The kind of garden will determine, too, the color to be used for painting. A bench of soft brown, or a brown with a bit of green, or a mixed toned gray so that it makes the tree trunk almost always good in a garden. French grey is often nice, especially with flowers of delicate color. A soft yellow is also good at times, and apple green is altogether delightful.

A bench, placed in some important spot—for instance at the end of the main path—acts as a pleasing terminal note for the garden vista. There it becomes an important feature of the garden's design. From this location, a full view of the garden spreads out.

Sometimes it is nice to have a bench placed in a secluded corner where one might sit undisturbed and read.

HINTS ON PAINTING FOR THE AMATEUR

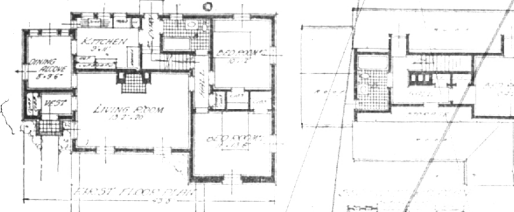
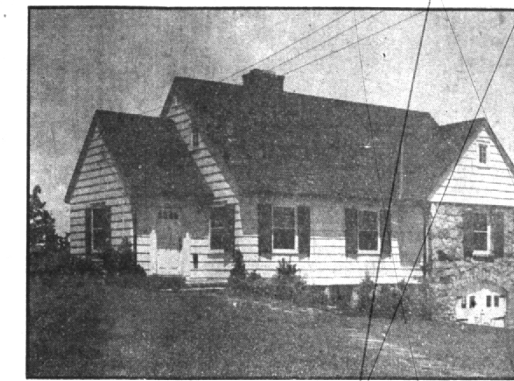
Be sure that the wood you wish to paint is dry, straight through. If in doubt, wait until you can be sure.

Be sure the paint you are using is made for the purpose required. There are floor paints for floors and wall paints for walls, etc.

Avoid painting exterior surfaces when the weather is rainy or even excessively damp. Also when it is very hot.

Never try to speed up a paint job. Work carefully and deliberately to a plan worked out in advance.

HOUSE FEATURES FIRST-FLOOR BEDROOMS



This charming small house in Great Neck, L. I., contains 23,500 cubic feet, full clear basement and finished second story. The total cost was about \$7,700. It is of frame construction, stone foundation, wood single roof. The bath, linen closet in the kitchen and the roof is insulated. Note how the bed rooms on the first floor are completely separated from the rest of the rooms by the use of a small hall. The rooms in the second floor need not be finished at the time the house is built, but completed later when required. R. C. Hunter, architect, New York, N. Y.

HAVE YOU MADE A KITCHEN SURVEY?

Have you ever made a critical survey of your kitchen? If not analyze the duties that must be performed there each day. Perhaps a new sink is needed, the light and ventilation may be bad, the drainboards unsatisfactory, or some table space required. Perhaps the range, the refrigerator or the kitchen cabinet could be more conveniently placed. It may surprise you if you carefully count the steps you take each day. Much of the kitchen labor can be reduced in a well-laid out kitchen.

CABINET LAVATORY ADDS MORE SPACE

The new cabinet lavatories used in the bathroom have many advantages. First, there is a large amount of flat area on the top of the lavatory so there is plenty of space to place comb, brushes, cosmetic boxes, etc. Then there is ample space in the cabinet below to put away those things when they are used, as well as storing towels, soaps, talcum and bath powders, etc.

AVOID PLACING TUB UNDER 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 shaft accidentally snags up while one is in the tub, but more especially, chill from drafts may bring in a cold. Also, the tub is harder to clean if there is dirt and dust drifting in through the window all the time.

Raising Floors

By raising the floor of a closet above that of the room into which the closet opens it will be found that it is much easier to clean and sweep out.

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CASEMENTS GIVE HOUSE FRIENDLY AIR OF WELCOME

One of the most interesting things about casement windows is that a group of casements seem to hug one's wall with each class of construction and almost every period, casements give a friendly air to a house, and blend beautifully in most cases.

These are steel casements, and wooden casements, either of which may be used to advantage in a half-timbered house, such as is shown in the illustration.

If desired, lattices may be built over the casements and they may be fixed or allowed to open. The latticing casements are less likely to look like a casement when swung into the house. In the accompanying casement, the screen must be placed on the inside, which many homeowners do not like because they think it interferes with drainage.

On the other hand if the casement swings into the room, screens may be placed on the outside, but it is very hard to keep the window in correct form from blowing.

FIX UP APPROACHES

Business buildings, apartments and rooming houses with unattractive approaches have often a heavy handicap on their net returns. In most cases comparative small expenditures would remedy matters. The increase in clean would usually repay the loan needed for this operation.

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SHRUBBERY ADDS MUCH TO STYLE OF ARCHITECTURE

Too much emphasis cannot be placed upon the usefulness of planting as an adjunct to the design of the small home. Trees and shrubbery should be used to improve the architectural character and are frequently more effective than the decorative use of material. They provide charm, essential to the attractive home.

Furthermore, planting may add directly to the living qualities of a property. Shade trees are best placed so that they will provide shade from the hot afternoon sun and frame the house. Trees need room to grow and should never be planted too close to the house. A few fruit trees are always desirable, both for their fruit and their flowers, and should be included in your planting selection.

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 plan is limited to a typical long narrow lot.

LAUNDRY CHUTE IS SAYER OF STEPS

A laundry chute, with openings on all floors, is the quickest and most sanitary way of collecting soiled linens and clothing and disposing of them until wash day. The chute relieves the housewife of the necessity of carrying heavy, bulky bundles downstairs. Also bathroom and hall space is not taken up with hampers.

The most satisfactory chute is of a metal which will not rust, ship, stain or in any way injury fabrics which are sent through it to the laundry room.

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How can I do over a ceiling that is badly marred with unightly cracks?

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SEND FOR THIS BOOK! It contains dozens of stimulating ideas you will find helpful. It contains an article on color in the home—suggestions for room arrangements—interesting houses and floor plans. There are 56 pages of fully illustrated 10" x 10" for your copy.

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