

Building Improvements

SMALL HOMES • STORES • APARTMENTS • MODERNIZATION

VIEW YOUR HOME FROM STANDPOINT OF CASUAL VISITOR

Try and put yourself in place of the passer-by friend or neighbor calling upon you. Look at your real impressions? Is it shabby or up to date? Are you proud of it? Do you find yourself making apologies to everyone? Has it a run-down-at-the-heels appearance? Does it compare favorably with the other houses in your neighborhood? If not, why not have an attractive home, reflecting good taste.



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comfortable and modern, up-to-date in every way? Study your rooms. Improve the details which mean so much in comfort, convenience and particularly appearance. Has the kitchen been allowed to become drab and ugly? Are your bath rooms dreary and hard to brighten? Have you plenty of closet space? How about bookcases?

Is your roof fireproof? Does it need replacing or have color added? Are the outside walls of the building clean and fresh? How about new shutters? They may help the appearance of your house? Should the old porch be discarded or re-designed, possibly glazed in? Does the doorway look as well as your new suit?

Your answer to these questions will determine whether or not your home is in need of modernization.

Insulate Floors Against Cold

Cold floors are frequently the cause of unhealthy conditions in many homes, and also of high heating costs. This condition, however, can be corrected by proper insulation.

In a large percentage of homes there are always certain rooms in which have cold floors in which it is almost impossible to maintain the heat at a constant temperature. Such rooms are those over garages, built in the basement of a house or attached to a house, second floor extensions over porches; sun parlors extending beyond the basement walls; or houses supported by piers instead of solid foundations.

MODERN ALCOVE USED FOR DINING

The modern trend toward combined living-dining rooms adds another problem to the matter of interior decorating. Some housewives are not content merely to set up a bridge table for the evening meal.

One room had a chair rail around the wall. Book cases, the same height, were built out into the room, setting off one portion as a dining alcove. This arrangement can take the place of the dining alcove, popular in present-day construction.

For Old Floors

Old, soiled, scratched or cracked floors may be greatly improved at a small cost by covering the old floors with any of the new floor coverings now in the market. This is particularly true of linoleum.

Architecture

Fine architecture is not just a desirable accident of design; rather it is the result of a conscious effort on the part of a trained architect who is able to analyze your requirements and wrap around them good taste and a practical home.

Very many attractive hard-ware designs are now available for the doors in the smaller home. Wrought iron hammered hardware is particularly charming in the Early American style and the English type of house.

The illustration shows huge wrought iron hinges with straps and wrought iron latch. These are actual designs for the particular house in which the door is hung, but they serve to illustrate how appropriately the rough wrought iron hardware appears on such a door.

MOISTURE MAY PREVENT CRACKS

Cracking sounds that occur in a new house are due to drying out of woodwork and pulling out of nails, the settling of floors and possibly the cracking of plaster.

Many of these defects can be remedied if humidified air is supplied in the house or if the evaporating pan in the furnace is kept full of water.

CAUTION URGED IN HOME WIRING TO PREVENT FIRE

Fortunately for home owners in urban areas, and also for the insurance companies, electric wiring is usually carefully inspected in new construction work. But in those rural parts of the country where no codes apply, the builder has a complete specification for a first class wiring job and should employ competent supervision to make certain that he gets what is specified.

Once the walls are enclosed and the wires concealed, it will be impossible to detect any faults, and the first indication of poor wiring is apt to be the smell of smoke from a fire in the walls or ceiling caused by a short circuit due to careless or improper wiring.

Metal Conduits Best

There are three types of wiring used, namely, knob-and-tub, flexible cable, and wires run in metal conduits. The last is the most complete job and the one where the greatest degree of safety may be expected. The flexible cable is perfectly satisfactory if properly installed, but it should not be used where it will be exposed to dampness unless waterproof cable is used.

The type most useful in present-day construction is an armored cable made of galvanized ferrous metal. The galvanizing is sufficient to protect the metal under normal conditions, but where severe moisture exists it may eventually lose its protective quality and the metal will rust. For instance, such cable should not be used where it will be exposed to the weather, or in a damp, poorly ventilated space unless where it can not be watched for possible deterioration. Knob-and-tub, properly installed, is satisfactory, but wire should pass through any wood member without a protecting nonconducting porcelain tube, and all connections should be carefully insulated.

With good materials properly used, expert labor, and an intelligent lay-out, little or no danger should exist.

Choose Simple Wall Background

If the walls of your home are papered with a paper that is very definite or vivid design you can not hang pictures against such a background and produce a pleasing effect.

Plain or simple backgrounds are always desirable. You will note this in all art galleries where the backgrounds are usually of a plain color, the object being to relieve and set off the picture which hangs against the background.

NEW HARDWARE OFFERS VARIETY

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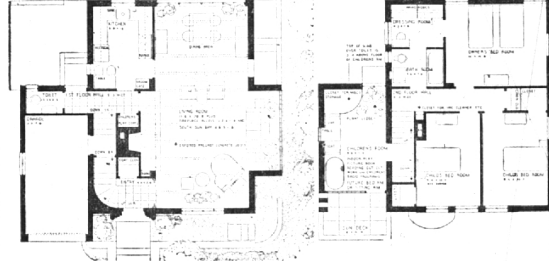
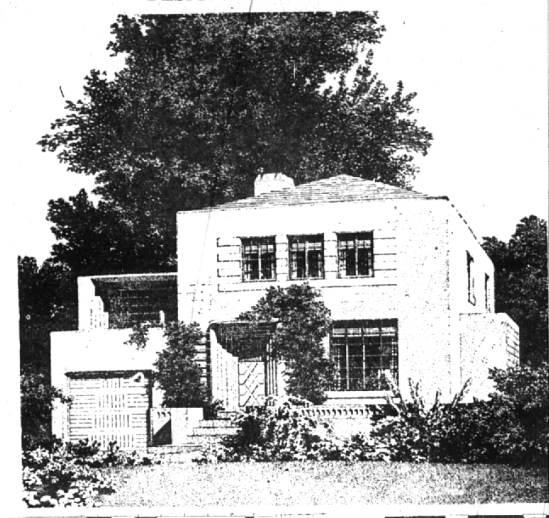
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America is once more in the midst of increased home building activity, but this time we are building better and safer than in the haste and careless construction of previous building booms. Through the courtesy of the Portland Cement Association we are fortunate to be able to present this *Grease House* for your consideration. Designed by Richard Powers, Architect, of Chicago, Ill., the freedom of design so characteristic of concrete is expressed in livable plans and commanding exterior beauty. The use of pre-cast concrete floor joists (see living room plan) provides a rigid first-floor and at the same time a charming beamed ceiling in the room below. Exposed joists, painted or stained, are popular in new houses.

GAME ROOMS GAIN IN FAVOR WITH HOME BUILDERS

A recreation room is rapidly becoming an accepted part of many homes. Basement, attic or the main part of the house provides space that may be converted to this idea. Plans of new homes frequently provide for such a room.

Many people believe that this is one place where their imagination may run riot and gay and amusing rooms result. However, some rooms of this type maintain an air of dignity and permanence and offer merely convenient settings for games and hobbies, instead of theatrical backgrounds.

One home owner, utilizing this plan, combined the old and new as a restful setting for the family's leisure hours.

Wood paneled walls always add charm to a room and are particularly adaptable to a game room in many cases, however, this paneling is too expensive to install, but the effect may be obtained successfully through the use of wallpaper.

Various companies are placing papers on the market with designs depicting the natural grain of the wood. Walnut, white pine, mahogany and other woods are represented.

This was the means taken by a home-owner who wanted a room for recreation that would be in keeping with the rest of his house. Wallpaper in a pine-paneled pattern was used.

The housewife used her own funds to purchase a comfortable ultra-modern furniture. A beige carpet was used for covering the floor and bright shades of chartreuse and orange were stressed in the decorating. Glass-top tables removed the worry of rings or burns and the hostess didn't have to divert her attention from the bridge game to keep a wary eye on careless guests who placed their glasses at random.

The radiator was concealed under the window. Air-conditioning ventilators were placed inconspicuously, so as not to interfere with the "paneling."

Young People Can Be Home Owners

NEW YORK CITY—Young couples, under the Insured Mortgage System of the Federal Housing Administration, are able to become home owners when their children are young and the house is most needed, according to Dr. Herman L. Reis, of the West Side Federal Savings and Loan Association.

Dr. Reis said that any program which makes it feasible for young married couples to acquire their own homes is of profound social importance. The Insured Mortgage System of the Federal Housing Administration is an education in budgeting, according to the doctor.

Attractive Fiber Board On Market

A number of the manufacturers of insulating fiber board are now manufacturing the material with attractive wood surfaces, either natural, photographic, or by imprint, but in all cases so realistic that the material may be used in many ways for wall finish where the appearance of wood and the insulating qualities of the fiber board are desired.

HERE ARE A FEW SUGGESTIONS FOR HOME OWNERS

Would you like to add a sun-room to your home? Or perhaps an outdoor sleeping porch?

How about enclosing the furnace in its own room, using asbestos wall board? It will keep the rest of the basement cleaner and provide fireproof walls.

Probably you could reduce your fire-hazard and insurance premium if you fireproofed your garage, or placed a fireproof barrier around the furnace.

Would built-in bookshelves in the living room improve the appearance of the room and give you a changed atmosphere and character to that room? I suggest you consider the effect of building bookshelves all along one wall of the room, with a row of cabinets below as a base for the shelving. Without doubt it will dress up the room and add to its charm.

If you have a porch which can be converted into a sun-parlor, or if one can be added to the house, a few large-cane windows and some summer furniture will convert an open porch or an added room into a cheerful sitting room.

FURNITURE MAY BE GROUPED FOR GREATER COMFORT

It is essential that your furniture should be properly arranged in your living room in order to make conversational groups thoroughly possible. Improper arrangement puts a decided crimp in the spontaneity of your party if you have to raise your voice to be heard across the room by someone seated in an isolated chair in the far corner.

It would be a splendid idea to make an inventory of your living room and see whether or not it is arranged for comfortable and enjoyable conversation. You will find, perhaps, that a little shifting around will make a great deal of difference.

If you have a large room, it is best to break up the arrangement into several conversational groups but if it is a small room, as in the case of the average house, you can assume that six or eight people who have gathered together for conversation should be considered as one group, and arrange your sofa chairs and other furnishings accordingly.

There are several furniture groupings possible. If one has a fireplace, a grouping in front of the fireplace is one of the best arrangements. Or a group may be centered around a sofa or around a reading table. At one end of the

room a permanent card table or game group may be arranged or if there is a large window overlooking a particularly delightful view, a furniture grouping arranged around that window is worth while.

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