

Planning Building and Remodeling

It takes early planning to produce a more livable home by summer! Call on the local dealers whose names appear on this page—for advice and low cost estimates that will make you realize you can do the building... repairing... or remodeling job you want without delay! They'll save you money.

Remodel Attic For the Extra Room or a Den

A remodeled and modernized attic offers one of the best solutions to the old problem of providing another room for a growing family with a very modest pocket-book.

Unfinished or unusual attics can easily be transformed into complete livable rooms. The insulation board is one of the many materials that may be used for an economical, neat, and quick remodeling job on the attic. Requiring no nailing, nipping, or finishing, insulating board keeps the room warm in the winter and cool in the summer.

Scrubbing or scraping, followed by a couple of coats of shellac, will make the floor look like new. When finished, the family has an additional room, adequate and comfortable, to be used either as a room for a growing child or as a cozy den for study and relaxation or a particularly suitable playroom.

A convenient and easy way to make the additional room possible is provided by the Modernization Credit Plan of the Federal Housing Administration, and funds for remodeling an attic may be obtained from private lending institutions approved by the FHA.

Iron Stair Rails Are Often Used in New Homes

Iron stair rails are frequently used for interiors, especially in modern homes. Where the home is being modernized, old wooden rails may be removed and iron rails installed. In many new modernization projects, this is highly under the Modernization Credit Plan of the Federal Housing Administration.

Iron stair rails are available in many styles and can be made to fit individual requirements. The rails, designed for long sweeping curves, add grace and beauty to modern stairways, while those of more intricate design are adaptable to more expensive homes.

Let Electric Light Dry Out Closet

Closets are likely to become damp during prolonged wet periods, and this will frequently result in mildew clothing. Several methods of absorbing the dampness are available, but one of the cheapest and most effective is by turning on an electric light in the closet and letting it burn continuously with the door closed until the trouble has disappeared.

Quicker results are obtained when the light is placed near the floor, as this position aids circulation of the heat. A lamp of 25 watts is usually sufficient for the average closet. The home owner should avoid placing the bulb where it would come in contact with clothing and thus create a fire hazard.

Powder Room
A small closet under the stairs or just off the hall can easily be transformed into a combination powder and telephone room, with space for the wraps of guests. Funds for such a transformation may be obtained from private lending institutions qualified by the Federal Housing Administration under its Modernization Credit Plan.

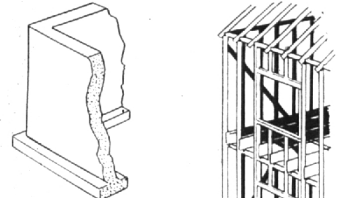
Door Chimes
Door chimes, which can be installed by using ordinary door-bell wiring, give a rich tone to replace the often nerve-racking noise of a bell or buzzer. The tonal beauty and good styling of modern door chimes are making them increasingly popular with home owners. Many are being made in the period designs to harmonize with the chosen architectural style.

Try an Eccentric Classified Ad.

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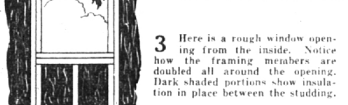
DON'T NEGLECT FUNDAMENTALS IN YOUR NEW HOME



1 This is a corner of the foundation and footing. Your wall rests upon it. It can never be replaced.



2 This is the same foundation with timber skeleton now in place. Again here is a part of your home that can never be replaced.



3 Here is a rough window opening from the inside. Notice how the framing members are doubled all around the opening. Dark shaded portions show insulation in place between the studding.

Glitter of Gadgets Often Distracts Builder From Quality Where It's Needed Most

Are you building a house for the first time? Then chances are you are in kind of a daze. There are so many things to decide, so many things to buy, so many more things you want and can't buy because there is just so much money. Now there's nothing less glamorous than the concrete footings and foundation. One doesn't show them off to one's friends, but you skip on either, you'll be busy for years to come trying to cover up cracked walls that all your friends will see.

Don't Skip On Framework
Likewise the timber skeleton or frame of your house is going to be all covered up, but if you skip on it you'll have sagging floors that squeak at every step.

And how about those great big holes in the wall, the rough window openings. You can buy win-

dows and window frames to fill these holes pretty cheap. And you'll pay for them for years to come in heat loss, drafty floors and wet walls. Or you can buy carefully designed, precision built and factory nited windows and window frames complete with weatherstripping that will be a joy and a comfort every year that you live in your house. Yes, and you'll find that the extra cost was money well spent because of heat bills, repair bills and redecorating bills saved.

Can't Replace Windows
Good windows are a permanent part of your walls. They protect your investment in insulation and quality construction. Any home without weathertight windows is only one-half insulated. So when you build, get down to fundamentals. Always remember—you can add the gadgets any time, but you can't replace footings or timbers or windows. They've got to be good right from the start.

And so have time to burn out before reaching the ground.

Steam Locomotives Fixed to Prevent Starting Forest Fires

LANSING—Steam locomotives that will puff their way over 8,000 miles of Michigan track this summer will scatter few sparks and drop few ashes to start forest fires because of constant vigilance of railway men, reinforced by 1,000 inspectors a year by department of conservation inspectors.

Checked for fire-starting possibilities before every trip are the locomotive spark arresters and ash pans. Much improved in the last decade, through cooperation of railroads and department technicians, are such devices as the spark arrester, an arrangement of drags and screens in the smoke box at the front end of the locomotive which now allows sparks no larger than 3/16 by 3/8 inches and of flake thinness to go out the stack. Flake sparks sail farther, after June 15.

Larvae Are Blamed For Beach Pest

LANSING—In a drive to rid Michigan beaches of the organism that causes water or swimmers' itch, the state stream control commission is promoting popular understanding of the pest and how to control it.

Water itch is caused by tiny larval forms of worms that normally live in muskrats and water birds. It is eradicated by making an thin intermediate hosts, the snails, or by poisoning the snails under the direction of stream commission men.

Two bulletins on water itch, containing blanks for application drags and screens, are now available at the commission's Lansing office. The commission's traveling field inspectors are available for inspections and consultation work. Flake sparks sail farther, after June 15.



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'Briarbank No. 1' New Development in Bloomfield

Announcement is made through Snyder Bunk & Bennett of a new residential development in Bloomfield Hills to be known as Briarbank No. 1.

"For years," said Myron E. Snyder of that firm, "many fine families in Birmingham, Pleasant Ridge, and Detroit have wanted to build in Bloomfield Hills, not where there is more land—perhaps on a hilltop or a stream—then too many others have wanted a modest but attractive home in this fine environment."

"Being ever alert to the needs and wishes of our clientele we have long recognized the need for a high grade residential community to build just such a home, and that is why we are developing this new wooded section," stated Mr. Snyder.

Briarbank No. 1 is an addition to the present Briarbank Subdivision. It is within easy walking distance of Woodward Avenue bus line also to Vaughan, Kingswood and Cranbrook Schools. Resident in Briarbank No. 1 will find the Cranbrook Art Academy and the Institute of Science nearby also.

Quick acceptance by the public of this new development is evidenced by four sites having been sold before the engineers had completed their survey. It was said.

It is predicted that a number of new families will move into Bloomfield Hills as a result of this new addition to Briarbank. Architects are now working on plans for three new houses to be started in the Spring. The engineers have completed their survey. It was said.

'Local' Lighting Big Home Convenience

Local lighting is a term used to describe lighting fixtures placed in positions where electric wires are not desirable, such as over kitchen sinks, kitchen ranges, work table, or laundry tub. The term may also be used in interior decoration where a fixture is placed in some special position to throw light on an object of art, a shelf of books, or in some cases on wall paintings. Trading electric costs are not only slightly but often hazardous, and where no outlet is available to serve a "local" lighting fixture one should be installed. Home owners may find the Modernization Credit Plan of the Federal Housing Administration a desirable way to finance installations of this kind. Actual funds are obtained from private lending institutions qualified by the FHA.

CAT LIKES BRIGHT LIGHTS
HUBBARD (APPA)—For three nights in a row, a local farmer discovered light he was sure he had turned off was still burning in the barn. On the fourth night he learned that a kitten, playing with a dangling switch cord, had been turning on the light.

These questions and many others enter into the problem of where to build your home to get the utmost in convenience and happiness.

We offer as the ideal solution to these problems...

BRIARBANK NO. 1
located near Cranbrook and Vaughan Schools just south of Bloomfield Hills Country Club. Here you will find hillside sites, wooded sites and sites with stream frontage at prices no more than the cost of a good city lot. The restrictions are modest yet protective.
Let us show you these attractive properties today.

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10c FHA Pamphlet Points Out Sound Principles for Building

As public interest in the production of dwellings which will be suitable and within a rental or purchase range appropriate to the majority of the families in the country becomes increasingly widespread, a knowledge of principles of planning small houses is being created.

The proper application of sound principles not only results in material economies but permits good houses to be built within the necessary range of prices.

FHA Bulletin

One source of sound planning ideas is the technical bulletin published by the Federal Housing Administration entitled "Principles of Planning Small Houses." This bulletin does not promise to offer a solution to the housing problem but seeks only to demonstrate what is currently possible without resort to change in methods or materials or other walled diversions from our basic traditions on the Mr. Snyder.

FHA New Home Applications Rise

New high weekly records in the volume of applications for mortgage insurance on proposed new homes were reported by the Federal Housing Administration in early March. Federal Housing Administrator Stewart McDonald announced.

The sharp expansion in applications was accompanied by a pronounced rise in the number of homes in which construction was started under FHA inspection. Mr. McDonald said. These gains followed an earlier seasonal expansion apparent during February, he pointed out.

In the week ending March 3, applications for FHA mortgage insurance on new homes to be built under FHA inspection totaled 4,122 as compared with 4,217 in the week ended March 2. These are the two largest weekly totals in the history of the FHA, the previous high record having been 4,061 in the week ended March 10, 1939. Applications for the two weeks ended March 9 were 17 per cent larger than in the corresponding period of 1939.

Metal Venetian Blinds

A venetian type blind, made entirely of sheet metal, is being offered home owners by its manufacturing company among its additional features. It includes a weather-tight ground protection, full visibility, ventilation, and light control. Shutters are made of galvanized paint-grain sheets which are protected at the steel mill to hold paint. These blinds are eligible for installation under the Modernization Credit Plan of the Federal Housing Administration.

Heat-Proof Paint
Smoke pipes, flues, and other metal surfaces subject to high temperatures should be protected with a paint prepared especially for the purpose. Such paints will tend to prevent rust and prolong the life of the metal.

Waxing Floors

Moderately used floors need not be waxed more than two or three times a year. Care must be taken in the application of the wax, for the common mistake of applying too much results in the surplus remaining on the surface in a soft coat that collects dust and is easily marred.

Repair Furnace Cracks

Furnace cracks are a source of fuel waste in heating plants and should be speedily detected and repaired.

Planning Guides

In discussing the technical aspects of construction, the pamphlet offers guidance in planning foundations, chimneys, wall construction, floors, interior finish and roof construction and finish. Suggestions as to insulation, sheet metal, and painting are given. The planning of windows and finish hardware is also discussed.

Other sections of the pamphlet deal with heating, domestic hot water, plumbing, private utilities and electric wiring. Several illustrative cases are presented to demonstrate the principles that are outlined.

Persons planning small homes who wish copies of this pamphlet may obtain them through the Superintendent of Documents, Government Printing Office, Washington, D. C. A charge of 10 cents is made for the bulletin.

PELLA Venetian Blinds "Ratcatcher"
A venetian blind made to your measure. 100 styles to choose from. PHONE FOR ESTIMATE. Harbord - B'ham 1930

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Announcement
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