

Birmingham Building \$10,000 Over Same Period Last Year

Total for May Reaches \$48,375 Baynes Reports

Building in Birmingham proper continues nearly \$10,000 ahead of last year for the period ending May 31. It was shown in the monthly report of Inspector James B. Baynes.

The five-month total for 1940 is \$230,953, compared to \$221,668 for last year. May's total was \$48,375, about a thousand dollars over April, but not so high as February and March. In May, new buildings totaled \$48,350; alterations, \$6,125. Number of permits in May—29—was the highest of the year because of many alterations.

Permits Listed

The permits are as follows for May:

At 803 Hazel, for Arvid C. Petersen, 1 1/2 story brick veneer, 17,914 cubic feet.

At 516 Puritan, for J. R. Latchaw, 6 1/2 story frame and brick veneer, 43,254 cubic feet. Scott Hersey, builder.

At 572 Wallace, for Robert C. Bouse, addition.

At 815 Southfield, for F. L. Klugevorn, alteration.

At 1139 Ennon, for O. W. Richards, addition.

At 1241 Webster, for Maura Wade, addition.

At 1101 South Woodward, for

John McKee, alteration to service station.

Gasoline Station

At 130 Hunter boulevard, for Benjamin Arnold, gasoline station, 17,914 cubic feet, for R. W. Bricker, addition.

At 1515 Webster, for Elden McCann, 8 1/4 East Maple, one story frame, 7,800 cubic feet. Blacklake Hunt, builder.

At 424 Willis, for Owen Luckenbach, Detroit, alterations.

At 564 West Lincoln, for Charles E. Bradley, 1 1/2 frame; 11,982 cubic feet.

At 661 Henrietta, for Alphonse Fowler, 664 Pierce, brick veneer; 17,914 cubic feet. J. H. Brown, builder.

At 939 Hazel, for Arvid C. Petersen, frame; 20,611 cubic feet.

At 283 Lake Park, for Henry Hart, addition.

Why FHA Approval Occasionally Delayed

While every effort is being made by FHA insurance offices to handle applications for insurance with the utmost speed, thoroughness and accuracy, there are several factors which tend to delay the approval of Federal Housing Administration officials.

Among the main causes of delay are location of the property at a remote distance from the insuring office, use of new materials or novel design in construction of the house, location of the property in new development, or the presence of exceptional factors.

One of the quickest approvals yet on record was made within a few days in the District of Columbia office in Washington, but it was pointed out by FHA officials that the circumstances were exceptional. The credit report, for instance, was among the numerous necessities immediately available.

Dishwashing Sinks Save Much Work

The kitchen, the most functional room of the house, continues to become more and more the product of new ideas and labor-saving devices. Even the handling of soiled dishes has passed through processes of refinement until dishwashing sinks are available to relieve the housewife of this unpleasant task.

New developments in detachable sinks include retractable sprays which fit in the drainage pipe, and a rubber-sheathed rack, are raised by the force of the shower. The sink is held in place by standard materials with acid-resisting enamel surface.

Building, Property Costs At Low Level Now Says Expert

"No one can say how long building costs will remain at their present level. That they will undergo any radical drops in the next few years seems almost impossible; that they will stay at the present level longer than six months seems uncertain; that they'll rise appreciably seems quite probable. SO IF you expect to buy, build or remodel in the next few years, act in the next six months."—Roy Wenzlick, Pres. Real Estate Analysts, Inc.

Why Not Build A Blackboard In The Nursery

Proper equipment and decoration in the nursery will often pay abundant dividends by concentrating the attention of the youngsters in this room, thus leaving other parts of the house unattended.

The area to write on walls may be overcome by installing in the nursery a blackboard built into the wall, where young kindergarten students may write and draw as they care to. This and other nursery improvements may be financed under the Modernization Credit Plan of the Federal Housing Administration. When installing the blackboard it would be well to provide also a ledge under the board to hold crayons and pieces of chalk. This feature will tend to prevent these articles from being scattered over the room.

A California Type Home for Foxcroft



A home but who do not wish to carry the heavy investment which many homes of this character require. The protective restrictions are designed to be appealing to this type of family.

Don't Let Kitchen Be Too Small

Home buyers are cautioned by Federal Housing Administration officials not to condense the kitchen so as to make it too small for use. A kitchen can be efficient even though it may not be as small as a Pullman-car kitchen.

Despite the fervor for step-down, a happy medium should be maintained between the Pullman kitchen and the old-fashioned kitchen.

The kitchen does double duty. It serves as a cooking center, and at the same time it is a storage place for dishes, utensils, cleaning materials, and other household goods, and equipment.

Sufficient space for storage is of vital importance in the planning of a kitchen for a small modern home.

Rambling Floor Plan Employed

This "California Ranch House," which is being built in Foxcroft, contains many innovations in room arrangement and architectural appointments.

The house being situated on a 100 foot lot, the architect, Edling Elliot Bessell, was given a free hand to allow the floor plan to ramble at will. The north wing contains two generous sized bedrooms and tiled bath with recessed tub and shower. The living room with east and west exposure opens onto a large screened porch (10 x 18) to the west and the east wall contains a large picture window.

One of the unusual features of the home is the paneled entry which can be used as a guest room, library or maid's room and is served by a lavatory in the front hall.

One of the attractive features of Foxcroft, which is a community of traditional American homes, is the garden fences so much in evidence around the existing houses. The new homes are being carried out in the home pictured above.

Don't Forget Room For The Maid

In planning a new home the prospective owner should make provision for a maid's room if the family needs demand a servant.

The minimum room space permitted in homes built under the Federal Housing Administration plan, is usually sufficient for servant's quarters. Built-in furniture is particularly adaptable to a room of this type and serves to make the greatest use of a small amount of space. A maid's room may be added to existing homes with funds obtainable from qualified lending institutions under the FHA Modernization Credit Plan.

Shun Freak Designs, Is FHA Warning

Freak designs in home plans should be shunned because they are less marketable and more hazardous investments, the Federal Housing Administration warns.

Houses should conform to the type most acceptable to the immediate environs, according to FHA policy, and they should be typical, sound investments, and have functional excellence.

Foxcroft is being sponsored by Snyder, Buck & Bennett and they claim that the trend to "first floor bedroom houses" is very pronounced. They say that the homes in Foxcroft are being designed to take care of the demand of people who appreciate the finer things in

New Sink Allows Use for Laundry

Owners of small homes which contain no basement need not be deprived of the convenience of laundry trays. A compact new unit is being manufactured which combines laundry tub and kitchen sink.

The unit is divided into two parts, one of sink depth and the other of lower depth for laundry work. They are available in several models and, where desired, may be obtained with a cabinet enclosure. The home owner may install a fixture of this type in his home using funds from lending institutions qualified under the Federal Housing Administration's Modernization Credit Plan.

Grass Pike Netted 300 Feet Down

LUBINGTON—In his 4 1/2 inch mesh trout nets set in 30 fathoms (300 feet) of water in Lake Michigan, Raymond Cross recently brought up a grass pike.

Other shallow water fish that stray out into the big lake are perch, some of which were taken in chub nets last season from 55 fathoms down in the middle of Lake Michigan, off South Haven.

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This new development has aroused much public interest because of its definite move toward the rambling type of Early American homes built on large interesting sites.

These homes are replete with charming Colonial touches, such as carriage lamps, picket fences, weather vanes and colorful shutters.

Every opportunity for outdoor recreation is available at Foxcroft.

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Business Units Eligible Under The FHA System

Homes, apartment houses, and multiple-family dwellings are not the only structures that may be modernized and repaired under the Federal Housing Administration Modernization Credit Plan financing.

Other buildings, aside from those of residential nature, which may be improved with the proceeds of a modernization loan insured by the FHA include hotels, booths, burglar-alarm systems, factoring and industrial plants, hospitals, orphanages, and schools.

Eligible modernization projects for these buildings include built-in air-conditioning systems, ash-receptacle elevators, escalators, heating system, barn pens, bins, bookshelves, elevators, escalators, dust collectors, elevators, escalators, fire-alarm systems, fire escapes, fire-hose systems mounted on reels and permanently attached to the water system, sprinkler systems, stalls, and troughs.

The exclusion of any item from this list does not imply that it is ineligible. Where a specific ruling is desired about any questionable project, the inquiry should be directed to the Federal Housing Administration at Washington.

Recently owners of commercial buildings find that several relatively inexpensive improvements

are the key to fewer vacancies and higher rentals. Refinishing of floors, walls and woodwork often restores life to drab office buildings and gives them a modern appearance.

Landscaping is a feature in unattractive surroundings may do much to bring them into demand. Under the FHA's Modernization Credit Plan, funds may be obtained from private lending institutions for grading, laying walks, building fences, and planting.

Structural changes in commercial or industrial buildings are also eligible for financing under the Modernization Credit Plan. Putting up or removing partitions, making new offices or other business room out of unused space, or converting the nature of the space from one type to another may do much to increase the value of the building.

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