



"No one can say how long building casts will remain at their present level. That they will undergo any radical drops in the next few years seems almost impossible that they'll 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 Wenzelick, Pres. Real Estate Analysts, Inc.

**Trees Tapped 103 Years**  
**CASSOPOLIS (MPA)**—A sugar bush on the W. F. Leach farm in Penn township has been tapped for the 103rd consecutive year. It was in 1838 that the maple trees were first tapped by a white man. They were tapped by Indians before that time. The bush yielded 400 gallons of syrup last year.

**Concrete Foundations Assure Strength**

A foundation of concrete is safe from destruction by fire or vermin. The life of buildings is prolonged with concrete foundations, because they insure uniform distribution of the weight of the soil, prevent uneven settlement and consequent cracking of walls, and retain the structure in first-class condition at minimum maintenance cost.

**Washing Wallpaper**  
 Washable wallpaper can be cleaned with mild soap and a clean sponge, working from the ceiling to the floor, cleaning one section at a time.

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**Builder Gives Talk Over Radio Station**

Scope and details of "Models on Parade," the 32-home display on Littlefield avenue, Detroit, four blocks north of Seven Mile road west, were told by Arvid C. Petersen, central vice-president of the Builders' Association, in a recent radio talk over W.W.J.



ARVID C. PETERSEN

"Each builder submits a plan developed by himself and his architectural staff. These plans are turned over to a central committee which studies all the plans with the object of offering any constructive suggestions which may enhance the design or improve its practical utility."

**Questions and Answers**

**Q. How should roof construction be framed around a chimney?**  
**A.** In roof construction, rafters or structural members which frame the chimney opening at the side are called trimmers, and the members supporting the intermediate rafters and framing between the trimmers are called headers. For roof framing around chimneys the headers and trimmers should be doubled. However, for sloping roof where headers are less than four feet in length and the chimney is either at the ridge or the eaves, the trimmers may be single. All wood framing should be kept at least two inches away from the chimney masonry, except when eight inches of masonry are used outside the flue lining the framing may be flush with the chimney masonry. Fill the two-inch space between chimney masonry and the wood framing with a fire-resistive material.

**Extra Room**  
 Unused attics come in very handy during the Summer if they are finished as extra guest rooms. Wallboard, linoleum or other material may be used for the walls and ceiling, if they may be lathed and plastered. This work and the laying of a good quality flooring may be done with funds obtained from qualified lending institutions under the Modernization Credit Plan of the FHA.

**Oak Floor Spots**  
 To remove spots and stains similar to water stains from an oak floor without scraping the entire floor, FHA officials suggest that the stains may often be removed by wiping with turpentine, cleaning the wax down to the bare wood and then re waxing the bare spots. If the stains are in the wood, the wax may be removed in the same way. The spots should then be re waxed.

**Lawn Faucets**  
 Several sill or lawn faucets installed at various points around the house will eliminate the bother of dragging a long hose in order to water the lawn and garden properly.

**Refrigerator Circuit**  
 If the electric refrigerator is on a separate circuit, light flicker caused by the running of the motor will be minimized.

**Replacing Worn Steps**  
 In planning home improvements under the FHA plan the homeowner should always think of safety as well as appearance. FHA officials advise, Rickety front and back steps, which are a frequent cause of injury, may be easily and economically replaced. Funds for this purpose can be obtained from qualified lending institutions under the Modernization Credit Plan of the FHA.

**Building in Nation 41 Pct. Over '39**

WASHINGTON—For the first time in FHA history, new-home applications for FHA mortgage insurance exceeded the \$100,000,000 level during April, Federal Housing Administrator Stewart McDonald announced today.

A total of 22,092 mortgages amounting to \$100,000,774 were selected for appraisal by the FHA last month on new homes to be built under its inspection. Mr. McDonald disclosed. The previous peak months were March 1939 when new-home applications totaled 15,438 in the amount of \$89,703,392, and March 1938 when applications numbered 17,476 in the amount of \$82,264,895.

In April last year, new-home applications selected for appraisal numbered 15,206 in the amount of \$71,757,675. Last month's gain over 1939 levels was thus 41 per cent in number and 41 per cent in amount, indicating a trend toward lower priced homes.

The unprecedented volume of new-home applications last month foreshadows a continued peak level of new home construction during coming weeks. Mr. McDonald asserted. For the past several weeks, he pointed out, new construction started under FHA inspection has run at the highest level in FHA history.

**Good Window Frames Cut Out Dust, Draft**

A window in a home is a mechanical as well as an architectural feature. The trend to more and larger windows—corner, bay, casement, and panoramic—calls for the installation of properly constructed window frames which will keep out dirt and drafts by making a weather-tight joint with the walls. Window sashes are next in importance to window frames. Sashes must fit properly in the window frames to eliminate a big source of drafts.

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