

Now Is the Time to Buy, Build or Remodel

Simple Fireplace Should Be Built In Small Home

In the new small houses the fireplace occupies a position of major importance. Brick is the most commonly used construction material. American Dutch Colonial designs are the most adaptable. Large Tudor-style fireplaces framed in stone or cement are used in the English-type houses. Mantels of almost any style are acceptable, except that simple lines should be used. The ornate is distinctly out of fashion.

Approved location is at the side or end of the room that is farthest from the line of interior traffic. There should be no crossdrafts across the front of the fireplace. Generous spacing which will allow grouping of furniture for study, entertaining, or reading before the blaze should be provided. The hearth should extend

well beyond each side and 20 inches to the front to protect the floor from sparks. The charm of an open fire may be easily obtained at relatively little cost. Homes may be provided with fireplaces and chimneys through use of funds obtained from qualified lending institutions under the Modernization Credit Plan of the Federal Housing Administration.

Wall, Ceiling Tints Help to Correct Bad Proportions

Wall and ceiling tints to conceal bad proportions and accent the feeling of space are now being generally used by home owners. Light colors, those mixed with white, tend to create a feeling of space and should be used as groundwork when this effect is sought. A gray background throughout the house, brightened with light shades of yellow, pale green, coral, or similar tints, will give a sense of space, and normally dark rooms will appear brighter.

If the house is too large and appears empty, the action should be reversed. Dark shades, warm glowing colors, should be used to draw together an oversized room. Where too much sunlight streams into the room, the intensity should be tempered with green or shades of blue. Rooms receiving too little sunlight should be treated with sun shades, such as yellow, light gold, or chartreuse.



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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.

Great Lakes Sand Sold by State To Private Concerns

LANSING—Closely following resumption of navigation on the great LAKES are applications to the lands division of the Conservation Department for permits to dredge sand and gravel from Great Lakes bottoms.

Bottom material on inland lakes and streams is the property of riparian owners, but the bottom under Great Lakes waters within the boundaries of Michigan is held in trust by the state. Operators on the Great Lakes pay five cents a cubic yard for fill material, and 12 to 15 cents a yard for gravel, depending on the length of the haul to market.

State royalties from such dredging operations in the Great Lakes and St. Clair River exceed \$1,000 a year. In the booming 1939, this income was much greater.

Unemployment Compensation Booklet Is Available

Harry A. McDonald, Chairman of the Michigan Unemployment Compensation Commission, today announced the distribution throughout Michigan of a handy pocket-size booklet containing a simplified explanation of the method to be followed in obtaining job insurance benefits.

"Copies of these booklets," McDonald said, "are available in each of the 52 local offices maintained by the Commission. Workers employed or unemployed, are urged to visit their local Employment Office to obtain a copy of this booklet."

MANCELONA (MPA) — A healthy and frothy three-legged calf, with no missing or extra legs whatever of a left front leg, was born on the farm of John Ferrier in Cheboygan Township. No other defect was reported.

SNEEZES Two Days ST. JOHNS (MPA) — Seized with a fit of sneezing while in class, Lucille Fitch, local high school sophomore, couldn't stop. Taken to a hospital, she was kept under treatment two days before the spasm could be checked. It was thought to have been caused by chalk dust.

See That Hump Town modest's child (seeing a snail on the walk). Look, mummy, a slug with a hump!

It Will Be Fun Living in Briarbank No. 1

The hills and valleys . . . the billowing brook . . . the shady oaks of Briarbank No. 1 are in easy walking distance of Kingswood, Cranbrook and Vaughan Schools. The Woodward Ave. bus line is only a five minute hike.

Briarbank No. 1 is being developed to satisfy the demand of many discriminating families who have wanted to build their homes in this fine environment, but could not conform to the extremely high building restrictions of the existing subdivisions.

Restrictions in Briarbank No. 1 are modest, yet protective. Many families who only need a four or five bedroom home will be accommodated in the delightful new development.

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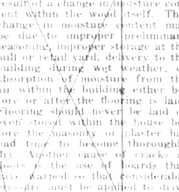
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SKIMPING IN WRONG PLACES OFTEN COSTLY IN LONG RUN

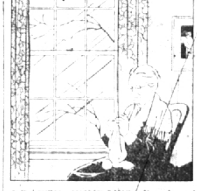
CUTTING COSTS ON FUNDAMENTALS MEANS ENDLESS TROUBLE AND EXPENSE IN YEARS TO COME



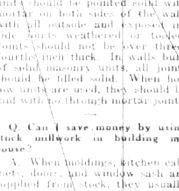
CRACKED WALLS—Often caused by uneven settling of footings and foundation. Skimping on footings in either size or concrete mix is poor economy.



CREAKY FLOORS—Very often the result of skimping on size of floor joists. Another example of the wrong place to cut costs.



DRAFTY WINDOWS—Result of poor time and cheap construction. A few dollars extra spent for precision built windows and frames would save enough in fuel costs to pay for slight extra cost.



Q. How should masonry units be laid? A. All joints between masonry units should be pointed with mortar on both inside and outside of the wall, with all outside and exposed joints well weathered or troweled. Joints should not be kept three-fourths inch thick. In walls built of solid masonry units, all joints should be filled solid. When hollow units are used, they should be laid with a troweled mortar joint.

Q. Can I save money by using stock masonry on building my house? A. When buildings, kitchen cabinets, doors and window sashes are supplied from stock, they usually cost less than when made to special design. If you are trying to go "down scale," see what your contractor can obtain from a local masonry company's or lumber dealer's stock.

Q. I wish to obtain the number of cubic feet in a dwelling which is to have a full basement and a gable roof. How do I determine this figure? A. You can determine the cubic content of a house by multiplying the square-foot area of the ground floor by the distance from the top of the foundation footings to a point one-half way between the eaves and the ridge of the roof. If you continue using the cubic content for determining the comparative cost of similar buildings, it is important to know the volume of the basement and porch area has been used as a whole or in part. Practice differs in this respect, and for comparative cost purposes it is essential that the same method be used for both buildings.

Q. How to Remove Odor of Paint? Painting authorities say that the odor of fresh paint may be removed from a room by placing in a bowl of water to which ammonia has been added. While it will not remove all paint odor, it will go far toward absorbing much of the disagreeable scent that makes freshly painted rooms uninhabitable.

MAYOR IS Ordinary IRON RIVER (MPA) When Crystal Ball—radio forecasted Mayor Novartis' Party's vote for a parking law violation, the mayor promptly appeared in court to pay a \$1 fine. "You're better than any other citizen," he said.

Social Security Aids Dependent Children

When a worker who was covered by the Federal old-age and survivors insurance program dies, his dependent children do not have to be 16 years old in order to get monthly benefit payments under the program. Richard H. Hendrick, manager of the Board's Public Relief office, points out today.

Hendrick said that inquiries recently made at his field office show that a number of young widows of insured workers who have dependent children under 16 have not applied for benefits because of misunderstanding of the law's requirements.

LET'S BUILD A HOME... in THE HEIGHTS... BIRMINGHAM'S NEWEST RESIDENTIAL DEVELOPMENT

It is a well known fact that a new house increases the value of adjoining old homes. By the same token these old homes immediately decrease the value of a new structure.

In the Heights you can build your new home without fear of these two factors. All the homes in the Heights are less than four years old. Each new house increases the value of your home and there is plenty of room for new houses.

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Breakfast Bars Are Popular

Recurring breakfast getting sometimes annoys the housewife whose family breakfasts at different times, and it is in homes of this type that "breakfast bars" are most popular.

"Breakfast bars" are now being built into many new homes, but that does not mean that existing homes cannot have the convenience they afford. One may be added to the kitchen or breakfast room of any home at little expense. A flat-topped surface a little higher than the average table, liberally supplied with electric outlets, is the essential piece and may be built into the room with funds obtainable from qualified lending institutions under the Modernization Credit Plan of the Federal Housing Administration. Special stools and such electrical appliances as grills, waffle iron, and coffee percolator complete the bar's necessary accessories.

She Gave It To Him "Hello, what are you doing walking around this time of night?" "I'm just taking the air." "Doctor's orders?" "No girls."

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