

IT WILL Cost Less TO Build OR Remodel NOW

TAKE ADVANTAGE of the HOME IMPROVEMENT PLAN

Ornamental Iron Work Is Within Reach Of The Small Homebuilder

Ornamental iron work, formerly believed within reach of only the ultra wealthy, is now playing a major role in the decoration of homes of relatively moderate cost.

There are two kinds of ornamental iron—cast iron, which is hammered out by hand. Cast iron, of course, is cheaper, but it is less flexible than wrought-iron and does not lend itself to the graceful, delicate effects that can be achieved through hand-working of the metal.

Still the uses to which either cast or wrought-iron can be put are almost innumerable. For example, iron is being used extensively for tables, chairs and other furnishings for terraces and lawns, for brackets, balustrades, outdoor and indoor railings, for gates between rooms and for grilles.

IRON PORCH RAILINGS

Iron porch railings are being used more and more frequently as features of certain types of Colonial and English houses, and recently they've shown a tendency to appear inside the house as well in place of wooden rails and balusters on main stairways.

The increasing popularity of iron stairs railings is due not only to their artistic quality, but also to the effect of spaciousness they create. Home owners faced with the problem of small halls are replacing wooden railings with iron

Crowded Profession

Real estate brokers and agents constitute the second largest group of professional or semi-professional person in the United States. There are 240,000 of them and they are outnumbered only by teachers of whom more than 1,000,000 are scattered throughout the country. There are many more real estate men than there are lawyers or physicians.

designs, thereby making the hall seem much larger and feel much more open.

Similar results are achieved through the use of iron grilles between rooms. These grilles, assuming that they're in keeping with the architecture of the house, are preferable to the old-fashioned casings, since they do not obstruct the passage of light from room to room.

OLD SMITHS UNSURPASSED

Most of the hardware in early Colonial homes was of iron, wrought by hand at the village forge. Some of the early blacksmiths were artists at their trade and the designs they hammered out with crude tools on their anvils are not surpassed by present-day craftsmen with all their improved equipment.

Still the modern smiths are turning out some very beautiful work and their modern methods are placing it within reach of the average small home builder.

More Convenient Home Is Possible With Proper Study

How about improving that home of yours, which you built many years ago?

Many people are apt to be content so long as their house is habitable, and fail to think of just how much more comfortable and convenient it could be with a little study.

Many homes still have old-fashioned open verandahs, that are very little use in summer, because of mosquitoes, and in the winter time is a place merely to leave one's rubbers. If this were closed in with siding or hinged sash it would be another room, and would make an ideal place to spend summer evenings. And the added protection to your front room in winter will be very noticeable, and might even lower the fuel bill.

But grade marking is just a safeguard against material inferior to that specified. In each case the grade of lumber to be used should be specifically noted.

Grade marking does not guarantee moisture content, however, as that is an element which can be upset by exposing the lumber during a long period of rain. Lumber should have not over 19 per cent moisture content when erected, and should be protected while on the job during rains, with tarpaulins or water-proof paper.

Except in unusually dry weather, lumber that has been well dried before coming on the job if it is well dried to start with, and is not subjected to actual soaking, it will dry out rather quickly and will not change in volume enough to make an appreciable difference.

And your basement? Is it just a place to store old junk, or has it been fixed up as a nice, bright, cosy playroom for the children? The cost of rigging up such a room in one corner of the basement would not be much. And the family would derive a great deal of fun out of such a room.

The kitchen, too, might be improved. The sink should have a cabinet over the top to take care of those little items used when there is washing up to do. Perhaps the pantry is well equipped with shelves, but if they were enclosed with sliding or hinged doors, it would be an improvement and keep the china a lot cleaner.

If you find it rather cool in the front room in the winter time, due to that large space leading into the hall, a pair of French doors would

Dry Lumber In Home Needed

Lumber that goes into the frame of a house will determine largely the future durability of the house itself. Undried lumber of interior grades is sure to shrink and probably warp during the slow drying process that will take place over a long period.

This shrinkage and warpage will affect all the rest of the house; plaster will crack, doors and windows will stick, trim joints will open, plumbing and heating pipes will be forced out of line forming pockets which will prevent complete drainage in water pipes and steam traps in steam pipes with a consequent hammering in the pipes and blocking of circulation so that some radiators will not heat.

There are three ways in which cellar walls and floors may be waterproofed, but in all cases it must be remembered that to waterproof only a part is not of much value. For if the walls are tight and the floor porous, or vice versa, or if the joint where the wall and floor meet is not caulked, there may be leaks. So, whatever system is adopted, it should carry throughout the cellar construction.

The membrane system is a covering put on the outside of the walls and under the floor and is composed of alternate layers of building felt and hot pitch. If this system is used, it should wrap the entire cellar, like the paper on a package, in one continuous unbroken sheet.

Another method is to apply a continuous coating of cement mortar in conjunction with a metallic waterproofing compound to the inside of the cellar walls and floor.

The third method is integral waterproofing mixed in the concrete at the time of erection. With this last method the necessity of waterproofing the joint at the wall and floor is paramount. It should be filled with oakum and hot pitch or other suitable nonrigid waterproofing cement.

Germany has recently developed a new type of paint which is

Waterproofing Cellars Urged

Whenever a house is to be built with a cellar, the possibility of the necessity of waterproofing should be considered and provided for in the specifications. There are, of course, communities where it is a certainty that no difficulties with water will be met. But in most places this is only a guess, and adjacent houses may have entirely different experiences.

It is always possible to include a sum for waterproofing in a bid, so that if it is determined, after the excavation has been dug, that waterproofing is necessary, the owner has learned before letting the contract how much he will have to pay for it, and it will not come as an unexpected extra expense. If it proves to be unnecessary, he has just that much more to put into other features of the house. There are few things more discouraging in a house than a few inches of water in the cellar—unless it be a foot or two!

THREE METHODS

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Advice on Painting Tin and Metal Roofs

When the first signs of paint peeling are noted on a tin roof the entire surface should be repainted. Prepare the roof by cleaning the surface of loose scaling paint with steel wool, sandpaper, or wire brush. Then wipe with benzine or turpentine. Red-lead paint is usually used and should be applied on a clean surface in thin coats and allowed to dry at least a week between coats.

Three coats are recommended. When a new metal roof is put on a structure it should be specially treated to receive paint or allowed to weather for two or three months before painting.

This will allow the surface acids in the metal to be liberated and will thus prevent a reaction which would result in loosened paint.

Tile Floor

When tile is laid on a bathroom floor, any water pipes that pass through the concrete base should be covered by an arch of expanded metal to allow the pipes freedom to expand and contract without cracking the concrete.

claimed to be fireproof. This paint is said to contain nitrogen salts blended with synthetic resin, which forms an insulating foam crust and effectively protects wood from fire.

Indirect Lighting

The outside of a house may be illuminated successfully with indirect lighting. Illuminated panels at the side of a doorway, or directly over it, will display the house number advantageously and light the path and steps. A light so situated that it illuminates the wall between house and garage is particularly useful.

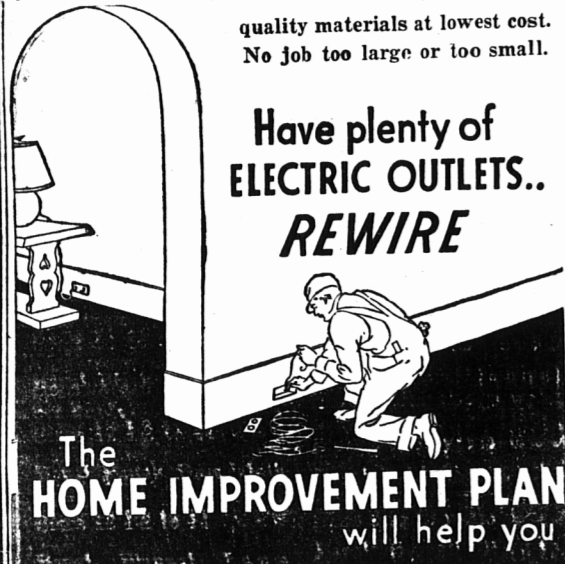
GAMBLING!

You may gamble a thousand dollars on the stock market — think little about it — you gambled. You may drop a thousand dollars when you trade-in the old bus for a new one — think nothing about it — you expected it. **SAVE MONEY!** You may save the thousands of dollars you throw away in rent during the years—when you invest in a new home—easily purchased in the Smallwood location—doubly protected by Civic zoning and the Smallwood Special deeds. Investing in a new beautiful home in this strictly residential area makes for appreciation in value with the years. Why pay rent? Invest your rental payments in the best location—the Smallwood sub-division. **Save Money!**

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