

# More Bathrooms in Demand Now Families Of Four Use Two

A new bathroom tops the list of improvements in many home modernizing projects. Sometimes this merely involves bringing an antiquated bathroom up to date with new fixtures, colored tile walls and other bright decorations and accessories. More often it means an added bath for a family that has outgrown facilities offered by a single bathroom.

A family of four or more really needs two bathrooms. Appraisers are rating houses as obsolete when they have three bedrooms and only one bathroom.

However, bathrooms seldom are planned intelligently for use. If you doubt that, think of the number of times you have had to get a towel from another room or remote closet, or have wished you had more light for shaving or makeup, or have hunted through a wall chest chockful of all the medicines except the one you want.

A good bathroom is a lot more than just space for three plumbing fixtures—and it doesn't have to spread over acres, either, in order to function well.

Here are some of the considerations that should enter into every bathroom plan:

1. Will it have enough storage space? Hampers for soiled clothes can be installed even in a tiled wall or the smallest bathroom when a house is being built or remodeled. A double medicine chest will improve storage accommodations tremendously. Shallow open shelves also can be recessed between studs in walls. And don't overlook the possibility of a vanity—a lavatory built into a counter top with storage cabinets beneath.

2. Will the room's finishes be durable and permanent? Almost any wall or floor finish can look glamorous in a new bathroom, but how long will it last? Finishing



AN OLD BATHROOM often heads the list when it comes to modernizing a home. An obsolete bathtub on legs and a lavatory with exposed plumbing can be replaced with modern fixtures and finished on time payments. The photo above is typical of many older homes.



THE SAME BATHROOM after modernization. A new tub is placed away from under the window. Walls have been tiled and an up-to-date vanity lavatory has been installed. Package remodeling, such as this, is arranged by many plumbing contractors carpentry, tile setting and painting.

materials with short life spans are expensive investments. Material that is waterproof and easy to clean and keep sanitary is mandatory for bathrooms. Since ceramic tile has proved to be the favorite for so many generations, it still leads in preference. Now available in a full palette of decorator colors, tile gives a bathroom permanent decoration as well as the hard service needed by water and steam.

Good Lighting Needed

3. Will the lighting be good? Think of mornings when a little more light on one side of the face would make shaving so much easier and faster. Window light, no matter how great, coming from one side cannot equal concentrated artificial lighting where it is needed. Ample mirrors flanked by fluorescent lights distinguish the modern bathroom.

4. Where will the tub be? In too many cases it winds up under a window. This is so serious that the FHA will not approve mortgages on homes with a bathtub under a window. Opening and closing of the window becomes difficult and dangerous, bathers often are chilled by a draft, and the

window frame is quickly damaged by water and steam.

5. How will a tub recess be finished? It is false economy to end a tile wainscot over a combination tub-shower at the height of the shower curtain bar. The wall space left above that point

will need frequent redecorating. Tilework over a tub should be run up the full height of the wall.

6. Will the color scheme be simple? Today's trend is away from the bathroom with three or four colors and away from sharp color accents in accessories, such

as built-in towel bars and soap trays. A bathroom with tile wainscot and trim in one color and fixtures either matching or in plain white is the easiest to decorate. A mere change of shower curtain, towels and bath mat can change the mood of the room.

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### Give Plumber Break and Save

Plumbers are getting bored with the old saw about how they have to go back to the shop to get their tools. They contend that homeowners can save themselves money by telling the plumber what is wrong when you telephone him. This will help him to arrive with all the parts needed for the repair.

If there is a leak in bathroom, kitchen or laundry, is it in the water supply line or in the drain? About how big is the pipe, and is it copper tubing or galvanized iron?

### Why Bathrooms Are Expensive

It takes more on-the-site labor to put together the walls and plumbing of one small bathroom than it takes to frame a three-bedroom house. This was explained by builders at a panel discussion sponsored by House & Home, trade publication.

The average bathroom, they said, costs at least five times as much per square foot as any other room except a fully equipped kitchen.

### Drain Off Rust From Heater

Most water heaters should be drained monthly to remove dirt and rust which may discolor your plumbing fixtures. The average water heater can be cleaned simply by attaching your garden hose to the drain cock and letting the water run until it is clear.

## Carelessness Can Flush Money Away

When you have to pay a plumber or sewer cleaner to clear clogged drains from your house you realize how much money you could save by reasonable precautions in what you flush down the drain.

The most common troublemakers at the trap level in lavatories and bathrooms are bobby pins, hair pins, large masses of hair and threads.

A major problem in most homes is a toilet stoppage. This is commonly caused by bulky material such as paper towels, women's hose, diapers, or wet string mop strands. Repair men report, however, that they have found stoppages caused by oranges, apples, peaches, make-up jars, corns, brushes, and even such unlikely objects as bathrobes, sheets, false teeth and roller skates.

A family understanding of the workings of the home plumbing system can do much to keep down maintenance costs both within the house and under the lawn. The home maker relies on a constant supply of clean water and on its automatic disposal, taking for granted the ease with which wastes leave attractive kitchen and bathroom fixtures until trouble develops.

A home waste disposal system has three parts. One is known as the soil stack. This has branches from various plumbing fixtures and joins the house drain under the basement or other space beneath the house. From that point it empties into the house sewer outside of the building.

The vent stack and its branches rises through the roof. This facilitates proper flushing and also carries off sewer gases.

The house sewer underground connects the house drain to the city sewer or private septic tank or cesspool.

If your home's soil and waste lines are not cast iron, certain precautions should be taken. Indoors, avoid installing heavy built-in over these pipes and provide all access panel for emergency repairs.

When hanging a heavy picture, aim for a stud in the wall, because nails can puncture non-cast iron pipes.

When any remodeling requires opening the walls, check the drain

### Handy Height For Lavatories

Today's lavatories are far too low for adults, said an architect at a recent round-table discussion on standards for homes.

"Our best guess," he said, "is that their 31-inch standard height was borrowed from the marble-topped washstands on which wash basins and pitchers stood in the years before running water."

"If that is so, the architects and builders among us believe our ancestors were smarter than we are, because of the bottom of a basin sitting on top of a 31-inch table is more than 31 inches above the floor. The bottom of a basin set down into a 31-inch lavatory may be as low as 25 inches above the floor. This forces most adults to bend way over to get their hands in the water. It makes it especially inconvenient for women to wash their hair."

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