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HELP FOR THE MAN WHO WANTS TO BUILD

SUGGESTIONS FOR OUTDOOR LIVING ROOMS

By The Architects' Small Home Service Bureau of the United States, Inc.

The use of the following rules will open up some vistas of beauty, and help you dodge the more obvious errors.

Work out your landscape plan at the same time that you select your house plan. Garden planning is more than dressing up a house and lot with flowers and green. Your yard should be outdoor rooms. Think of the garden as you do your living room—the garden is the living room. Arrange the comfort, light, furniture, decorations, color, shelter from public gaze with the same intimate and personal viewpoints which you take within doors. Plan your garden before you plant it. The first plant in the garden should be the house. Place the house within the garden plan, don't surround the house with the plantings.

How to Keep Young

Make a budget of your time. If you are going to care for your garden yourself you will do well to temper your enthusiasm and consider, along with your planning, just how much time you can give to the work, for a 40x124 foot suburban lot, with lawn, garden and vegetable garden can keep you just awfully busy. And the mowing of the lawn is the least part of it.

Therefore be sensible, make a budget calling for half the amount of time you will be able to give to the project for your interest will grow with the plants, and the effort accordingly.

To fall back upon the employment of a professional gardener (the usual lawn cutting handymen is a chime-shop destroyer in a garden) will be about your most expensive luxury outside of gas and tires.

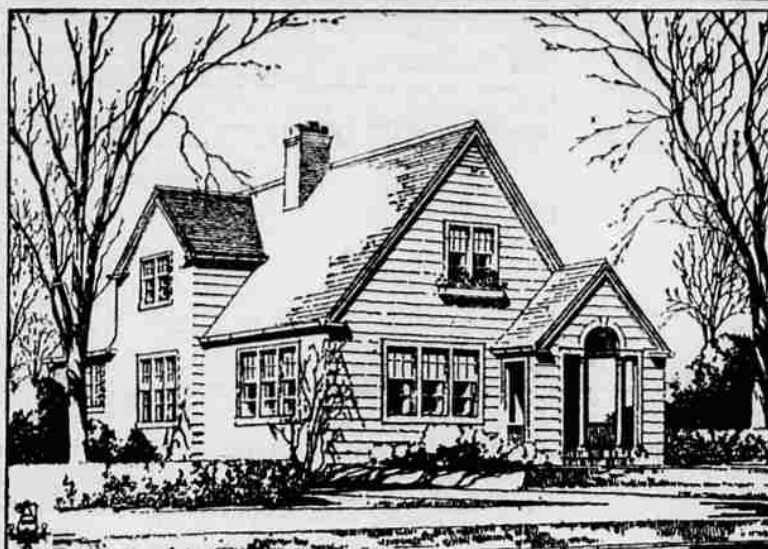
Remember plants grow big. It is the very nature of garden inhabitants to keep on growing. (Especially the weeds). So do not try to plant those seeds and slips as such, but as you put them into the earth let your imagination skip over the days, and seasons, and years, so that you are really tucking in the soil around a towering tree, or patting in a whole wall's worth of climbing roses.

Can you hope to parallel the charm of Nature's roadside garden in your own yard? You can, providing you will let your fancy ride patiently at a thinking pace, and keep picturing your beauties as they will appear when full grown. Nature has her own methods of eliminating the growing, it is sure, but very slow. In your garden it must be done through intelligence both before and during.

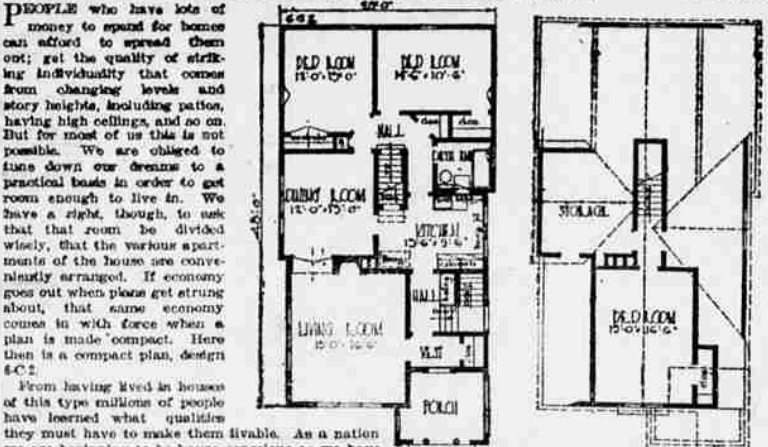
True to Your Climate

Assist Nature. And to assist her you must know her so that you may go along with her ways. Beauty is not to be achieved like eating a box of chocolates. When you study Nature you must do something more than go outdoors and admit how good it makes you feel. One good place to begin is to make a list of the kind of flowers, plants, shrubs and trees that best like to live in your part of the country, and then stick to those kinds, no matter how attractive exotics may be in their native Oregon, or how peculiarly slim white birches may sing with the snowflakes, which may not be yours in Miami or Santa Barbara. Copyright 1927, The Architects' Small Home Service Bureau of the United States, Inc. Home Builders' Clinic.

A PRACTICAL, MODERN AMERICAN HOME



Copyright 1927—The Architects' Small Home Service Bureau of the United States, Inc. Plan No. 602



The second story is reached from the bedroom hall. Here is third bedroom, and under the gables extensive storage space.

The exterior is straightforward following the plan. Interest is gained by fine proportioning of the parts and especially by the Palladian motif before the covered porch.

Construction: Wood frame, exterior finish of siding or shingles.

Width of lot: Approximately 48 feet.

Designed to face East or South. Plans may be reversed for other frontages or to take advantage of peculiarities of site.

EDITOR'S NOTE: The plans for small homes are furnished by the Regional Bureau of the Architects' Small Home Service Bureau of the United States, Inc., an organization made up of the representative practicing architects from leading architectural offices throughout the United States. This bureau is controlled by the American Institute of Architects, and has the endorsement of the Department of Commerce, United States government. It is practically a non-profit making public service, and has as its purpose the furnishing of a very complete and dependable small home plan service at modest cost. For information regarding the blue prints and specifications, address the Home Building Editor of this paper.

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WHAT YOU MAY WANT TO KNOW ABOUT BUILDING

Questions addressed to the paper will be answered by the Architects' Small Home Service Bureau of the United States, Inc., controlled by the American Institute of Architects and endorsed by the Department of Commerce, United States government.

Q—I have read lots of stuff about building your own home, but still am in an apartment house. I am in favor of building a separate home, but every time I start it the loan sharks want so much for lending me money that I am better off where I am. They advertise paying for a house like rent, but the first question they ask is: "How much can you pay down?" I can't pay anything down. What is the answer?

A—Paying for your house like rent is indeed an overworked phrase. It implies a contract for deed. Such contracts customarily include a clause requiring a down payment of some consequence. The greater the down payment the less the contracting home builder must pay off and the less the percentage of profit to the man who lends the money. That is the reason why you get in too deep when you try to borrow the whole amount. You can't buy an automobile without first saving some money, neither can you buy a house any other way. The answer is clear, but following it through may not be so easy.

Q—The top of my chimney that appears above the roof is built of hard pressed brick, but there is a leak somewhere around it. I have had two different plumbers and tinner, but there is still a small leak there somewhere. Please advise.

A—Chimney leaks come from water that runs between the fire timing and the chimney or between the chimney and the roof. The first thing is to waterproof the top of the chimney. Heavy concrete block does about as well as anything. Have it set in mortar and made tight with the timing. If the leak is where the roof joins the stack then this is to be overcome by metal flashing. It is possible the leak is in the valley some distance away from the chimney. Make a careful inspection when it is raining.

Q—I have a home of cement block which I wish to stucco. There are few diagonal cracks in the joints, but none that run very large. Can I stucco over this?

A—Those diagonal cracks are probably due to inadequate foundation under the walls. Whether or not the settlement is completed is a question. As far as applying stucco on the blocks is concerned, these cracks about the best possible base for stucco.

Q—In an old house would lining the ceiling with insulation keep down noises from the second story?

A—Yes.

Q—I am building a new chimney for a fireplace and want to know whether to taper it or not. Will it have any effect on the draft?

A—Tapering the chimney is a matter of taste. Usually it should not be done. In any event the flue itself is not tapered. Therefore, the matter has no bearing on the draft. Line the flue with tile, make it of good size, run it straight, make it at least 10 feet high and three feet above nearby roof ridges. Have a separate flue for each fire. Better get an architect to design your fireplace and chimney.

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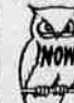
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