

Quality Is Necessity In Building of Home

When a young man starts out in life, there are two fundamental things to be considered. The first is character and the second is the establishment of a home. It is not simply a matter of finding a shelter for his little brood—the heart of the bird and the soul of the man.

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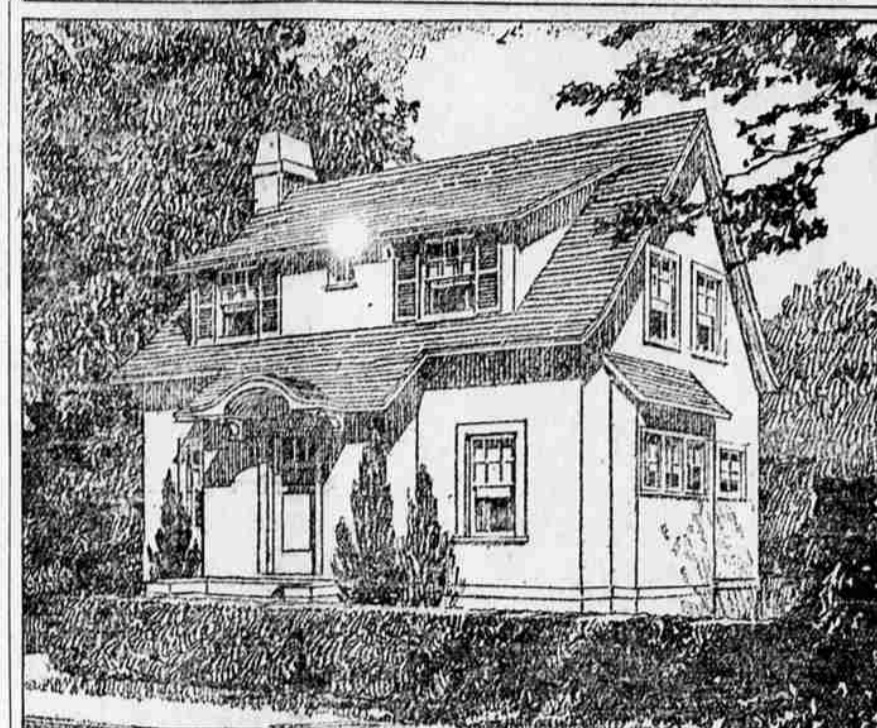
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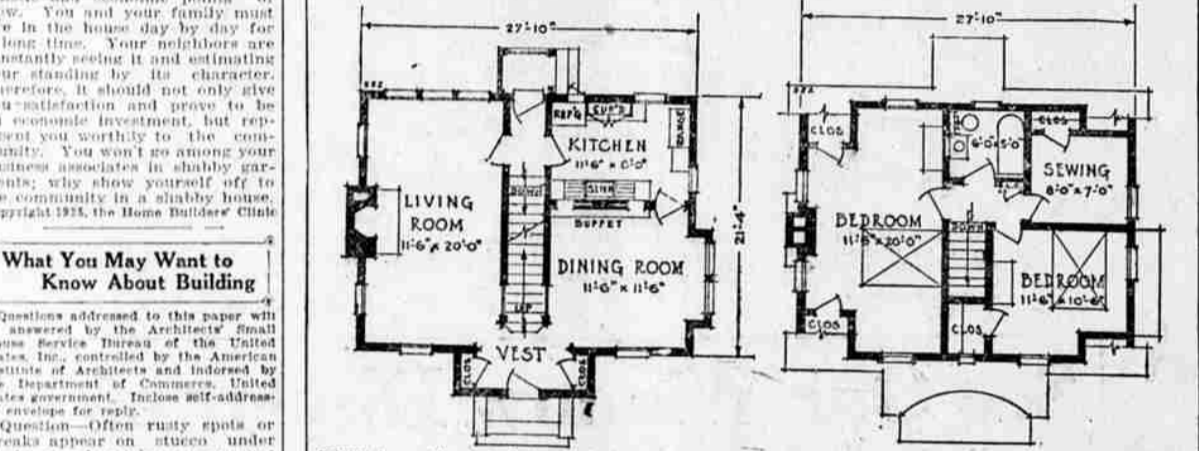
44 East 7th Street Phone 924

HELP FOR THOSE WHO WANT TO BUILD

UNUSUAL VALUE IN THIS FIVE-ROOM HOUSE



Copyright 1925—The Architects' Small House Service Bureau of the United States, Inc. Plan No. 5A23.



What You May Want to Know About Building

Questions addressed to this paper will be answered by the Architects' Small House Service Bureau of the United States, Inc., controlled by the American Institute of Architects and endorsed by the Department of Commerce, United States Government. Enclose self-addressed envelope.

Question—Often rusty spots or streaks appear on stucco under windows and cornices on account of water dripping from screens or roof. How can this be prevented?

Answer—These streaks occur where the sills and overhanging cornices are not properly dripped. The water should not wash off overhangings and run down the wall.

Question—In installation of hot air furnaces is it necessary to have cold air return from each room?

Answer—This is not necessary in theory. In practice it is possible to eliminate some of these returns or to combine the returns from a number of rooms into one. Generally there is an inefficient number of return ducts. This matter is always carefully calculated by the manufacturers of high grade furnaces so as to insure uniform heat throughout the house.

Q—Last year the house we are living in was too warm downstairs but up stairs rooms were not warm enough. The attic had no floor and snow would melt off the roof directly over the attic room. Do you suppose a floor or some other insulating material would make any difference in the attic or bedrooms?

A—Put insulating material between or on the ceiling joists of the second story. You will find that the second story rooms will be much warmer. Less heat will be lost into the attic. Fuel will be saved.

Question—There has been for some years a great many plants called orange orange growing as a fence along my property line. I wish to remove these plants and build a fence. Have I the right to dig them out? If not, can I cut off the part that projects over my line?

Answer—It is extremely difficult to eliminate orange orange plants once they have started. Furthermore you may not have the right to remove these plants in view of their having been in so long. We suggest that you and your neighbor agree to cut them off close to the ground. The plants will then appear thickly and make a dense and effective hedge, which if it is kept clipped, will have a good appearance.

Question—I intend purchasing a house on the installment plan for \$3000 and paying \$1000 now and \$40 monthly. The first mortgage will be \$2000. What will be my entire monthly payments and how long will it take me to clear off the debt? Also what is meant by the second mortgage?

Answer—The exact amount of money you are to pay monthly should have been stated in the contract. Do not sign the contract until you know. Since this must be a matter of agreement between you and the seller we are unable to answer your question make sure that your interests are protected. The second mortgage is similar to the first mortgage, excepting that the first mortgage has the first lien on the property. If the house is sold on foreclosure, the claims of the first mortgage will be satisfied first. There are usually heavy discounts that go with second mortgage paper that are added to the face value of such mortgages.

WINTER BUILDING TO SET RECORD

Indications Are Apparent That There Will Be an Unusual Volume of Winter Building Throughout the Country

With indications now apparent that there will be an unusual volume of winter building throughout the United States during the coming season, building labor conditions in the country generally are tranquil, excepting New York City, where a serious controversy is now in progress, according to a nation-wide survey made public by S. W. Straus & Company.

Reports show that in a few of the cities building workers are making a demand for a five-day week or forty-hour instead of forty-four-hour work schedule, with the demand prevailing largely in the painters' union. Building mechanics in the country generally appear to feel satisfied and are not disposed to disturb the industry by drastic demands. In the few cities where mechanics are seeking more pay the contractors are standing firm for stabilization at present rates.

In New York City the contract between builders and building trades expired December 31; more than 110,000 workers are affected. Thirteen of the trades have been informed that the request will be taken up later, while four of the trades have had their demands returned by the contractors. Employers are strongly opposed to granting any further wage increases, although bonuses have been paid to bricklayers, hodlars, engineers, steamfitters, lathers, plasterers and the setters. Carpenters, sheet metal workers, marble workers and bricklayers in New York are asking for the five-day week or forty-hour work schedule. The negotiations so far have been unsuccessful, although building activities are proceeding during the conferences and there is a strong possibility that the differences will be ironed out by arbitration.

Reports from Los Angeles con-

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