



# It's HOME fashion TIME

TIME TO DRESS UP YOUR HOME with COMFORT and BEAUTY

## The Sanford Herald

SECTION TWO

SECTION TWO

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SANFORD, FLORIDA TUESDAY, MAY 26, 1953

Associated Press Lease Wire

No. 187

# 190 Permits For New Homes Issued In Sanford

## Dr. A. W. Epps, And Family Move Into Mayfair Home

### "Florida Room" Has Many New Features

By RENT CHETLAIN  
Located in a semi-tropical setting of palm-trees 300 feet from Lake Monroe in the Mayfair residential section, is the ultra modern \$35,000 ranch-style home recently completed and occupied last week by Dr. A. W. Epps, Jr., his wife Mary and two children, Marilyn and Wayne.

### \$100,000 Worth Of New Houses Built By Ozier

Following a switch this year from construction of defense houses to building for individuals, officials of Ozier-Weller Homes Inc. reported today over \$100,000 worth of new residences had been contracted for thus far in 1953.

Within the last month, the company has constructed homes for Herbert Edwards on Twentieth Street, Mr. and Mrs. J. C. Michael at Twentieth Street and Adams Avenue, Mr. and Mrs. Walter Bailey at Twenty-Fourth Street and Sumnerlin Avenue, Mr. and Mrs. Robert Hodges on Twentieth Street, and a large home at Loch Arbor for Mr. and Mrs. Lee Hawkins Campbell.

In addition, Ozier-Weller is constructing a much larger office at Mellonville Avenue and Rosalia Drive which will feature a flat roof, air-conditioning, and many other modern features.

In looking back over their past two years activities in Sanford, Ozier-Weller Homes Inc. points with pride to the nearly 200 homes built by them during their time in Florida. A portion of these homes were built as "project houses" and the remainder were custom built to suit the needs and tastes of the individual family.

The company's architectural services include numerous consultations with the family to ascertain their tastes before preliminary plans are drawn. The following information is compiled: size of family, ages, amount and type of entertaining anticipated, hobbies, recreational tastes, and finances.

If the family owns property on which the house is to be built, the location of trees, lake, if any, and prevailing breezes are all taken into consideration.

Many homes in the higher price brackets have been built in such attractive sections of the City as Mayfair, Fort Mellon, Highland Park, and the Woodruff Addition.

Many families are finding pleasant living in the new Bel Air section, where houses were erected in neat rows. All are of concrete block construction and are water in design with five roof styles, all insulated. Walls are furred, and there are a number of exterior finishes with either brick or slump block exterior trim.

Ozier-Weller Homes Inc. is the baby of the Ozier-Weller enterprises in Illinois which last year constructed 700 homes. Sanford has benefited greatly through the company's activities. Not only has northern money and experience been brought into this area, but a great deal of property which previously had brought no income to the City in its unimproved state is now on the paying list.

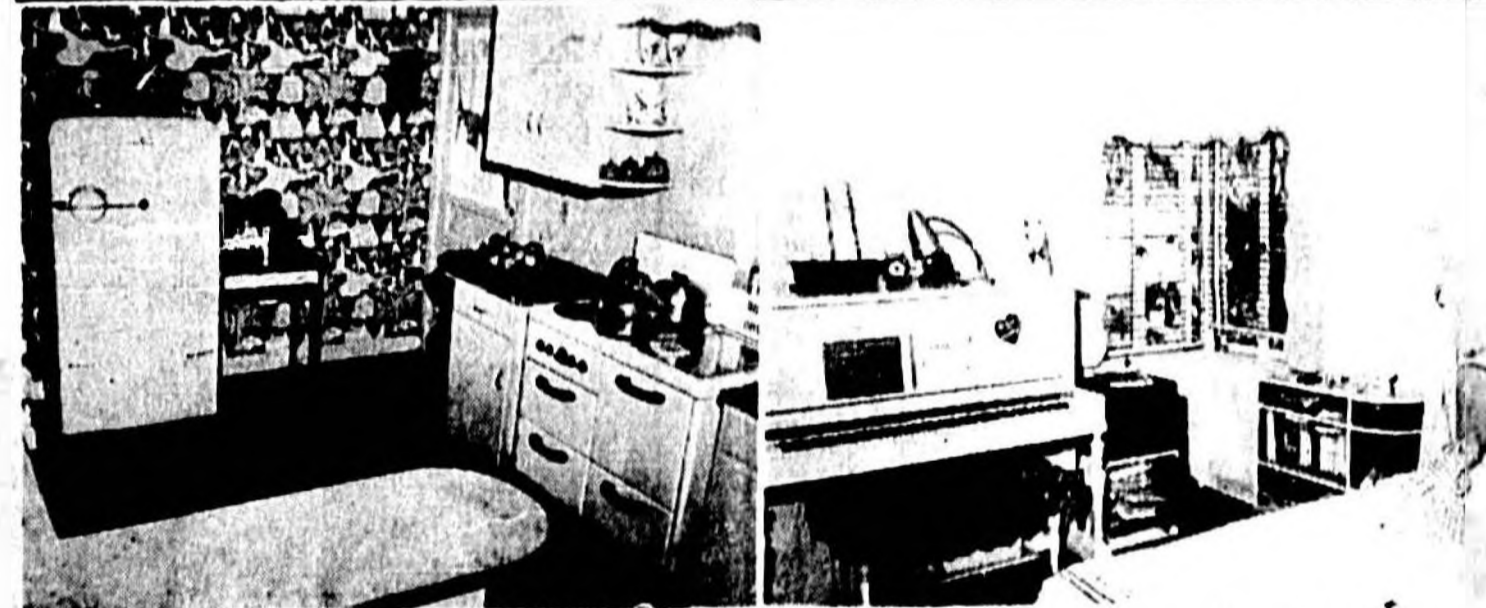
Local merchants and dealers have also profited since all labor was supplied locally, as were most of the building materials.

Cabinets arranged underneath the sink as found in the other bathroom.

Coming back out of the hall into the well lighted "Florida Room" you find a solid adobe block wall extending over half way into the room with a fire place facing the main room. The ceilings are of Mahogany paneling and red wood beams, interspersed with heating vents and light units inlaid in the ceiling.

The dinette area is separated from the kitchen by small overhanging cabinets and a kidney-shaped table on top of another set of cabinets. These facing the dinette are of natural red wood, while the cabinets facing the kitchen are painted in the flamingo red, the prevailing color in the entire kitchen.

All the latest innovations for easing the daily chores of a modern housewife are found in the kitchen. Besides the refrigerator, the kitchen has an automatic clothes washer, automatic dish washer, stove, oven, sink with a disposal unit, and a nice hot refrigerator and a 30 foot Deep Freeze which will be installed later.



The typical ranch-style home of Mr. and Mrs. Michael Ginson shown above is located at 421 South Avenue in the Mayfair section. The well shaded residence has a large Florida room in the rear which opens into a flowered patio. Palm trees and shrubbery not only provide shade but add to the overall attractiveness. One of the features of the Ginson home is the distinctive compartmentalized bathroom. The Ginson kitchen, attractively wall-

papered and painted, is one of the main features of the South Avenue home. An adjacent breakfast nook is a popular spot for after school snacks and coffee hours. A piano, phonograph, and radio in the corner bedroom are certain sources of several hours of entertainment for the daughter of Mr. and Mrs. Ginson. The little knickknacks and mementos that youngsters love so well add to the hominess of the typical girl's bedroom.



Mrs. Susanne Tries, retired WAC officer lounges comfortably in the backyard of her DeBary home built recently. Note the outdoor swimming pool on the left. It is one of the few outdoor pools in DeBary.

## Phillips Plans Construction Of 19 New Houses

With immediate plans for a group of 19 new homes in the Woodruff Subdivision, located east of Mellonville Avenue and between Twenty-Fifth Street, Phillips Properties is continuing to expand this development which was started during 1952.

At the present time, William Phillips, Jr., who has charge of the company's building operations in the area, has plans for development of a new section with an announcement of the details to be given at a later date.

Last week, three of the four remaining homes in Woodruff Subdivision will have had their construction well advanced.

For the past 15 years, Phillips Properties have been the leading builders of homes in the 10,000 block area of Central Florida. In addition to Sanford, considerable new building has been done in an extensive DeLand, Lake Wales, Fort Pierce, Kissimmee, St. Cloud, Ocala, Leesburg, Titusville, and Winter Garden. About 250 of these homes are in Sanford.

In 1949 the company started its development in this City. Following a year of planning, the company had completed only 12 in the area known as Phillips Manor. Even before the section was completed, all of the remaining lots had been sold.

Additional homes are still being constructed in that section. Franklin Terrace, adjacent to Highland Park, followed about 15 months ago. Construction of the homes in this subdivision was Phillips' first in establishing its own method of development at Highland Park. Each house had built-in garage, full bath, and a central air conditioning unit.

At the Highland Park, Mr. Phillips' first in this area, the company was very good as it was doing "in period in 1949 that the National Housing Administration was very active in its program. Minimum market value was available to the purchaser, making it possible to buy a home with a minimum down payment.

There are no mahogany forests. Typically, the trees are scattered through the jungle here and there. An average of two trees to the acre is considered a very good stand. The mahogany tree grows to an immense size, sometimes reaching 150 feet in height and 16 to 12 feet in diameter.

## New Construction At \$300,000 For Year

Building permits for new homes in Sanford reached nearly 1400 last week with two large May buildings helping to swell the 1953 total.

C. E. Burns, an Ohio resident, has already broken ground for a six-unit motel in the Dreamworld section of the Orlando Highway which will cost approximately \$12,000.

Dwight E. Otter has contracted to construct a four-bedroom dwelling in the Mayfair section for J. W. Dwyer to cost \$10,000.

Up to the end of last week, Building Department permits had been issued with a total valuation of \$300,000.

From all indications, the May total will surpass that of any other month of 1953 since with another week of new construction and modifications of other structures in the amount of \$15,000.

During the month of January 42 permits were issued for a total valuation of \$91,432. During February, Mr. Callon approved 30 permits for \$29,499 and in March, 34 for \$15,375. Last month there were 46 permits issued by the building inspector with a \$10,492 valuation.

It is interesting to note the increase from year to year over the last 10 years in the valuation of permits. In 1942, the amount was \$10,115; in 1943, \$11,500; in 1944, \$13,512; in 1945, \$19,009; in 1946, \$30,111; in 1947, \$26,206; in 1948, \$50,117; in 1949, \$1,104,915; in 1950, \$2,001,341; in 1951, \$2,489,964; in 1952, \$1,595,821.

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## Bold Use Of Color Inside And Out Is New Paint Trend

The most effective and least expensive way to individualize a home is with color. Color is used to unify or divide room areas, conceal ugly shapes, accent points of interest and enlarge the apparent size of small rooms. It affects family moods by making a room gay or restful, warm or cool.

The modern trend is to coordinate both interior and exterior colors. Homeowners react so favorably to well chosen color plans that stress is placed on color harmony by the makers of paint, flooring and home furnishings.

Personal likes or dislikes alone are not a safe basis for choosing a color plan because colors are functional and perform a specific job in creating a livable atmosphere. However, the choice and principles of color are so flexible that considerable latitude is possible in satisfying both personal preference and practical requirements.

Departure from traditional white exteriors has given homes greater individuality. Builders use varied color plans to eliminate "look-alike" appearance of houses in their development. Brilliant color on entrance doors creates interest and says "welcome." Architectural lines are changed by color illusions such as "lowering" a foot-

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# Wright Residence Combines Tropical Atmosphere With Comfortable Living

## Type Home Erected

Built in a spacious atmosphere at the corner of Sarita and Osceola Avenue in Dreamworld, Mr. and Mrs. V. James Wright have designed their home especially for living in a tropical climate, with many large palm trees, pine trees, azaleas, camellias, and hibiscus adding beauty to the tropical setting.

The white stucco ranch type house which is trimmed in green, is the result of a set of rough plans drawn up by Mrs. Wright in 1947 while still residing in New Orleans, La. Mr. Wright drew the plans to scale and made a model house of melted paraffin. Moving to Sanford in the spring of 1948, the Wrights laid the foundation for the home in December of that year and proceeded to do all the building themselves except the plastering, stuccoing, and plumbing. When they moved into the house in November, 1949, everything had been completed except the living and dining room ceilings, back bedroom and fireplace.

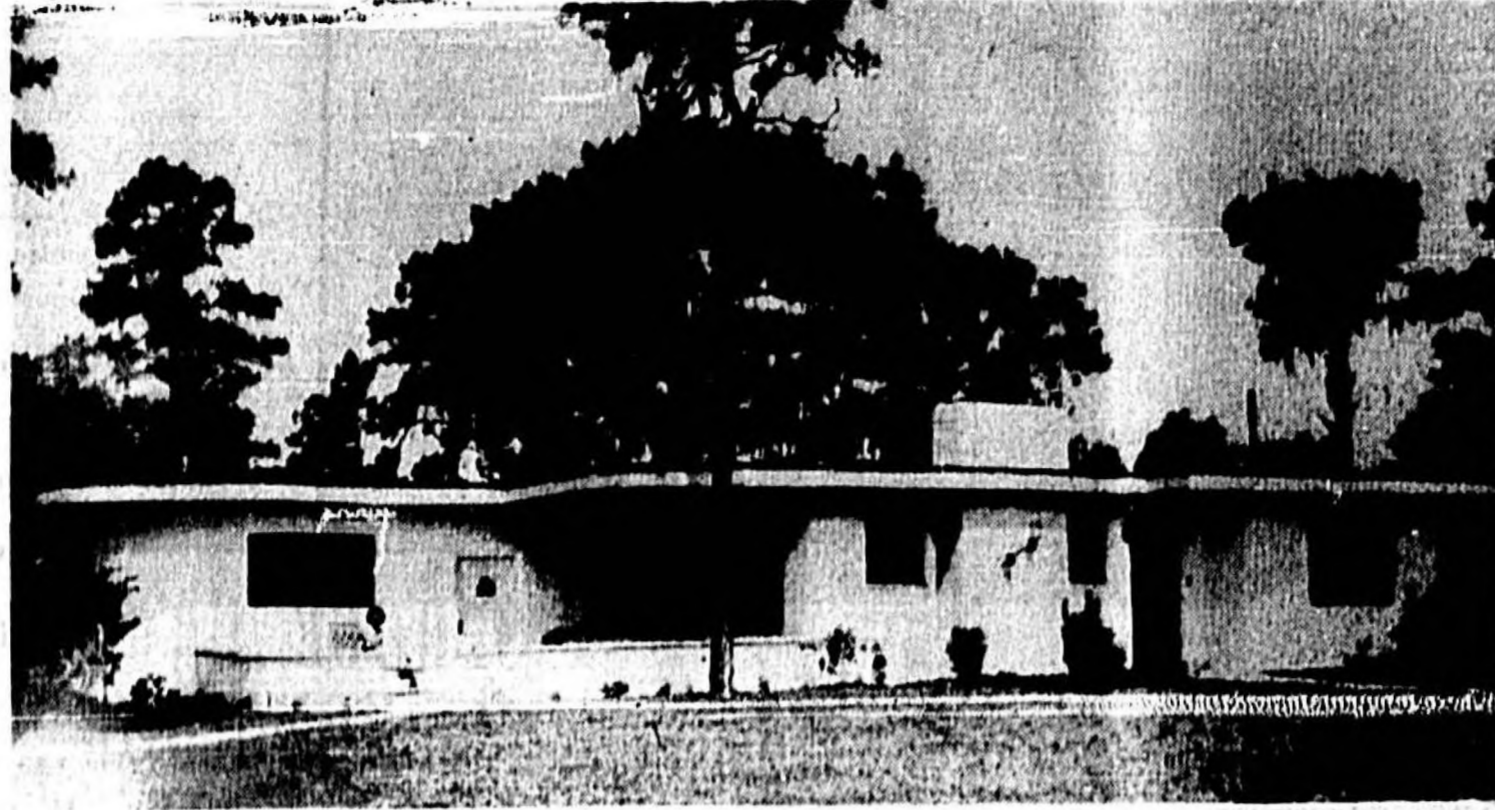
The interior of the house carries out the tropical atmosphere with rattan furniture found in the living and dining rooms and a wall to wall grass-weave rug in the large living room. Draperies of blue and black blend nicely with the walls in the living room and dining room which have been painted a light shade of blue.

A built-in shadow box in the living room wall conveniently holds many plants while directly across from it can be seen a fireplace of natural brick with a mirror above it. Two windows on either side of the mirror allow the rising morning sun to creep silently in. A picture window on the south side of the living room looks out on a patio which is often used for entertaining or for enjoying an evening of solitude.

Mrs. Wright has designed her kitchen with efficiency in mind, combining step-saving compactness and an abundance of necessary cabinet space. Directly across from the kitchen is a built-in breakfast nook made entirely by Mr. Wright.

A three-quarter wall separates the compact kitchen from a laundry room which is completely furnished with a built-in ironing board and modern laundramat. Combining attractiveness while serving the useful purpose of enclosing wiring are three metal tubings extending from the top of the three-quarter wall to the ceiling. Ivy plants atop the wall are entwined gracefully upwards around the tubing. Fluorescent lighting affords daylight at all hours in this combination kitchen-laundry room.

The Wrights are especially proud of their master bedroom for which Mr. Wright built all the furnishings, including the large double bed. An enormous vanity set fits uniquely into a rounded corner on the northeast side of the room and twin Chinese vanity lamps correspond with a Chinese portrait over the bed. Two fir plywood closets three feet deep and eleven feet wide with double



Mr. and Mrs. V. James Wright built their new home at the corner of Sarita and Osceola Avenues from plans drawn by Mrs. Wright with the ideal of comfortable tropical living. The white stucco ranch type house is trimmed in green.

sliding doors are featured here as well as in the guest room and the plywood effect is carried out in the ceiling. Plastered walls have been painted a soft shade of green.

A hallway finished in fir plywood connects the master bedroom, bath and guest room and contains several large linen closets. Ceramic tile has been laid in the bathroom and a three foot by six foot shower space partitioned off with glass block runs the entire width of the room. The guest room includes a bed, and is finished with Fenderosa knotty pine. A hope chest adds charm to the rustic setting.

A double car garage can be entered from the rear of the house and serves a dual purpose as a workshop for Mr. Wright. A fully equipped workbench with all the necessary tools are creatively used in Mr. Wright's spare time.

Mr. and Mrs. Wright have landscaped the acre of land surrounding their home by themselves. About 43 various types of fruit trees have been planted to the rear of the house with a beautiful rose bed in the foreground. A hedge of ligustrum forms a semicircle to the southwest of the house where an outdoor fireplace will be built in the future. A watering system which covers the entire yard proves to be a time saver in keeping the many plants and shrubs watered daily.

**LAUNDRY EXHAUST FAN**  
An exhaust fan in the laundry will remove excess moisture from the air and eliminate paint peeling and other moisture troubles.

## American Families Are Demanding Larger Houses And Getting Them

WASHINGTON (Special) — Private researchers reported today that American families are demanding — and getting — larger homes this year than at any time since World War II.

According to estimates by Leonard G. Haeger, chief of the National Association of Home Builders' research department, the average 1953 house has 127 square feet more of living area than homes built in 1950.

The extra space is enough to provide an additional bedroom 10 by 13 feet.

Haeger said the most important factor in the new demand for larger homes is the growing size of World War II veterans' families. A veteran wanted two bedrooms in his home when he got married in 1945 but now he needs at least three.

Another important factor, Haeger said, is that the nation's home builders have filled the demand for "emergency" housing created by the war with the 7,000,000 homes built in the past seven years. Home buyers, no longer confronted with a housing shortage, have been able to increase their demands.

"We have yet to run across any one who wants a small house," Haeger said. "Everyone wants as much space as he can get."

The 1953 house, however, is still smaller than the homes built prior to World War II.

"There are no matts available," Haeger said. "Taxes are high. These factors practically forbid the old-time big houses. People just don't live that way any more."

Haeger said that the 1950 house had 838 square feet of floor area.

## Fire In Kitchen Calls For Action

Kitchen fires are such a hazard that building codes usually require fireproof walls around apartment kitchens.

Yet kitchen fires, quickly fought, are usually easy to control.

Blazing fat on a stove or in an oven is one of the commonest emergencies.

Here are some tips for fast action suggested by the National Board of Fire Underwriters:

1. Turn off the heat.
2. If fire is in a pan, simply slip a cover over it.
3. If the fire is in burning grease or cooking oil on top of the stove, sprinkle the fire with baking soda. Keep a box of soda handy.
4. Most fires in a broiler can be put out by closing the broiler or oven door. If this doesn't work, throw in generous quantities of baking soda.
5. A most effective extinguisher of small fires is a wet towel thrown over the blaze.
6. Prevent kitchen fires. Keep stove and broiler clean. Inspect electrical appliances and cords regularly.

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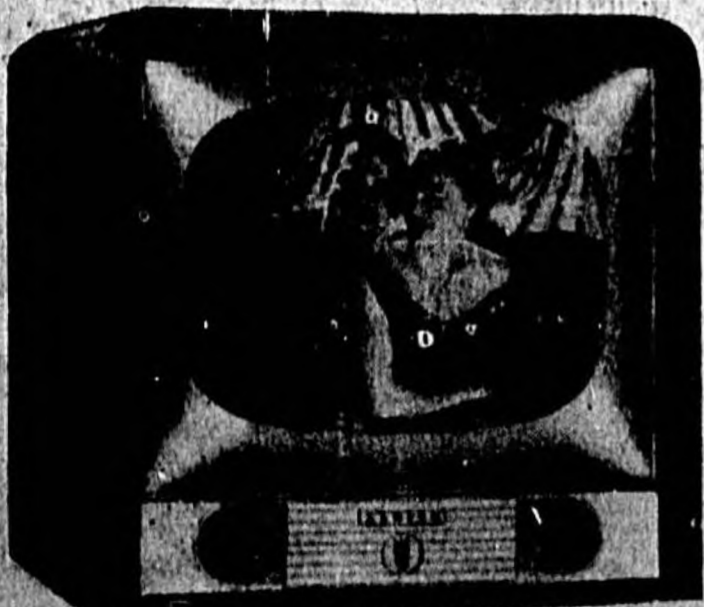
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**NEW NATIONAL PASTIME**

**Painting Houses At This Time Of Year Rivals Baseball Popularity**

By DAVID G. BAREUTHER  
AP Real Estate Editor

**PAINTING HOUSES** at this time of the year rivals baseball as the national pastime. You probably have neighbors staging painting bees, with relatives lending a hand to give the old manse a new look. And around town you see the number of people having their houses freshened up with new paint — enough to make any man want to get in and pitch.

Well, this spring paint-up, clean-up, fix-up custom probably was promoted primarily by the paint manufacturers. If so, we might like our hats off to them. Maybe their bright idea doesn't give us as much fun wielding a paint brush with our pitching arm, but it certainly saves us a lot of hard-earned cash by keeping the rain from rotting us out of house and home.

Giving the devil his due, you have to admit that the paint makers have greatly improved their product over the paint Grandpa used to use. Even though no paint will last forever, and the heat will fail if they aren't put on right modern house paints at least give far better service than paints gave half a century ago. This has been shown by government tests.

Some of the improvements are: the paint dealer is trying to "sell" you something when he urges you to spend a little more money for quality paint. The difference in price between what the trade calls "painters' lines" and top grade durable paints amounts to a nickel or two. The "painters' lines" are manufactured to meet price competition. You can't expect them to come up to durable standards.

Figure it out for yourself. The biggest cost in painting your house is labor—the work of preparing the surface and applying the paint. While the whole job of painting your house will amount to several hundred dollars, the cost of the paint itself is only a fraction.

The average small house may call for eight or ten gallons of paint. The difference in cost between cheap paint and good quality paint runs no more than a dollar or two per gallon. It's certainly short-sighted to skimp on this difference when you figure the durability in volume.

AS FOR LABOR COSTS, you know how times have changed. You ask and get more for your time

than before World War II, and so do the painters. The only way you can save on this labor cost is to have the time and experience to do the job yourself in the right way at the right time.

Gambling on the weather is a big factor in a house painting job. Wood siding and trim has to be dry. If you have rain, you might in wait for at least a week of sunny weather before you start to paint. Then it is best not to start the job if the weather is damp, foggy or cold. The temperature shouldn't be below 50, say the experts.

Two or three days should be allowed for drying between coats in clear warm weather—more time in damp or cold weather. Yet more than two weeks between coats is not considered good practice, since excessive drying can be as bad as not enough drying.

**MANY READERS** have written to this department about paint failures. You can't expect the best paint to hold when water gets behind it. Moisture in a wall, whether from leakage or indoor vapor pressure, will push any paint off in billars.

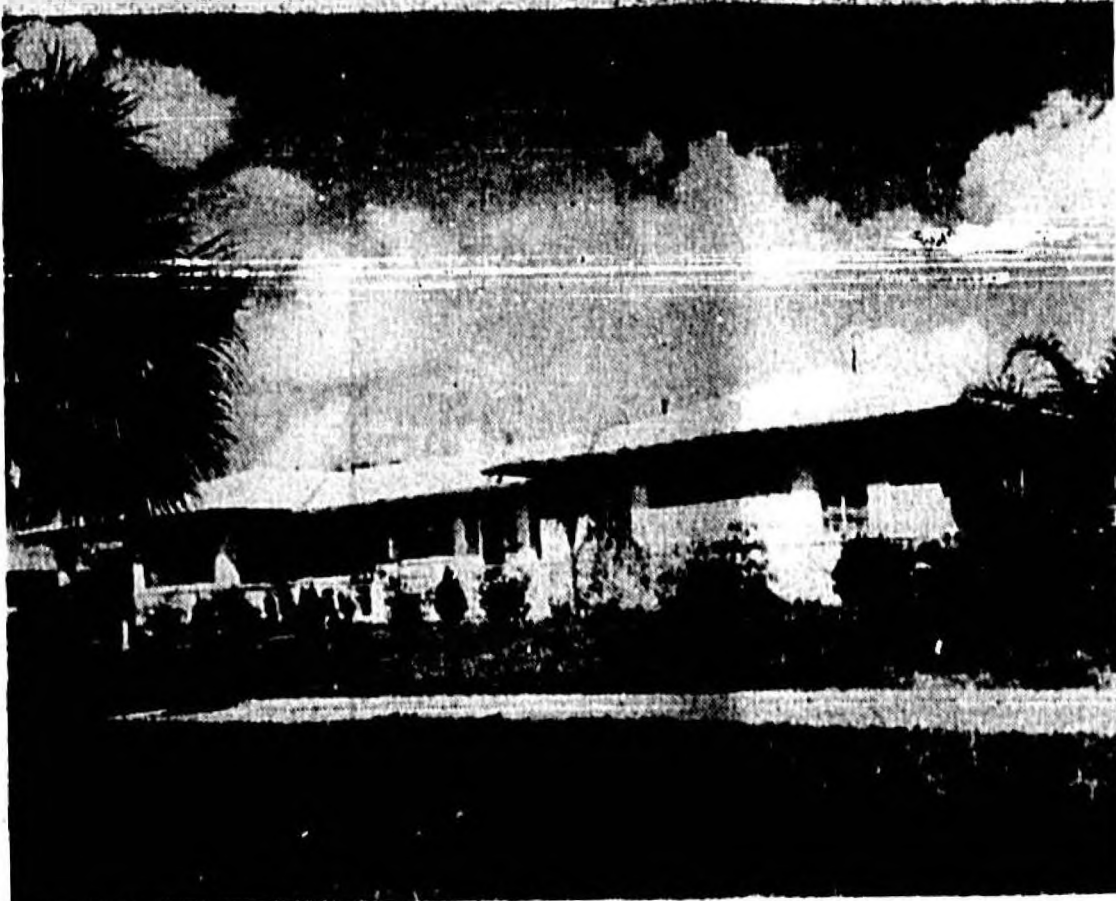
This is especially noticeable in spring thaws after hard winters. Condensation blisters will be the result of moisture on cold north walls of heated rooms—rarely appearing on unheated porch or garage walls.

Another form of paint failure is peeling, cracking or scaling, with no blisters. If this is not obviously caused by overpainting and appears only on south walls exposed to sunlight, it can be taken as a sign of poor quality paint.

**SINCE GRANDPA'S DAY**, there has been much evolution in the making of paint. From pure white lead pigments in raw linseed oil, paint went through a period of substituting zinc oxide. This was done to combat the bad effects of hydrogen sulphide fumes. When it was carried too far, house paint became brittle.

Then titanium dioxide got the limelight because it takes a lot of diluting. But when it was over used, paint lacked durability.

Recently the paint makers have struck a happy medium by producing lead-zinc titanium paints. The result is paint can breathe. As it wears, it gradually chalks away, cleaning itself. With proper application, it is free from the faults developed by previous types.



Designed for Florida living is the Dr. Vincent Roberts three bedroom residence on Virginia Avenue in the Maslar section. The house is of the intermediate case type with the new floor throughout and a deluxe central heating arrangement. Other features include a Florida room and patio for entertaining out-of-doors.

**Color Schemes In Homes Should Aid Morale Of Family**

The family should be surrounded in their home with colors that suit them best. Basically, green is a fresh, peaceful, well-balanced color, yellow, cheerful and sunny, red, warm, energetic, exciting, blue, cool and reserved.

Architects and decorators now for the first time are able to tie the floor colors into the room color plan and the home owner can indulge his own tastes in vinyl floor tile, regardless of his color preference. New vinyl tile, Kenflex, comes in 14 colors, carefully chosen to conform with today's high style color palette. They are: ebony, white opal, Chinese red, bikini blue, Shannon green, lime green, marigold, egret white, desert sand, Pilgrim gray, old ivory, jungle black, white ivy, antique coral.

Blue is apt to be the favorite color of the family whose home is dignified, with traditional and antique furnishings. Here are

family are favorite shades. The keynote of home decoration should be variety, with dynamic red accessories. Here are some successful color combinations with Chinese red or antique coral tile: Pewter gray, beige, charrreuse white and red. For an entrance foyer, leaf green, cocoa, pale green, red. For a kitchen, orange, pale jade green, slate gray, white, red.

**Friendly Green**  
Green is the preferred color of the cheerful, comfort-loving family who like colors that are not too strong. Green is friendly and has a quiet charm. Color combinations that harmonize well with Shannon green or lime green floor tile, or white ivy (with green marble-like veining) include: For a modern livingroom, chill red, smoky brown black, white, off white green. For a dining room, beige, olive, peach, cocoa brown, charrreuse, green. For a foyer, olive, beige, off white, orange green.

**Cool, Conservative Blue**  
Blue is apt to be the favorite color of the family whose home is dignified, with traditional and antique furnishings. Here are

some color combinations: tan around bikini blue floor tiles, off white sand, cocoa, peach, bikini, pink, blue, slate gray, peach tan shell, carnation pink, gray green blue. For a modern room, forest green, pewter gray, smoky brown, pink, blue. For a kitchen, pale jade green, peach, gray green, white, blue.

**Yellow Great Favorite**  
Yellow is a high preference color, especially among those who like modern decoration and modern art. Yellow has great intellectual appeal and is one of the most satisfying of colors to those who prefer their rooms to have a spacious, uncluttered look.

With Marigold yellow floor tiles, a charming color plan for a living room in modern style is: olive, forest green, pale jade green, puffy, off white, terra cotta.

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Tue., May 26, 1953 Page 8

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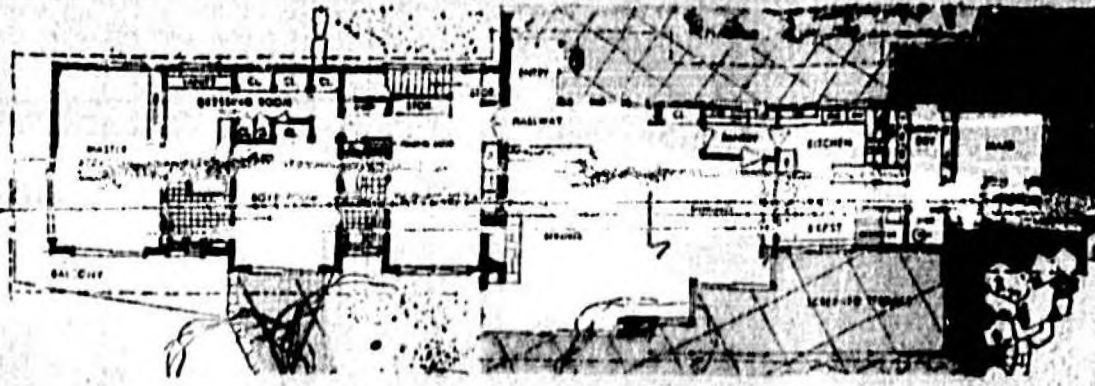
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BALANCE OF  
THE MONTH.



This is the floor plan for "The Pace Better House of 1953," located at Ironville, New York. The apartment of more than 60 pages of text and illustration in the November issue of House Beautiful magazine, the Pace Better is built on a true East-West line so that the main windows of its living quarters face South. Main points in the plan include: correct, year-round orientation to the sun and winds; segregation of private rooms from public and service areas; through-ventilation in 7 rooms; six places for outdoor living for six kinds of weather conditions; and direct access to terraces from six rooms. Not shown in this view is a partial lower floor, built under the master bedroom and boys room, and containing a family entertainment room, the heater room, and space for a future bath.

### Accidents In Home Receive Attention Seeking Solution

A newspaper story of the fatal plunge of a 16-year-old boy from a fifth floor apartment said he slipped on a highly polished floor, wearing slippery shoes, and plunged over the low sill of a nearby window.

This tragic story is common to all parts of the country. Though

the total number of deaths due to home accidents declined slightly in 1951, fatalities caused by falls in the home increased. Of the 20,000 deaths due to home accidents in 1951, 14,700 were due to falls. This represents a death rate of 9.6 per 100,000 population. Latest reports show that 6 in 7 deaths due to home accidents were in urban or suburban homes. During the same 12-month period, injuries sustained in home accidents totaled 4,200,000, more than half of them in urban homes. The 110,000 permanent injuries cost approximately \$200,000,000 in lost wages, medical and other expenses.

About 45 of all falls in the home occur in the bedroom, half of them due to simple falls while getting into and out of bed. Living room, kitchen, stairs and bathroom are other home danger spots.

Trace Cause of Falls  
Serious falls are due to varied causes. Among the more prevalent are:

1. Men are injured by (a) falls from ladders; (b) skidding on a rug on a highly polished floor; (c) falling over chairs or other furniture; (d) slipping on icy stairway.
  2. Women are injured by (a) tripping on children's skates; (b) tripping over electric extension cord; (c) falling off a box or stool used as ladder; (d) being thrown to the floor when heavy mixing bowl falls from high shelf.
  3. Children are injured by (a) slipping on a cake of soap in bathroom; (b) falling while sliding down a banister; (c) falling over furniture while racing through rooms in play; (d) falling when startled by scalding water in turning wrong faucet.
- The slipping hazard  
Having determined that slipping on floors is the basic cause of many home accidents safety engineers have devoted special attention to flooring.
- U. S. Bureau of Standards tests definitely proved that a person wearing rubber heels is less apt to fall than one wearing leather heels; that the slipping hazard is

2 to 10 times greater on a wet floor than on a dry floor; that, under most conditions, asphalt tile is safer to walk on than any other smooth-surfaced material.

Kentile flooring engineers have made studies which indicate that accidents increase directly in ratio with body and mental fatigue, which may explain why elderly people, when tired, are apt to fall. Many authorities believe that deaths due to falls can be sharply reduced with one-level homes for older people; that heart lesions and other physical ailments are minimized in the one-level home.

Other structural changes suggested are sliding kitchen-cupboard doors, to prevent bruises or bumps when swinging doors are left ajar; lower and wider shelves in kitchens and pantries, to lessen bruises from falling objects, and asphalt the floors in kitchens to relieve fatigue and minimize slippage.

Some builders present accident and safety handbooks to each purchaser of a new home. Many schools provide instruction intended to promote safety at home, cautioning pupils about existing hazards.

Lumber used for furniture is thoroughly freed from all moisture to be sure that dimensions are permanent. When cut, the boards are air-dried for a period of 60 days or longer. Then comes kiln drying. A kiln is merely a room with (1) means of circulating heat upward through the lumber (2) provisions of admitting cold air from above and (3) exhaust stacks to remove moist warm air.



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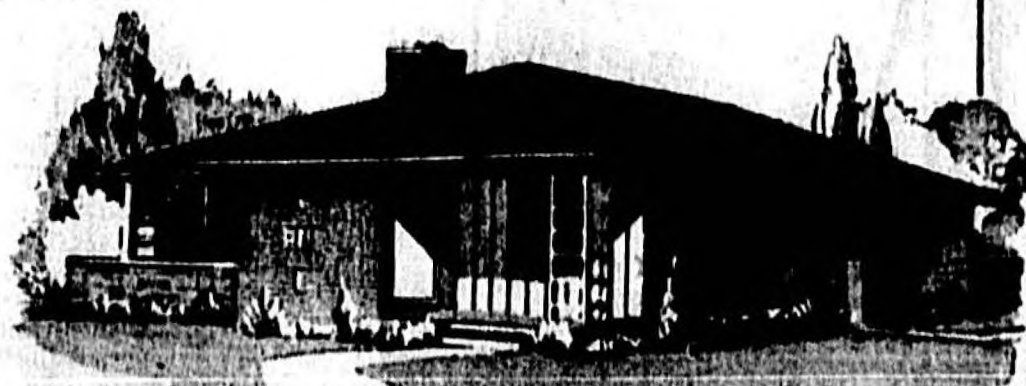
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## Children Prefer Dynamic Colors In Their Bedrooms

In choosing colors for a child's room, avoid subtle colors. A child's vision is unappreciated. He prefers dynamic colors like red, green, yellow, blue. Drab, all colors create a moody disposition; bright, gay colors on walls, floor and furnishings have an opposite effect.

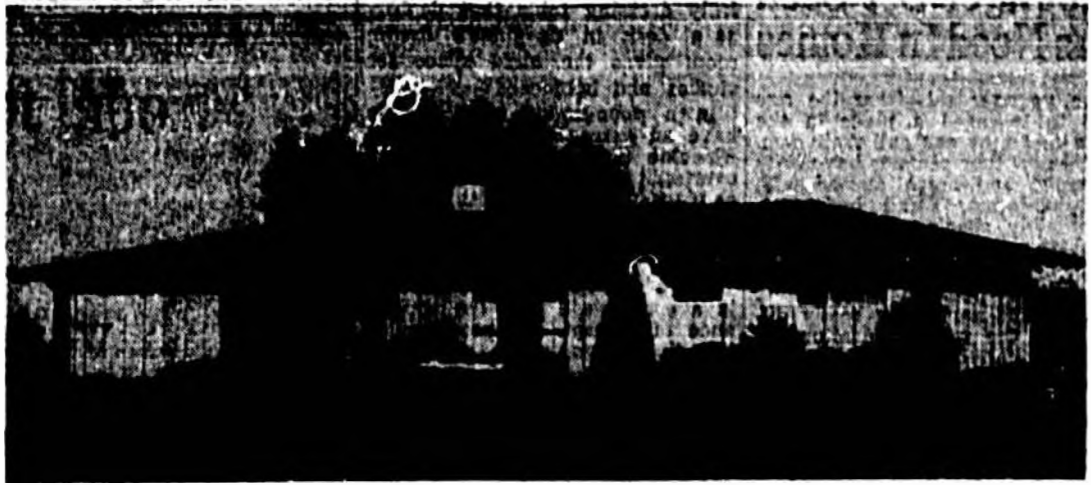
Bright gloss or enamel wall finish, not flat paint, should be used in a child's room because of its washability. Walls of canary yellow, leaf-green or rose can be accented with brilliant splashes of contrasting color in curtains and furniture trim.

Unfinished chairs, tables and chests of drawers can be painted in bright enamel; so can built-in wall and floor cabinets. A toy chest with cushioned top of bright-colored washable material is both cheerful and practical.

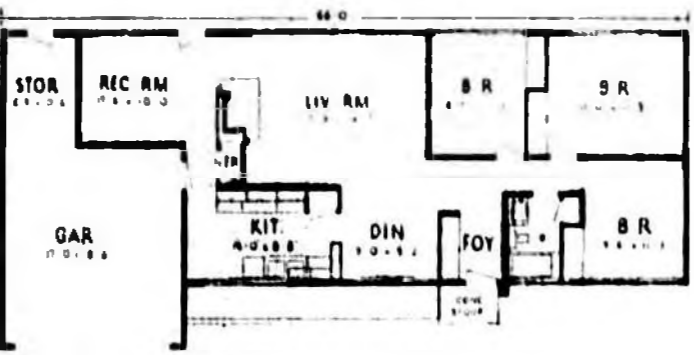
In light marbleized Chinese red, Marigold yellow, Bikini blue, saffron green and other striking colors, K-flex vinyl floor tile can be easily installed by the homeowner himself. It can be laid over concrete, wood and plywood underfloors, and over radiant heated floors. With guidance, the child can choose his favorite color combination for his own floor.

This inexpensive new vinyl floor covering material is impervious to chemicals, scratching and foot-scuffing, is greaseproof and fire-resistant.

An older child can keep the floor clean himself. It requires



Good contemporary architecture and cost saving ideas are combined in this home, chosen as a house-of-the-month by American Builder. Low, sweeping lines dominate the exterior, which has asbestos-cement boards, an economical material noted for fire safety and durability, as its siding. Battens over vertical joints add interesting shadows. The designer and builder, Donald Scholz of Toledo, O., reported wall installation savings of one-third as compared to ordinary methods. Working plans may be obtained from American Builder Home Plan Service, 30 Church Street, New York 7, N.Y.



## BOOM TO HOME BUILDING

### New Materials And Techniques Are Promoting Economy In Construction

New materials and labor-saving techniques are solving the problem of building moderately priced homes without sacrifice of living space or quality construction, according to Donald J. Scholz of Toledo, Ohio, whose housing projects featuring contemporary architecture have won wide attention.

His advanced ideas are shown to good advantage in a California Contemporary model chosen as the "house-of-the-month" by both a leading builders' journal and a nationally circulated home magazine. Of one-story construction, with low sweeping lines, the home has a distinctive exterior perfectly suited to its modern styling. Contributing to its handsome appearance is the use of asbestos-cement board, a material of rocklike durability which comes in large sheets, as siding.

**Use Four-Foot Module**  
To make the exterior walls, asbestos-cement boards of standard 48-foot size applied over rigid sheathing of the same dimensions. Similarly sized panels are used for the dry-wall interior finish. All walls are laid out on a four-foot module, which reduces cutting of the boards and waste to a minimum. Even the windows, in some cases, take full 48-foot sheets under them with no job-site cutting for either the interior or exterior of the house.

The asbestos-cement board siding is the paint base. It is first primed with prepared primer made especially for the material, then given a coat of standard exterior house paint. Scholz is enthusiastic about the way the material takes paint and holds it. Paint peeling and chipping, he reports, are practically nonexistent.

This wall-building plan, Scholz says, has cut installation costs by more than one-third as compared

to ordinary methods used in frame construction.

**Asbestos Sheets Economical**  
Asbestos-cement boards not only make a wear-resistant siding but they are low in cost. They are of mineral composition and non-combustible, thereby supplying a valuable fire protection. Rot and mold immune to the deleterious effects of all kinds of weather, they will last a lifetime. They are, moreover, resistant to termites and rodents. While easily painted, they do not require painting for preservation and present an attractive appearance in their natural stone gray color.

In Scholz' home the asbestos boards are applied vertically, except under windows, to studs on 24-inch centers. Vertical joints are concealed under 1x3-inch wood battens, with an additional batten every two feet for decorative effect.

The home, which includes three bedrooms, a recreation room, garage and a storage area is built to sell for \$18,950, which comes to about \$9 a square foot exclusive of land. Building experts say this is a low figure for the quality of construction employed. Eight months of planning preceded the first building operation. Every board, nail and pipe was completely detailed. Then a shop was set up at the job site for cutting lumber and pre-assembly work.

**Pre-Assembly Pays Off**  
Labor-saving techniques, in addition to the asbestos-sided walls include pre-assembly of all window and door units, mechanical trenching for the foundation and mechanical taping of dry wall interior joints.

All plumbing is pre-assembled on jigs in the job-site shop. Chimney and fireplace are of poured reinforced concrete made with a light weight plaster aggregate. The technique and the use of specially developed forms smooths the interior to include a fireplace at less cost than a single masonry chimney, without fireplaces.

Interior features include concealed cornice lighting, horizontally sliding windows, large ward robe-type closets, opac-hem ceiling in living room and large expanses of wall-to-ceiling windows. Complete quarter-inch scale working plans of the California Contemporary home may be obtained through American Builder Home Plan Service, 30 Church Street, New York 7, New York.

## Two Methods For Getting Loans On Homes Explained

There are two important ways for a home-owner to get a loan to pay for improvements to his home.

One is a Federal Housing Administration Title I loan. The other is an additional advance on an open-end mortgage. Both have features which enable many home-owners to make improvements that otherwise they couldn't afford.

The FHA does not lend money itself. What it does is to insure loans made by private lending institutions. This makes banks and other lenders more willing

to grant loans, because the FHA insurance is a full guarantee of payment.

The maximum amount for a Title I loan is \$2,500, and payments can be made over as long a period as three years.

**New Authorization**  
Now handling more loans than ever before in its 10-year history, the Title I program recently received a new \$500,000,000 authorization from Congress. This was considered necessary to catch up with a backlog of applications and to facilitate an expected boom in home modernization work.

Low interest rates and a relatively long number of years for payment are the advantages of borrowing money under an open-end mortgage, which includes a provision for an advance of additional money after part of the

principal has been amortized.

A typical case would work like this: A home-owner has an open-end mortgage for \$12,000 at 4 1/2 percent interest for 20 years. After five years, he has paid back \$2,000 of the principal. Then, if he wants to improve his house—for example, re-roof with asphalt shingles or finish an expansion addition and seek an additional advance of \$2,000 or less, what ever he needs for materials and application. When the additional advance is made, it becomes part of the same mortgage the home-owner had before. He has 15 years for repayment at 4 1/2 percent interest.

**Re-roofing "Essential"**  
An additional advance under an open-end mortgage is available only to home-owners whose mortgage are of the open-end

THE SANFORD HERALD  
Tue., May 26, 1953 Page 7

type or to those who can persuade their lending institutions to re-act an existing mortgage to include the open-end provision.

Re-roofing often classed as an "essential" improvement is one of the kinds of work most frequently undertaken with any type of home modernization loan. Department of Commerce records show that about 85 percent of all roofing material used is asphalt shingles. For economy asphalt shingles can be laid on top of most old roof coverings.

Liquid petroleum as it comes from the ground sometimes is thick and sticky like grease and sometimes light and volatile like gasoline.



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# One-Room Apartment Can Be Made To Look Like Enchanted Cottage

By VIVIAN BROWN  
AP Newsfeatures Writer

A one-room apartment can be made to look like an enchanted cottage. It may be utilized for entertaining and working, dining and sleeping, and still give the appearance of a comfortable sitting room.

You can sew and saw to furnish on a budget. Or you can buy the best furnishings available, and engage professional decorating advice. Either way the aim should be to achieve charm, coziness, comfort and compactness in your one-room abode.

Before you select your home furnishings, ask yourself what is necessary to your scheme of living. Then plan those essentials first, building accessories around them. Space savers such as desk-dining table, breakfast-chests, coffee table, bench combinations are indispensable in some homes. Everything in the small room should be built for service.

Color is important. Color may make up for a skimpy home-furnishings budget, and give you the charm you can't otherwise acquire. If you have a favorite color, so much the better. Splash it about your room liberally, for background or accent, choosing the accompanying colors carefully. It is easy to live with colors you like. But don't use more than three. These same colors should be used in the one pattern or stripe you select.

Here are some modern decorator color combinations and suggestions on how to use them:  
Turquoise, lemon and pewter: Lemon walls, pewter cover for sofa or studio couch, throw pillows of turquoise and/or lemon, one upholstered chair in turquoise or in a pattern combining the three colors, gray rug.  
Charcoal, lipstick red, pearl gray: Charcoal walls, red sofa (perhaps corduroy or velvet), gray or black and white rug. Another delightful accent with charcoal is citron.

Shades of tobacco, beige and cocoa are ideal for a man's room: Beige to crown walls, a contrasting shade, other furnishings in either hue. Pillows, lamp shades and other accents may be in a vibrant blue.

Plaid is a lovely bold accent for the room of a young girl or a patriotic Scotsman. Your favorite or family tartan makes it more fun, and offers a good conversation piece. The sparkling jewel-like reds, greens, blues or yellows of the plaids may be used in solid colors for rug and chair. The softer, contrasting shade in the plaid may be used for draperies and lounge cover. Plaid throw pillows and perhaps lamp shade add a real decorator touch.

Make 'Em Yourself  
If you are furnishing on a budget, make some of your furnishings yourself. Here are some ideas:  
Coffee and end tables . . . Take oval or oblong picture frames or mirrors and use as tops for old tables found in attic or junk shop . . . cover an old card table with tiles, saw legs down to size. If need be, if room is very large, take an old-fashioned round dining table (found at auctions or junk shops), cut legs down from the top, refasten to table top. Put a favorite tray on a wrought-iron stand.

Floor Covering . . . Make a wide-braid rug in all shades of the color you choose as an accent shade for your room. Mill-end blanket strips are used, usually, for making these rugs. If floors are bad, put down vinyl or rubber tiling (easy to do yourself if dining area is "finished") with throw rug on top. One delightful scheme combines black and white tiles with a braided rug in shades of blue ranging from pale to sapphire. A citron, lipstick red or tangerine hued rug offer another smart accent.

Draperies . . . Make them yourself of inexpensive corduroy or denim in conventional or tiered-style cafe curtains. Large wooden or metal rings are a gay flip. Use shutters (bought at junk shops) painted and repaired to replace both blinds and draperies. If the window is in a small area, use wallpaper with a brick motif to give a delightful outdoor effect to this section of your room.

Other things to keep in mind when furnishing a small apartment are:  
The scene when you enter your room should be immediately pleasing to the eye. In that first glance one should see a cozy grouping—sofa, chairs with table and lamps, perhaps a bookcase, and small inviting table with candles and attractive centerpiece. In the section that is not seen at once put necessary bulky objects such as bureau or desk. If these are particularly ugly, put a screen around them.

A mirrored wall can make few people today can afford to own actual pieces of furniture made during the 18th Century. What you can afford are modern adaptations of these superb designs. Today's modern adaptations retain the basic lines of original pieces. The grace and harmony of design are still present. Decorative details, however, have been simplified, not only to lower cost, but to fit in better with modern tastes.

Carefully matched surface wood patterns call for veneer. This is plywood with a veneered surface. Veneer is the thin but substantial layer of wood that is used on the face and back of plywood. All qualities and types of furniture use veneer construction for straight and curved flat surfaces.

The trend toward the use of marble celebrates the lasting of modern and traditional forms. In marble can be made any color, from the most subtle to the most brilliant. The trend toward marble is to use it in a conservative way, to use it in a way that is in keeping with the modern spirit.

Use wall space to advantage. Use wall space to advantage. Use wall space to advantage. Use wall space to advantage.



This combination bed and couch has a wall-hanging storage chest with a built-in spot light in give a teen-ager comfort and something different in her room. In maple-with color the pieces can be mixed or matched in give functional, modern beauty. It is called "Group 18." (Crawford Furniture Co.)

## Special Place For Younger Set Seen As Need In Homes

The younger set—from the age of 6 to 18—need a place in the home that they can call their own. Up till now they seem to have been neglected and much abused with hand-me-downs, small bedrooms, or possibly sharing a room with an older person.

They need a place in the home where they can have privacy, comfort and something really different in the way of furniture. A place to entertain friends, work, and play. A place where they have helped in the selection of furniture to meet their needs and tastes. Furniture selection should be considered with great thought before any buying is done. Modern furniture that features built-in sections or stacking pieces is most practical because it can "grow" in height as the child gets older and taller.

Bookcases that line a wall will aid in training children to be neat, as everything that would normally be carefully placed on a chair or bed will have its own place. Chairs scaled to the size of the children, and of sturdy construction to stand the "wear-and-tear"

of playful guests, should be selected.

A desk for a boy's room or a frilly dressing table that doubles as a desk in daughter's dream room gives the child space for studies and hobbies.

In a youngster's room try to have an extra bed or bunk as a welcome feature of hospitality to overnight guests. Two studio couches placed in a corner with a large, useful table and lamp between, give room for "bull sessions" plus sleeping comfort.

Foam rubber cushions stacked in a corner will give the appearance of a pouf, yet provide "on the floor" seating to groups of friends.

Plan a cork pin-up board so that the child can display his own efforts and keep interesting pictures. It can later be moved up for the wall and utilized by teen-agers for the ever-changing "heart throbs," dance programs, and clippings which reflect their developing interests and personalities. Maybe strictly modern furniture isn't exactly what you had in mind. Traditional, Colonial and Provincial styles can make interesting rooms too. The contemporary forms of these styles, will provide you with practically the same features that modern designs boast. As long as the room is comfort-

able and convenient, and gives the child a feeling of privacy, you can choose any type of furniture that "fills the bill" to give the youngster what they want.

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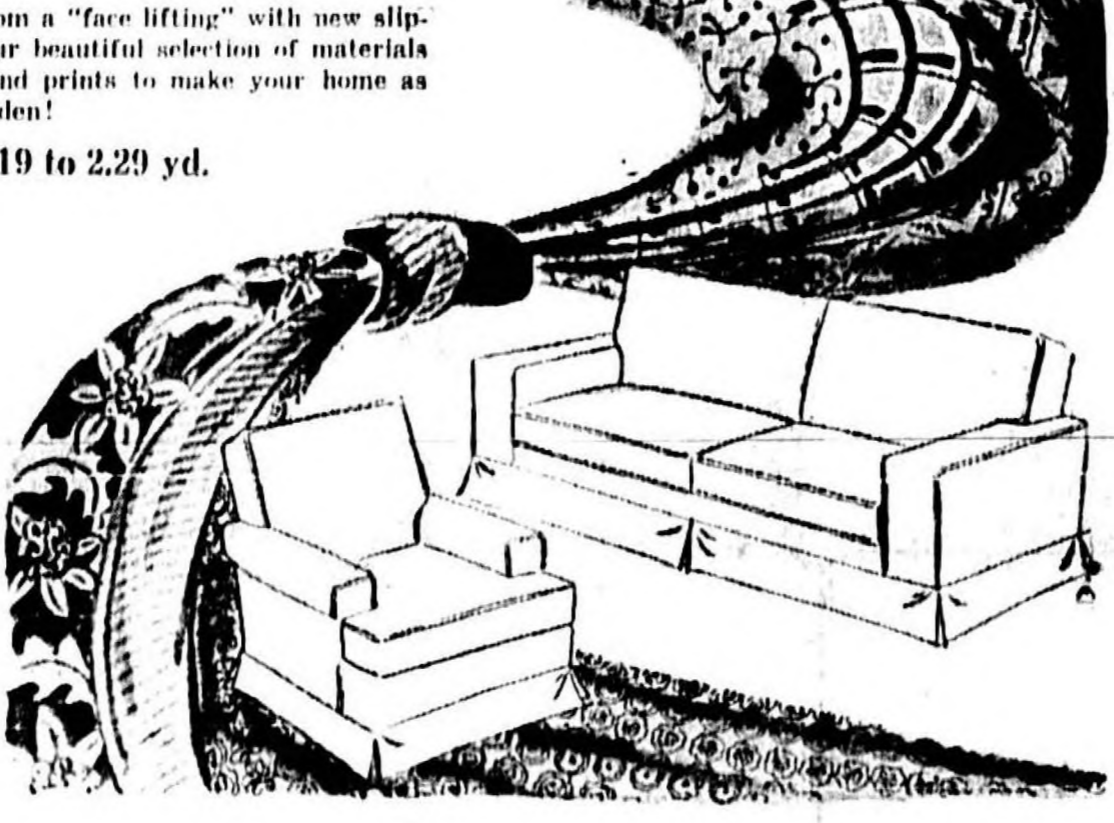
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