

Today's Kitchen has Color, Style and Beauty All Its Own

Once-Drab Cubicle of Old Emerges as Airy Workshop

Columns have been written about the kitchen since that room emerged from the dark, drab cubicle of old and passed the white, uninteresting stage. Today's kitchen combines cleanliness, efficiency, and beauty.

These old kitchens may be transformed. Banks or other private financial institutions which hold contracts of insurance with the FHA will advance money for this purpose. The money may be repaid in equal monthly installments over a period up to five years, if necessary.

Suggested Colors

The wainscoting is effective in kitchens and is easily cleaned. Patterned wallpaper affords a variation of the plain wall, and adequate shelves and cupboards may be built in.

An interesting color scheme would be a floor covering of tan, white, black, yellow, and blue; yellow tiled walls and woodwork; and a paper above the tiling of blue flowers in yellow baskets on a white background. Curtains could be blue, and other accessories may be bought in corresponding colors. A light above the sink saves the eyesight and the nerves of the housewife.

Good Flashing Is Essential

Weather-Tightness Means Much to a Home

Flashing is used in so many places in a house and is so vitally important to its weather-tightness that it must not be passed over lightly and left to the whim of the builder. Cheap flashing, like most other cheap things, is not of much use. It is difficult and expensive to replace, and therefore a little extra cost for this item when the house is being built is well worth it and will be a saving in the long run.

The heads of all door and window frames should be flashed; flashing should extend through the wall under all masonry sills and turn up back of them; all junctions where roofs butt up against walls should be flashed, carrying the metal well up back of the wall covering if it is of wood or well into the wall if it is of masonry. All chimneys should be flashed and counter-flashed where they pass through roofs; all valleys, even closed valleys, should have flashing at the angle where surfaces meet; and flashing should be carried under the base of all veneered walls and turned part way up the back of the veneering to protect the wood members against possible rot from moisture collecting at the bottom of the wall. Flashing should be of noncorrodible metal, or it should be carefully painted with good metallic paint on both sides before it is placed, and again on the outside after placing, to protect it. It should be painted from time to time during its life to forestall corrosion.

Facts

About Herald's 5-Room Home

Some of the outstanding facts and statistical data about The Herald's Demonstration Home follow:

Construction started Dec. 6, being greatly delayed by the periodic winter rains.

It is located on a corner lot 55 feet by 140 feet in size. The house is 35 feet by 37 feet and the garage, 18 feet square.

The home is located to front on Beech street on a gentle rising terrace from both streets.

Cost of the lot was \$750, being purchased from the owner thru the Real Estate Management Company, Don Findley, agent.

Building cost was approximately \$3,500, financed with an FHA insured mortgage loan to run for 19½ years.

Monthly payments, which include retirement of principal, interest, taxes and insurance, will be \$29.13.

The living room is 14 feet three inches by 18 feet six inches. The master bedroom is 13 feet three inches by 14 feet six inches. The bathroom is seven feet by 11 feet. The guest bedroom is 10 feet three inches by 14 feet six inches.

And the kitchen and service porch are combined, the kitchen being nine feet six inches by nine feet nine inches, and the porch, six feet six inches by seven feet.

What to Watch in Building

Construction Costs Vary, Depend on Specified Demands of Owner

There is no answer to the question of how much it will cost to build a house according to a certain set of plans. A man might just as well ask how much it will cost to buy an automobile. It depends on how much he wants to spend.

The drawings, the arrangement of rooms, and the size of the house are affected by numberless cost questions which enter into home building and must be defined in the specifications in houses on which FHA insured mortgages are sought, according to F. W. Marlow, district director, Southern California.

From the same plans a house could be erected at a certain minimum price, or at double or more that price. For instance, take the question of heating. The specifications might call for anything from a simple heater attached to a gas outlet, or for an elaborate air-conditioned system, with hundreds of dollars difference in the cost.

Where Economy Lies Likewise, plumbing installation could vary several hundred dollars in price without affecting the plans of the house, or for that matter the appearance.

In the selection of materials, the various types of brick, stone, or wood facing would vary greatly in price; and so on. These are just some of the items that would affect cost.

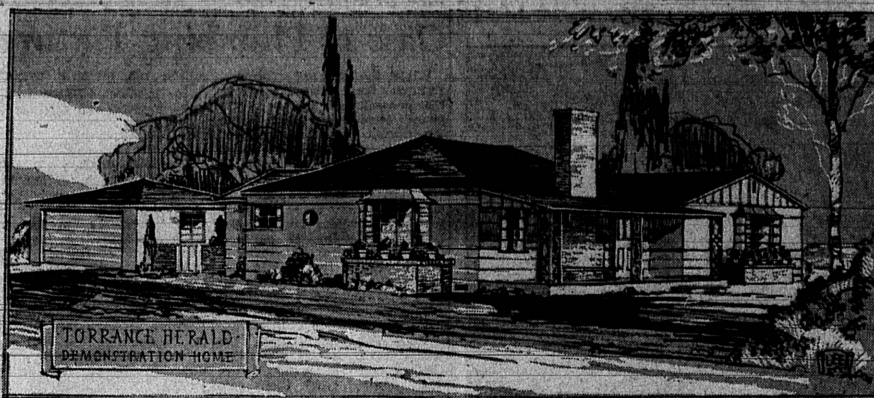
"Important to remember in building, however, is that the lowest first cost is by no means the most economical construction. The maintenance cost must be considered. By a slight increase in material costs, economy is achieved in increasing the life of the structure as well as lower maintenance costs," Marlow says.

Color Contrasts Attract Child

In the decoration of children's rooms it is well to remember that only the strong intense colors make an impression on minds not ready to receive the subtler gradations of color. Green trimmed with red, or blue with orange, are pleasing to a child.

Home decoration may be accomplished through funds advanced by private financial institutions insured by the Federal Housing Administration.

Artist's Advance Sketch and Actual Photo Show Unusual Similarity



Compare this artist's sketch of The Herald's Demonstration Home with the picture of the actual residence on page 3 for this special section. The artist drew the above view early last December after the plans were complete for the five-room California-Cape Cod cottage.

The finished home incorporates all structural details of the original plans and now only awaits landscaping and the resultant growth of lawns, flowers and shrubbery to bring the artist's conception of the cozy home into actuality. The grounds have been prepared for early planting so that in a few months the Herald's home may take its position among the "show places" of the city.

The harmonious blend of California-Monterey architecture with the more homey aspects of a typical Cape Cod cottage is a new home conception which is proving a most popular choice of builders today. The warm tones of brick lend the stucco and wood exterior a charm that the exclusive use of either one material alone does not provide.

Idea Source

Even if you already own your own home you will enjoy inspecting The Herald's Demonstration Home at the corner of Beech and Sierra streets. Renovation ideas may be gained there, suggestions for a new furniture arrangement, hints for possible re-construction. Come any time after 1 o'clock Saturday afternoon, March 6. The home will be open thru Sunday evening, March 14.

SMALL KITCHENS NEED TABLE SPACE

The tendency to small kitchens has put designers on their mettle to provide all the necessary space and equipment in the small area and in such relationship that the work can be performed easily and efficiently. Too many small kitchens lack adequate table-space that is so essential to the proper preparation of a meal.

Precaution Urged In Selection of Extension Wiring For Home

The use of cheap and poorly made, exposed extension wiring under the modernization credit plan of the FHA.

Before installing any exposed extension wiring, the electric outlet from which the extension wiring is to extend should be carefully inspected in order to make sure that all connections are tight and that the outlet and the house-wiring circuit to which it is connected are of sufficient capacity to carry the extra load of the extension wiring. If all is in good order, then a selection of the type of extension wiring can be made. New wiring may be installed

Several types are available in which wires are completely encased in a flat rubber or composition strip of good insulating quality which may be rigidly attached to the wall. These strip-wiring systems all have special fittings for outlets: splices, crosses, and other connections.

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Inspect the Light Fixtures and Wiring In the Demonstration Home

Builders of new homes or those who plan modernization of existing dwellings will do well to visit the Herald's Demonstration Home and inspect the fixtures and wiring as installed by the Torrance Electric Shop. We are proud to have a part in the construction of the Home and put our fixtures and workmanship on display that you may know the excellence of our work.

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