



A Page
for

BUILDERS and HOME OWNERS!



New Home Permits for Quarter Beat All Records Since 1933 Here

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APPLIANCES NEED ADEQUATE OUTLETS

Considerable thought should be given to the placing of outlets for fixtures in building a new home. Electric outlets are not expensive to install at the time of construction, but are very expensive and sometimes impossible to add without damage to the building after its completion. A sufficiency of outlets adds greatly to convenience.

In inspecting a home that is to be financed under the Insured Mortgage System, the Federal Housing Administration considers the adequacy of electric outlets.

Early Uses of Plaster Traced to Ancient Days

Plaster for building purposes has been used for centuries and still covers 80 percent of home interiors. Its insulating and sanitary properties were developed by the ancients and its decorative possibilities furthered by the Greeks and Romans. King John of England recognized its fire-resistant qualities after the great London fire. Sanitary laws in many states require all habitable rooms to be lathed and plastered. It insulates against cold and drafts as well as heat.

Taking one percent to four percent of total building cost, there is no cheap substitute, as other materials give much less in service for the comparative outlay.

Comfort of Home Creates Beauty

Beauty of architecture and excellence of construction will not make up for doors in the wrong places, darkness where there should be light, and the thousand other details that make living pleasant and attractive. No home is suitable if it is not designed for or easily adapted to the needs of the family living in it.

CONCEALED LIGHTING IN SHELVES FOR ALCOVE

When a home is to be built with a combined living-dining room, an alcove at one end may be divided from the rest of the room by pillars. It is not necessary to utilize valuable window space for the alcove. Built-in shelves across one wall, with concealed lighting, give effective and adequate illumination.

USE OF MIRROR MAKES GARDEN LOOK LARGER

The small garden enclosed by a brick or stone wall may be given the appearance of spaciousness thru the use of mirrors. Glass panels will give the appearance of a garden beyond. Careful installation and tightly-leaded rims will protect the mirrors against winter storms.

DINING SPACE
The dining-living room combination has much in its favor and offers many advantages; but if space allows, a separate dining room adds much to family life.

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Kitchen Tasks Made Easy

For the 1937 Model Bride



THE 1937 model bride will have it relatively easy in the kitchen if the experts have their way. They have designed for her convenience the above kitchen, as one of the rooms in the Bride's House planned by the interior decoration staff of House Beautiful. These specialists in decoration and kitchen planning say that this is the ideal type of kitchen for an apartment or small home.

Its step-saving features include a

smart looking modern automatic gas range for carefree cooking, placed within arm's reach of the sink, which is equidistant to the refrigerator. The L-shaped arrangement provides the bride with adequate working surfaces. Metal cabinets of the proper size and correct height, walls and floors covered with special rubber make this a practical kitchen with a marked appeal to the young and inexperienced housewife.

ing and the back rising perpendicular to the smoke shelf. The sides should slope up at an angle of about 60 degrees with the horizontal.

This smoke chamber must be perfectly symmetrical and the first tile of the flue lining must start at its apex, directly over the center of the fireplace. This first tile must be perpendicular, but succeeding ones may be set at an angle to pull the flue over as the exigencies of the situation may demand.

Turns should be made as gradual as possible, and slopes in the flue should be at an angle of not less than 45 degrees. Each flue must be absolutely independent from fireplace to chimney top.

Should Draw Perfectly
The top of the chimney should extend at least two feet above the highest point of the roof or any nearby roof.

If these directions are carefully followed, and if there are no large trees or other obstructions that could cause down draughts near the house, and if the house is not set at the base of a hill, the fireplace should draw perfectly.

The rebuilding of chimneys and fireplaces may be financed thru the modernization credit plan of the FHA. Correct designing of chimneys for new homes helps make them eligible for financing under the insured mortgage system.

TWO-WAY DOOR
A double-swing door, fitted with hinges which allow it to open from either side is one of the greatest conveniences in the kitchen. It should be the door which leads from kitchen to dining room.

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Striking Color Effects Found In Bathrooms

Some modern bathrooms display plumbing fixtures with harmonizing designs to produce the ensemble effect. Striking color contrasts are shown in others, such as a black tub set off against a background of yellow glass and tubular shadowless illumination of mirrors. If less vivid colors are preferred, soft pastel shades are popular also.

Porch or Terrace Addition to Home

A porch or terrace is a valuable adjunct to the new or modernized house. The opportunity of spending time in the open air, or serving meals out of doors, is too pleasant and healthful to be neglected.

8 New Homes, 4 for Torrance Residents to Rise In Rolling Hills

Efficient Lighting Equipment On Sale

Light of approximately the same color as daylight is frequently desirable in store and office lighting. Highly efficient equipment for producing light of this character is on the market, and its use is growing extensively.

Private financial institutions approved by the Federal Housing Administration advance insured credit for the purchase and installation of modern lighting and fixtures.

CONSERVATIVE DESIGN AIDS RESALE OF HOME

Marketability of a house is affected by its design. Good architecture is never out of date. Freakish and tricky styles in architecture "date" a house and hasten obsolescence of its design. Modifications and adaptations of established styles are less to be desired than pure design.

NEW PAINT CAN BE WASHED WITH SOAP

A semigloss finish paint which is practically soil proof is on the market. It can be scoured with soap powder, and even pencil marks and match scratches are readily eradicated. Manufactured in a variety of colors, it can be applied to walls, ceilings, woodwork, or metal.

Durable paint of this kind may find many uses in homes.

CLOSET WITH BUILT-IN EQUIPMENT HANDY

Houses built for a family of four or five persons should have a storage closet containing built-in drawers, boot racks, hat compartments, hangers for coats, and containers for rubber galoshes etc. Attics, if not too low, may be used for storage space also. Waterproofed cellars, if they are ventilated by one or two windows, will serve for storage space for trunks, suitcases, etc.

FIREPROOF SHELVES

When cupboards are over the cooking range, a sheet of asbestos should be placed on the under side of the cupboard to prevent overheating of the wood.

Building Boom On

Permits Issued During Past Three
Months Total \$77,030 In City

Building permits issued here during the past three months totaled \$77,030, according to records at the City Engineer's office yesterday when the quarter closed. Excepting last year's major construction projects—the Civic Center buildings—this was the best three-month period of new building here since 1933's all-time high of \$80,775.

There were 20 permits issued last month for \$24,155 worth of construction in this city. A year ago the building total was \$42,310 for the corresponding month. Fifty-one permits have been issued so far this year as compared to 43 for the first quarter of 1936.

During March, permits were

issued for two single-family dwellings, \$3,500; one duplex, \$3,200; five private garages, \$900; five alteration and improvement jobs, \$1,140; and seven industrial construction projects, \$15,325.

Comparative Figures

All indications point to a considerable increase in new construction here this month as a number of families are about to complete the financing of new homes and several industrial projects are looming. A number of residents are also said to be planning home renovation and improvement jobs in preparation for the coming summer.

The comparative monthly building totals follow:

	1937	1936
Jan.	\$41,030	\$110,380
Feb.	11,845	4,900
Mar.	24,155	42,310
	\$77,030	\$157,590

Here's the record of Torrance Building for the first quarter of the past 12 years:

	\$
1937	\$77,030
1936	157,590
1935	32,968
1934	13,707
1933	580,775
1932	5,835
1931	34,830
1930	185,780
1929	174,940
1928	262,108
1927	238,413
1926	71,737

\$2750

Builds good 6-room Frame House, 3 bedrooms, large laundry, oak floors throughout. Only \$250 down and \$30 per month. Lot 50x190.

\$1750

Builds good 5-room Frame House, corner lot on Cota. Cash to loan, \$900.

\$4250

Builds 3-acre Chicken Ranch. Equipment for 3500 chickens. Good 5-room Frame House and 2-room House on paved boulevard close to Torrance. Terms.

\$2750

Builds 4-room Stucco on Cabrillo. Furnished. Lot 50x127 1/2. \$350 down and \$30 per month.

\$3500

Builds good 5-room Stucco, reconditioned. Furnace. Street assessments paid. This is a nice home. Only \$600 down.

\$3750

Builds 6-room House. Has two baths. Can be used for double dwelling. Lot 50x127 1/2 on Arlington. Terms.

\$3750

Builds two Houses; one a 5-room house and other a 3-room house. Double garage. Lot 50x127 1/2 on Arlington.

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Building Lots

40x150 on Date	\$210
50x150 on Date	\$275
60x150 on Date	\$330
40x140 corner on	\$650
Acacia	\$650
50x140 corner on	\$1090
Beech	\$1090
Triangle Lot on	
Engracia	\$1250
50x140 on Cota	\$1250
40x140 on Amapola	\$300
40x180 on 220th	\$350
50x125 on El Prado	\$1500
50x125 on Post	\$1750

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From Our Window

- WE SEE a people striving for happiness—a people forever searching for contentment and security.
- YET THESE people are harassed from every side by FEAR—fear of inflation, fear of increasing rentals, fear of being dispossessed from their rented quarters because someone else has purchased them.
- MUCH OF this fear would disappear if such people had Homes of Their Own—the only sure protection against rising rents and inflated values. Furthermore, Home Ownership inspires happiness and contentment, pride of ownership, and future security.
- THIS IS why your Federal Government has made Home Ownership so easy under the FHA plan. You can pay for that home-of-your-own on terms as low as present rentals with the guarantee that these monthly payments will not increase.
- WE ARE prepared to give your application for an FHA insured loan prompt attention and we shall be glad to assist you in planning your home without obligation.

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