

Modern Living Calls For More Hot Water Faster.

In today's modern home, it's a case of water, water needed everywhere — and particularly hot water. But the problem is how to get enough of it for our larger families and needs, how to store it in our smaller-sized houses, and produce it as rapidly as possible and inexpensively.

Today's house may "over appliance" itself with hot water-gulping contrivances, but fail to be equally modernized in its hot water capacity.

This is the case with water heaters in many American homes today, according to the National Fuel Oil Council. While householders go merrily along buying such time-saving items as automatic dishwashers and washing machines, and adding extra bathrooms, not to mention having lots of babies, the incumbent water heater becomes literally "swamped" by the increase in the demands placed upon it.

From early morning till late evening, the kitchen, laundry, and bathrooms of the modern American house are continually in use for any number of reasons — shov-

ering, shaving, bathing, washing, shampoos, brushing teeth, food preparation — and, of course, washing dishes — frequently in a new, hot water-gulping dishwasher.

Add to this, washing the family clothes in the automatic machine, and the other general household uses for hot water, and it is easy to see how this element — and the water heater — play a vital and new role in modern living.

A generation ago a family of four used about 1,000 to 1,200 gallons of hot water a month. Today's needs are triple — around 3,000 gallons a month (100 gallons a day). Dishwashing and automatic laundry consume about 45 per cent of this, showers and baths another 30 per cent. The rest goes into washing hands and face, house cleaning and miscellaneous uses.

Not only do homes need more water, but a lot of it has to be hotter — 140 degrees for average uses up to 160 degrees recommended for dishwashers.

Among modern developments for the home aimed at solving this problem is a new oil-fired water heater that needs only one hour a day to produce 120 gallons of hot water in a compact 30 gallon storage tank.

It burns oil combined with air in a gun-like burner head as do the automatic oil heating plants. The secret of this heater is its "recovery rate" — the speed with which it can heat up water for the storage tank as the supply is used.

What Country Needs Is Good Expandable 2-Bedroom House

What this country needs is a good two-bedroom house to meet the needs of young married couples and retired elders.

During all the rest of the much maligned 60s, government forecasts call for the heaviest population increase in the young married and retired couple classes.

Young married couples, report's one national housing economist, would much prefer to buy than rent, if they can get a house to

fit their needs and their pocket-books.

The two-bedroom house is the ideal starter house size, the economist states. It will accommodate the first birth in the family. It is also the prime need of older couples who want an extra bedroom for guests but no more which they would have to maintain and which would involve a dead investment.

The starter house, the economist warns, should be so designed that an extra bedroom can be added in case of sales to a larger family. Since young married couples do move around in the early years of their marriage as they receive promotions with their firms, resale values are vital considerations.

The two-bedroom home that has been designed in wood frame construction, the expert points out, is mostly easily expanded because frame walls can be cut for new openings without much expense. One of the easiest ways to plan for expansion is to design the garage or enclosed carport so that it can be converted to a master bedroom with very little extra expense. It is a lot easier to build a new carport than to add a room to a house.

By providing for expansion, the expert observes, the resale handicap of the two-bedroom house is changed dramatically. The good two-bedroom house, designed for easy remodeling, then has two ways to go in a sale; either it can be sold as is to another young couple or retired pair, or it can be sold as a potential three-bedroom home.

More important than the two-bedroom angle, says the economist, is in the matter of style and quality. A well designed wood frame home, using such top favorite structural lumber as Douglas fir or west coast hemlock, will last for generations. An occasional coat of paint is about all the maintenance needed, and the room should be kept tight.

A variety of electric heating systems helps make it possible to equip virtually any home with modern electric heat. Among the most popular types of electric heating systems available today are:

1. **Baseboard Units.** — Baseboard electric heating units are installed along the walls of each room. They blend into baseboards, take up little room and make room decoration and furniture arrangement easy.

2. **Ceiling Cable.** — The only sign of a heating system is the thermostat. Heating cable is stapled to ceiling board and then concealed completely with plaster or plasterboard. Heat radiates gently from the ceiling throughout the entire room.

3. **Wall Panels.** — A number of wall panel types are available. One radiates heat from a thin glass panel, either surface-mounted or recessed in a wall. Another type combines both convection and radiation. Some employ a fan for air movement.

4. **Electric Furnace.** — A compact central unit that draws air over heated resistance coils and then distributes the warmed air via ducts throughout the house.

Indoors 'Tree House' Fulfills Primary Need

Every child and adult has a right to privacy — a room he can call his home, a study nook or a corner set aside for his own use.

In country areas, boys sometimes satisfy this instinct by building a "tree house." This isn't feasible for girls or adults, and not even for most city boys.

Room partitions, whether floor to ceiling or partial height, have solved many a demand for privacy in the home, according to the Mosaic Home Service Bureau. Faced with factory-finished hardboard in beautiful reproductions of walnut or cherry boards, these dividers are low in cost, high in beauty and easy in maintenance, the bureau said.

Two boys or two girls in a bedroom can enjoy companionship but also have privacy for study or hobbies if the area includes a divider especially designed by the bureau. It includes separate study areas and a two-way storage closet. There are "two of everything."

Various Mosaic hardboards are utilized in the design, which may be obtained free by writing a postcard to the Home Service Bureau, Suite 2037, 111 W. Washington St., Chicago 2, Ill., and asking for AE-265.

A single divider partition setting aside a room corner for a study will, in many cases, be helpful to a student or adult with homework. A simple stud wall fashioned to the floor and an adjacent wall and faced with walnut or cherry grained hardboard is an easy solution — and inexpensive, too.

Buy House With High Resale Value

Experienced home buyers think about selling a new house even before they buy it. This makes good sense since the average home owner moves approximately every ten years.

Prime factors in assuring good resale value are quality building materials. Other points include floor plan, number of bedrooms, location, schools, and improvements made by the owners.

A. M. Watkins, in his book, "Building or Buying the High-Quality House at Lowest Cost," points out that the use of quality materials adds only five to seven per cent to total construction costs. When added to the mortgage payments on an average \$20,000 house, the increased cost is only about \$7 a month, he estimates.

UL Label Important

A roof of UL-labeled asphalt shingles is one quality item to look for in a new house. Other asphalt shingles may look the same, but only those approved by the Underwriters' Laboratories have been tested by UL technicians for fire resistance and performance. The FHA requires that asphalt shingles have the UL label.

Wood doors and windows are another mark of quality. Because wood is an effective insulating material, wood windows help keep heating costs down while adding to comfort. They also are attractive and easy to decorate. Doors and windows of durable ponderosa pine are available in many stock styles and sizes at local building supply dealers.

Insulation Adds Value

Thorough insulation, another factor that contributes to the value of a house, is one of the most practical investments a home owner can make. Any extra expense for insulating a house to meet standards recommended by the National Mineral Wool Insulation Association, rather than minimum standards, is quickly returned in lower heating and cooling bills and in greater year-round comfort.

Another feature that attracts buyers to a house is a modern, all-electric kitchen. A well-planned kitchen is a strong resale factor when it is equipped with an automatically controlled electric range, a large-capacity electric refrigerator-freezer that needs no defrosting, and a built-in electric dishwasher.

Household Scrapbook By Roberta Lee

Ink Eradicator

Your own homemade ink eradicator can be produced by whipping up a solution of one part of chlorinated laundry bleach and 10 parts of water. Keep this in an old iodine bottle with a rubber stopper to withstand the destructive effect of the bleach, and with a glass rod as an applicator. Use along with a blotter just as you do the commercial eradicator. This, of course, does not work on typewriter ink.

Safe Mailing

For important letters or packages, put strips of clear cellophane tape across the address. The writing will then be protected even through rough weather and hard handling.

Picture Hanging

Your pictures won't slip and hang crookedly if you'll wrap a little adhesive tape around the center of the picture wire.

Wet Paintbrushes

If you're unable to finish a paint job in one session, the cleaning trouble can be avoided if you store them overnight in an airtight package. Wrap the brush in aluminum foil, folding it over the bristles and lapping securely around the shank of the brush. This method of storage also comes in handy when you don't have time to clean the brushes after completing a job and must let them go until the next day.

Non-Ragged Edge

When cutting siding board, you usually find that, regardless of how sharp the saw is, you invariably have a ragged edge which prevents neat fitting. The easy way to overcome this trouble is to score the boards first before sawing with a sharp knife or awl. This scoring breaks the outer grain on the wood, giving a smooth finish after sawing.

Alphabet Bookends

If your youngster no longer has need of his alphabet blocks, you can make them into attractive bookends. Glue four of the blocks together, and give them one or two thin coats of pure white shellac. The bookends can be made heavier by putting flat weights at the bottom, or they can be glued to a felt bottom.

Toothpaste Tubes

Mend breaks in your toothpaste tubes — or any other such kind of tube for that matter — with a strip of sturdy cellophane tape wrapped at least twice around the tube. Saves you money, and keeps the tube neat.

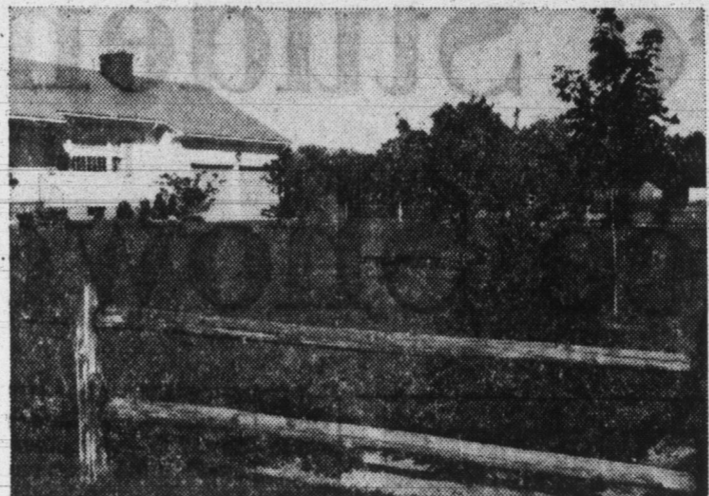
GETTING THE MOST... FROM YOUR GARDEN

by Dr. W. A. Liddell

Director of Information, Asgrow Seed Company

THE LAWN IN FALL: RECOVERY AND REFITTING

After the long days of glare and heat in summer, the lawn is likely to be showing signs of wear and tear. While this is true of well established turf, it is still more true of lawns made last fall or in spring, which will now be exhibiting any defects of construction, flaws in the soil or imperfections in the seeding. This is the best time for renovation and repairs, while the grasses can yet make weeks of growth before going into winter dormancy.



All plants need food, lawn grasses more in proportion than most others because their leaf blades are always being mowed off as soon as they make much growth, even to the extent, if it was all added up, of 30 or 40 inches in a season. In this way the nitrogen, the great leaf-maker, which the roots get from the soil, is continually being used up and carried away, together with smaller amounts of other essential food elements. Of all these elements, nitrogen is not only the most wanted but it is also the one that is most easily washed out of the soil by rain. Until recently this has meant rather a troublesome condition in lawn care, with the grass too often in a state of feast or famine. But with 30 or 40 million lawns in the country as a result of the building boom, scientists have been at work on this matter and have developed slow-release, long lasting nitrogen compounds to encourage the steady, even growth that makes a good lawn.

It is prescribed by law that on every bag of fertilizer three figures must be printed, showing the proportion it contains of the principal food elements — nitrogen, phosphorus and potash. In fertilizer blended for lawns, these figures will perhaps be 22-8-4, denoting a 22% content of nitrogen. A fraction of this will be inorganic and will go into solution quickly, but the major portion will be of the new organic form for delayed action. The usual formula such as 5-10-5, is not the best for turf because the proportion of phosphorus is far beyond what dormant seeding. Any time between Thanksgiving and Christmas is an ideal time to apply this material. It is a good seed at the rate of two pounds to 1,000 sq. feet and let it lie there to be settled in through the winter by natural means. This 2,500 sq. feet, and the most efficient, least messy, way to secure renovation next spring.

For a free booklet to help you have a rich green turf, print your name on a postcard and send to Living Lawns, Asgrow, PO Box 406, New Haven 2, Conn.

FHA Requires More Insulation In Cooled Homes

Air-conditioned homes on display during National Home Week this year will be better designed for both comfort and economy if the builder has met minimum FHA requirements.

A new requirement of the Federal Housing Administration now spells out minimum standards for insulation of homes equipped with central air conditioning. Previous insulation requirements were based on heating needs alone. The new requirements were adopted, FHA explains, because of the increasing volume of air conditioning installations.

FHA is quick to point out that its Minimum Property Standards are just that—minimum. As a result, FHA encourages home buyers and builders to exceed its minimums when quality construction lowers the cost of keeping the house up and living in it.

For example, by exceeding FHA minimum insulating requirements, home owners can cut cooling and heating costs substantially and enjoy greater year-round comfort. In addition, since smaller, less costly heating and cooling equipment is required, the total cost of a well insulated house may actually be lower than that of a house with minimum insulation.

A reliable guide to proper insulation of an air-conditioned house is the National Mineral Wool Insulation Association's Quality Home Requirements. These call for mineral wool with installed resistances to summer heat gain or winter heat loss of R-19 or R-24 in ceilings, R-11 in walls, and R-13 in floors over unheated spaces.

Good Insulation

One advantage of wood framed walls is that they keep a home warmer in winter and cooler in summer because they afford good insulation. Wood is a natural insulator.

Even 'Kooks' Cook Best In Convenient Kitchen



Spacious, but step-saving, this all-electric kitchen was designed to streamline homemaking. It's the kind of kitchen that makes a new house a livable, workable home.

A kitchen is a way of life, says Mrs. Stephanie Lapinig of New York, whose own kitchen is literally her way of life. She's a graduate home economist who tests new food products, dreams up dreamy recipes for them, and prepares photogenic food for newspapers and T.V.

"Your tastes and way of life may be conventional or 'kooky,' but your kitchen must be convenient to work in," she says. "Look first of all at the major work areas—the food storage center, the food preparation center, and the clean-up center."

"These three should form a triangle that measures no more than 22 feet all the way around, and each of the three work centers should have plenty of counter and cabinet space," she advises. "Next," says Mrs. Lapinig, "check the appliances. If they are modern, automatic electric

appliances, that's a good sign that your housekeeping chores are going to be lighter.

"An electric range with automatic controls—especially if it has two ovens—is going to save time and trouble, and will be easy to clean. And you'll get consistently good results, even with trick dishes," she says.

An automatic electric dishwasher is such a time saver that it has become standard equipment in new homes, Mrs. Lapinig points out.

Mrs. Lapinig also advises looking for a large-capacity electric refrigerator-freezer, too. "At least 14 cubic feet for the average family," she suggests. "These days more builders are including combination refrigerator-freezers in their development homes because of the growing demand for more storage space for both fresh and frozen food," she notes.

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16 Million Homes Goal For 1960s

BY W. EVANS BUCHANAN
President, National Association of Home Builders

Model homes on display during National Home Week, Sept. 8-15, will be tangible evidence of the building industry's progress in producing better homes for American families.

This year an estimated 1,430,000 new homes will be built at a cost of more than 23 billion dollars. The total of new homes needed during the 1960s will reach about 16 million. One of the prime goals of the National Association of Home Builders is to see that this need is met with quality housing at the lowest cost.

Under the NAHB research program, new as well as proven materials are tested, and engineers constantly search for new construction techniques that will help builders to produce better homes in less time and at lower costs.

Recently, NAHB built a new test house in Rockville, Md., under the FHA's experimental housing program. This raises to five the number of test houses built by NAHB.

Conditions today are favorable for the home-buying public. Not only is there a wide selection of new homes from which they may choose, but mortgage money is readily available at reasonable interest rates. The longer mortgage period and low interest rates mean that the monthly payments made on a new home are about what a family would expect to pay out in rent.



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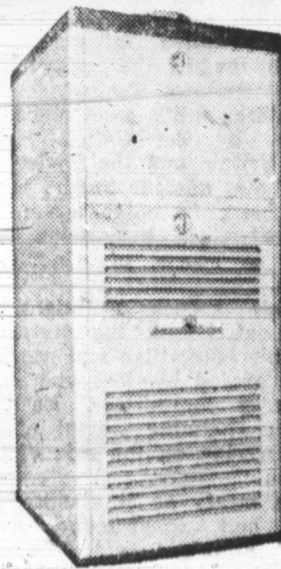
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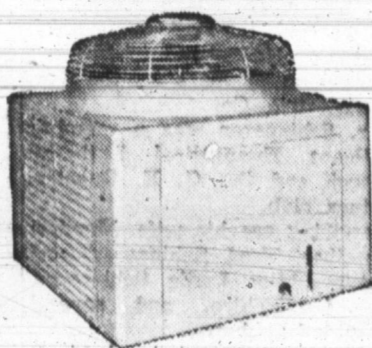


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