

Americans spend almost as much money to improve older homes as they do to build new ones.

Give Rules For Child's Bedroom

Rule 1 for a child's bedroom: Use only materials that will absorb wear and tear, suggests John Concord, home improvement authority at Masonite Corporation.

Rule 2 is to contain the noise by soundproofing the ceiling, installing a cork floor over hardboard underlayment and using sound-deadening draperies.

Rule 3 is to make the place comfortable and interesting for the child, so he or she will enjoy being there.

Walls must be durable and attractive. Concord suggests a wainscot of Marbledone, a textured hardboard with the appearance of travertine marble. Above that, he says a wood-grained hardboard is excellent. Both are factory-finished and easily maintained by damp-wiping.

In areas used for study, he finds youngsters enjoy a Peg-Board panel for holding bookshelves and hobby exhibits.

Light switches should be located where the young child can reach them readily. Lighting, of course, must be adequate and properly located.

Concord recommends jalousie windows as being safe for young children and affording good ventilation.

"Every child should have the privilege and comfort of a room he can call his own, from the time he is tiny until he leaves home," the Masonite home improvement expert says. "Having his own room is a powerful influence for good living habits."

"With modern building materials, modernizing a child's room so he will feel it is his 'very own,' is relatively simple and inexpensive when you consider the benefits to the youngster and his parents."

No Need to Move South

'Leisure Village' Condominium Is New Retirement Concept

Retirement communities were born in Florida and California. But the idea of developments designed to meet the special needs of the elderly is spreading rapidly to other states throughout the country.

One of the newest of these is Leisure Village in Lakewood, N. J. Within easy driving distance of New York and Philadelphia, it is in a wooded area blessed with ocean resorts, lakes and scenic parks.

Ownership of Leisure Village apartments is limited to persons at least 55 years old. When completed, it will be the largest development of its type in the East, having some 5,000 garden apartments on a 430-acre site near the Garden State Parkway.

"Comfort, convenience and recreational facilities have been the prime objectives of Leisure Village," according to Robert J. Schmetz, president of Robilt, Inc., builder of the \$75 million community.

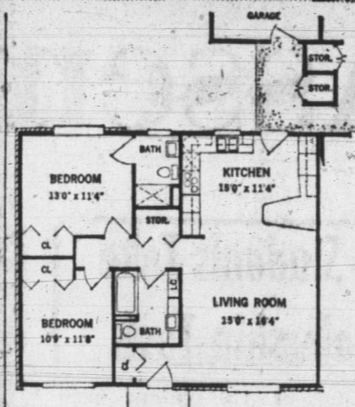
"To achieve maximum year-round comfort," he said, "we have equipped all apartments with the most modern heating system available—baseboard electric heat—and included central air conditioning. In addition, all buildings are wrapped in a protective blanket of mineral wool insulation to recommended standards."

"Mineral wool insulation will not only add a great deal to both winter and summer comfort," he said, "but it will help keep heating and cooling costs low. This is particularly important because apartment owners will pay for their own utilities, and many retired couples have modest fixed incomes," Schmetz pointed out.

Leisure Village buildings are roofed with self-sealing asphalt



Leisure Village, a new apartment community for the elderly in Lakewood, N. J., will feature four basic models of garden suites that range in price from \$12,500 to \$18,500. Shown here is the Strathmore, a two-bedroom, two-bath model. More than 5,000 apartments are planned, making it the largest development of its type in the East. All models are insulated with mineral wool, and are air conditioned and heated electrically for year-round comfort. Kitchens are all-electric and recreational facilities are varied.



shingles that are listed by Underwriters' Laboratories for both fire resistance and their ability to withstand high winds.

In addition, every apartment has an all-electric kitchen with an automatic dishwasher, refrigerator-freezer, electric range, waste disposer, and a washer and dryer. Wall-to-wall carpeting and a master television antenna system are also included.

Leisure Village apartments will be sold under condominium ownership, which differs in several key respects from the familiar cooperative ownership plan. The buyer of a Leisure Village apartment will receive a deed

and title policy to it, will make his own mortgage payments, and will not be responsible for any extra burden if a neighbor defaults.

Both one- and two-story and one- and two-bedroom apartments are available at prices ranging from \$12,500 to \$18,500.

Recreational facilities include a swimming pool and locker building, nine-hole pitch and putt golf course, shuffleboard court, croquet and bocci courts, and a 38-acre lake. There is also a community hall with a 600-seat auditorium, an arts and crafts center, and a shopping center. A medical building is to open early in 1964.

Tree Farming

Back in 1940 a group of lumbermen in Oregon and Washington launched the tree farm program which was to encourage private forest land owners to apply sound, scientific forest management to their taxpaying forest lands. Today, The Tree Farm program has spread nationwide and nearly 60 million acres of private lands are enrolled in this great conservation plan.

Easily Worked

Hardly a man or boy but has worked with wood during his life and all know the great ease with which wood can be cut, sawn, chiseled and shaped. Wood is truly a friendly material.

Third Largest

The lumber industry is the nation's third largest, and employs more than 1.5 million people to manufacture, process, grow, sell and use lumber and forest products.

UL Label Is Good Sign Of Value in New House

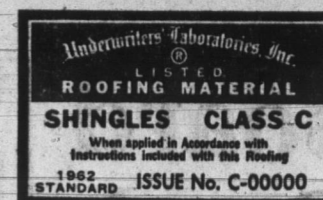
Home buyers can learn a valuable lesson from professionals who provide mortgage money. The mortgage men look for key signs that a house will maintain a high level of value for the longest possible time.

One significant sign is the consistent use of quality building materials that bear the Underwriters' Laboratories label. Since 1894 when it was founded by the National Board of Fire Underwriters, Underwriters' Laboratories has been protecting the public by testing a continuous stream of products, ranging from tiny switches to threshing machines.

The UL label on a product means that it has undergone thorough testing and has met UL standards for safety as well as for reasonable performance.

Take asphalt shingles, for example, the most popular roofing material. There are numerous grades and types produced by many manufacturers throughout the country, but not all asphalt shingles bear the UL label. Only those that have met UL specifications for materials and have passed a rigid series of tests for fire resistance receive the UL label.

John L. Schmidt, AIA, writing in the "Savings and Loan News," official journal of the U. S. Sav-



"This label, which appears on every package of Underwriters' Laboratories-approved asphalt shingles, is your assurance of quality," said John L. Schmidt, construction specialist, U. S. Savings and Loan League.

ings and Loan League, advised: "As mortgage lenders interested in security of well constructed homes, your interest lies in recognizing long-term value. With regard to asphalt shingles, then, I recommend that you accept no less than the UL class C..."

Schmidt, architect and construction specialist for the U. S. Savings and Loan League, pointed out that the UL label is the assurance of safety and quality in asphalt shingles.

Illustrating Schmidt's point is the fact that both the Federal Housing Administration and the Veterans Administration require the UL label when asphalt shingles are used on homes financed through them.

Lower Lumber Costs in Sight

A revolution in home building techniques is resulting in a like revolution in lumber manufacturing methods in the Pacific Northwest and, the ultimate home buyers stand to save money in the process.

To meet the demands of a fast changing home building industry, a gigantic effort is underway not only in the west but throughout the country, to streamline lumber sizes, cut home building costs for the consumer and make lumber an engineered product of predictable usefulness.

Home construction, says G. C. Edgett, executive vice president of West Coast Lumbermen's Association, has ceased to be a matter of merely nailing boards and dimension lumber together on the job site. It is becoming an industry of prefabrication, of factory-built house parts such as roof-trusses and other components.

More accurate sizes are demanded, he points out. Precision manufacturing of lumber is demanded to insure best end use. Waste, which burdens the ultimate consumer with unnecessary cost, must be eliminated, he declared. These are among lumber industry goals.

Now pending before the U. S. Department of Commerce is a recommendation that lumber sizes be revised for maximum efficiency in design and use. Basis of the new sizes is 1 1/2 inch thickness for dry dimension lumber, with slightly larger sizes for unseasoned lumber to allow for shrinkage.

These new sizes, said Edgett, are scientifically sound and represent probably the most progressive step taken by the lumber industry in half a century. The home owner has been paying for larger and heavier dimension lumber than needed, and this added cost all the way from tree stump to finished home for freight and extra handling costs has made homes cost more, the lumber leader stated.

Want Privacy

If your house is too close to your neighbors and your windows look right into theirs, you can build a friendly screening fence or a section or two. If you build the fence of durable western red cedar you can select a louver pattern which keeps out prying eyes, but lets wind circulate.

Accent Bench

Use a high-backed bench placed at a strategic place along a garden path to give accent to a large yard or to provide an excuse for a small cutting garden. If you use western red cedar you need not even stain the bench.

Many Uses

There are at least 2,000 uses for lumber ranging from construction lumber for housing to wooden pipe, cabinets, sporting goods, tools, heels, matches, ladders, radios, to mention only a few. It is by far the most versatile of all natural substances.

Glue It

Structural beams of dramatic shape and enormous size can be created by gluing together thin layers of Douglas fir lumber.

SEE COMPARE

HUMPHREY TENSION SEALED

ALUMINUM

COMBINATION STORM WINDOWS AND SCREENS

- Made from highest quality ALUMINUM, 100% rustproof.
- Self-lubricating. Smooth-gliding action.
- Completely maintenance free. Made to be forgotten.
- Streamlined appearance. No ugly screws showing.
- Combination windows made-to-order locally at no extra cost.
- Self-storing. Easily removed from inside for cleaning.
- EASY TERMS.

Kohne Window & Awning Co.

711 Winchester St.

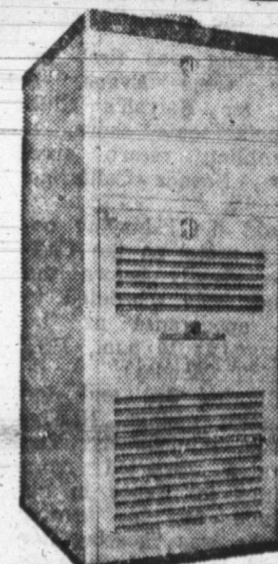
Phone 3-2259

LET US INSTALL AN AMERICAN FURNACE

buy from us with **CONFIDENCE** Look for this emblem



I&M RECOMMENDED
ELECTRIC HEATING-COOLING DEALER



... and for Summer Comfort combine it with an **AIR CONDITIONER** FREE ESTIMATES!

HAUGK PLUMBING AIR CONDITIONING HEATING
209 N. 13th Street Phone 3-3316

CONSTRUCTION

- IS FAST
- IS ECONOMICAL
- IS SURE TO LAST

IF YOU BUILD WITH **DECATUR READY-MIX CONCRETE**

JUST CALL 3-2561 and **WE'LL BE THERE**

DECATUR READY-MIX CORP.

E. Oak & Fornax Sts. Decatur, Ind.

Sled, Model Train Table Projects Will Liven Dull Winter Evenings

Workshop projects are suggested by the Home Service Bureau to while away winter evenings and weekends. They also produce useful items or home improvements.

Up to three project plans offered are available free; additional ones are a dime each in coin sent to the bureau at 29 North Wacker Dr., Chicago, Ill. 60606. Project suggestions are:

A winter toboggan for a youngster utilizing splinter-free durable Masonite Tempered Presdwood. Full details for construction appear in free plan AE-389.

Youngsters will appreciate having a train table — and so will Mom. Dad can build one with a handy Peg-Board top that keeps most of the wiring out of sight. It's ideal for a model train system, as the plan shows how to store extra cars and accessories attractively and in a handy place. Ask for plan AE-328R-1.

Dad will like a portable, knock-down ice-fishing shelter that can

be built quickly and be used for years. Details are in plan AE-299.

After Christmas, what can you do with all the toys? An easy answer is a hinged-lid toy chest, an easy-to-do project for the handyman. It is made of light lumber and Masonite hardboard. Ask for plan AE-176.

An easy-to-fabricate desk with a roomy pull-out center drawer has filing cabinets as supports — one on each side. For the family that needs a home office and has little room, this solves the problem. Request plan AE-352.

A sewing place is a "must" in any house or apartment. One can be placed on the inside of a closet door by following directions in plan AE-380. It can be put on any door that is at least 26" wide.

Every home needs at least one magazine rack. Considered as an excellent "starter" project is one with compartments. It can be built in an evening. Ask for plan AE-298.

Take a tip from Santa...

give your family a

GOLD STAR GAS RANGE

From just plain cooking to the fanciest recipes... your family will enjoy the most delicious food for years to come with a Gold Star Gas Range in the kitchen. Everyone agrees no other range is more modern and automatic or cooks as well. Be sure the Gold Star emblem is on the range you buy!

The GAS Company

NORTHERN INDIANA PUBLIC SERVICE COMPANY