

WAR WON'T HALT BUILDING ACTIVITY

Much Material to Be Needed for Military Projects but Homes for Workers in Indianapolis War Plants Will Get Priorities.

By TIM TIPPETT

War for the United States marked the end of one of the greatest real estate booms in the history of this nation.

The year 1941 will go down in financial history as one of the great years in home building. The depression had been forgotten and America was rapidly becoming "the arsenal of democracy," with unemployment dwindling and payrolls shooting skyward.

But even while tanks, guns, ships and ammunition were being manufactured in haste—life in the United States changed but little. Chromium plated cars rolled off the assembly lines, side by side with tanks. Residential homes, built for quiet living, were being constructed while a block away defense housing was mushrooming.

But now America is in a shooting war, a war that demands all of our resources. New cars will soon disappear, and if housing authorities are correct, so will the non-defense home.

Artifacts to Be Stressed
Building for defense is a thing of the past. The emblazoned standard for 1942 is "Building for Battle." The substitution of the word "battle" for the word "defense" means this: The die is already cast for 1942's construction pattern. It is more for war, less for essential civilian needs, and none at all for peace and the pursuit of happiness.

Two months ago the defense share was estimated at 75 per cent. Construction for war may take even more of the total. The reason why it may take more is revealed in official Government pronouncements.

New military posts for expanded armored forces and for a greatly enlarged air force are to be rushed. One hundred per cent increase in the number of major airfields is contemplated. Industrial housing and defense highways are to be built in expanded volume. And so the list of material-absorbing projects grows.

The Mortgage Bankers Association of America believes that private residential building in the United States in 1942 will show a decline of at least 40 per cent. In a poll conducted by that group 61 cities reported. Fifty-five principal cities indicated declines ranging from 15 per cent to as high as 90 per cent. Members in only six cities anticipate a volume equal to that of 1941 or higher.

Real estate men in those reporting cities summed up the situation thus: "Private residential building is one of the bulwarks of our peace-time economy but nothing is so important today as victory." Building will not cease in Indianapolis, however. This city is in the heart of a great industrial center whose assigned duty is to produce for victory. With these rapidly expanding war plants must come homes for the workers. It is estimated that for every man in uniform there must be 21 workers behind him. And these men must, and will, be housed adequately in the interest of the war effort.

It's Different Now
Vital materials will be made available for the building of these "under \$6000 homes" and priorities assistance already has been issued for 115,000 homes in the nation.

That we have a shortage of small homes which are available for defense workers is a fact recognized by all. Here is what the National Association of Real Estate Boards has to say about the situation: "We enter this war with shortage in single family dwellings already existing in 57 per cent of the cities of the country and in 67 per cent of the cities in defense areas (including Indianapolis)."

"The shortage is chiefly in small houses, modern houses, rental houses. Shortage of apartments is reported by 45 per cent of all the cities, and by 54 per cent of the cities in defense areas" (including, again, Indianapolis).

So, with a shortage in all types of houses, we can face 1942 with the assurance that the carpenter's saw and hammer will still ring out in Indianapolis and its environs from dawn till dusk. Homes will spring up in former woods and pastures as they have in the past.

But—gone are the days of 1941 when large homes slowly grew up to form pleasant residential neighborhoods. Gone are the days when Mr. and Mrs. Smith had merely to hire a contractor to have a new home built for them.

For the year to come and for the duration, however long that may be—new homes will be built for the men behind the men in uniform.

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N. Meridian St. Home Makes Full Use of Interior Space

The new home of Mr. and Mrs. Richard L. Thorpe at 6104 N. Meridian St., has been built by Martin A. Blunck to satisfy their specifications. While it is not a large appearing house from the outside it manages to utilize all interior space to the best advantage and could be no bigger inside without becoming "too big." The house is built of Indiana limestone with white trim. Shutters are long, wide and green. The white frame double garage is in the rear and is reached by a driveway entered from 61st St. In the summer the Thorpes plan to shade the front flag porch with a gay awning.

Perhaps the outstanding feature of this house of many features, is the large living room which is a step lower than the rest of the one-story home. The living room is to the left of the entrance and is graced with an 11-foot window tastefully draped. There is a marble fireplace at the south end. Wall paper is parallel tan stripes.

Step Up to Dining Room
The dining room, up a step from the living room through an exceptionally wide entrance, is papered in flower design and is carpeted in tan, a continuation of the living room floor covering. Two dining room corners have glass triangle

BUILDING COSTS CONTINUE CLIMB

November Gain for 6-Room House .4 Per Cent, Loan Bank Says.

WASHINGTON, Jan. 2.—Costs of building a standard six-room house continued to rise during November, but with the smallest month-to-month change—4 per cent—of any recorded for the past six months, Federal Home Loan Bank Board officials announced today.

Materials went up .7 per cent and labor costs .2 per cent. In the past year, monthly increases have averaged 1 per cent. Construction costs have risen steadily since August, 1940, and now stand 19 per cent above the average month for 1935-38, which is used by the Bank Board's Division of Research and Statistics as a cost index of 100.

In November, labor costs were nearly 24 per cent above the average 1935-1938 month, and materials about 17 per cent higher. Figures are based on dealers' prices for materials and prevailing labor wage scales. Of the 28 cities reporting on costs of the standard dwelling, 27 indicated increases during the past three months. In 10 cities costs rose from \$100 to \$250.

AMPLE CLOSETS ARE A FEATURE

Floors Are of Oak; Large Windows Offer Excellent Exterior Views.

Mr. Grace L. Howells had this home built by Martin A. Blunck just in the rear of 6104 N. Meridian St.

The house is designed for step-saving and usability. The two bedrooms on the east end are separated by the bath. The dining room is directly back of the living room, the kitchen runs off the dining room and has a door leading to the connected single garage.

The living room is decorated in blue paper with white trim. The ceiling is white and the brick fireplace is flanked by built-in bookcases. The fireplace mantle is white to match the trim.

The small foyer contains a coat closet for guests. The phone is in an open niche and can be reached from either the living room or dining room.

Large Bedroom Windows
Roosevelt patterned paper in the dining room, with its large deep colored roses and foliage brings out all the richness of the rooms appointments. The dado below the white chair rail is gray blue and blends perfectly with the Roosevelt pattern colors. A large window in this room frames a lovely view northward.

A feature that would be appreciated by any housekeeper is the abundance of deep closets. There are two in the hall, two in each of the two bedrooms, and there are others conveniently located.

The front bedroom is in blue with white trim and the rear bedroom is in dusty pink with a blue ceiling. Both of these rooms have two wide windows.

Bright, Gay Kitchen
The large bath, separating the bedrooms, has a blue floor, a light-blue color for the walls and the built-in tub is in combination with a shower. Here also is a closet, shelved for linen and towels. Fixtures are bright chrome.

Blue floor, cream worktops and light green walls make the kitchen bright and gay. One wall is almost all storage space and cabinet doors are natural maple with dull chrome fixtures.

The blue decorated dinette is just off the kitchen and has a window on each side of the house permitting a view of both the front street and the large rear lawn.

The basement is full and houses the gas heating unit and laundry. Already occupied by Mrs. Howells, the house is not open for inspection.

Questions and Answers
Q—Can I save money by using stock millwork in building my house?
A—When moldings, kitchen cabinets, doors, and window sash are supplied from stock they usually cost less than when made to special order or design. If you are trying to keep down costs, see what your contractor can obtain from local millwork companies' or lumber dealers' stock.

Q—Is it possible to make changes in the plans and specifications for a residence after a Federal Housing Administration insured loan has been approved?
A—Only changes of very minor nature may be made. It is preferable to discuss all proposed changes with the chief architect of the local insuring office, particularly those which may affect construction. If major changes are made, a revaluation of the property will be necessary. This, of course, will delay action and may possibly result in a reduction of the amount of the loan upon which the first commitment was based.

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REMOVE GREASE BEFORE PAINTING

Old walls, especially in kitchens, usually have a thin layer of grease and smoke upon them. Though this may not be perceptible, it may prevent paint from adhering properly. Before painting, such walls should be scrubbed thoroughly with soap and water to which ammonia has been added; then washed with clean

HOW ABOUT USING ATTIC?

The average attic can be made into a room with little preparation. Large sheets of insulating board can be nailed directly to the rafters and to a framework connecting with the rafters at the wall and ceiling points. If furring strips are applied first, the insulating board may be used in any of its attractive pre-decorated panel or tile shapes.

72-DEGREE HEAT NOW DEEMED BEST

Most persons think that 70 degrees is the ideal room temperature, but some heating experts say that comfort for many inactive persons requires at least 72 degrees, and in cold, dry weather as high as 73 degrees. In very cold weather, it is pointed out, the human body radiates heat to cold walls and windows, causing a chilly feeling. Absence of moisture in the air causes a sensation of cold.

U. S. DOESN'T MAKE LOANS

Federal Housing Administration insured loans are not Government loans. These loans are made by private lending institutions such as banks, savings and loan associations, insurance companies and other qualified lending institutions.



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PRE-CAST CONCRETE SLABS TRIED OUT

WASHINGTON, D. C., Jan. 2.—A new and unique type of construction featuring pre-cast concrete slabs is being tried out by the USHA in a 15-unit defense housing project just breaking ground in Alexandria, Va.

The project, to house Army families at Ft. Belvoir, will consist of three four-family houses and one three-family unit, each having a living room and kitchen on the ground floor and two bedrooms and bath on the second.

Procedure Reversed
Reversing the usual procedure in prefabrication, the general contractor will move his plant to the job, performing all mechanical operations on the site.

The first floor will be conventionally built with poured concrete in one piece, but the walls, second floor and roof will be constructed of concrete panels, fabricated in specially designed forms and then hoisted into place and bolted together.

The wall panels, 18 inches wide and about two and a half inches thick, will be set in place vertically, with talking between the joints. They are designed to facilitate furring, so that an insulating air space may be provided between concrete and plaster.

STRESS KITCHEN LIGHTING
The kitchen must definitely be considered a workroom. As the most frequently used room in the house, it should be provided with ample light and ventilation.

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