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To derive the maximum benefit from the sun's heat, houses should be oriented so that the main rooms face toward the south.

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Real Estate—

**'Back Home' Comment
Sought on Rent Control**'Top' U. S. Mayors, Governors Called
To Testify on Housing ConditionsBy LARRY STILLERMAN, Times Real Estate Editor
WHAT'S NEW with rent controls?

Well, tugs at that rusty lock are pulling on the political heartstrings of President Truman and his chief congressional aids.

They're wondering how they can oil up the latch holding a houseful of voters.

After all, the Democratic whips behind federal rent ceilings are convinced there are more renters than landlords. It's old political "common sense" that's making the rusty latch more secure.

THE President conferred yesterday with "top" mayors and Housing Expediter Tighe E. Woods on the condition of rentals and rentals and rentals.

Mr. Stillerman

Years of family research has proven conclusively to the engineers of the Webber freezer that most families will invariably select a home-freezer-of-inadequate capacity. To be of greater economy and utility the Webber engineers have found that an 18 cubic foot freezer is the best buy for the average size family with all factors considered. Webber is equipped through years of specialization in home freezers to give prospective buyers the information they want and should have. See the Webber display at the Home Show.

"grass roots."

And Monday more mayors and governors have been asked to testify before the Senate Banking Committee on rent control extensions.

Mayor Feeney, asked to the President's conference, declined "because of prior commitments." He will also skip the Senate trials.

Sen. Burnett R. Maybank, South Carolina Democrat heading the banking committee, has called the Monday hearings. He wants "back home" comment on a bill proposing extension of the present law for another year.

The current measure expires June 30. And Congress has nipped housing bureau funds to the June expiration date.

THE BILL seeking to stretch controls was introduced by Sen. Democratic Leader Scott W. Lucas of Illinois and Whip Francis J. Myers of Pennsylvania following their chief's request.

But the housing lobby, representing realty boards and rental associations, is pounding away at the rusty latch and President Truman's request.

Washington tea-time talk says the President will settle for an election year compromise leaving rent ceilings resting on local governments or to "grass root" referendums. If these groups do not want controls, federal laws would die a June 30 death.

IN THE HOUSE, Brent Spence, the Kentucky Democrat heading the lower chamber's banking committee, will listen to the Senatorial straws carefully. He's been promoting a watered-down "local option" permitting controls to die six months after enactment of his proposal.

Rep. Spence contends the President has upped eye-brows over

the bill. The "local option" could again be modified by city administrations. If councilmen extended controls under this measure, it could be for only one year.

However, rent control advocates believe the only kind of law Congress would pass would be one with "false teeth" in it.

REALTY chart champions are pushing their graphs for a modified funeral. But they're warning that the end of the deep freeze will point up what most realtors and builders fear most: A market over-supply.

The basic economic tenet: High prices diminish big demand.

Cookie Corner

THERE'LL be a vegetable garden inside the model house, draped-wise, and outside, ground-wise.

But if your tummy gnaws at your eyes feast on the cafe au lait tan bedspread and the tangerine den-drapes, drop 'round Booths 210, 211 and 212.

Home service girls from the Citizens Gas & Coke Utility will whip out sugary crisp cookies from the model kitchen display.

You'll munch 'em amid the carnival backdrop of the booth. Pink, yellow, fuchsia, blue and green splashes will offset the white appliances. It's psychology in color... and cookies.

FULL COURSE meals will be handled by Dick Latendresse of Andre's Cafe. He's got the restaurant franchise his first with the Home Show.

Rolling Crystal Ball
FRANKLIN D. RICHARDS, commissioner of federal housing administration, joined the housing construction swams last week.

He took one look at the government's new housing legislation and beamed: 1950 looks like a bigger year than 1949, the record residential construction year.

Besides, FHA records point up this prognostication, said Mr. Richards. His office reported new construction applications for FHA mortgage insurance for the first three months of this year climbed to 215,000 from 147,000 in the same period last year.

In an address before the Eastern conference of the Mortgage Bankers Association of America, Mr. Richards said one of the most significant programs to be provided by the new legislation is the provision for a greater volume of new small homes.

Under it, the ratio of loan to value of the property may be as high as 95 per cent. Besides, an insurable mortgage can be obtained in the amount of \$4750 which the commissioners can hike to \$5600 in high cost areas.

In his New York talk recently, Mr. Richards predicted a "great deal of activity under this section of the law" in small communities especially.

However, he cautioned the bankers to hop on the bandwagon for home building in the lower and moderate income groups. That's where future markets will be found, he said.

At the same meeting, Sen. John Sparkman (D-Ala.), papa of the recent unsuccessful cooperative housing bill, said he's still interested in "this type of legislation sooner or later."

"Why not?" he poked the bankers.

When did it become unusual for a group of citizens to band together to do some things for themselves to reduce housing costs?

... By Popular Demand
SOME OF the shrubbery framing Hugh Bremerman's model home is playing a return engagement.

In fact, a few of the lilac bushes have been to the Home

Big Man Behind Home Show Operation

Photo by Lloyd B. Walton, Times Staff Photographer.

B. L. Byrket

The Home Show probably would bog down without "Pop" Byrket. He's the main floor hand of J. Frank Cantwell, managing director of the giant Hoosier shelter show. B. L. Byrket has been around for every Home Show since 1922. He's the behind-the-scenes man, directing placement of booths, solving Show problems. And when the doors open he's the "official" greeter. That's Frank's "Pop."

Show more often than some of the home supply exhibitors.

That's not saying that Frits Loonsten's prize flora aren't fresh as dew-dripping rose petals.

It's just that J. Frank Cantwell's garden always takes a little of the landscaping spotlight. Just a touch here and there from the director's stock. It's his personal personal bit.

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