

HOME MODERNIZATION ... SECTION

Building Gains Are Indicated Throughout Year

The Chicago suburban building survey for November, 1934, shows three gains — a gain of 296 per cent over November, 1933 and a gain of 49 per cent over October, 1934, while the total of the eleven months of 1934 represents a gain of 68 per cent over the same period of last year. This information is made public by Straus Securities corporation.

The November, 1934 figure is \$801,453, which is roughly \$200,000 more than any other month of the year, excepting September which was \$1,436,609, an exceptional total completely out of line with the other months and caused by the simultaneous inauguration of several large projects in Calumet City and Lake Forest, reported in detail in this sur-

vey for the month of September. The October total this year was \$538,874, while that for November, 1933, was only \$201,958. Building in November of this year was therefore half again greater than it was in October and almost exactly four times as great as in November of last year.

Big Gain For Year

The improvement in the entire year thus far as compared with the same period of 1933 is indicated by figures of \$6,426,780 for the eleven months of 1934 and only \$3,814,994 for the eleven months of 1933. Already, with figures for one month still to come, 1934 has exceeded the entire year of 1933 by more than one-half of last year's total.

Lake Forest, with its total of \$453,000, is responsible largely for the big increase in building in November. Without this large sum from the north shore city of wealth and society there would have been a considerable falling off of new building in the suburban region as compared to that of October. Omitting this figure, however, there would still have been a 60 per cent gain over November, 1933.

Build New High School

W. O. Paape, building and health commissioner of Lake Forest, writes fully on the building situation in that community. The total of \$453,000 which he reports, consists of the estimated cost of \$418,868, for the new high school for Lake Forest.

Mr. Paape reports that contracts have been let by the city council to the amount of \$25,133 for the construction of an interlocking steel breakwater in front of the city water works and for the installation of a 20-inch water main which will extend into Onwentsia road from Green Bay road and into the Northmoor subdivision. The contract amounting to \$2,418 for the construction of the

breakwater was let to the Budahl-Melling company of Evanston and materials to cost \$6,243 will be furnished by the Kalman Steel corporation, a subsidiary of the Bethlehem Steel corporation. The contract for the water main was awarded to J. L. Frye of Lake Forest and involves labor costs amounting to \$3,675 and materials to be purchased from J. B. Clow and Sons for \$12,797. A part at least of this new construction will appear in later building reports from Lake Forest, says Mr. Paape, and the figures are not included in his November building report.

Activity Is General

The communities, besides Lake Forest, which in their November returns are outstanding by reason of large figures are Chicago Heights with \$55,250 and River Forest with \$29,640. Excepting these three there are neither large amounts nor substantial gains.

Attention may be called to the fact that there is some building going on throughout the entire suburban region, a fact which was not true some months past when many communities were compelled to report "No permits." In some places, however, the amounts issued are still small.

It is difficult to see that there is any territorial advantage at the present time in regard to building construction. The figures from the fifty-three communities reporting to this survey are well distributed as to volume between the northern, southern and western sections of the suburban region. Wilmette, Winnetka, and Glencoe showed substantial gains last month over November, 1933.

FHA Loans Finance Display Equipment

Fruit and vegetable racks, bins and counters display merchandise in stores to better advantage and keep it cleaner and more sanitary than piling it on the floor, or on the walk in front of the store. Sanitary display equipment, if built in, may be installed under modernization loans insured by the Federal Housing Administration.

IMPROVE BATHROOM

Plenty of well-located racks for towels and wash-cloths, adequate medicine cabinet space, sufficient electric lighting and at least one large clear mirror are features that should be included in the bathroom in order to bring it up to modern standards. Equipment of this kind when built-in as a permanent part of the structure, may be financed with modernization loans obtainable from private financial institutions cooperating with the Federal Housing Administration.

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Attics Easily Converted to Useful Rooms

The often overlooked space in the attic gives the home owner untold opportunities for enhancing the value of his house as part of a modernization program in line with the Federal Housing Administration's Better Housing movement.

The space in an unfinished attic has a number of distinctions. The finished rooms of a house usually are essential and have a certain set function to perform, such as the dining room, living room, bath room, bedrooms and the kitchen. Each must be furnished in a more or less standard way according to the use made of it. The day by day requirements of a family usually are fully met by these rooms.

But the attic is different. It may be finished, if need be, to provide additional bedrooms, or to serve as storage space. If the space it offers, though, is not needed for these purposes, it can be used for some kind or room to please the fancy of some member of the household or to meet a special need. Or it may be partitioned off to serve several purposes.

Sewing Room Possible

Perhaps the women of the house would like to have a sewing room, or a studio. The attic is a suitable place for either of these. A den can be built there for the husband or the boys.

As no standards have been set up for rooms of this kind, as has been done for most of the other rooms in a house, formality and originality can be called into play. No matter how unconventional the furnishings or finish of the rooms in an attic may be, the fact that they seem set apart from the rest of the house in a realm of their own, makes them seem very much in good taste.

Stairs Easily Installed

Stairs to the attic, if these do not already exist, usually can be built without disturbing the order of the lower rooms. An infinite variety of finishes may be worked out for attic rooms. Boards may be used for walls and ceiling and for partitions. These may be left natural or painted or stained. If a finer finish is desired, they may be covered with tongued and grooved boards such as sealing on which a more smooth paint job may be obtained. Vertical wood panels are another easily installed and practical finish.

EXHIBITS INSTRUCTIVE

Home owners who are interested in finding out what can be done with loans obtained through the Federal Housing Administration should drop in and see some of the exhibits which are being put on by building dealers in their neighborhood. All over the country dealers who have gotten behind the Housing Program are arranging exhibits showing what they can do to improve the home, and, at the same time, the easy financial arrangements can be explained by a salesman.

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