

ADVICE IS GIVEN BUILDING OF HOME

Suggestions from Authoritative Source on Planning and Erecting House

Before building a home, the prospective owner should have a good idea of what it's going to look like.

Before the plans are placed on paper by an architect or contractor, the owner, according to John M. Gries and James S. Taylor, home experts of the U. S. Bureau of Standards, should consult with his wife and plan all rooms and fittings so as to save unnecessary steps and work, according to a N.E.A. service report from Washington.

Following are suggestions pertaining to location and arrangement of various rooms in a house as advised by the two men:

Living room — Should be well lighted and large enough for family needs. If front door opens directly into this room there is danger of drafts in winter and difficulty of keeping room heated. A vestibule or storm door will prevent this.

Dining Room Expensive
Dining room — A large dining room is a matter of choice. Where it is used but three times a day it is the most expensive room in the house. In many small houses a dining alcove in the living room or kitchen, or a breakfast nook has proven satisfactory.

Kitchen — For the woman who does her own housework, location of sink, drain boards, refrigerator, and stove, with reference to natural and artificial light, is essential. There should be some arrangement to carry off gas fumes from the stove. It has been found that the best height for the kitchen sink is from 34 to 36 inches. A corner kitchen with windows on both sides has been found very practical.

Bedroom and closets — Bedrooms need not be very large, but should have ample light and air. Cross ventilation is most desirable. It is not best to have bedrooms opening directly into the living room. If possible, entrance should be from a passage or hallway. Ample clothes closets are most necessary, particularly in small houses where there is little room for storage.

Bathroom — Should have a window large enough to keep it well aired. Sole access to the only bathroom in the house should not be through a bedroom.

Basement Needs Planning
Basement — If there is a cellar or basement with a heating plant or laundry in it, this should be easy to enter, both from inside and outside. Concrete or smooth masonry floors are desirable, and there should be attention given to fuel storage and openings for receiving coal and removing ashes. The basement should be damp proof and windows screened to prevent rats and mice from entering.

"Very frequently," the home experts inform, "a home builder starts with only a poor idea of what he wants in the way of a house, or begins to build from a sketch he has worked out alone. Such houses are rarely satisfactory, and as the house is being built changes must be made. This is costly, for the price paid

for extras is not obtained under competitive bidding and is usually higher. One should never attempt to build without having a plan that satisfies him and that has been made or checked by a competent architect."

One point against building a home that is self-designed is that all plans must be submitted to municipal authorities before a building permit is issued. The plans must conform to building, plumbing and housing codes, zoning ordinances and other city and state provisions. An architect is more acquainted with such regulations than the inexperienced layman.

In letting contracts for work on the house, get bids of several competent contractors and select the best one, not the cheapest. There are three main types of contracts used in building work. These are: The contractor may be paid a lump sum for work he undertakes, he may be paid for all materials and labor and receive in addition an agreed percentage of their cost, or he may be paid for materials and labor, and a fee for supervision fixed in advance.

The signature of both the owner and contractor should appear not only on the contract but on specifications and drawings, all of which should be included as part of the contract. This is important evidence in case of court action.

"Before making the final payment to a contractor, care should be taken to find out that all his bills for wages and materials have been paid," Gries and Taylor advise. "In some states lien laws make the owner of the house responsible for all bills. He is the only man having material evidence of having received benefit of labor and materials. Should the workers or material dealers not be paid by the contractor the law may give them a preferred claim or lien on the property."

Insurgents Lose in County Board Fight; Petitions Are Tabled

Insurgents of the county board of supervisors for the second time in two days were rebuked by the board when a petition demanding an inquiry into the office of the county treasurer was tabled without consideration yesterday.

After the session the board adjourned until June 21 at 10 o'clock when it is expected that the June meeting will be concluded.

The matter was in the form of a petition and a resolution signed by R. H. Stripe and William Brecheisen. Brecheisen endorsed the petition for the Waukegan Taxpayer's association.

It demanded that Samuel E. Sims, of Pontiac, be called upon to enlarge upon his audit into the treasury, covering money on deposit in the Waukegan State bank.

Assistant Supervisor A. J. Sutkus, Waukegan, promptly moved for the adoption of the resolution, but before this could be carried to a vote Supervisor A. W. Vercoe, of Highland Park, amended the motion and asked that the resolution be tabled. The vote was by acclamation and no voices were raised in protest to tabling the document.

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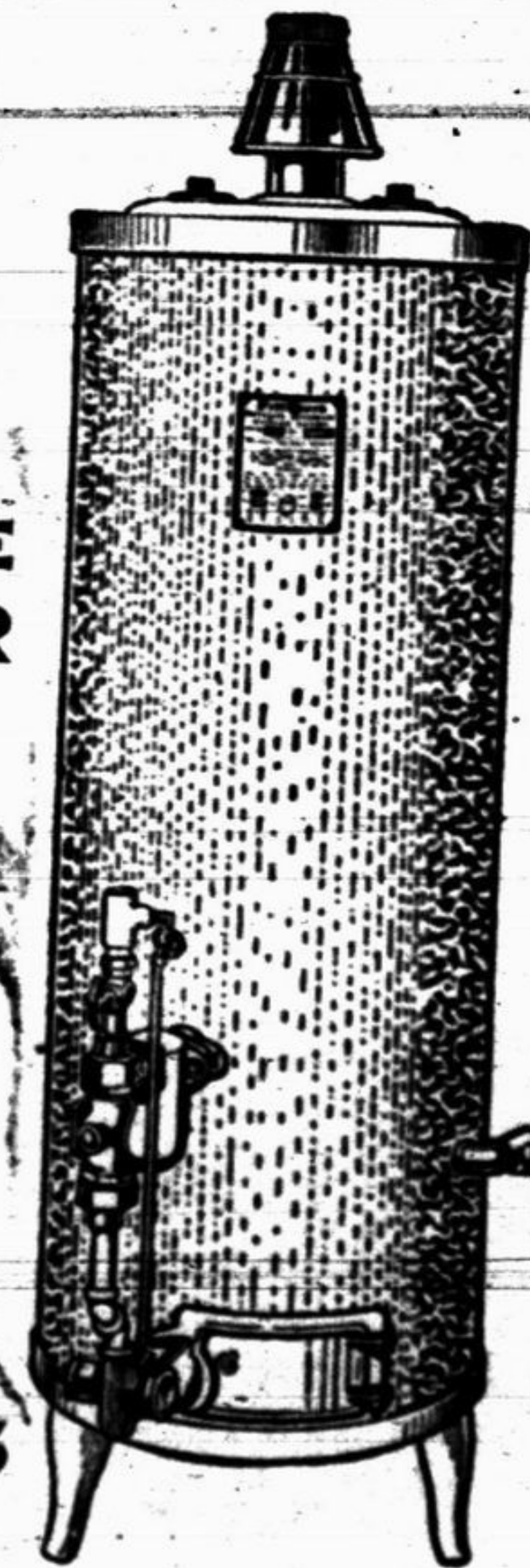
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