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JULY, 1957



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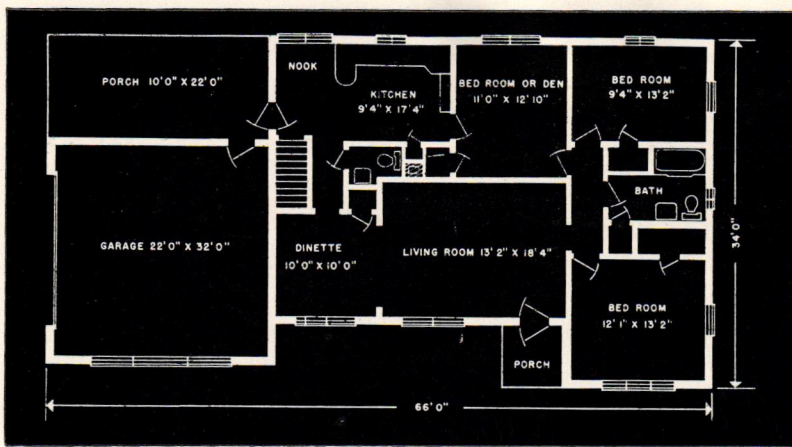
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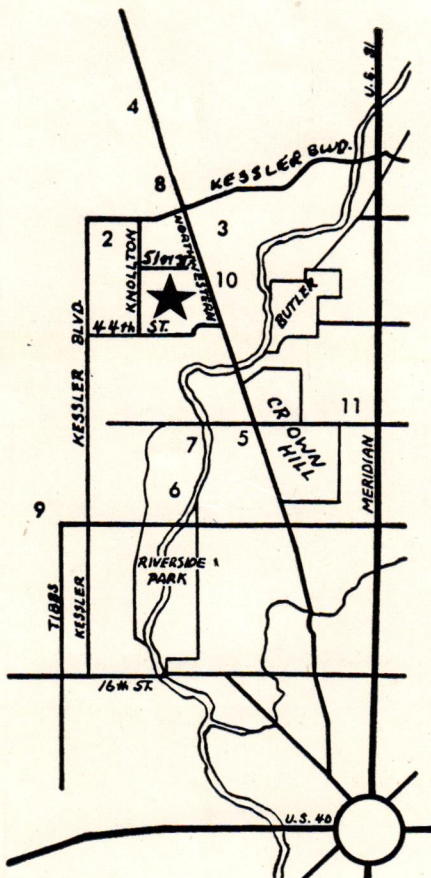
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THERE IS MORE toward a good construction job than meets the eye, and it is the invisible ingredients that really determine the overall strength of the structure. Your foundations, your framework, your plumbing and heating, your electrical wiring all must stand the test of time and wear.



And that is where your qualified builder enters the picture, right at the start. When you turn over your home building project to him you give him undivided responsibility to exercise fully his primary function, which is that of creative management. It is his job to provide skilled leadership which will secure the best performance from all the people and organizations who do the work for your home.

The value of the contractor's services was recognized even in ancient Greece almost 2500 years ago. History records that Phidias supervised the stupendous job of erecting the Parthenon at Athens. He himself was a sculptor but he knew his materials and the building techniques of the day. He was able to direct the work of the many artisans involved with the result that today architects are amazed not only at the beauty of the ancient temple but the perfection of its proportions.

Two of the most important components of a construction job are the plumbing and heating. At least 30% of the plumbing work installed is invisible. For instance, in just the average two-story house there may be as much as 300 feet of plumbing and heating piping hidden beneath the walls and floors.



The importance of correct installation under the supervision of your general contractor is realized now more than ever before. The heating and plumbing men chosen for your job must be up to the minute in their knowledge of piping procedure. Because so much of the piping is concealed, defects in the system may not show up until the walls are plastered and the system put into operation, and at this stage correction of defects would be costly.

Your master plumber and heating men should know their material. The pipe



industry has for years carried on a comprehensive research in the technology, metallurgy and chemistry of the pipe with the result that today there is pipe for every purpose. Pipe and special requirements may be lined with metal, plastic, cement, asbestos. As an example of the multitude of materials with which your man must be familiar, one item like water pipe is made in diameters ranging from $\frac{1}{8}$ " to 5".

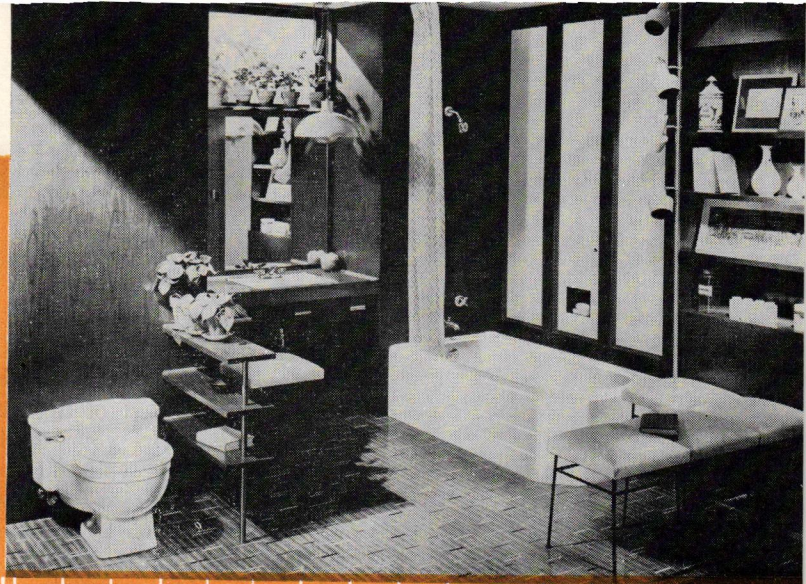


Years of study and practical experience have given your contractor a knowledge of building crafts and materials that is phenomenal and he works side by side with the best men in every field—the plumber, the electrician, the mason, the roofer, the glazier, the plasterer and all the others who compose the team of men who build your home. He is the one man who could engage the specialty men best qualified to carry out the parts of your job at a most economical cost and coordinate the work that must be done.

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FINDING A PERSONALITY FOR YOUR BATHROOM



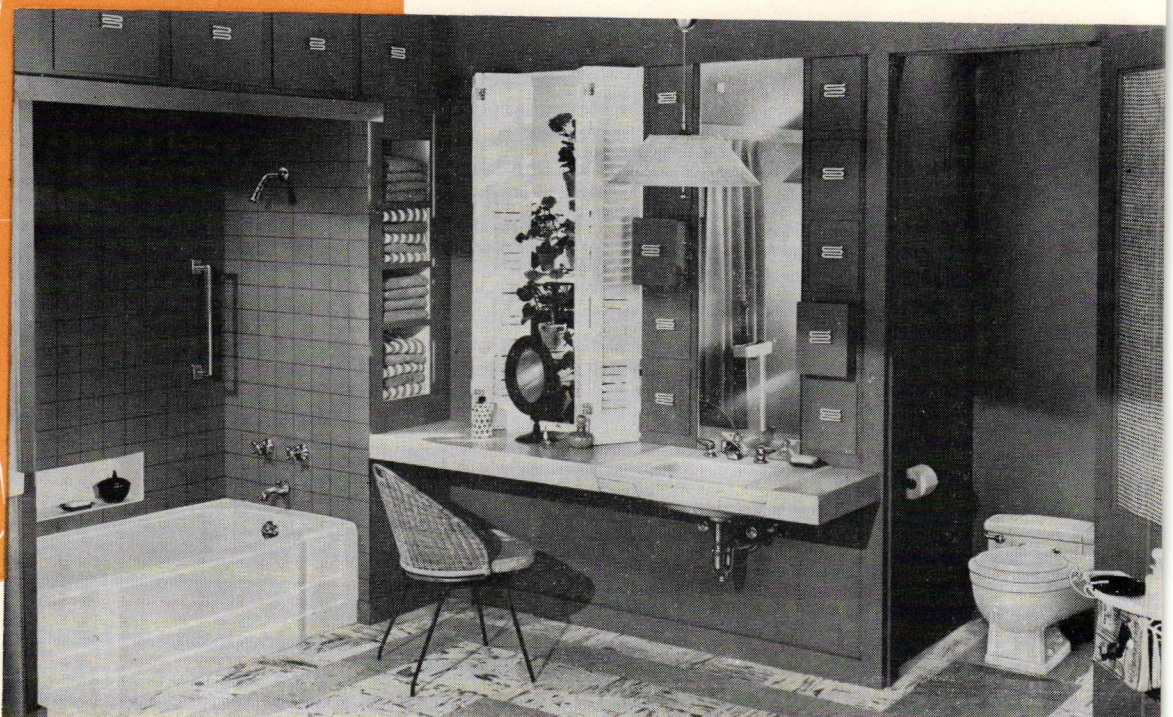
WHAT is the difference between a nice bathroom and a really distinctive one? Usually the difference is that the distinctive bathroom is built around a central idea—it has a “personality” of its own.

You can find a decorative personality for your bathroom in your family’s interests . . . in your home’s architectural style . . . or in your hobbies or sports. If you collect fancy perfume bottles or old shaving mugs, put them on display in your new bathroom. Or perhaps your room’s personality will be built around some interesting old jars or lamps you’ve found in an antique shop.

But whatever personality you choose, you’re sure to find wallpapers, flooring patterns and accessories that help you make your decorating theme complete. And the search for them is loads of fun! Best of all, when your new room is finished, you’ll have the satisfaction of knowing that it expresses your own taste.

Pictures on this page are typical of the modern bathroom with personality, and were designed by Ving Smith, famous New York decorator. Study them and perhaps they will suggest ideas for your own bathroom.

Photos by Universal-Rundle



THINGS YOU SHOULD KNOW ABOUT

Plastering



PLASTERING, the backbone of the modern building, is one of the most ancient of crafts, a building technique learned early by man, very likely because of its ease of application, and its adaptability to artistic treatment. This is no less true in 1957. And today science has stepped into the picture, processing the material every step of the way to perfection of product—so that it fills the specific needs of a wider range of uses than ever before in history. Research begins at the quarries where tests are made daily to check that the high level of purity is maintained. Why is this necessary? The purer the gypsum rock, the smoother the covering of plaster.

Progressive laboratories go even further to assure a finished product that will meet all conditions that come up in the building industry, and specimens from every part of the country are tested, to make sure that each batch of plaster will meet the requirements of the sand in the locality where it is to be used.

Plaster meets all the demands of today's building requirements. It stands on its own strength to a large extent. The strong adhesive quality of gypsum plaster has been demonstrated in tests at the U. S. Bureau of Standards, where it was shown that plaster does not depend entirely on mechanical keys but bonds on actual suction or its own adhesive properties. This building material, which has successfully withstood the tests of the centuries, forms a hard, tough base which helps the plaster wall to withstand the rough usage it may receive during the life of the building.

Its natural fire-resisting qualities are well known. After plaster is applied, it doesn't expand or contract, even when subjected to intense heat. Plaster is incombustible.

Plaster surfaces can be made very beautiful. The base

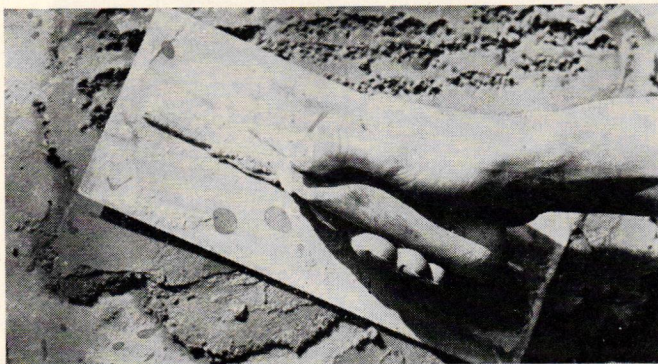
coat forms a foundation for any type of decorative finish. The decoration of a plastered home has endless possibilities. Paint or other finishes may be applied or removed without fear of harming the plastered wall. Much of the beauty that exists in the finest buildings in the world can be attributed to the use of ornamental plaster in one form or another.

Without any doubt, plastering is attractive and a thing of beauty. It needs very little maintenance and resists all normal everyday usage and may very easily and economically be repaired if some abnormal usage causes damage.

Consider this, too, plaster walls leave no crevice where insects or vermin may congregate and accumulate. It does not become mildewed as a result of dampness and does not emit any offensive odors.

Acoustical plaster has all the advantages of regular plaster, plus sound conditioning properties. This is a decorative, fireproof, noise-absorbing material that can be applied by any journeyman plasterer. With it, effective sound conditioning can be built into almost any new structure at very little expense beyond the cost of regular plastering.

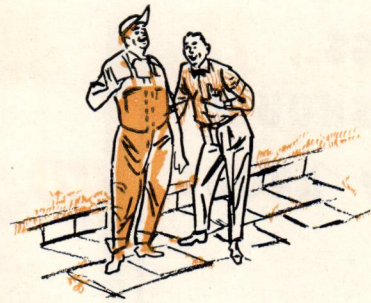
Today, plastering when used on the walls and ceilings of home represents about eighty per cent of the visible interior surface and is, therefore, one of the most important items to be considered when contemplating the building of a home. Since plastering does provide a very large part of the background of the daily scene for the persons who occupy the homes, it should be evident that plastering has a significant influence on their lives. Therefore, the interior use of plastering should reflect the needs, taste and individuality of the owners of the home.



●

WHEN YOU BUILD—THINK! You'll pay for what you get, but will you get what you pay for? If price alone is your guide, you may not. It pays to know your builder and his team. Be as careful in his selection as you'd be in choosing a President. After all, he is building the functional structure for your family—and for years to come. It is important that it be well done. Reputation and know-how are important factors here. This issue of **YOUR HOME OF TOMORROW** is presented by such a team.

CONCRETE FACTS



WHETHER it is a driveway you are planning to build, a patio, porch, retaining wall or walk, and if it is concrete you are planning to use—as in most cases you will—then you should hire a concrete contractor to construct these projects. For any concrete work other than a minor patching job cannot be readily handled by an amateur. It requires the skill, know-how and experience which only the experts in this field have.

Concrete driveways are most generally used in homes today, and in building one you frequently encounter some knotty problems. When the garage is built-in several feet lower or higher than the street level, you have a grading problem. It may also be necessary to build a retaining wall along the sides of the drive, with their tops flush with the drive. When retaining walls are used, the slab type of drive is recommended, and the width should be at least 8½ feet between walls for straight drives.

Drainage is not often a serious problem in drive construction, as most drives are not over 100 feet in length and drain but a small area. However, care should be taken to insure the prompt disposal of water that may collect and run onto the drive. This can usually be accomplished by constructing the drive on a slight grade and by diverting surface water that might run onto the drive. Surface drainage will adequately dispose of rain water in almost

every instance. If underground drainage must be used a line of 4-inch tile placed about one foot below the surface will usually suffice.

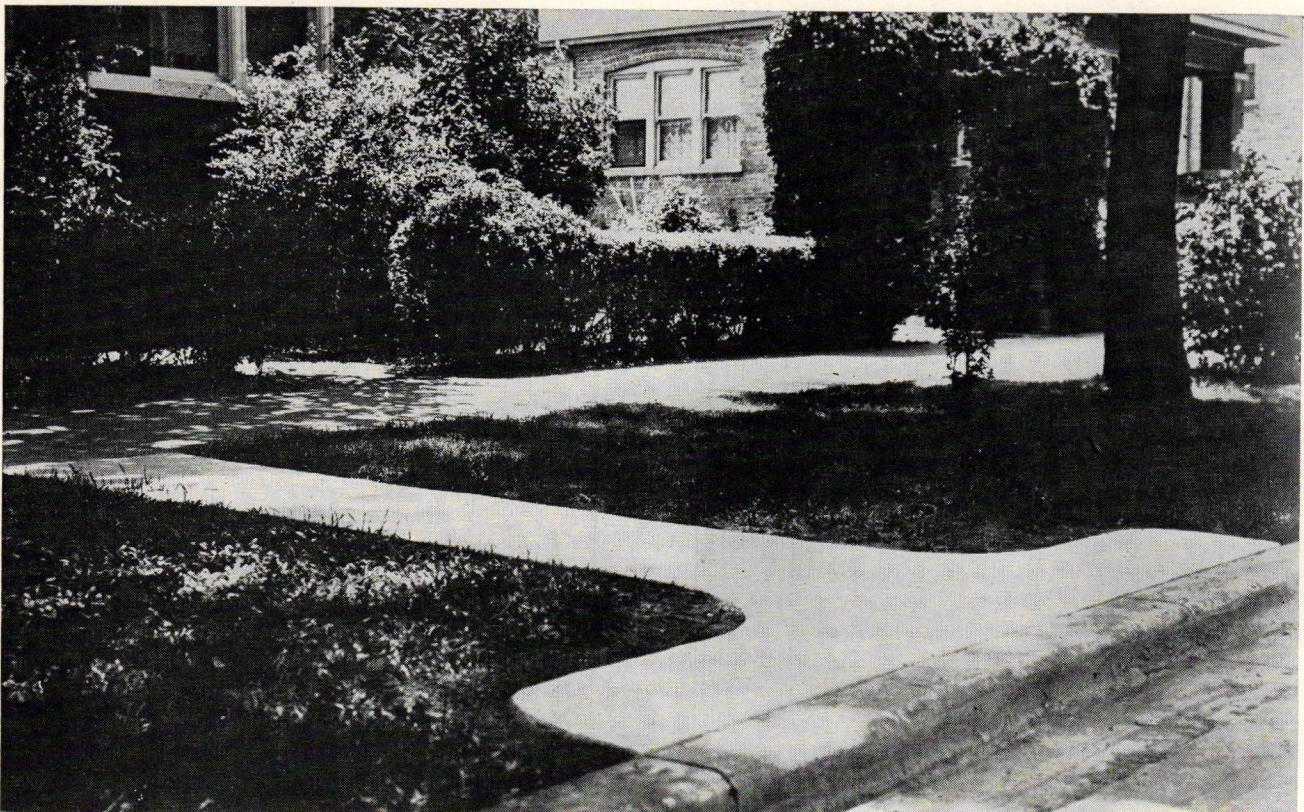
Drives that slope downward to the garage can be drained by installing a drainage inlet in the center of the drive about 4 feet in front of the garage doors, and connecting this inlet with the sewer outlet serving the house. The garage floor can be sloped so that it also drains to this inlet. City regulations sometimes prohibit carrying outside surface water to a sewer or limit the area that may be so drained.

It sometimes happens that a drive constructed of slag, gravel or other materials is so located that considerable water passes over it during rainfall and erodes the surface. This cannot happen with a drive constructed of concrete.

A private drive is similar to a public highway in that both require durability, smoothness, freedom from dust or mud, and should require but little maintenance. These qualities are obtained by the use of proper materials and construction methods.

Your concrete contractor is the only one capable of selecting the proper materials and giving you the right sort of construction. He is the man you should consult when you are planning any sort of concrete work around the house.

Typical example of fine clean workmanship in concrete walk.



Equip Your Home for Play

PLAY IS the child's way of learning, of experimenting, of trying himself out, of finding out about everything in the world around him. It is full of pleasure for him, for it is full of new experiences and new combinations of past ones. Play is, at the same time, a serious thing to him, and should be planned for seriously by his parents.

Some simple play apparatus for the back yard might include a few smooth boards of different widths, lengths and thickness, not too heavy for a child to carry, which can be used for building and climbing. Large blocks made like hollow wooden boxes are useful for pushing and climbing.

A work table can be used outdoors as well as in the playroom. The work table should be equipped with durable and efficient tools, such as a hammer with a short handle and a broad head, a small vise, and short galvanized nails with large, flat heads. There should be plenty of wood to work with—wood that is soft enough for the small child to saw easily and to drive nails into.

A back yard pool for wading and sailing boats is popular with children, and a lawn shower is helpful in the summer. If the yard is large enough, each child should have space for a little garden of his own and tools for gardening.

Toys that encourage vigorous outdoor play are valuable. A tricycle, a wagon big enough to ride in, a wheelbarrow, give opportunity for much activity.

Not all back yards are large enough for climbing bars or slides, but such simple equipment as sand box, seesaw, swing, or horizontal bar can be used in small yards or even on a porch.

Wooden packing boxes of different sizes from which the extra nails have been pulled out so that the children can climb safely into the boxes, are material for playing house or store or for other imaginative play. Boxes of veneer may be used but they are not so strong as boxes made of solid wood. A piano box or any other large box with windows cut in the sides makes a good playhouse. The playhouse should be simple and easily changed about. Children like to make their own playhouses, and a packing box that is a house today may be a boat tomorrow.

Back yard play equipment should be planned for the needs of the children when they grow older, as well as for the present. Such equipment as swings, rings, and bars, if attached to frames that are large enough and well constructed can be varied according to the interest of children of different ages.

Fragile equipment is dangerous and in the long run expensive. Lumber that is well seasoned, comparatively straight-grained, and free from cracks or splits should be used in your play equipment. It should be surfaced on



four sides and the corners well planed. Pipe may also be used for frames. Galvanized iron pipe, 2 or 3 inches in diameter, is best for play apparatus.

Outdoor play apparatus must be constructed so that it is firm and secure. Uprights and cross beams must be set straight and level. Frames for swings and bars need not be braced if they are set 3 feet deep in concrete.

Wooden apparatus should be given a coat of linseed oil and painted with a waterproof paint as a protection from the weather. All parts of apparatus that are to be placed underground should be treated with a preservative to a point at least 6 inches above the ground. Friction points on metal should be greased frequently. Bolts should be used to fasten wooden parts together wherever it is possible; they fasten the parts more securely than nails and are less likely to split the wood or work loose. Where wooden parts are bolted together, washers should be used to protect the wood, and the bolts should be tightened frequently. Bolt holes treated with a preservative will prolong the life of the joint. Playground equipment should be inspected often, as ropes fray and bolts loosen.

Perseverance

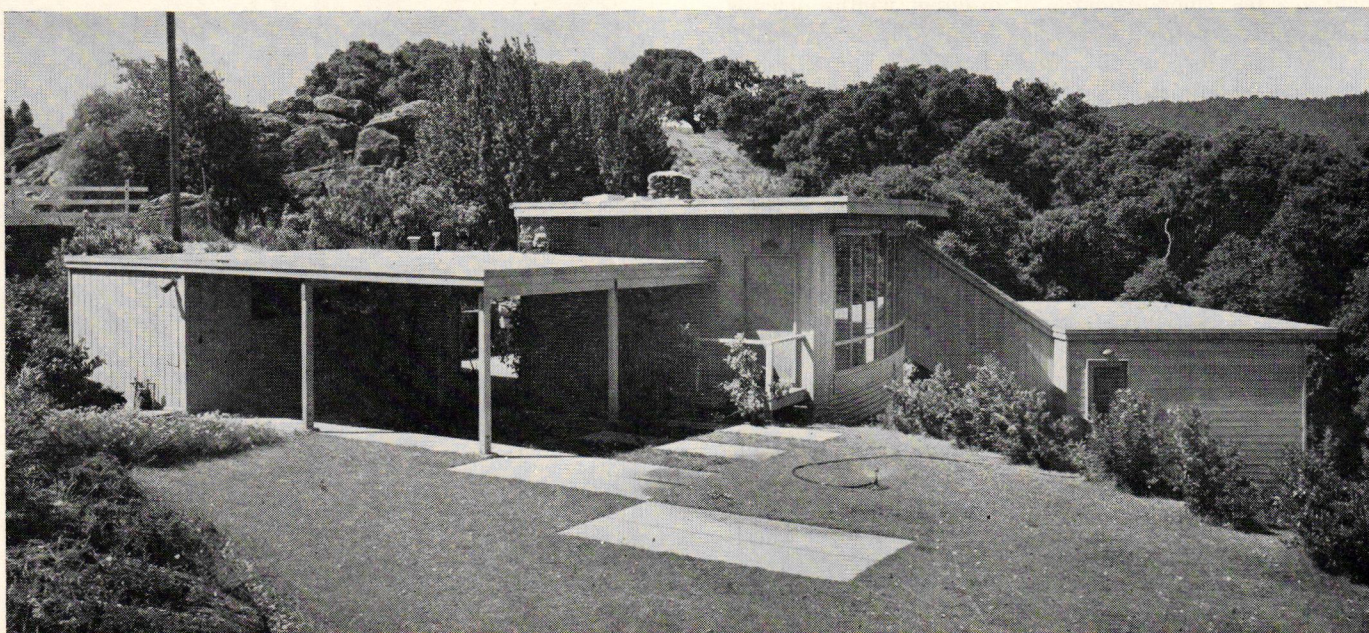
and

a Man's *Dream* built this Home

"I don't know how many years we saved every penny . . . but every day of work was dedicated to the purchase of our own house."

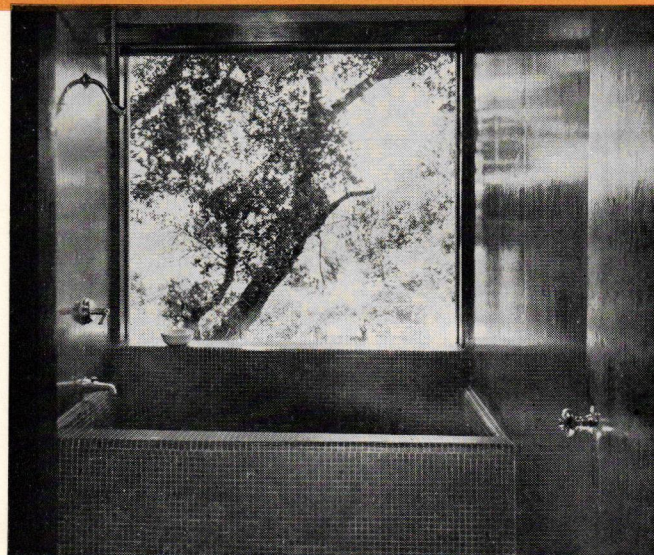
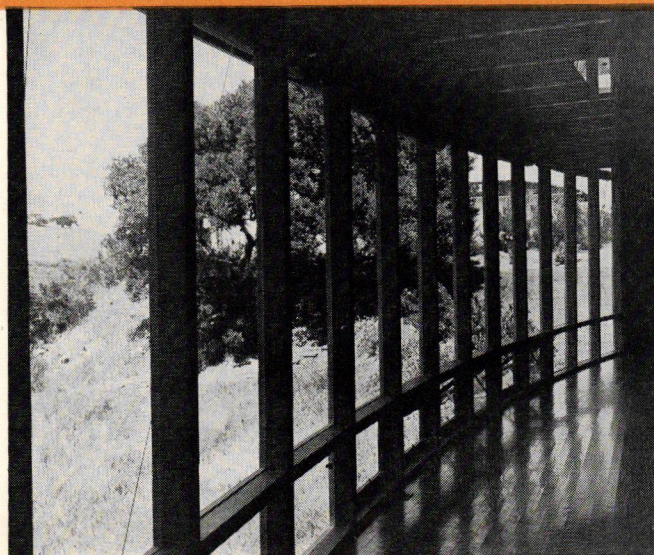


Exterior view of home designed by Architect Mario Corbett for William Kazazean, cab-driver. Exterior is of redwood. Utility and service rooms are at left. Cars park at upper left, against fence.



Living room windows have a wide sweep of view. The large windows have a northern exposure. Ventilators let in cool breezes.

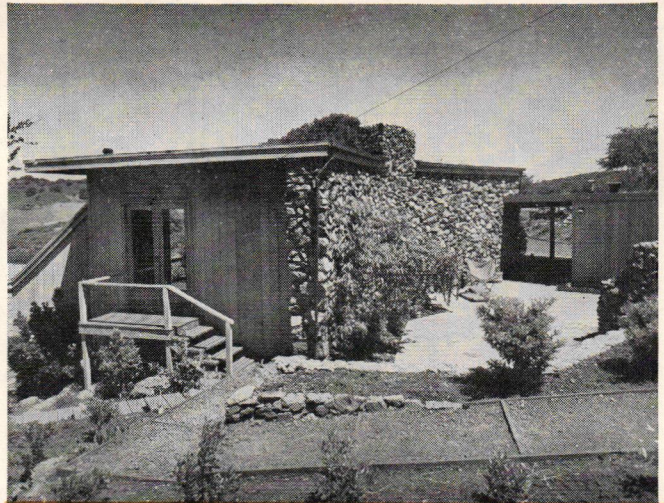
Unusual bathroom looks out onto Game Refuge area which cannot be occupied, so that privacy is assured. Bathtub is mosaic.



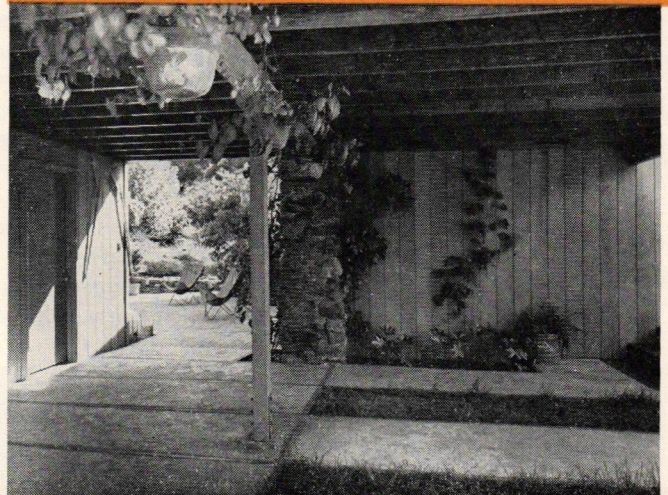
PROOF THAT QUALITY of architectural design and skill and integrity of construction have a dollars-and-cents value that "time cannot wither and wear away" can be found in the home of William Kazazean. Kazazean is a cab driver who spends eight hours a day wheeling a taxi-cab over San Francisco's world-famed up-and-down hill streets. But once his shift has been completed he leaves the cares of driving behind him and relaxes in one of the country's most relaxation-inducing homes. Built on 2 $\frac{1}{3}$ acres of ground in 1948 at a cost of approximately \$20,000 which was carefully saved out of years of wages and tips, Kazazean's home is undoubtedly the envy of every one of his fellow cab drivers.

The envy is justified for Kazazean's home was designed by San Francisco architect Mario Corbett, one of the world's most famous architects, and if sold today, would probably bring quite considerably more than the 1948 construction cost of \$20,000. The home has been occupied since the day it was completed by Kazazean, his wife and his three children. The entire family believes the house and grounds are to be lived in and used, and this philosophy they follow every minute the "man of the house" is not in his cab. "I don't know how many years we saved every penny, but every day of work was dedicated to the purchase of our own home." The Kazazean perseverance paid off in high quality and value which in several years has increased rather than diminished.

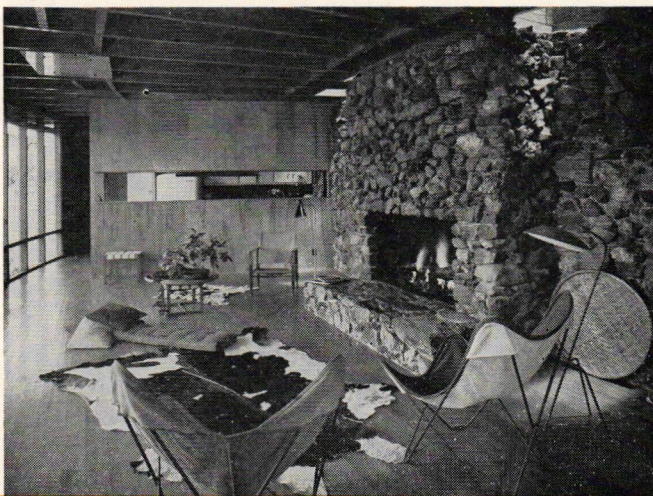
The pictures on these two pages tell clearly and dramatically the complete story of the Kazazean home. You'll note in some of the photos the liberal use of stone in construction. This is native stone and was lugged in, rock by rock, by the Kazazean family in order to help the contractor who built the house. The exterior is of California redwood. Laundry and utility rooms are at the left. Kitchen, dining and living area form the center portion of the house, and sleeping quarters are in an adjoining wing at the right. Cars park at the upper left, against a fence. Situated on a quiet, dead-end street, in a beautiful park-like setting, this lovely home indeed represents a man's dream.



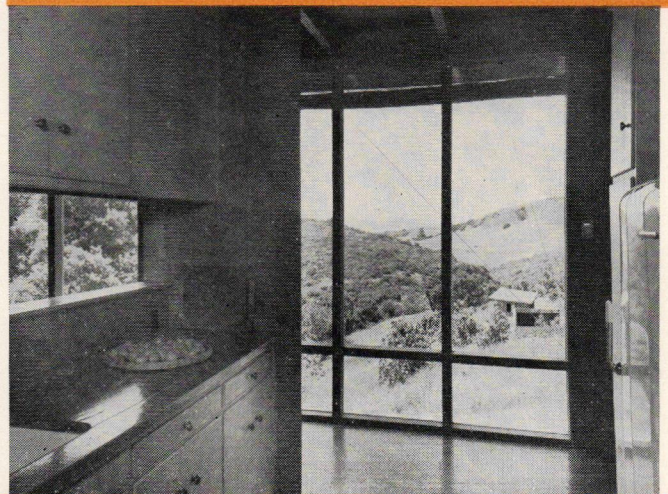
The patio area always gets the morning sun. Rock in the wall is native stone. The door at the left leads directly to the living room.



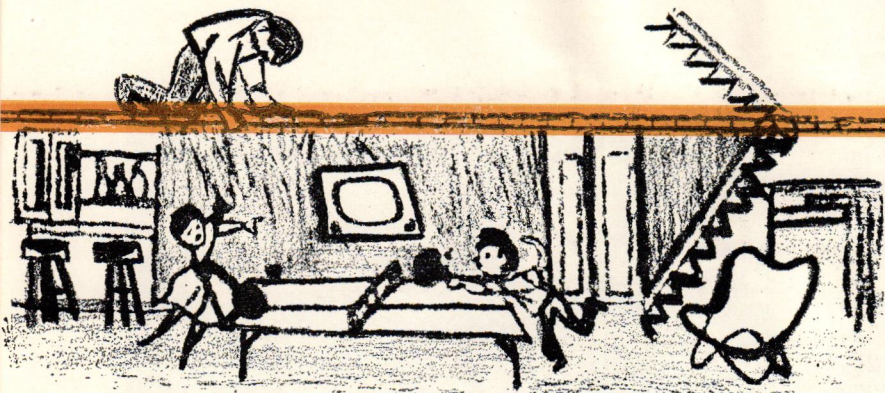
View of covered area between utility rooms and living room. This area is always cool on summer afternoons and pleasant for relaxing.



View of the living room looking toward the kitchen. Fireplace is of same native rock as patio wall. Note roof windows at the right.



View from the kitchen looking out toward the San Francisco Game Refuge. The living room is on the left, outdoor play area on right.



QUARTERS BELOW DECK

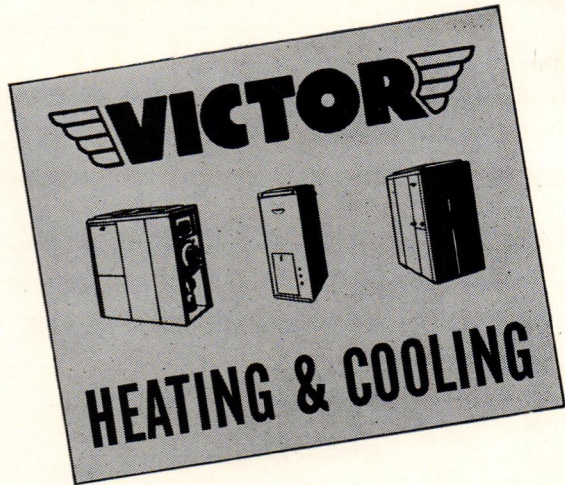
THERE'S REALLY NO END to the things you can do with a basement. Finish it off, and you can turn it into quarters to fit the needs of almost all kinds of family activity, quarters as attractive as any other part of the house. Take, for example, the basement shown in the photo below. Here is a room equipped to solve effectively the problem of providing both a recreational area and an efficient laundry in an average-sized basement. One counter covers the electric washer, dryer, and a single laundry tub. The counter sections raise for access to the tub and dryer. On the left there is a storage cupboard, and a built-in clothes chute on the right. Close the louvered shutter type doors and counter tops and the laundry disappears to make a room for a foot counter. The bar houses a portable ironer on a hinged table, which swings out at convenient work level. In a minute, the bar and counter so useful for handling clothes become service centers for informal parties and gatherings. The flooring here is asphalt tile.

Should you wish, you can convert your basement to sleeping quarters, assuming that you have adequate means of heating the place. Many people have installed a second kitchen in the basement, finding it a cool place in which to work during the hot summer months. Incidentally, you will find a basement several degrees cooler in the summer than the upper part of the house, and an excellent place in which to relax in perfect comfort.



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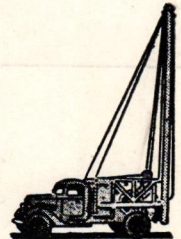
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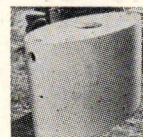
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