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FEBRUARY, 1958



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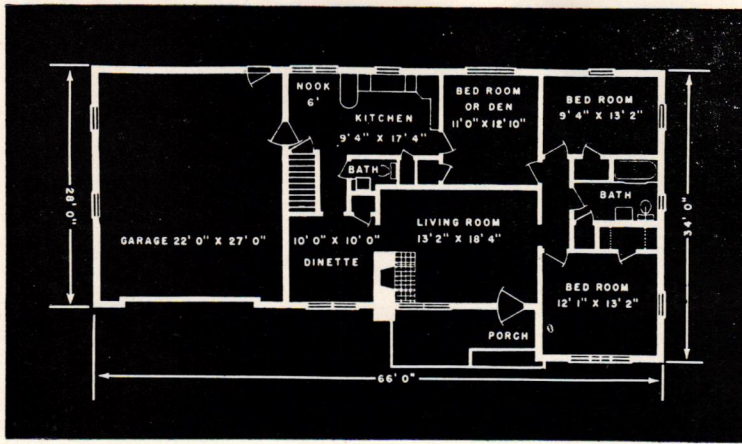
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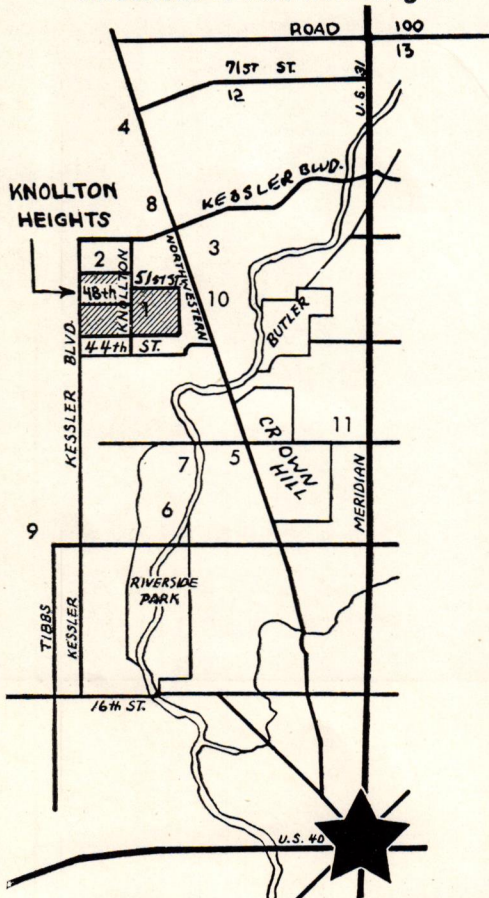
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## Home Ownership

**T**HE PRIDE THAT COMES with home ownership is an intangible thing that is interpreted differently by each member of the family. For example, to Dad, the breadwinner of the family, his home may represent the permanent assurance of a roof overhead.

He knows that rents and living costs may rise, but mortgage payments on his home remain the same. Dad knows that owning a home actually saves him money. As a home owner, he enjoys many substantial "money saving" advantages at income tax time, because his mortgage interest payments and real estate taxes are deductible from Federal and some state income tax returns.

Home ownership also saves Dad money in another way. Instead of gathering a pile of worthless rent receipts, he is purchasing tangible security against depression or old age. And, when his mortgage is paid off, the only housing expense will be for taxes, maintenance and minor items.

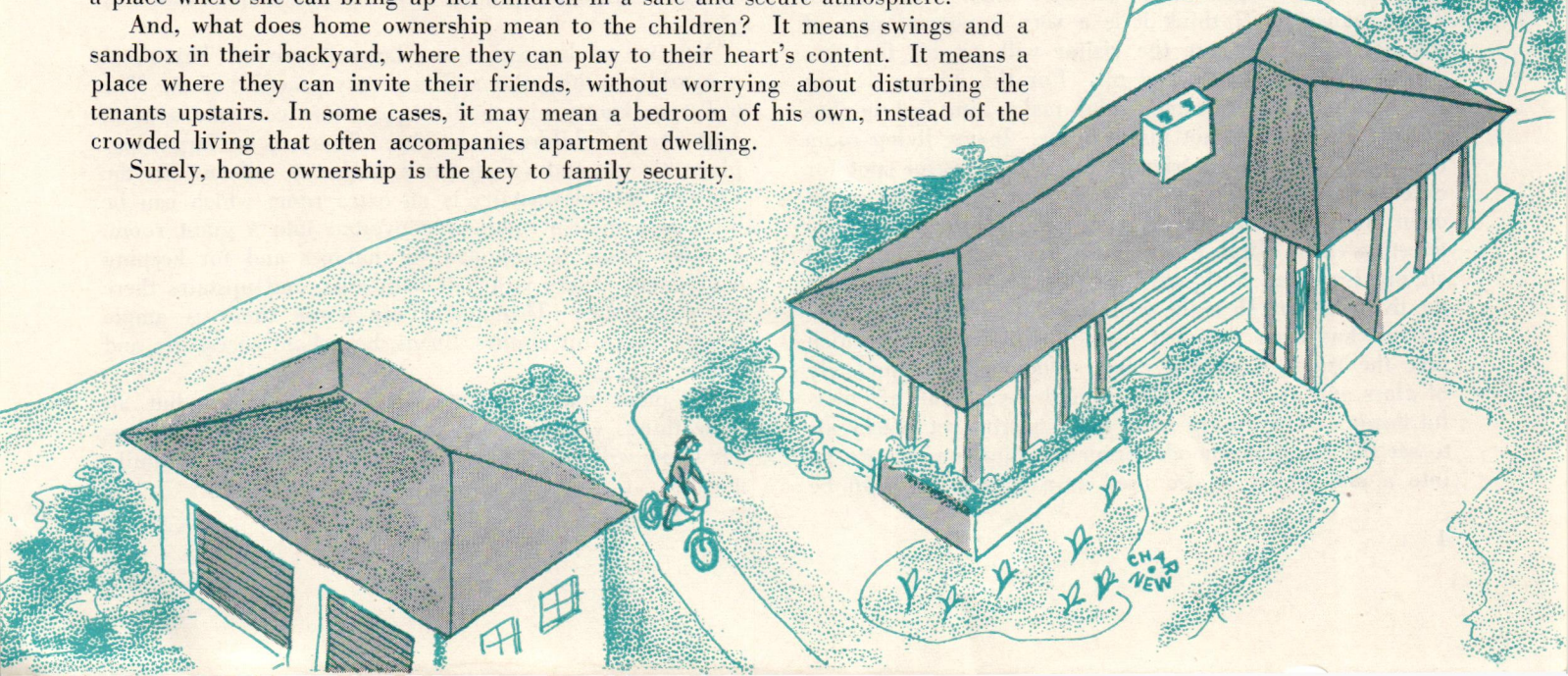
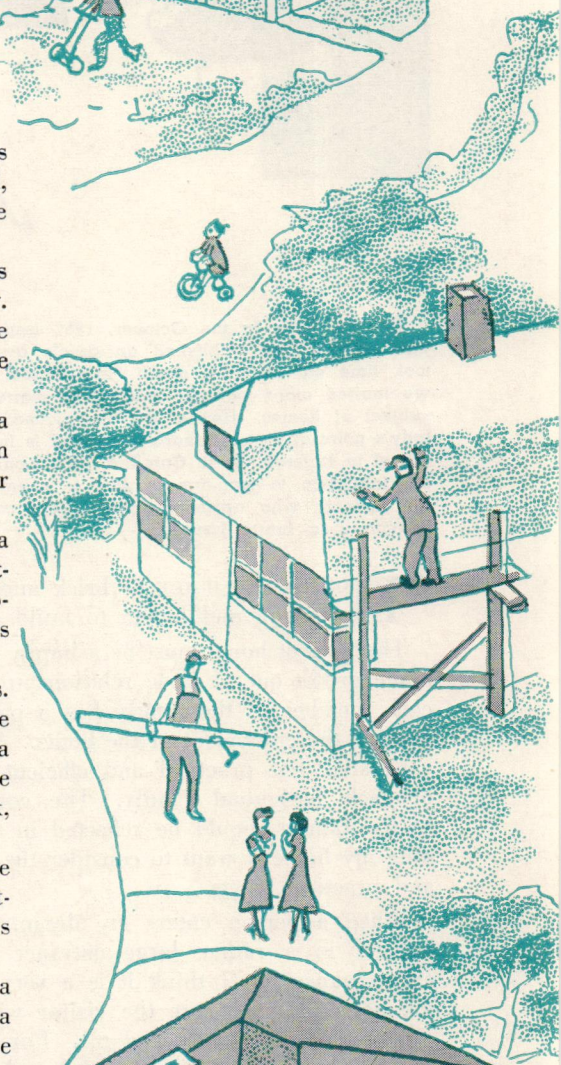
In addition, Dad knows that owning a home is a good investment as well as a sound business venture. He knows that he can sell and get back his original investment, and in most cases get much more. He also knows that a home is strong protection against inflationary trends. Money in a bank loses value during such times — real estate will rise in worth under the same economic conditions.

To the woman of the house, owning a home may mean entirely different things. Because it is up to her to make a house a home, she knows that only by owning the property can she give full meaning to her job. It is safe to assume that owning a home means more to the housewife than to any other member of the family, because she must live in it more than any other member of the family. Dad may go to work, the children may go to school, but Mother spends most of her day at home.

Owning a home means more space in which to do her daily chores; it means she (not the landlord) makes decorating and refurnishing decisions; it means an attractive place where she can entertain her friends, and most important of all, it means a place where she can bring up her children in a safe and secure atmosphere.

And, what does home ownership mean to the children? It means swings and a sandbox in their backyard, where they can play to their heart's content. It means a place where they can invite their friends, without worrying about disturbing the tenants upstairs. In some cases, it may mean a bedroom of his own, instead of the crowded living that often accompanies apartment dwelling.

Surely, home ownership is the key to family security.





# My Dreamhouse

By SANDRA STRICKLAND

**Editor's Note:** In the October, 1957 issue of YOUR HOME OF TOMORROW, we published an article by a teen-age boy, who took time out to write about "My Perfect Home." At that time we invited other teen-age readers to express their views on the subject of homes. Hence, we are pleased to present the young lady's point of view. Sandra Strickland is in the third year of high school in Raleigh, North Carolina. We would again like to extend our invitation to teen-age readers to submit their manuscripts to the sponsor who appears on the front cover for possible publication in a future issue.

**"H**OUSES ARE BUILT of brick and stone, but it takes sharing and loving to build a home."

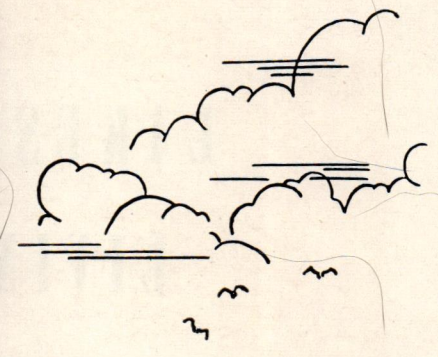
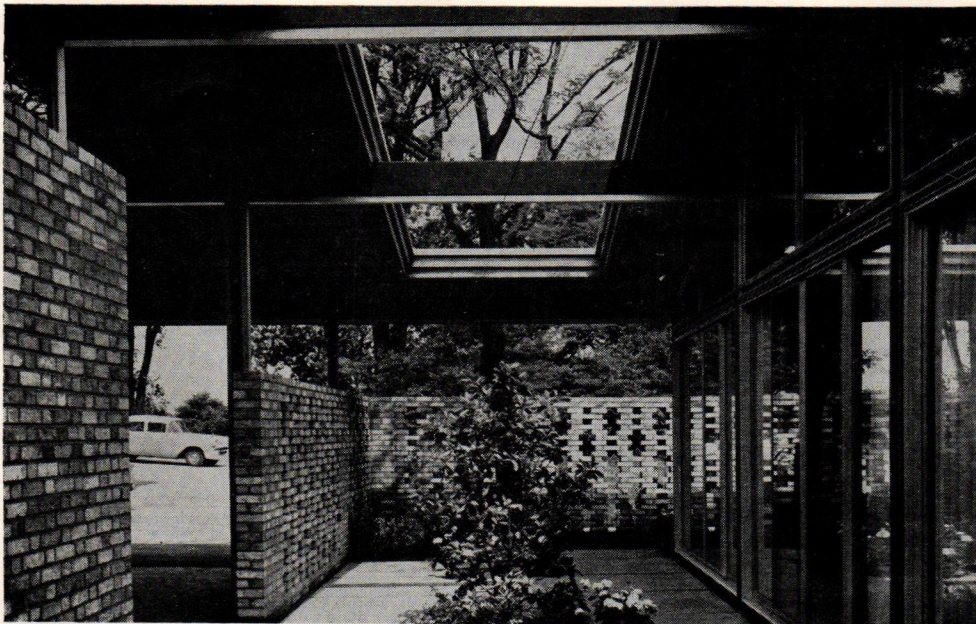
The perfect home must be a happy home, and a happy home grows out of close relationship and a feeling that each member of the family has a part in planning and sharing the enjoyment of the home. A home need not be expensive, but practical and efficient to meet the needs of each individual family. The composite personality of the family should be reflected in the home. In planning my home, I want to consider the aesthetic, economic and practical assets.

When a person enters my dream home he will find himself in a rather large entrance hall. This is an extravagance but I think it is a very important part of the home because here the visitor will get his first impression of my family and me. For this reason I want the hall to say "welcome," and make him feel he has entered a home and not just a house. In my living room the visitor will find a friendly air and a restful spot for quiet relaxation. The walls and floors are of a subtle color and brighter accents about the room give an interesting effect. Here I have early American furniture and all my treasured antiques. The dining room is just off the living room. Here the walls are papered and the background has been repeated from the living room, which give the rooms a related effect. One wall is completely of glass and opens onto a patio and a yard full of colorful flowers. The dining room has a restful yet cheery air to set the mealtime mood. From the dining room we go into a den which is also used as a study. This can be

closed off and used as a room for my husband when he has work to do and needs a quiet space. Here I have used more cheerful colors. The den is also a convenient place to put the children when I am working in the kitchen, because they are adjoining rooms. The kitchen is really my room so I have planned it for me. The cabinets and shelves are designed with my height in mind and arranged in a compact way to save as many steps as possible. The oven is built in, the refrigerator and washing machine sit back in the wall, and the cabinet shelves revolve so I can make use of every possible space. There are three bedrooms in my house. The master bedroom is a second living room. There is a comfortable chair and a table for reading and writing, but most of all the room is just right for sleeping. Many men do not care for frills and laces so the wallpaper is of a geometric design and the drapes and bedspread are rather plain. In the girls' room, I have used a floral pattern for wallpaper and frilly curtains and bedspreads. The boys' room is next. This room is masculine in both color and furnishings. The floors and walls are easy to clean. In the children's rooms there is space provided for guests.

Now we go downstairs to a large playroom. This room is sparkling with color and is a very practical room. The walls are knotty pine and the furniture can take a great deal of the children's activity. There is a large fireplace at one end which gives a cheery welcome in the winter. Also downstairs is an extra room which can be used as a maid's room or converted into a guest room. A large space is provided for hobbies and for keeping equipment. There is a half bath also, and upstairs there are two baths. Throughout my house there is ample storage space for clothes, linens, household necessities and family hobbies.

My plans may be contradictory to economy but all these things will not come at once. As my family grows our home will grow also to meet the needs of every family member.



The sky's the limit when it comes to the view pictured at left. Complementing the attractive formal garden is the open sky area of insulating glass.

Photo: Libbey-Owens-Ford Glass Co.

# OPEN TO THE SKY



TODAY'S HOMES are taking full advantage of the beauty and practicality of glass — in expansive picture windows, striking sliding doors, and even glass walls. One of the newest trends in modern architecture is the use of skylights, such as is pictured above.

Framing a living picture of blue sky, treetops and leafy branches, this skylight offers a unique decorating idea. It also allows sunshine to flood the unique formal garden, adding beauty to the room.

Although the use of skylights is not new, the many problems of high cost, uncontrollable leakage, improper insulation, etc., made them impractical for home usage. However, these problems have recently been solved, opening new fields of home decoration and practical use.

Almost any room in the house can be open to the sky. For example, a closed porch or patio, which inevitably has several dark areas, can have controlled daylight throughout the room by installing a skylight.

Skylighting is also beneficial in deep areas of the living room, where additional lighting is needed. It can also serve as a safety feature in dark hallways and stairwells, which are often dark and unsafe.

And, because many skylights are free from glare, they can be used to lighten the housework in the kitchen. Other areas, such as entrance halls, bedrooms and dining alcoves could be enhanced by skylights.

In addition to the practical elements, skylights also add a decorative and glamorous touch. They tend to pick up and accent the color and design of the interior decorating scheme, as well as providing a dramatic view that constantly changes with the seasons.

This attractive living room adds a touch of glamor with a skylight at one end of the room.

# LAKE SIDELIVING

**I**MAGINE looking out your living room window and seeing the placid beauty of a lake. One of the newest trends in homes is adapting lakefront properties to year-round homes with "built-in" recreational facilities.

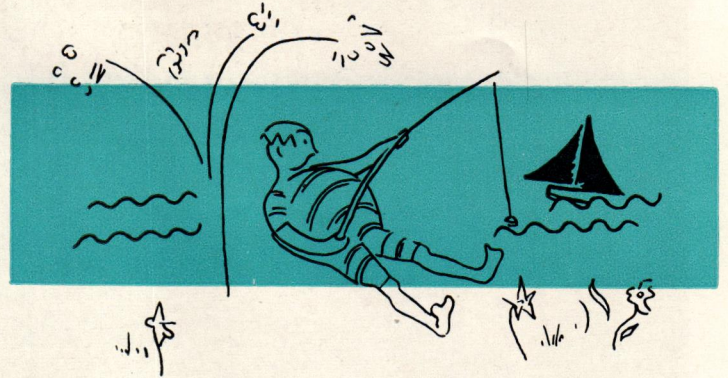
This home building trend is the answer to still another trend of modern living — the desire for a casual way of life coupled with more leisure hours for relaxation. Dad's five-day work week and Mom's time-saving appliances leave the whole family with more time to spend together.

The advantages of lakeside living are obvious. Dad can have that boat he has always wanted; the children can learn to swim right outside their backdoor, and the whole family can enjoy many hours of fishing.

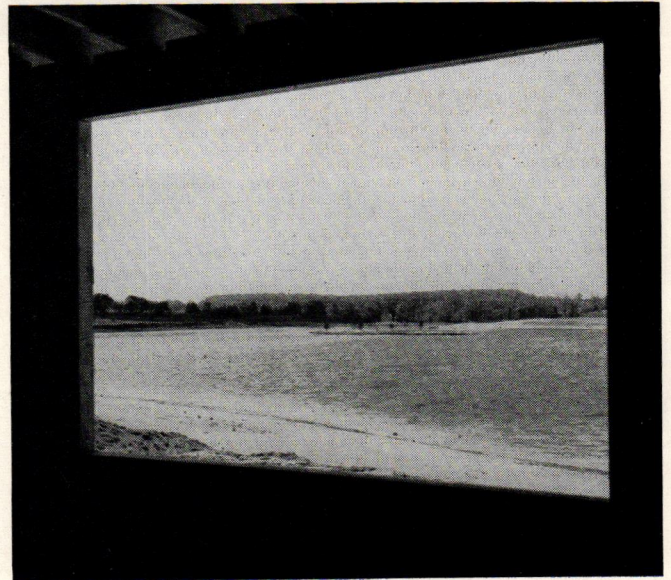
In cold weather, with the lake frozen, the children can ice skate, and Dad can fish through the ice. The recreational possibilities are numerous, and the opportunities for casual living are unlimited.

**Lakeside living offers numerous recreational activities, such as boating, swimming and fishing. And, best of all, they're available by just stepping out the back door.**

Photos: Lakeland Development Corp.



Lakeside home owners can have this attractive view framed in their living room picture window.

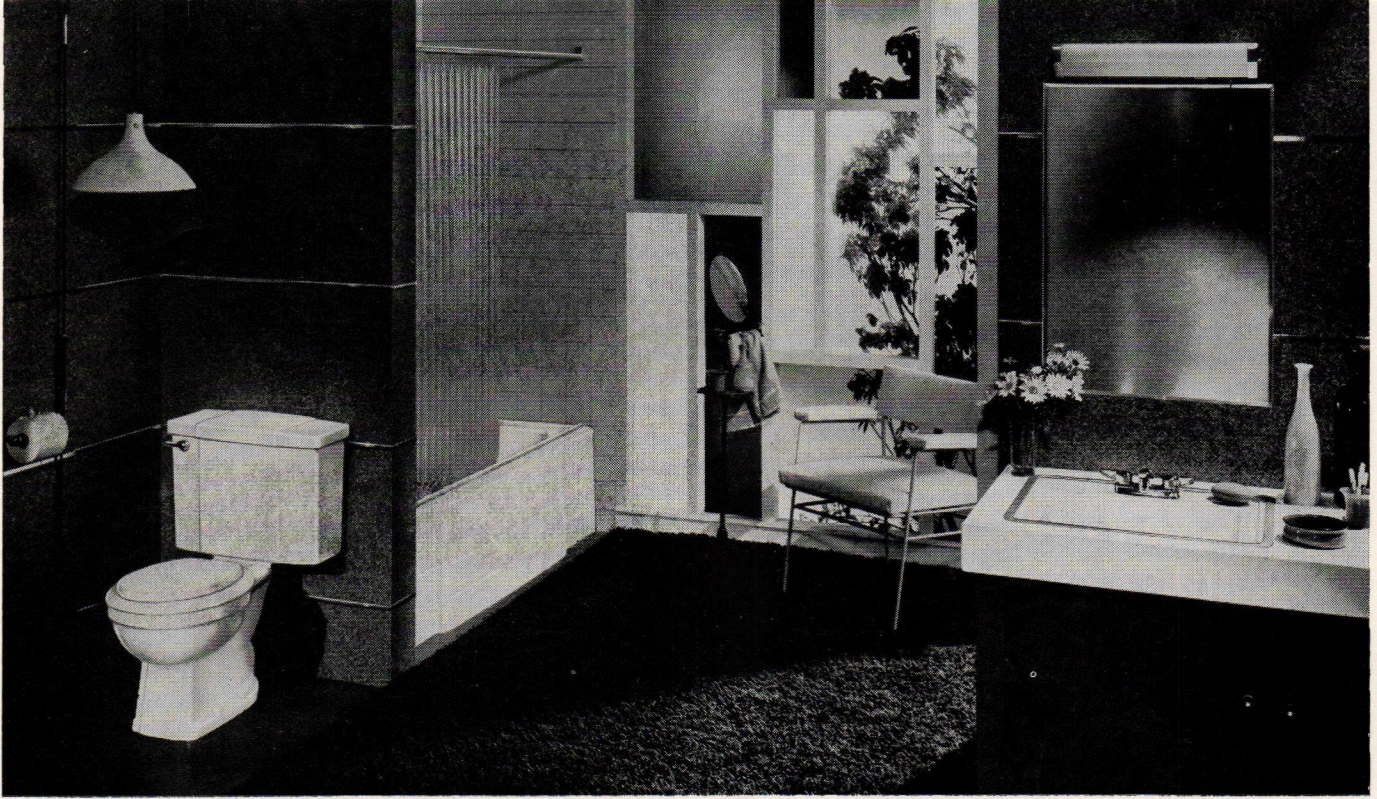


In many ways, lakeside living is like having a vacation all year round. And when Dad's two week vacation comes around, you have all the facilities for a memorable vacation without ever leaving your backyard.

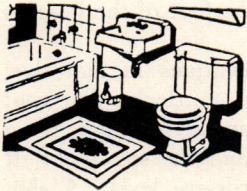
And, if you live in a community now which has a park and recreational area, how many trips a week do you make so that your children can go swimming, ice skating or enjoy some other activity? Think of the saving, in time alone, if your home were on a lake.

With this in mind, many people are converting their summer cottages into year-round homes. In addition, several developments are being planned around available lakes, and in some instances, lakes and waterways are actually being created specifically for home building purposes.

Combining scenic beauty with numerous opportunities for outdoor living and recreation, lakeside living may be the answer to a relaxed and casual way of life.



A safe and efficient plumbing system is a "must" in every home. Your bathroom is one of the rooms that benefits from good plumbing.



## Plumbing Makes Your Home Safe

**S**AFETY IS A precious commodity that is important to everyone. In the case of plumbing, around which much of our daily living evolves, it is mandatory that safety be guaranteed.

Each of the pipes hidden behind walls and under floors has a purpose — to make the home as safe and sanitary as possible. Throughout the United States, scientifically designed plumbing systems are required by law. These plumbing codes prohibit faulty systems which might pollute drinking water. They protect the public from unskilled "handy-man" plumbers who lack proper tools and technical knowledge necessary to make safe installations.

Because of research and plumbing codes, bathrooms have shown a marked improvement in recent years. A short time ago, unpleasant odors could escape from sewers, entering the house through drain pipes. Protests from housewives led to the development of traps (water seals). Ever notice the "S" bend in the drain under the sink or lavatory? That's a trap. A portion of it stays filled with water and prevents sewer gas, insects and vermin from entering the house.

While the addition of traps was a major improvement in household plumbing, they proved insufficient. When housewives finished dishes and removed the sink stopper, water rushed down the pipe, compressing air in the drain-

age system. Sometimes this sudden change of air pressure inside the drain pipe would "blow out" water seals in the system's other traps. And, frequently, the siphon action of water rushing down the drain sucked the trap dry, leaving no water seal to protect the home.

The plumbing industry answered this problem with vents. These pipes, connected to the drainage system next to each trap, often mystifies homeowners. Actually, they supply air to the drain, breaking the siphon action of the rushing action and preserving the water seal.

Vent pipes are connected to the soil stack — the large pipe which runs up through the roof. Thus, when there's excess sewer gas anywhere in your plumbing system, it can escape through the soil stack into the air above the house.

Additional safety devices are used in many areas. These include vacuum breakers, used mostly on toilets to guard against pollution; grease traps to keep grease from causing stoppage; sump pumps to prevent flooding of basement below sewer levels, and back-water valves in the main sewer to eliminate back-seepage from the sewer main during floods or peak-use conditions.

The home plumbing system guarantees safe, sanitary water for drinking and cooking, bathing and washing, as well as many other household needs. And, with proper care, it can last a lifetime.

# HOW TO READ BLUEPRINTS

**B**LUEPRINTS are actually the simplest pictorial method of portraying a home. They attempt to record on a flat surface, much as a camera would, what is envisioned by the designer or architect. Even the symbols used to indicate the location of mechanical and electrical elements such as switches, fuse box, etc., resemble those items in a diagrammatic way. Thus, blueprint reading is likely to come naturally to those who attempt it for the first time.

If you take a picture of a house in front exactly on center, only the front will be visible. This can be compared to the front elevation on a set of blueprints. Thus, four shots are required to show four sides. These are known as the four elevations: front, left, right and rear.

The front elevation (street side) is usually drawn to  $\frac{1}{4}$  inch scale; that is  $\frac{1}{4}$  inch equals one foot. Most of the information that applies to all four elevations such as roof and siding materials is shown on the front elevation. For that reason, you often find the other three elevations drawn to  $\frac{1}{8}$  inch scale. The left elevation refers to that side of the house that is on your left when you stand at the street facing the front of the house.

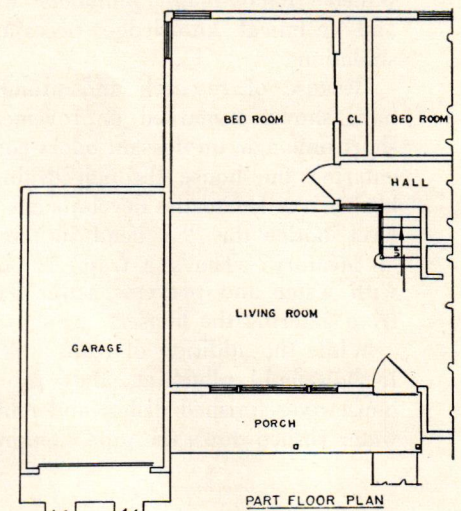
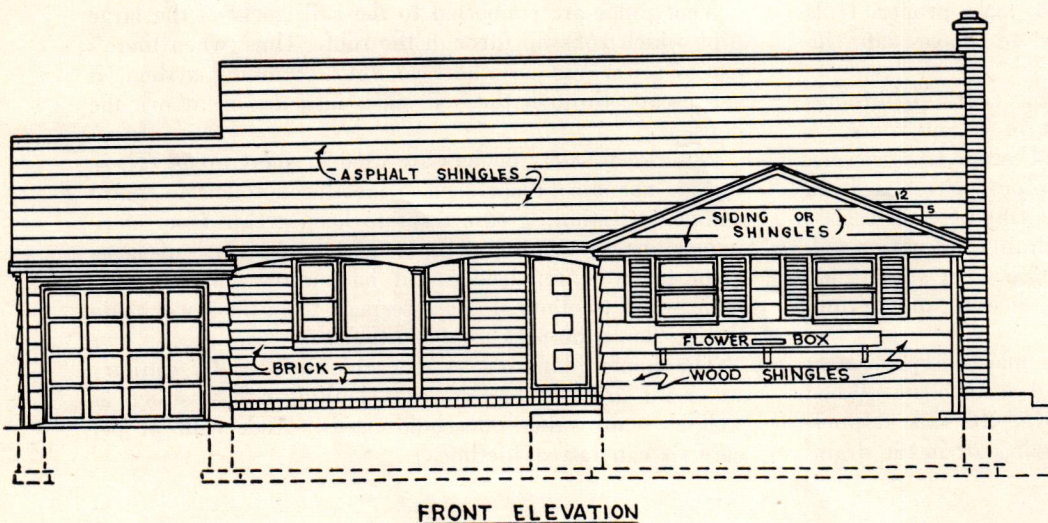
These four elevations are the main drawings devoted to the outside of the house, especially when the roof line is simple and there are no overlapping wings. Several ridge lines on a roof can cause complicated valleys which only a roof diagram can properly explain. It can be compared to an aerial view — that is, with the camera above the house looking down.

All these exterior drawings are surprisingly simple. They are devoted to depicting the shape of the house, its overall design, the size and type of windows and the nature of the materials used. In addition a plot plan

will be used to show the location of the house on the site. This is also in the nature of an aerial view taken from a higher altitude than the roof diagram, so that the outline of the property line can be seen. The architect uses the survey, converting the surveyor's feet and tenths of a foot into feet and inches to show the size of the site. The outline of the house is emphasized by cross-hatching. Driveways, walks and patios are usually shown by dotted lines fully dimensioned. Also dimensioned are the distances which the house is set back and front and side property lines. This plot plan is often used as the title page for a set of working drawings. It is the first page that is used in the construction of a home, for it denotes the location of the first stake driven into the ground. Now to properly outline the entire foundation line with stakes so that excavation can begin, the first of the interior plan showings must be used.

Drawings in plan differ from elevations in that they show the horizontal rather than the vertical. The roof diagram, described previously as an aerial view, is a drawing in plan; so is the survey and the site plan. It is as if the camera is placed at birds-eye level. A shot is taken each time construction reaches a new level. Thus, there is a cellar plan (or a foundation plan if no cellar exists), a first floor plan and a second floor plan. Additional floor plans are drawn if the residence has more stories.

Each plan, starting with the foundation or cellar plan, is thoroughly dimensioned and shows the overall size and form of the building, the arrangement of the rooms and the location of doors and windows. The cellar plan will show the thickness of the footings and of the foundation. Because the former cannot be "seen" they are shown by dotted lines. This is one of the conventions used by





architects and draftsmen. The visible outline is always shown with a full line, the invisible line with a medium thickness line of short dashes. The lines that show dimensions and measurements are also different so that they will not be confused with parts of the structure. These dimension lines are drawn lightly and tipped at each end with an arrow which defines precisely the distance being measured. The numerals denoting this distance are usually placed midway between these two arrows. This avoids confusion where several dimension lines of varying lengths run parallel and close to each other.

Although construction drawings are done to scale they should be fully dimensioned, making it unnecessary for the workmen to measure the blueprints to determine a distance. "Scaling" blueprints is inaccurate and time-consuming. Sometimes a discrepancy exists in a labeled dimension and a scaled distance. In such cases, it is always the labeled dimension that prevails.

Complete notes will also be supplied on a good set of working drawings. On the cellar plan, for instance, there will be printed reference to the matter of reinforcing in the concrete. The small slope usually provided in a basement floor will be spelled out. Necessary information about the heating plant, water service, sewer systems, etc., will be set forth in written notes.

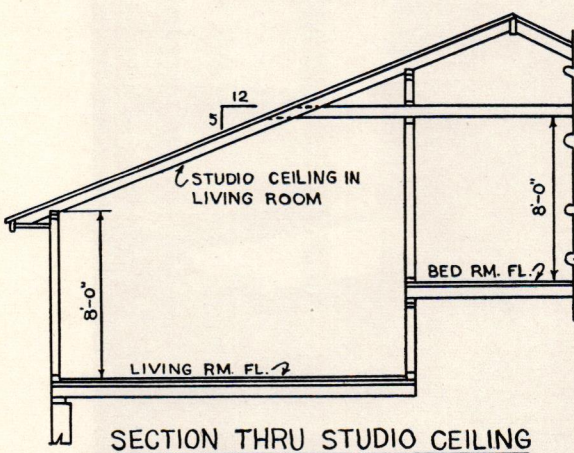
Most architects supply what is known as a section diagram. This is equivalent to a photograph taken as if half the house had been cut away. It shows details of interior construction to which an exterior elevation cannot penetrate. Used in conjunction with each of the plans, it sets forth visually all three dimensions of the structure's skeleton, i.e., the depth and cross-section of the footings and foundation are seen at a glance in the section diagram.

Similarly when you proceed to the first floor plan to erect partitions that divide the space of the home into rooms, the section diagram shows the structural elements that must be provided (3" x 12" joists 16" on center might be called for, with plywood sub-flooring and asphalt tile). True, this information can be written in on the plan, but when shown in cross-section on the section diagram, a more helpful pictorial explanation is provided.

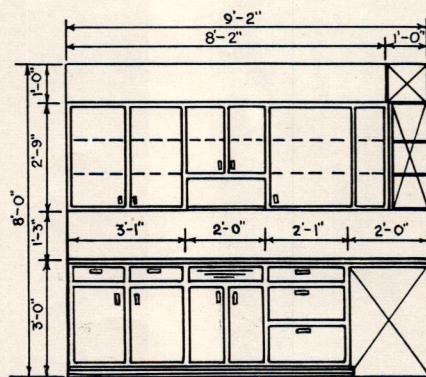
It also helps to keep the floor plan free for other necessary information that must be inserted. Floor plans tell the biggest story: window sizes are written in, door sizes are shown together with an arc showing the direction they swing open; electric outlets and fixtures are spotted with dotted lines running to the switches, if any, that control them; posts, flues, ramps, etc., are dimensioned; bathroom fixtures are drawn in plan together with the location of cabinets and other built-ins.

When the plans and elevations forming the heart of the blueprint and with the plot plan, roof diagram and section diagram supplied to aid the visualization, capable workmen can construct a conventional home to duplicate exactly what the architect had in mind. To portray special features additional drawings are needed. These are called detailed drawings. They might show a fireplace, kitchen cabinets or a special trussed rafter to support the roof. These detailed drawings can be 1/2 inch scale or even one inch scale. This permits each shelf to be dimensioned or each bolt located. Detailed drawings are like close-ups in photography. They leave no opportunity for guesswork by the carpenter or other draftsmen; permitting them to carry out the exact ideas of the designer.

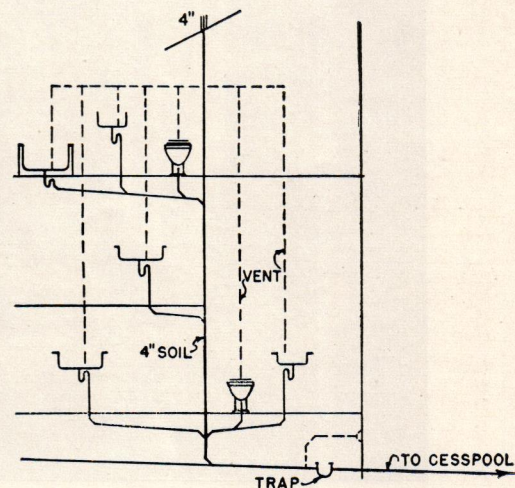
Coursing through the house are wires, pipes, ducts and conduits that provide water, heat, light, sanitation, ventilation and communication. These arteries are not installed at random but, like the structural members, are clearly specified and precisely located. The location of electrical items appears on the plans. The same applies to telephones, ventilating fans, and inter-communication systems. However, heating plans are necessary. If not supplied by the architect they are provided in clear detail by most reliable heating contractors based on local climate conditions. For plumbing a schematic diagram is usually provided by the architect. It is similar to a section diagram except that the various pipes and plumbing fixtures are not placed in scaled positions. This is often confusing to the uninitiated, but the word "schematic" usually labelled on the drawing is the tip-off that only the method of venting, trapping and connecting the pipes (and their sizes) is intended to be shown by the drawing.



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PLUMBING DIAGRAM

# BRING YOUR GARDEN INDOORS



**T**HE IDEA of bringing the garden indoors is not a new one, but it is often overlooked as a means to add glamor and distinction to a home. Almost every room in the house can be greatly enhanced by proper choice of plants.

Probably the living room is the most natural place for plant decoration. Here, colorful, potted plants on a window sill or on glass shelves transform incoming sunlight into changing patterns reflected on nearby furniture, flowers and rugs.

Plants can be utilitarian as well as beautiful. For example, the growing trend toward a combined living-dining area offers a good opportunity for a planter room divider. Or, poles extending from the floor to the ceiling and draped with climbing ivy can serve as distinctive room dividers.

In the kitchen, where a cheerful atmosphere is of paramount importance, colorful flowering plants can do much to add to the room. Bedrooms can also be enhanced by potted plants on the window sills.

Another area for plant decoration is the entrance hall or foyer. Here, bright flowering plants on the floor in jardinières would be most effective. An indoor floor garden inside the entrance to the home would also be lovely.

This modern living room uses a tall potted plant to add interest to the room. Note how the plant stand and pot blend with the rest of the furnishings.



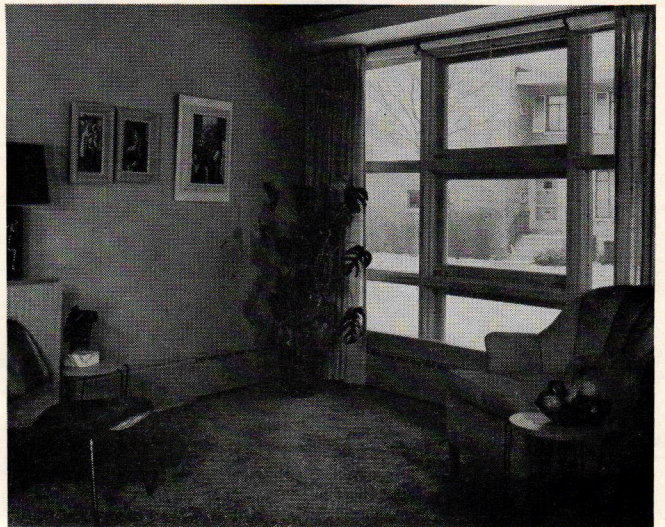
This 10-foot high poinsettia makes a colorful and unique indoor garden with the picture window serving as the background.

Nearly every home has several corners just begging for decoration. Climbing plants, trained to climb up the wall will add interest, or a large potted plant in an attractive jardinière is always decorative.

Today, planters, shelves and stands are available in many styles and shapes, designed to complement the modern home decor. From these, you will surely find an interesting setting for your plants.

The only restriction on your indoor garden is your imagination. There are countless types of plants which will add a great deal to your home decorating scheme. The time and effort spent in planning and caring for an indoor garden is well worth the pleasure and beauty you will get from this garden which is enjoyed all year round.

Most homes have many corners just begging for plant decoration. Here, a tall plant serves to enhance the entire living room.



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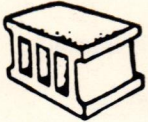
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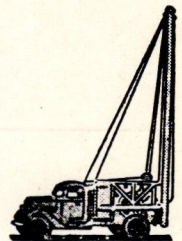
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