

HOME BUILDERS' PRIMER

[Conducted by the Home Modernization Department of the Los Angeles Builders' Exchange. Questions will be answered without cost, and salesmen will not be sent in response to inquiries if letters, including stamped return envelope, are addressed to this department of The Times.]

Question: I have been told that there is now available a brick which is one pound lighter per unit than ordinary common brick. Can you give some information about it?

Answer: A Los Angeles brick yard now manufactures an aluminum clay brick which is one pound lighter per unit. These bricks can be sawed with an ordinary carpenter's saw or holes can be bored in them. Their light weight makes them easier to handle and reduces loads on footings, thus lowering construction costs. They meet every requirement of the building ordinances as to fire resistance, compressive strength and absorption.

Q.: What will stop the "chalking" of outside paint on my house?

A.: Chalking is caused by the gradual liberation of pigment particles from the paint film due to a breaking down of the binder oil by exposure. Too much or too little oil will cause an excess of chalking. The best way to be sure of results is to use a pure white lead mixed in strict accord with manufacturer's formula.

Q.: Can you give me information as to where I can obtain the decorative rock which is commonly used in rock gardens, etc.?

A.: Names and addresses of firms handling the different kinds of rock will be sent to you. Send self-addressed and stamped envelope.

Q.: Please send me the name of a reliable firm which specializes in the manufacture of screens for windows and doors.

A.: Send self-addressed and stamped envelope and names will be forwarded.

Q.: Can an old sliding or hinged garage door be remodeled into an overhead door without too great expense?

A.: Equipment is now available which will quickly and easily change any type of sliding or hinged door into an easily operating overhead door. If the present doors are pairs or of three or four leaves it makes no difference. The same doors will be used for the new arrangement. Literature is available on request.

Q.: Can you tell us an easy way to make cement flagstone?

A.: Roll out a section of waterproof paper on your garage floor. Lay two by fours flatwise on this paper, spacing them at the desired width of flagstones and secure them in place with spacers. Pour in the concrete and strike off flush with the top of two by fours and float to a rough finish. When almost set, cut across the concrete at sizes desired with spade or trowel. When slabs are hardened they will break at these cuts. Either side of slab will be an ideal surface for flagstones.

Q.: Is there a firm in Los Angeles which can metalize a wood picture frame or other wood objects?

A.: Yes there is a firm which uses spray guns for applying heavy coatings of bronze, copper or nickel. The finished object is completely protected with a beautiful and permanent coat of metal. The process is applicable to plaster, wood, or metal.

Q.: We are thinking of building a swimming pool in our yard. What are the proper steps to have this work done satisfactorily?

A.: Complete drawings and specifications should be drawn up for you by one who is familiar with the construction of swimming pools. We will give you the name of a reliable man who is familiar with this type of work.

Q.: What are the minimum size for door height and width, and for the inside length of a garage?

A.: The sizes are, of course, governed by car dimensions. These vary but the best way is to build to the maximum sizes. The 1930 model Cadillac 353 is the longest car, being 18 feet 8 inches. The Lincoln

is the tallest at 6 feet, 5 inches. The Cord L29 is the widest at 6 feet, 2 inches. Designing to meet these maximum conditions the garage clear dimensions should be: door height 7 feet, 6 inches, width per car 8 feet, inside length 21 feet. For the average car the inside length can be reduced to 20 feet.

RESOLUTION URGES HAND IN BUDGETS

Realty Boards' Active Interest in Tax Matters Recommended

Again going on record in favor of an economical and business-like administration of the affairs of the respective communities and counties of the State, the California Real Estate Association has adopted a resolution to this purpose. The resolution recommends that each local real estate board appoint a special committee to wait upon its respective local officials, and take a leading hand in the matter of budget preparation and rates for taxation and the expenditure of money received from taxation, so that expenditures for other than reasonable necessities be discouraged. That an economical and business-like administration of the affairs of the respective communities be insisted upon, and that this program be carried out in a State-wide way, and other organizations be encouraged to approve such action, is included.

A year ago the State Association endorsed a resolution urging and cautioning the public officials having to do with the levying of taxes, the tax rate and the assessment values of property, to make every effort to lower the tax rates and assessments and expenses in connection with municipal, county and State government, and to permit assessment districts to be formed only for the absolutely necessary and essential improvements.

License Tests Given Members of Board Class

Examination for brokers' license of the members of the class in real estate being conducted by the Los Angeles Realty Board was held on Monday evening last.

The course, which is the regular one offered by the University of Southern California, was started in October, and twenty-three of the students have finished the work. The test was given by the State Real Estate Department.

Immediately after the first of the year, the work will be continued for the benefit of those students who were not registered at the beginning of the term.

Year's Building Totals Figured

RESEDA, Dec. 27. (Exclusive)—Latest estimates place the Reseda district building valuation for the current year at approximately \$320,000. The total for last year was \$470,591.

Recent permits in this district follow: Ballard McDonald, 1870; Erwin, alterations of dwelling, \$600; R.-K.-O. studios, 17200 Burbank studio additions, \$4500; R. F. Angelo, 18910 Kittridge, alterations to dwelling, \$1000; S. G. Staael, 1880; Sherman, gas station, \$500; George Hotchkiss, 5706 Corbin, residence \$500; Louis Root, 5518 Tampa dwelling, \$1600; Enoch Graves 19717 Stagg, chicken house and garage, \$500; Homer Dawson, 7551 Nestle, alterations to dwelling \$2100.

SEVERAL RESIDENCES UNDER CONSTRUCTION

VAN NUYS, Dec. 27. (Exclusive) Glen Fox is building a \$3750 home at 14349 Rasor street in the south addition of the Van Nuys district. J. C. New is building a \$3000 home at 7027 Amigo street, west of here. Others erecting new homes are F. W. Denaple, \$4200 dwelling at 432 Foreman avenue; J. H. Mortley, \$6200 home at 3379 North Knoll Drive, and Elmer Miller, \$1850 dwelling at 16044 Partenia street.