

12 Sec. A—Sunday, May 31, '53 DETROIT FREE PRESS

\$500 mands Larger Homes

HAEGER SAID the most important factor in the new demand for larger homes is the growing size of World War II veterans' families. A veteran wanted two bedrooms in his home when he got married in 1945 but now he needs at least three.

Another important factor, Haeger said, is that the nation's home builders have filled the demand for "emergency" housing created by the war with the 7,000,000 homes built in the past seven years. Home buyers, no longer confronted with a housing shortage, have been able to increase their demands.

"We have yet to run across anyone who wants a small house," Haeger said. "Everyone wants as much space as he can get."

The 1953 house, however, is still smaller than the homes built prior to World War II.

"There are no maids available," Haeger said. "Taxes are high. These factors practically forbid the old-time big houses. People just don't live that way any more."

Haeger said that the 1950 house had 838 square feet of floor area. The 1953 house averages 975 square feet.

THE BULK of this extra space is being used for an extra bedroom, he said. In 1951 only 46 per cent of the homes built had three bedrooms. Now 65 per cent have three bedrooms.

Haeger said that a small bedroom—measuring 10 by 10 feet—can be added into the plans of the normal frame house at an extra cost of only about \$500. He added that newly designed bricks make brick construction almost as cheap as frame construction.

The research specialist also said that the 1953 home builder is utilizing more and more methods to provide his customers with greater storage space, one of the major needs in the modern home.

These builders are building linen cabinets, cupboards and lockers into the walls of modern homes. These tricks make the home a lot more "livable," Haeger said.

He also said the modern trend toward one story homes is continuing as strong as ever this year. Roughly 88 per cent of the homes being constructed this year have only one floor, he said, compared to 67 per cent in 1940.

The trend towards eliminating basements also is continuing this year, Haeger said. This year about 64 per cent will not have basements while 55 per cent had basements in 1940.

Haeger said there is "a lot of waste space" in basements and builders are adding extra space above ground for the space lost in eliminating the basement. The above ground space is far cheaper to add than the \$1,000 average cost for a basement.

How Much Paint?

On an outdoor brick surface, one gallon of exterior oil paint will cover approximately 200 square feet for the first coat. On the second coat, a single gallon will give twice as much coverage — or 400 square feet.

Brokers To Honor Levinson

The Detroit Real Estate Brokers Association will confer an honorary life membership on Benjamin Levinson, mortgage firm president, in special ceremonies Tuesday noon at the Lucy Thurman YWCA.

W. D. Morrison, founder of the National Association of Real Estate Brokers, to which the Detroit association belongs, said Levinson is being honored for "voluntary, unselfish performance" in rendering public service "to all minority groups on an equal basis with other American citizens."

LEVINSON said he plans to go to Washington soon to confer with Senator Homer Ferguson, Michigan Republican, and housing officials to attempt to make more mortgage money available for Negroes.

Morrison explained that it has been very difficult for real estate brokers to get financing for their clients, particularly on older property.




IN ROSEVILLE'S Huntington Manor subdivision, this furnished model home at 26001 Fernwood, at Frazho, is one of 180 brick houses being built by Edward Rose & Sons. They have gas or oil heat, full basements, aluminum sliding windows with storm sash, screens.

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