

Building Activities Here Now Average Over \$600,000 Per Month on Monterey Peninsula

In the period of January 1 to June 1 of this year, construction in the Monterey Peninsula area represented over \$3,000,000, it was revealed in reports by city building inspectors and estimates in the outlying areas.

Of the three million dollar total during the first five months of 1947, \$1,012,160 went into new buildings in Monterey, Pacific Grove and Carmel, while twice that amount, \$2,119,000, was spent in the unincorporated areas.

This shows the trend toward expansion outside of city limit as available building space in the cities shrinks.

Carmel recorded the largest amount of building among the three cities with \$222,700 in new residences and a total for all construction of \$368,450 during the five months.

Pacific Grove came next with \$284,400 in new housing and other work to bring up its total to \$359,987.

Monterey ranked third with a total of \$287,723, of which new housing represented \$145,700.

The figure of \$2,119,000 for outlying areas including Carmel Valley, Marina, Seaside, and areas surrounding the city limits, is based on estimates made by W. J. Crabbe of the Pacific Gas and Electric Company in Monterey.

\$600,000 PER MONTH
Altogether, the grand total since January 1 of this year reaches the impressive figure of \$3,113,160, or over \$600,000 each month so far in 1947.

Detailed figures for each city follow. The break-down of figures for outlying areas will be found in another article in this supplement.

CARMEL:
Jan.—4 dwellings, \$20,000; 8 alterations, \$14,100; 3 commercial, \$11,000. Feb.—6 dwellings, \$42,200; 5 alterations, \$5,900; 1 commercial, \$1,200. March—2 dwellings, \$15,500; 9 alterations, \$8,100; 3 commercial, \$17,000. April—9 dwellings, \$72,500; 4 alterations, \$4,800; 15 commercial, \$78,300. May—9 dwellings, \$72,500; 5 alterations, \$4,850; 1 commercial, \$500.

PACIFIC GROVE:
Jan.—12 dwellings, \$64,700; 13

alterations, \$15,400. Feb.—16 dwellings, \$103,500; 2 commercial, \$6,700; 5 alterations, \$2,750. March—3 dwellings, \$19,000; 2 commercial, \$1,400; 8 alterations, \$21,400. April—5 dwellings, \$53,500; 1 commercial, \$3,900; 11 alterations, \$5,000. May—6 dwellings, \$43,700; 1 commercial, \$700; 13 alterations, \$18,320.

MONTEREY:
Jan.—8 dwellings, \$50,000; non-residential, \$35,175; Feb.—4 dwellings, \$28,000; non-residential, \$12,885. March—8 dwellings, \$40,200; non-residential, \$46,700. April—no dwellings; 28 non-residential, \$23,600. May—2 dwellings, \$12,000; 1 apartment, 4 units, \$15,000; non-residential \$17,663.

Stop Stairs That Creak

Sooner or later the stairs in almost every house develop creaks and this can become one of the major annoyances in a home.

In older houses, squeaks are caused by loosening of the wedges which hold the treads and risers in grooves cut into a board attached to the wall. This usually can be remedied by nailing the tread to the riser. Use two-inch finishing nails, driving them at an angle through the tread into the riser. Two nails driven at opposite angles midway of the tread ordinarily will suffice.

In modern stairways, a tongue on the top edge of the riser fits into a groove beneath the tread. In this construction, squeaks can be stopped by driving the thin edge of a shingle into the loose joint and cutting the shingle off flush with the front surface of the riser.

Prewar Quality Paints Now in Good Supply Again

This spring and summer are expected to be one of the greatest paint seasons on record, because many property owners have deferred painting either because materials were scarce or they were skeptical about quality.

Now, however, there are fairly large supplies of paints and pigments of prewar quality on dealers' shelves. Cost of materials is not a great deal more than 1939, but labor cost is higher. Nevertheless, it will be poor economy for home-owners to postpone any longer the painting that needs to be done. In fact, many mortgage lenders have recently begun to insist that houses covered by their liens be painted without delay.

Exterior painting can be done at

any season of the year, but it should not be applied under damp or moist conditions. This causes the paint to blister, crack and peel off. Likewise a sudden temperature drop before paint has hardened will cause it to crack. On new work, three coats should be applied; two will suffice on a repaint job if the man who applies it knows his business.

The average often practices poor economy on painting. He gets bids from several contractors and awards the job to the one with the lowest figure. A bid somewhere between highest and lowest usually is more satisfactory.

Be sure the painter specifies what nationally-advertised brand he will use. These have all been time-tested for satisfaction.

F. J. Andrews

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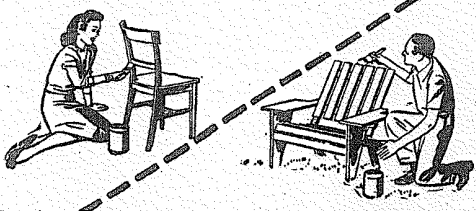
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