

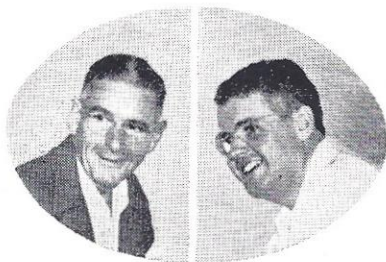
THE GILL GUIDE
FOR
HOMEOWNERS



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ISSUED TO

William P. Jorde
1619 S. E. 12th Ct.



George W. Gill, Sr.

George W. Gill, Jr.

HISTORY OF GILL CONSTRUCTION COMPANY

Like so much of Florida, including its citizens, Gill Construction Company came from somewhere else. Formerly of Chicago, the firm moved to Fort Lauderdale in 1948.

George W. Gill, Sr., and George W. Gill, Jr., first came to the city in 1939 for a vacation. In between fishing trips they eyed the town and investigated its potentialities. Even then they liked what they saw, but it wasn't until a return visit in 1947 that they decided to make Fort Lauderdale their permanent home.

Another significant phase in the city's expansive history took shape when the company's building program was set into motion. Almost overnight barren parcels of land mushroomed into attractive villages of modern, sturdy homes. In its four-year existence here, the company has built close to 1,000 homes.

Records show that one out of every four homes constructed in the city during 1950 was a Gill product. In 1949 the firm was responsible for 12 per cent of all building in Fort Lauderdale.

Ground for the first development, Lauderdale Pines, in the southwest section was broken in October, 1948. Directed at lower income groups, the section met with such approval that

within four months all 47 homes in the project were completed and sold. In January, 1949, a neighboring area known as Pinehurst was begun. Thirty-nine homes were built here.

In April of 1949 Gill Construction Company became the first local building firm in recent years to win approval of the Veterans Loan Guarantee department. This permitted the company to offer new homes to veterans for as little as \$50 down. First section to come under this new arrangement was located along North Andrews Avenue.

Following an extensive survey for choice homesites, Gill announced in April of 1950 the beginning of another 350-home project in Pineridge and the North Andrews Avenue Extension.

Then the company moved on to Northwood, a select location in the northeast section. Here 300 medium-priced homes in the \$8,000-\$10,000 price range were built.

In the summer of 1951 Gill Construction reached the peak of its brilliant building career with the development of Lauderdale Harbors. Within a year the company converted an island wilderness into one of the most desirable residential areas in Fort Lauderdale.

IT'S ALL IN THE WAY YOU LOOK AT IT!

We have taken a great amount of time in fitting your home precisely to your lot, just as much as the finest tailor would fit a suit precisely to your physical specifications. In other words, we want your home to look right to you, to your neighbors, and to the folks who come to visit you.

A prime necessity of any home in our sunny state of Florida is for the contractor to face it in just the right position to take advantage of prevailing winds for the best ventilation.

The exterior construction was designed to blend with the other homes in your neighborhood, but at the

same time little personal touches were added to give it a distinctiveness which you can call your very own.

Precise measurements were made as to the depth of the front and rear yards, in order not to "overbalance" one with the other. A home is not like a dresser, or table, which can be moved to your fancy. It is put up to stay . . . that's why we wanted it to be planned perfectly.

You'll enjoy its beauty from the main thoroughfare, and there is ample room in the back yard for sunning, a barbecue pit, or any other little niceties you may care to add.



Lot surveying was the first step in the many phases of construction that went into the completion of your Lauderdale Harbors home. The above picture shows William Hopkins, left, layout foreman, using a transit and setting levels as Al Clark, center, building superintendent, looks on.

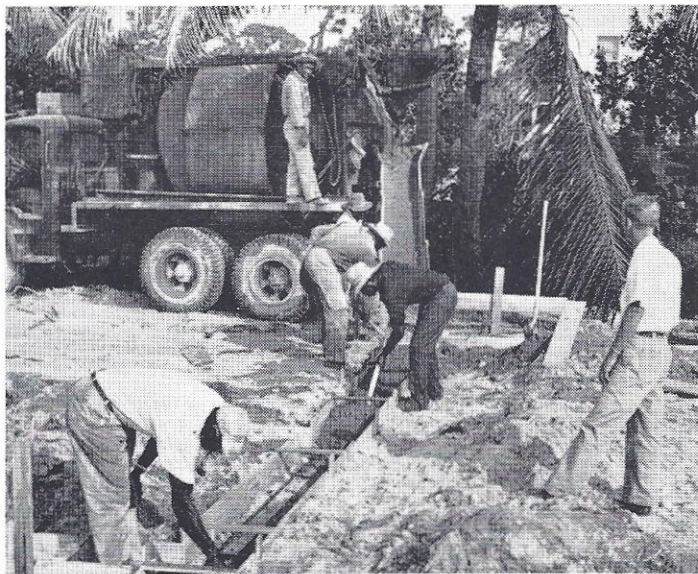
A FIRM FOUNDATION!

When you buy a car you would hardly have the desire to demand that the garage owner present you with a minute, detailed list of the thousand - and - one moving parts which go into its construction. However, you do feel entitled to know a few of the pertinent facts, such as how many cylinders it has, whether or not an oil filter is standard equipment or an extra accessory, and a few other basic bits of information.

We feel you are entitled to know the same things about your home. It would be impossible for us to give you all of the pin-point details which went from our blueprints into your house. However, we would like to tell you a little more about how we built it to last your lifetime.

Waterfront houses are built on cured reinforced concrete pilings, manufactured on the job by Gill. Grade beams are concrete reinforced with steel and tied into the pilings. Precast concrete floor joists are then laid across grade beams with ventilating space underneath. On stabilized soil a reinforced concrete footing is poured directly on the ground. The center portion is filled with soil, then the reinforced floor slab is poured.

At this stage the rough plumbing is installed. The foundation is then covered with steeltex floor lath and four inches of 2,500 pound concrete is poured over the entire foundation, making a solid, integral unit.



Reinforced concrete footing was poured to insure a solid foundation. Waterfront houses were built on concrete pilings, steel grade beams, and concrete floor joists. Don Ostrander, carpenter foreman, watches the operation as a ready-mix truck feeds the cement.

TERRAZZO: FIRST IN FLOORS

Your floors are designed for modern living—maximum permanency with a minimum of care. No need for you to ever worry about termites in a Gill home, for there just isn't any place where they can thrive.

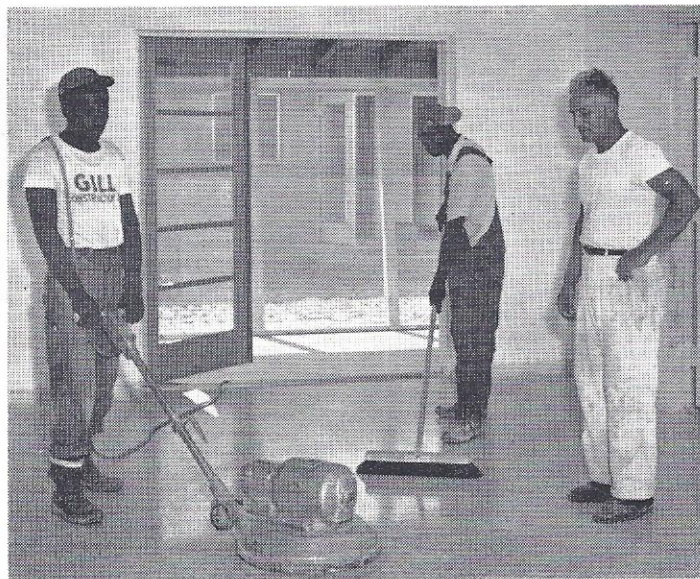
Modern housewives today, especially in Florida, really appreciate the worksavers which can be found in our homes because it gives them more time to spend in the exhilarating out-of-doors. Floors use to be the bane of any housewife's existence, but not so in a Gill home!

Here is how your floors are made: a mixture of white cement and white marble terrazzo chips was poured, together with the color you chose,

into the entire floor slab. As this started to harden it was rolled with steel rollers. It was allowed to harden thoroughly, then the entire surface was rough ground with rotary machine grinders. Finish grinding, sealing and polishing were completed after the house was finished.

Your floors are easily cleaned with soap and water. It is advisable to periodically apply a coat of clear terrazzo floor wax, for even as hard as they are, it is impossible to make them completely impervious to scratches and grease spots.

They are a vast improvement over wood floors, both for easy cleaning and for beauty.



Polishing the terrazzo floors is the final stage before new owners take up residence. The finishing process includes grinding and sealing as well as polishing. A high gloss wax applied several times a year will add luster to the floors. Shown with the workmen is Joe Markwell, terrazzo foreman.



Storm-proof, weather-resistant roofs are a trademark of Gill constructed homes. The crew above is shown applying sheeting over securely nailed trusses. Don Ostrander, carpenter foreman, supervises this phase of the job.

HITTING THE NAIL ON THE HEAD!

This old axiom holds true in the construction of your new Gill home. Doing the job **RIGHT** is the only way to completely satisfy both the buyer and the seller.

Skilled carpenters were employed in the building of your new home and every nail was "hit on the head." Careful supervision was given every phase of the job by our master craftsmen.

After we had the roof on your home, the interior wall partitions were built. Much of the lumber used was precision **PRE-CUT** at the Gill mill and delivered to the job ready to

use, thus eliminating costly fitting. After the belt course was properly cured, a two-by-six treated with wood preservative was bolted down.

Then the trusses were applied, each carefully fastened to the roof ties. The sheeting was applied over the properly anchored trusses, then the actual roofing was put in place.

Lumber of selected grains, hand picked by our construction foremen, was used for your home. Thus shrinkage will be held to a minimum and your home will be "solid" from the floors up.



Pre-cast concrete window frames were placed in wall skeletons of sturdy concrete blocks. This method of construction forms the strongest receptacle possible for your glass jalousie windows. Harry Gregory, mason foreman, inspects the installation.

BUILDING BLOCKS . . . OF SECURITY!

Gill houses are geared to Florida living. Did you get a little uneasy when you read about the possibility of getting smacked by Hurricane Able, or Charley, or Dog? No need to worry in your new Gill home, for they are made to "take it."

A house is only as good as the materials which go into it and that is why we used the finest, sturdiest concrete blocks for your wall skeletons. The blocks were laid up to the window height, then precast concrete frames were set to receive jalousies, or awning type windows later. The blocks were then continued to proper height to receive a belt course of reinforced concrete which was poured around the entire building.

Roof ties and bolts were set in concrete to anchor each rafter or truss, providing strong, permanent side walls. A belt course of concrete was poured around the top of the block walls, tying the entire structure into one unit before the roof structure was put on.

So now you have a home which gives you both permanency and beauty.

Buying a home is not like buying an automobile, which you expect to replace in a few years. It is bought on the premise of giving security to you and your family every hour in the day, 365 days in the year. You were wise to invest in a Gill home . . . and feel secure!

TOUGHEST THING . . . UNDER THE SUN

How many times have you heard your friends remark, "at least we have a roof over our heads!" It might have been a little leaky in spots, but what they really meant to infer was that the roof is a terribly important part of any house.

We believe the same thing. That's why we wanted to be certain you "have a roof over your head" for many, many years to come. You won't have any jitters about hurricanes, either, for nothing less than a full grown palm tree will make a dent in your roof.

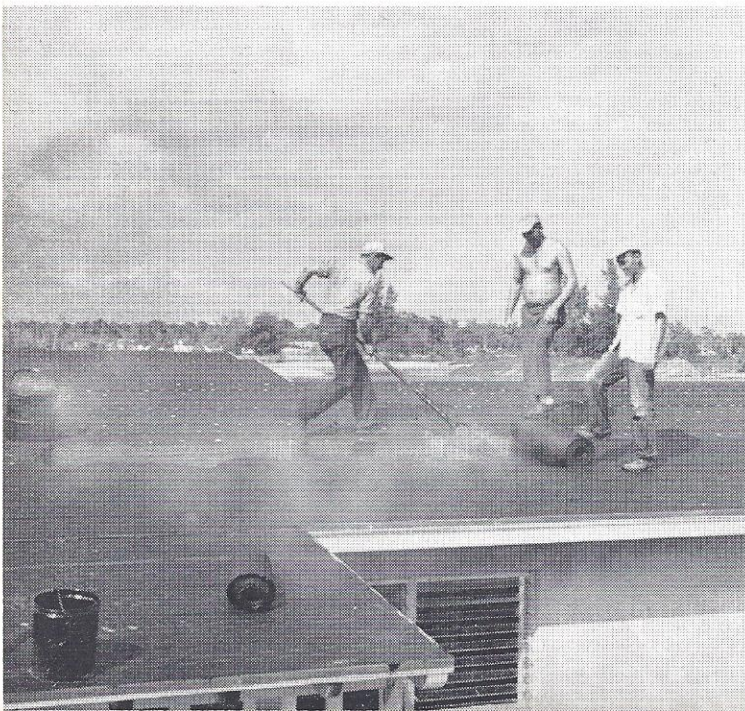
The sheathing laid over the trusses of your roof is built up with a layer of 15 pound felt and two layers of 30

pound felt, mopped in with hot asphalt. The final layer is covered with white marble chips while hot, to insure their permanent adherence to the base. We could have many substitutes for the white marble chips, but we chose them for two reasons: their quality of withstanding any kind of weather and their beauty in the tropical climate plus ability to reflect the sun's heat, thus assuring a cool home.

The roof of your home has been made as strong as possible of a type approved by the Fire Underwriters, guaranteeing you a low insurance rate and giving you the happiness which goes hand in hand with security.

Your roof was installed by:

Black Roofing
For service call:
3-6118



← Layers of felt are mopped-durable roof. An outer roof to this substance, making a

Soldering copper fittings is one of expert plumbing installation in your are copper and soil pipes are of fixtures were used throughout.

PIPELINES OF PERMANENCE

Perhaps no one construction feature of any new home is more important than the plumbing which is placed in it and the precise method of installation which Gill craftsmen demand.

There is nothing more annoying than plumbing trouble and it seems to always happen at the most inopportune moments. In building your home we have tried very hard to make this department of the structure as fool-proof as possible. Here are just a few of the features:

All of the water lines are copper, the one metal which has been tried and tested for years, coming out with the blue ribbon every time as far as being the finest channel for liquid

transportation.

Soil pipes are of wrought iron and fight the threat of moisture from the ground. For fixtures we chose leading manufacturers, knowing that with this equipment you would be satisfied.

In spite of their stability they are not immune to careless treatment. Be careful not to crack or chip the lavatory or tub, for this type of damage can seldom be repaired to its original beautiful surface.

Your kitchen sink is as near stain-proof as possible, but caution should be exercised in the use of strong lyes or chemicals to clean it.

Your plumbing was installed by:

Scott Plumbing

For service call:

3-2243

with hot asphalt as the base to a covering of chipped marble is applied perfect seal against weather.

the steps included in the
ome. All of the water lines
ought iron. Only the best

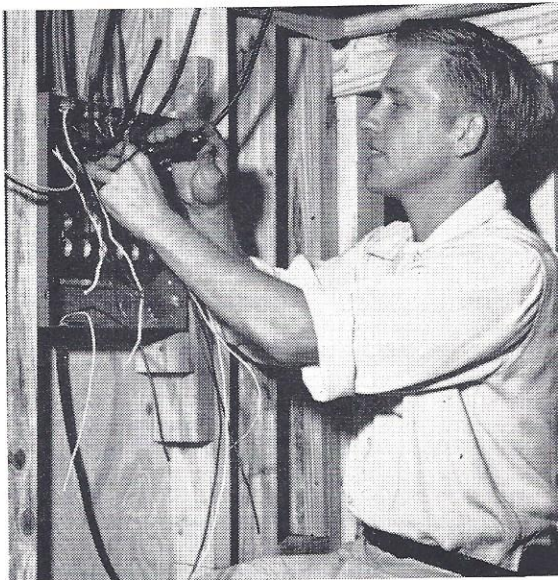


ELECTRICITY: YOUR PUSH-BUTTON SERVANT!

Have you ever heard someone criticize a clumsy person by saying he was "all thumbs"? He wouldn't necessarily feel so out of place today for so many, many chores of modern living are performed simply by using our "fingers and thumbs" to start the wonderful flow of electricity through the circuits in your new home.

The marvel of our push-button age was given primary attention by our architects. We used the best, contract approved, electric wiring and cables over every square inch of your house. The cables for your stove, water heater and space heater are even heavier than the very maximum which standard construction practice demands.

You won't have to overload any one electrical outlet by putting multiple plugs in the one wall socket. We



A master electrician is shown tying-in electrical wires to the fuse box. Expert wiring in your house insures safety and convenience.

put plenty of them all over your house, so that you'll have room for all of your beautiful lamps, as well as your appliances.

The most durable, practical and efficient fixtures were chosen for your home with an eye to beauty as well as giving the maximum amount of light. The trusted name of the nation's most noted manufacturer can be found on the electrical supplies we used in your house.

Just to be safe, please don't use frayed or doubtful cords. Be careful when changing bulbs. Use only 15 ampere fuses in the master box. Don't permit children to play around wall sockets. Electricity, while being a wonderful servant, can still be very dangerous.

Your electrical work was done by:

Atlantic Electric Co

For service call:

3-4331



Plasterers are shown applying a rough coat of plaster over the rock lathing. A smooth white finish coat followed.

PLASTER: THE MASTER FINISH!

With the advent of simple, more tailored lines for the exterior of present day homes the change to a similar type of architecture for the interiors was entirely expected. With this thought of simplicity predominating, our contractors finished the interior walls with the material which has proved itself to be practical, as well as decorative . . . plaster.

Your walls are easily cleaned, easily re-touched, mainly because they are surfaced with gypsum plaster. No need to worry about hiring professional paper hangers when you wish to change the interior of one or more rooms. A couple of brushes, a can of paint, and you can do the job as nicely as anyone!

After the room partitions had been put in place, the interior of your walls was furred with treated lumber. Then rock lath is fastened to this base. A rough coat of plaster was applied over the laths, followed by the white finish coat.

Each section of your home can be designed to your particular taste, from light pastels to your fancy to heavier hues for the man of the house. Remember the saying: your decorating job will be no better than the quality of paint you use. In the long run you'll find that your decorating materials, like the home in which you use them, should be of only the best quality!



This finish carpenter is preparing a sink unit prior to installing a Formica counter top. Stainless steel stripping used on the sink tops are of the best quality.

The kitchen in your home is made of the finest grades of carefully inspected hardwoods. Special enamels were "baked on" and should be protected with occasional use of a good cream wax. Soap and warm water easily clean your cabinets, so do not use abrasives.

If your shelves are heavily loaded and doors "pull hard" it may be necessary to make a simple adjustment by raising or lowering the rubber roller catch.

Formica sink tops will withstand a temperature of 275 degrees, hot pans and pots will not damage them.

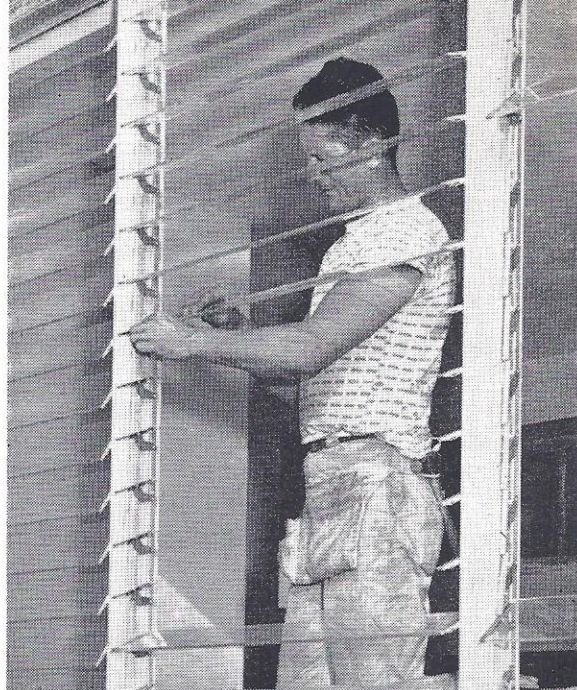
KITCHEN: YOUR PERFECT WORK SHOP

However, care should be taken not to place "live" electrical appliances such as irons directly on the surface. Formica has its own sheen and should not be waxed, for waxing will result in a cloudy surface.

Stainless steel trim used on the tops is of the best quality obtainable. However, due to climatic conditions in this area a slight spot of surface rust may appear. Rubbing the rust spot with fine steel wool and oil will usually eliminate it.

Since you will spend a great deal of time in your kitchen we have tried to make them as light, airy and efficient as possible.

WINDOWS: FOR FAIR WEATHER OR FOUL



Installation of panes in the glass jalousie windows signaled the near completion of your home. The frames are of durable aluminum.

We're proud to be called the Sunshine State and no Florida home is complete unless it is built to take advantage of all of the glorious weather which is our trade-mark.

Gill home owners are offered two types of windows, glass jalousie or awning style. Whichever you chose we know you will be more than pleased with them for either will permit you to enjoy the warm sunshine during the day and the cool breezes at night, the heritage of the grand state in which we live.

And your windows are so easy to operate, just a few quick turns and they are opened or closed on a second's notice. In the event of a quick, refreshing shower or one of our rare, but more serious squalls, you can close them in a minute with no fear of leakage to cause damage to your rugs or furniture.

The frames are all made of light but durable aluminum set in pre-cast concrete forms. The glass panes are easily cleaned with soap and warm water, or with your favorite detergent. To insure the easy operation of your windows it is advisable to put a few drops of oil on the gears and moving parts occasionally. This will not only prevent rust and add life to the working mechanism, but also keep them in tip-top shape for opening and closing in a jiffy.

Youngsters will always play ball and if your window happens to stop a home run swat, don't try to fix it yourself. Have it done by a man who is an expert in this business.

The windows in your home were manufactured by: *Jalousies:*
Adams Eng. Co., Opa, Fla.

For service call:

*1st 6 mos. - Gill Const. Co.
Thereafter call Don Ostrander*

More than once newcomers to this area have noted adjustments to be made if they are going to be true Floridians. They learn to wear lighter clothes, develop a taste for guavas, respect sandspurs—and become accustomed to septic tanks—for many cities in the state (Fort Lauderdale included) do not have complete sewerage systems.

Persons native to these parts accept septic tanks without a qualm for they know how to care for them. Sensible treatment is all that is necessary for satisfactory operation.

The following is a set of rules adopted to keep your septic tank on its best behavior:

1. When trouble develops — no matter how minor—don't try repairing yourself. Always get professional help.

2. Never use alkali solutions when cleaning closet bowls. Cleaners with a caustic base retard bacterial action in the tank.

3. Have your septic tank checked once every three years; the grease traps once a year.

4. Keep coffee grounds out of sink.

5. Don't put in a garbage disposal unit without a checkup of your present septic tank system. You may require a larger tank.

6. Don't plant trees near the septic tank or drainage area.

7. Use toilet and other sanitary facilities sparingly during the hurricane season when tides are high.

Your septic tank was installed by:

Johnson Septic Tank Co.

For service call:

5434

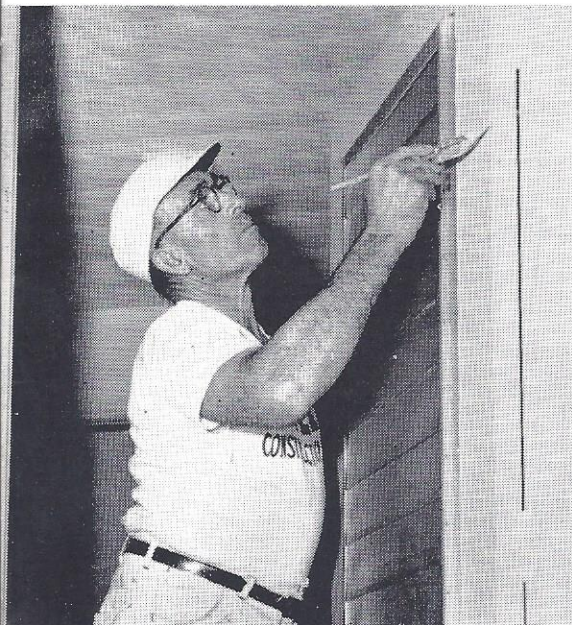
HOW TO LIVE WITH YOUR SEPTIC TANK

Workmen are shown lowering a septic tank into position. See rules for satisfactory performance.



PAINT: THE PRESERVATIVE OF BEAUTY!

Interior woodwork was finished in easy-to-clean enamel in ivory or white to blend with your cool interior colors.



Paint, properly chosen for both quality and color, can add infinite beauty to any home. Primarily we were concerned with quality when we chose the paint for your home, for tastes as to color vary with each individual.

The exterior paint we used on your home was manufactured right here in Florida, "tailor made" so to speak, for our own climate. It has a rubber base and is, we believe, the finest covering for outside cement and stucco.

Two coats of oil base paint were applied to the outside trim of your house. Your interior walls were brightened with a paint which is washable and most of the average soil and dirt spots will come off easily with a mild solution of soap and water.

The interior woodwork was painted with ivory or white enamel, easy to keep clean and blending well with your other inside colors.

Your Gill home should stay clean and rich looking for a long, long time because its original cloak of beauty, like the other features of Gill construction, was chosen with your complete satisfaction in view.

Your exterior stucco paint is:

Hydall

Your exterior wood paint is:

acme trim paint

Interior wall paint is:

Glidden Speed Satin

LANDSCAPING: THE CROWNING GLORY

Landscaping can be an art or a folly. When done skillfully it is half the beauty of your home. Otherwise, it is a lost cause. A little time and thought given to the subject will free you of problems later and help you to have a garden spot right outside your door.

As a starter, palms were planted and sod was laid even before you moved in. There was a reason for stopping at this point. We felt that landscaping is a matter of individual taste and that the homeowner would prefer selecting his own variety of plants and shrubs.

Your home and its location lend themselves to a number of landscaping possibilities. But first, there are two factors to be considered—the type of house and the soil.

A modern house built low to the ground, such as yours, should not be

hidden in a horticultural jungle. Stick to small shrubs and plants, and when they grow out of bounds, trim them back.

A hedge can be one of your most attractive landscaping arrangements. Use them as a frame around your property or near the house for ornamental effect. *Ixora* is one of the most popular hedge shrubs in this area. It is easily propagated from cuttings and blooms the year around.

If you've a space problem, try covering it with either a flame vine or alamanda. Both bloom profusely and thrive in practically any kind of soil. But take care to place your trellises a foot or so away from the house. Plants against the house encourage dampness and insects.

We are enclosing a booklet on the care of your lawn.

