

BUILDING AND REAL ESTATE PAGE

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PAINTERS AT WORK ON EXTERIOR OF NEW COURTHOUSE

Work on the new court house is still progressing slowly, due somewhat to the inclement weather, which is holding back the painters and other workmen engaged in outside finish. The plastering is progressing fairly well, two men having been added to the crew to hasten this work, and painting has been started. The first coat of paint for the outside finish is nearly done, this paint being a filter and carrying a large quantity of alum, which penetrates into the concrete and gives a waterproof coat. This is to be followed by a heavier layer of paint into which granule powder will be blown, under heavy pressure to give the final exterior finish.

The interior painting in the jail was started this morning, and as soon as the second coat is applied and dried, it will be possible to put the jail in use, as it is expected that the plumbing fixtures will be installed by that time. The heating units have already been placed and tried out.

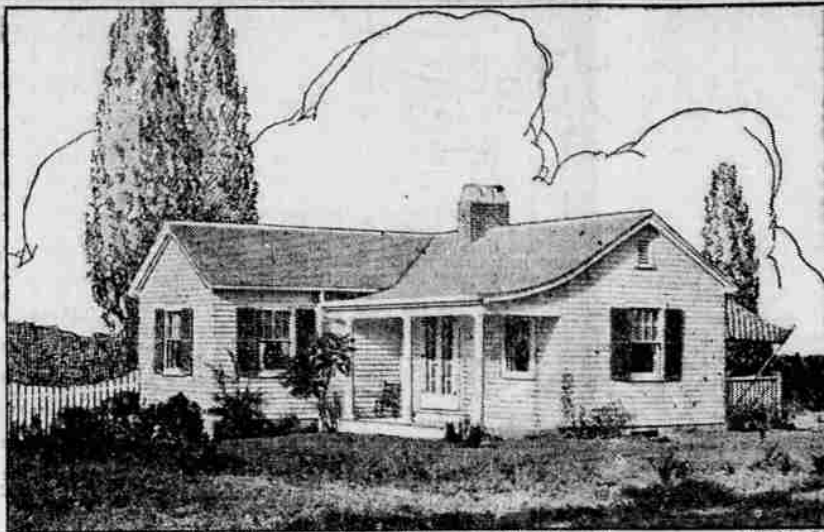
The radiators are being placed in the other parts of the building as rapidly as the glass is put in the windows, so that within a few more days it will be possible to put heat into the entire structure so that the plaster may be dried out.

WORK IS RUSHED ON MEDICAL BUILDING

The new medical arts building on Main and Oak streets is rapidly assuming form, the greater part of the exterior concrete being poured. The forms are now being removed so that the attractive appearance of the finished structure can now be visualized. The work is being pushed as rapidly as possible, as it is the desire of the company to get the structure in readiness for occupancy at the earliest possible date.

Dr. Stewart, who recently purchased the property immediately adjoining the Medical Arts building on the north, is preparing to erect a garage there for storage

SMALL BUT LUXURIOUS, WITH ECONOMY



Copyright 1927—The Architects' Small House Service Bureau of the United States, Inc. Plan No. 351.

NEARLY everybody wants luxuries. It is a perfectly natural wish and a good thing for us all. It is the background of ambition. When it comes to home building nobody is much interested in building a home that has the rigorous severity of a monk's cell. We are interested in economy—yes. But we want luxury with economy.

This little house, design 351-B, presents that opportunity. It is something more than the bare bones of a house as anybody can see by looking at the plans and exterior, for it is crammed full of the kind of things home builders want. Maybe architecture is a luxury. At any rate it can be found in this house, but the interesting thing about it is that it is arrived at by common sense methods. Nothing of importance was added solely to make it interesting and through that addition to increase costs materially. It has a fine plan and fine exterior, because it was arranged by a group of architects who knew how to make use of ordinary materials and forms so as to get the most out of them. Of course, it is soundly constructed.

This small house is shown because of these things and because people are beginning to see more and more the futility of wanting large houses and to realize that nearly everything they want can be had anyway in the smaller house. This is well worth thinking about. Why do people build six rooms when they need only three? Take this plan as an example of what can be done with three rooms. By the inclusion of space for a closet bed and a dining alcove there is living accommodation here for at least three people, maybe more while the family is quite young.

The omission of the dining room is a major stroke in effecting economy. People who have studied the economy of the small home have wondered for a long time why we should build this expensive, little used room. If we omit it, other space must be provided for dining. For all ordinary purposes the dining alcove serves this purpose admirably.

Study the Plan Carefully

Look over this plan and see the luxuries it affords. The living room is replete with them. The porch at the front and the terrace on the garden side are really parts of the living room. There is a fine fireplace at one end and at the other a window seat. This is flanked on both sides by built-in bookcases. A French door leads to the terrace.

In the dining alcove are arranged built-in seats with hinged tops, a dining table and an attractive china cabinet. The kitchen has broad spaces for working under a strong light, for the windows are wide and there is commodious shelf space as well as a pot closet. The refrigerator is reached through a door off the rear entry, where also are the stairs that lead to the basement.

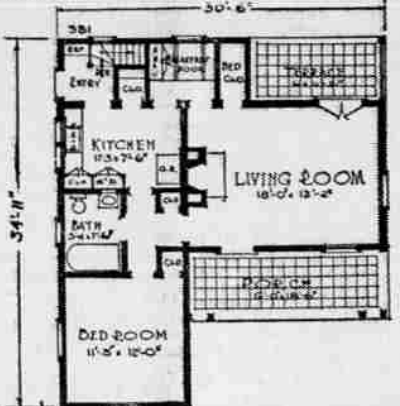
and display purposes, and this property will be leased by the auto agency that is to take quarters on the first floor of the Medical Arts building.

Tillamook—Additional equipment installed in American Shoe Shop.

Burns—Oasis dance hall changed hands; new owner plans extensive remodeling work in immediate future.

McMinnville—Wooden bridge over Yamhill river on McMinnville-Dayton highway recently improved.

Street signs erected at intersections of all streets of Springfield.



The bathroom has a recessed tub and a medicine cabinet. Just opposite the bathroom is a closet for coats or linens. The bedroom is of good size and has a closet arranged where the door will not interfere with the room space, and has windows on two sides, though three may be provided as they were in the house shown above.

In the basement is a long, well lighted laundry, where work can be done conveniently, a storage pantry, and the usual heater and fuel rooms.

One word about the front porch. The working drawing call for square columns arranged somewhat differently than shown in the illustration above, an arrangement which the architects strongly recommend, for it will add even more to the fine quality of the design.

Construction: Wood frame, exterior finish siding, roof of shingles.

Lot size: About a 40 foot lot is required. Facing: The house should be faced west or north, or it may be built reversed to suit peculiarities of the site, prevailing winds, and so on.

EDITOR'S NOTE: The plans for small homes are furnished by the Regional Bureaus of the Architects' Small House Service Bureau of the United States, Inc., an organization made up of the representative practicing architects from leading architectural offices throughout the United States. This bureau is controlled by the American Institute of Architects, and has the endorsement of the Department of Commerce, United States government. It is practically a non-profit making public service, and has as its purpose the furnishing of a very complete and dependable small home plan service at modest cost. For information regarding the blue prints and specifications, address the Home Building Editor of this paper.

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SELECTION TRIM FOR INTERIOR OF HOME IMPORTANT

Interior trim is usually in a home as long as it stands, and should be a subject for much thought as well as the best of workmanship, when the house is built.

The finishing of the various kinds of trim depends upon the kind of wood selected. There are several kinds of woods used for interior trim which may be classified as open grained or closed grained types. The open grains are filled with Silux paste filler, while the close grains can be brought to a good finish with the use of ordinary filler.

Some of the woods which are classified as open grains are: Oak, walnut, and mahogany, while close grained woods are: Birch, maple, gum, white and yellow pine and basswood.

In specifying interior trim woodwork, insist upon properly seasoned, dry kiln stock, and in the specifications for the finishing of your interior woodwork insist that the surface be smooth, clean and dry, and that all nail holes and cracks be filled.

Interior trim should equal in finish the best quality of the furniture in your home.

NEW GARAGE IS BEING BUILT BY GLENDALE MAN

A. G. Clark, of Glendale, is starting construction on a concrete garage 60 by 60 feet in size and one-story in height on 4th street at Glendale. The garage is to be entirely fireproof and will be equipped in a modern manner. The contract for construction has been let to Sig Ash, Glendale contractor, who already has men at work grading the lot and getting ready for pouring the foundations. Arrangements are also being made in Glendale for another large garage, on which construction work is to be started in a few days.

MATERIALS GOING FOR CONSTRUCTION IN RURAL DISTRICTS

While building activities in Roseburg are chiefly confined to the two major construction jobs, the new courthouse and the Medical



ments to farm buildings, and remodeling work. This year, however, indications are that last year's records will be surpassed and the local dealers are looking forward to a big business as soon as the weather will permit construction work to begin.

Portland—Richfield Oil company of California constructing 200,000-barrel steel storage tank on local waterfront as part of expansion program.

Representation of Union Oil Co. surveyed Burns with view of securing suitable location to establish branch of concern here.

Forest Grove—Preliminary work underway preparatory to construction of concrete sidewalks on Council street and on First Avenue South.

Gaston—P. A. Smith constructing concrete fish pond which will cover approximately an acre of ground on farm near here.

Springfield—Local Christian church building being remodeled.

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