

BUILDING AND REAL ESTATE PAGE

The advertisers whose advertisements appear on this page are prepared to give service and help with building plans.



NEW RESIDENCE IS BEING BUILT IN LAURELWOOD

Construction has been started on a duplex house to be built in Laurelwood by Mrs. A. Penton, a local nurse. The building will be 32 by 42 feet in size and one story in height, containing ten rooms, five on each side of the dividing partition. There will be a half basement. The house will be of colonial design with stucco exterior. John Atterbury, local contractor, is the designer and builder. The residence will cost approximately \$5,000.

should be laid in cinders and sometimes are connected with the storm sewer, especially in cases where a great deal of water is found in the surrounding soil.

Baker—Plans progressing for construction of ten miles road from New Bridge up Eagle Creek to mouth of Little Eagle.

OWNER SHOULD CHECK DETAILS OF EXCAVATION

Precautions Should Be Taken to Guard Against Trouble After Work Is Started.

The time to guard against wet cellars, too much settling with its plaster cracks, and poor basement light is during the first stage of the building of your home. Every owner should be on the job, not when he sees the first frame work of his home rising, but when he sees the first shovel of dirt taken out.

When one is ready to excavate, a sewer trench should always be dug to the street, so that if a sudden storm should flood the excavation, it can be readily drained, otherwise there would be a mud hole to work in for several days.

While the actual excavating is going on, the top soil, or the loam, should be placed to one side and later distributed over the low parts of the lot so that a lawn can be quickly started.

Excavators should always dig to the full depth, as shown by the plans, and the excavation should be twelve inches wider all around than the plans indicate. Footings should always be 8 inches wider than the actual foundation, viz: If the foundation is to be 13 inches wide, footings should be 21 inches wide, or an extension of 4 inches on each side of the foundation. Footings should be six inches deep and should be made of burned brick, laid in cement mortar, made from Portland cement and sharp sand, or in lieu of this type a concrete footing may be poured with equal success. Footings should rest on solid firm earth or rock.

"You just can't help saving-!"



Write for Booklet. It tells you how to make your money bring greater returns.

The Douglas Building & Loan Association

Roseburg, Oregon

Your membership in this organization requires that you make certain regular deposits. You are encouraged to save. And you do save. And, furthermore, your money EARNS A HIGHER RATE OF INTEREST.

Join This Association and Watch Your Account Grow.

- OFFICERS**
- B. L. EDDY, President
 - GEO. KOHLHAGEN, Vice-Pres.
 - J. E. McCLINTOCK, Sec.
 - B. W. STRONG, Treas.
 - WAYNE E. JONES, Mgr.
- BOARD OF DIRECTORS**
- B. L. Eddy, State Senator and Attorney at Law.
 - George Kohlhaugen, Dealer in Livestock and Proprietor of Economy Market and Kohlhaugen Apartments.
 - J. E. McClintock, Pres. Commercial Abstract Co.
 - B. W. Strong, President Umpqua Valley Bank.
 - F. H. Churchill, Pres. Churchill Hardware Co.
 - C. A. Lockwood, Pres. of Lockwood Motor Co.
 - Dr. E. B. Stewart, Physician and Surgeon.

AVERAGE COST OF MODERNIZING HOME IS \$2,000

Investigating Board Takes Figures From Costs of Rebuilding Over 100,000 Homes.

One of the early questions that rises in the minds of the home owner who contemplates modernization is that of costs.

Obviously the house that was built back in the gray nineties when many of the common conveniences of today were unknown, will require a greater expenditure of money than the dwelling that was constructed ten or fifteen years ago.

The old house of the day of Free Silver has an architectural style that is obsolete. The ginger bread trimmings, the ill-arranged rooms and the lack of up-to-date fixtures call for a thorough modernization.

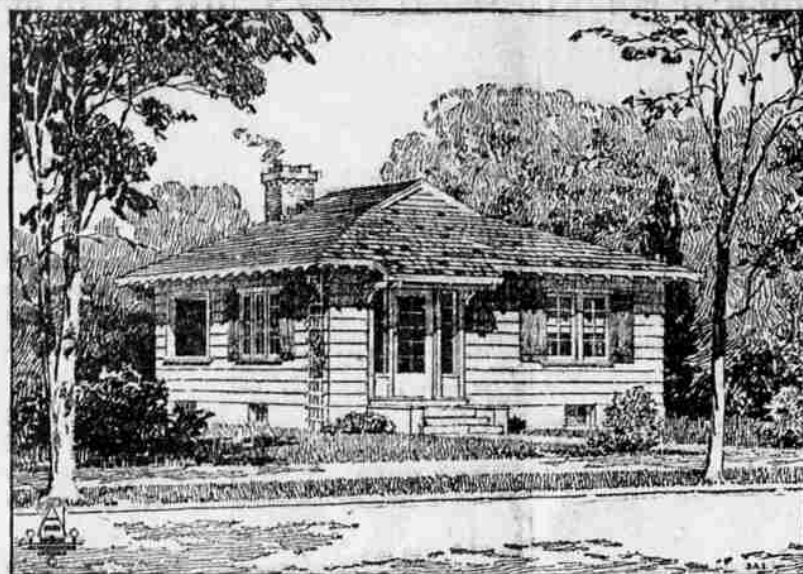
On the other hand, a house that was built ten or fifteen years ago has many of the conveniences that are standard today. It may require a new heating plant, a sun porch, up to date electric fixtures, or more pleasing interior decorations.

The older the house the more the cost of modernizing will be. An investigation into the costs of modernizing various homes disclosed that the average cost of modernization was in the neighborhood of \$2,000.

This investigation covered over 100,000 homes and was conducted by an organization in a position to secure accurate figures—a state league of building and loan associations. They knew almost to a penny the actual amount spent on modernization by various home owners who submitted their modernizing plans when applying for loans.

Figures secured from other independent sources go to prove the accuracy of this estimate. \$2,000 is a fair amount to set up as the

WELL DESIGNED BUNGALOW, GOOD PROPORTIONS



Copyright 1928—The Architects' Small House Service Bureau of the United States, Inc. Plan No. 3-A-1.

NOT everybody can build a big house. At the same time there is no good reason why the home builder who wants a small place should not have his money's worth in good plan, good construction, and fine appearance. Here is a house, design 3-A-1, that is small in size, but big in accommodations and other worth while properties.

To a certain extent this house is patterned on the apartment house unit, but there is infinitely more accommodation. There is light and air on all sides, a privacy and sense of possession that simply cannot be brought into apartment house quarters.

This house is not the poverty stricken little shack with which we have become all too familiar. It is a complete house with rooms of good size and all sorts of fittings and equipment to make it workable. Just for an example of the fine qualities of this house consider the living room. This is nearly 32 feet wide and more than 15 feet long.

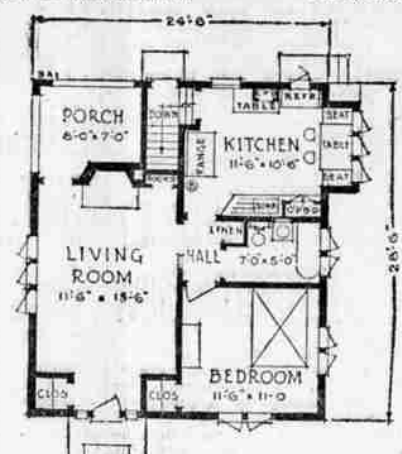
In place of the common-place and separately spaced double hung windows we have here a group of three windows within one large opening. This not only conserves wall space, but makes the room much more inviting.

The windows are of the casement type, being particularly fitting to a small house of this kind. Double hung windows could be substituted if they were preferred. But casements are strongly recommended. At the end of this room there is a nicely designed but inexpensive fireplace, flanked on one side by a bookcase and on the other by a French door that opens off the porch.

At the other end of the living room is a beautiful side lighted door frame with a full glazed door, and at the side of the door, in a most convenient place, the coat closet.

The kitchen also will reward study. First of all there is a dining alcove with built-in seats and table. There is space here to seat six people. The outer wall is given over completely to windows, a fine cheerful nook in which to have meals. There is plenty of cupboard space and work table. The refrigerator is equipped with an outside icing door and there is a grade entrance to the basement. This is a well lighted, cheerful kitchen in which the housekeeper will take pleasure in working.

As for the remainder of the house, there is a linen closet in the hallway, bath room with recessed tub, and bedroom of good size with generous cross ventilation and closet. The basement is fully excavated with heater and fuel room under the living room, laundry under the kitchen, vegetable and other storage under the bedroom. The entire plan strongly emphasizes the fact that it is perfectly possible for a house to be small and inexpensive and yet at the



same time comfortable within and fine appearing without.

Construction: Wood frame, exterior finish siding. Basement wall above grade of cement or brick. Roof of shingles.

Lot size: Approximately 40 feet. Facing: Designed to face east or south. May be reversed if necessary.

Complete working plans may be obtained for this and other designs shown in this series. For further information see editor's note below.

EDITOR'S NOTE: Building plans for the house shown above may be secured through the Home Building Editor of this paper. This service is presented to our readers through co-operation with The Architects' Small House Service Bureau, an organization of practicing architects from leading architectural offices throughout the country. This bureau is controlled by the American Institute of Architects, and has the endorsement of the United States Department of Commerce. Its purpose is to provide, at moderate cost, plans and service for small homes of high architectural quality. Address: The Home Building Editor of this paper for further information regarding this service. Questions from our readers regarding home building will be answered at no charge by the technical department of The Architects' Small House Service Bureau. Enclose a stamped, addressed envelope.

OREGON WEEKLY INDUSTRIAL REVIEW

Home Stood Idle
An instance is related of one house that stood idle for many months due to its poor condition. This house was constructed back in the days when stove heat was universal. It had no cellar, but modern lighting. It was ugly, run-down and apparently worthless.

Finally the house was modernized. A basement was excavated and a heating plant installed. New floors, a bathroom, a sleeping porch, up-to-date electrical fixtures and a new front porch were a part of the program. The house was completely and immediately rented. It is bringing in a steady income—and the modernizing expense amounted to \$1,823.

Detailed figures covering the cost of improving this old box are given in the accompanying table.

Detailed Modernizing Costs	
Excavation	\$ 40.00
Concrete	8.75
Stone	32.00
Brick	18.00
Building Tie	8.00
Roofing	48.00
Plumbing, including heat	250.00
Pipe	8.00
Lighting Fixtures	30.00
Electrical Wiring	57.50
Plastering	12.00
Painting (exterior)	70.00
Painting (interior)	60.00
Decorating	50.00
Carpentry	275.00
Lumber	450.00
Floors	45.00
Trim, Sash and Stair-work	200.00
Hardware	25.00
Glazing	7.00
Total	\$1,823.00

TOO MUCH FREELY

DETROIT—Mrs. Freely Carter dealt too freely in kicks, scratches and hits. So her husband, Alex Carter, filed suit for divorce. He also charged in his petition that Mrs. Carter sent dishes very freely in his direction to emphasize disputed points during an argument.

loan association being established in United States National bank building.

Penock Floral company opened in Culbertson building, The Dalles. Highway from Warren to St. Helens will be widened.

McMinnville—Plans discussed for consolidation of seven school districts in this town and vicinity.

Pendleton—\$50,846 contract awarded for improving two Umatilla county projects.

Addition of streets in Chandler's subdivision southwest of McMinnville to county road system approved.

Astoria—Market road No. 2, known as Cannon Beach road, will be improved.

Portland—Contract awarded for erection of dog and cat hospital at 27th avenue and Powell boulevard.

More than \$250,000 expended in Redmond last year on new buildings and improvements; 21 new residences were constructed.

Comfort the Real Problem

Now is the time of the year to check over that furnace—is it heating every room of your home properly?

Remember, the heater is only a part of the comfort system. Any good heater, properly installed, will give you all the heat you want. Temperature, really, is not the major problem in seeking home comfort. It is a combination of temperature, humidity and ventilation. From this point of view, and in the light of the University of Illinois research, it is safe to say that the only real comfort system known today is the warm air system installed according to the standard code.

Have us to check over your furnace, and if it does not come up to the standard code, we can make the necessary changes at a small expense, so that it will give the amount of comfort that you have a right to expect.

John R. Kelly Sheet Metal Works
444 N. Jackson Roseburg, Oregon
PHONE 466



Homes

Lumber to Build them.
Fuel to Heat them.
Paint to Paint them.

21 Years in Roseburg

Brick, Tile, Cement, Lath, Windows, Doors, Wall Board, Veneer, Oak Flooring, Drain Boards, Cedar Boat Lumber Roofing

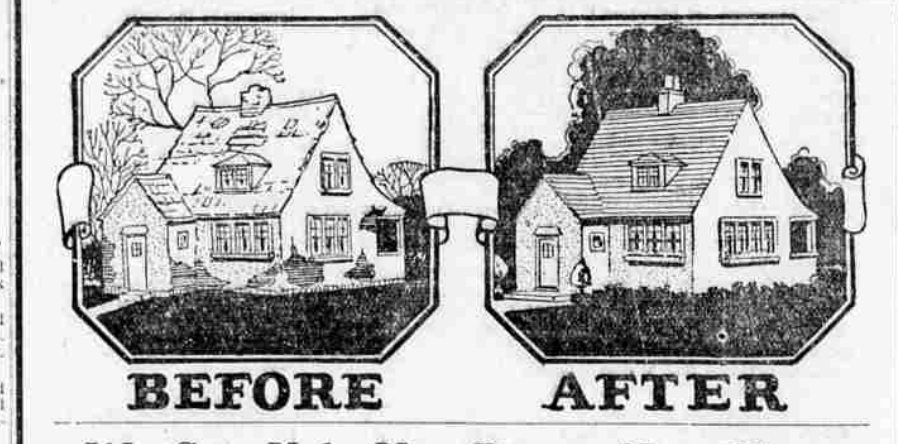
Page Lumber and Fuel Company
709 North Jackson Street, Roseburg Phone 242

The Magic Carpet

Be a Bagdad Man

You don't have to go to Bagdad to float on a magic carpet. Become a member of our Savings and Loan Association and you can float to the consummation of your dreams easily and quickly. Let us explain why ours is the safe and sure way and how you can get in with us to your financial advantage, ours is the easy road to the home you want.

The UMPQUA SAVINGS LOAN ASSOCIATION
PHONE 87
DOUGLAS ABSTRACT BLDG. ROSEBURG



We Can Help You Renew Your Home This Spring

Cost Very Low Compared With Increase in Value.

The dollars spent in remodeling and modernizing your home will return to you two fold through increase in the value of your property. If it is income property the increased rentals will alone defray the expense.

We can suggest or sketch a remodeling program for you, or work to your own plans. By way of suggestion: Use shingles over old siding. Install an entrance porch. Make changes in windows for better appearance and light. Add a sleeping porch. Put on new roof. It will cost you nothing to discuss this matter with us and we shall be glad to have you call.

EVERYTHING FOR THE BUILDER

- Lumber
- Lath
- Shingles
- Brick
- Lime
- Tile
- Building accessories
- Remodeling service
- Prompt delivery
- Cement
- Plaster
- Drain tile

Millwork a Specialty

Just Phone **38** For Plans and Estimates Service.

UMPQUA VALLEY LBR. CO.
Oak and Pine Sts.