

# BUILDING AND REAL ESTATE PAGE

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

## FURNISHINGS PLAY IMPORTANT PART IN FIRE PREVENTION

A building is no more fireproof than its contents, no matter of what material it is built. There are incombustible building materials, but human life cannot exist without combustible utensils, furniture, tools, books, clothing and other equipment. As 96 per cent of all fires start in the interior of buildings, one kind of a dwelling is just about as likely to have a fire as another kind. However, much can be done with a frame house to make fires unlikely, and keep them from spreading if they do start.

Almost every dwelling is covered with fire insurance, but the conscientious builder will do what he can to see that his home does not invite the spread of fire. Houses are often built with openings between the studs from the basement to the attic. These openings act like chimneys, causing air currents which will draw a fire to all parts of a building in short order. At very little added expense, when building, the openings between studs and joists can be stopped by placing closely fitted blocks between the members. These blocks should be of two-inch material.

In addition to acting as fire stops, these blocks, by stopping circulation, will provide dead air spaces which are very valuable as insulation.

Unsafe chimneys cause more dwelling fires than any other single factor. One such fire in six is the result of a defective chimney. The remedy is simple. All chimneys should be carried down to a solid foundation and not supported by timber framing. All chimneys having walls less than eight inches thick should be lined throughout with fire clay fire tile, which is obtainable from any lumber yard or building supply dealer. Chimneys should not be increased in size at the roof line, nor should any timber be framed into the chimney wall or allowed to come into contact with it.

### THROWN IN EXTRA

PROUD FATHER: Let me tell you, sir, that the man who gets my daughter will get a prize. HOPEFUL CANDIDATE: I say, that's exciting. May I see it now, please?—Punching Show.

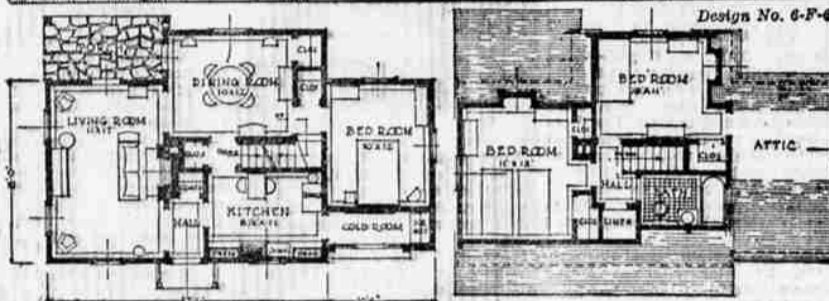
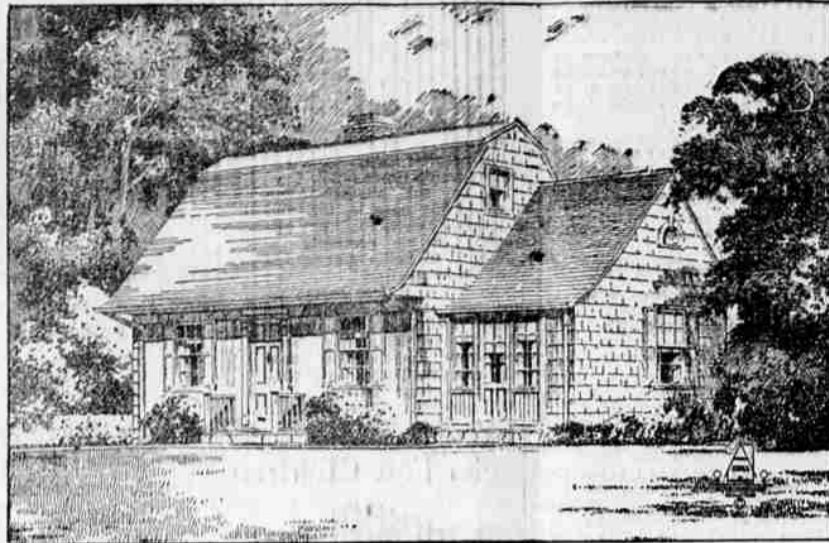
## COEN LUMBER COMPANY

LUMBER Building Materials Superior Millwork

These prices on building materials are now in effect—

- Cement, sack ..... 80c
- Plaster, ton ..... \$16.50
- Steeltex, yd. .... 26c
- Brick, M ..... \$20.00
- Plasterboard, M ..... \$25.00
- Lime, bbl. .... \$3.00
- Standard Roll Roofing, One ply, roll ..... \$1.15
- Three ply, roll ..... \$1.95

## A Picturesque Dutch Colonial



### Plan is Commodious and Convenient—First Story Bedroom Feature

The modern small houses that go by name of Dutch Colonial are nearly always something else. They may be good architecture, but they are rarely Dutch architecture. Here is one that is truly Dutch. It does not make any difference what its name is if it is not beautiful architecture and does not have a good plan, but this design, 6-F-6, is an extremely beautiful one and has a plan which is not only commodious and convenient, but is unusual in its arrangement.

The location of the kitchen at the front and the inclusion of a first story bedroom will meet the requirement of many women. The downstairs bedroom carries its own recommendation. With the kitchen located as it is one has a view to the front of the house during the long hours when working there, and this makes possible the setting of the dining room where there is a view of the garden. Both living room and dining room open onto the porch.

The exterior is planned to be finished of shingles, in keeping with the quality of the architecture. The front wall, like many of the Old Dutch Colonial houses, is to be stuccoed.

Construction: Wood frame, exterior finish shingles and stucco. Roof of shingles. Lot size: Approximately 50 feet. If the first story bedroom is omitted, the house can be accommodated on a 40-foot frontage.

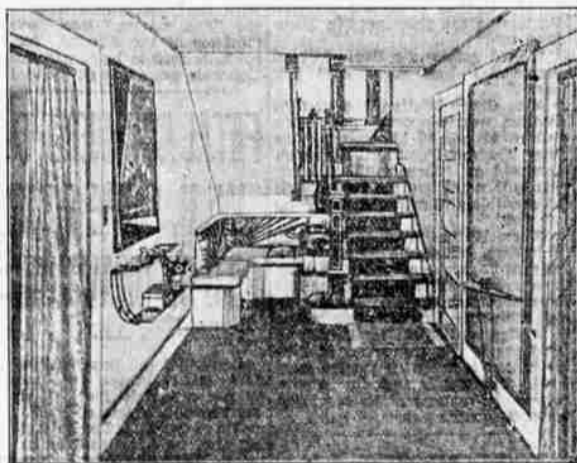
Facing: East or south. May be reversed for other facings or to take advantage of regularities of site. Complete working plans may be obtained for this and other designs shown in this series. For further information, see editor's note.

### Rear Porch Under Roof

The rear porch is brought under the main sweep of the roof and thus becomes part of the house, as it should. The flagstone steps and floor in combination with graceful woodwork lend qualities of charm which everyone will appreciate.

EDITOR'S NOTE: Working drawings and specifications for the house shown above may be secured at moderate cost 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. The Bureau is controlled by the American Institute of Architects and has the endorsement of the United States Department of Commerce. Questions from our readers regarding home building will be answered at no charge by the technical department of The Architects' Small House Service Bureau. Address the Home Building Editor, enclosing a stamped, addressed envelope. Copyright 1928—The Architects' Small House Service Bureau of the United States, Inc.

## BEAUTY IN THE HOME



### Modernizing a Little at a Time

One chief objection made in modernizing a home is that it is too radical. Which is no objection at all because it may be radical or not, depending on how it is used. The other main objection is the belief that it necessitates casting out all the old furniture and even perhaps building a new house. The best answer to that is found in the work of a group of important architects who are showing us how to have a modernistic home and at the same time not entirely wreck the place. They show that interiors can be modernized, bit by bit, without costly additions. An example is pictured above.

It is the hallway of a semi-colonial home in New Windsor, N. Y., typical of a wide range of American homes. The hall is in excellent modern taste, yet there is nothing fantastic about it nor has it apparently cost a king's ransom to do it. Color has been used discreetly. The walls are dressed in pure lines of yellow set off by green piping. The stairs, originally of mahogany color, have been finished in the same way in a brilliant black-green piping showing on newel post, banisters and rail. A jade green carpet covers the floor and knits the whole together with a feeling of spaciousness. The stairs have been extended by a carpenter to form a low sky scraper cabinet, a triangular seat built at the top of the stairs and a corner seat at the left of the staircase. A silver framed mirror extends between the doors. The draperies are of new fabrics, machine embroidered and hang in sleek folds. The same material, air brushed, is used on the built-in benches, and has a lovely metallic luster bestia being wash-proof and durable. This shows unusually well what can be done with simple measures and without great expense. At any time modern wall coverings may be added and this ensemble will accept the new decorative features perfectly.

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### AN OLD CITY

DUISBURG, Germany. — This city, with what is said to be the largest inland harbor in the world, celebrated its 800th anniversary in March this year. It was in 1128 that this city received its charter from the Saxon King Lothar III. The town, however, dates its origin back much further. Its main harbor handles about 30,000,000 tons of freight each year.

Boundary lights and field beacon will be installed at Glendale emergency airport.

### You Save and We Loan

You have no idea how easy it is to own a home of your own under our savings and loan plan. Needless to say that the more you save the more you can borrow for that new home you have in view. It will be to your advantage to call and let us explain our system of your saving and our lending. We can easily demonstrate the "how to" thrive.



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

### OREGON WEEKLY INDUSTRIAL REVIEW

will be completed June 1st. Coquille—Contract awarded for construction of North Bank market road.

Courthouse yard of Forest Grove improved. Tillamook—Ninth street east being extensively improved.

New school buildings will be constructed shortly on Weyerhaeuser site at Klamath Falls.

Coquille—Plans under consideration for improvement of streets and laying sewer system in north end of this place.

Paving project in business section of Burns will start in near future.

Contract awarded for construction of bridge across Clackamas river near Barton.

Portland—Contract awarded for erection of \$75,000 Holman and Lutz mortuary building at East Fourteenth and Burnside streets.

Corvallis—Local telephone company installing feeder system in under ground cables on Monroe St.

Southern Pacific company improving approaches entering station on Sixth street, Corvallis.

Midway highway will be constructed soon from Medford to Santa Valley and tributary country.

Corvallis—Fourteenth street from Monroe to Polk streets will be improved in near future.

Portland—Contract awarded for erection of three-story apartment house on Everett street.

Woodburn—Construction of parish hall for St. Luke's church completed.

Portland—\$200,000 Sixth Church of Christ, Scientist, will be erected here in near future.

Woodburn—Local tire shop installed Rotowasher.

New \$17,000 Hillsboro Union high school officially accepted by members of board.

Springfield—Lobby of Springfield hotel improved.

Hastacada—Local restaurant place changed hands.

Seaside has new Richfield service station.

Mountain States transmission line under construction from Jasper to Lowell.

Remodeled First National bank building of McMinnville will open May 10.

MT. Angel—Blauenus mercantile store improved.

McMinnville—Texas company erecting storage plant and service station on Lafayette avenue.

Dayton—Salern market river road under construction.

Nehalem theatre of Wheeler remodelled.

Stayton—Erection of \$7,000 parochial school here progressing nicely.

Hood River—Franz company in-



plex Printing Telegraph system here.

New 310,000-gallon reservoir for Heppner's city waterworks filled to capacity.

Hood River—Kelly Bros., Inc. opened offices at warehouse on Seventh and Industrial street.

Condon—The Palm Cafe plans installation of cooling system.

Klamath Falls—Plans under way for construction of \$60,000 Catholic church edifice.

McMinnville—Mootromery Ward building under construction here will be completed June 1st.

Eugene—Terrill-Voight Planing Mill company considers transformation of part of plant at Pearl and Fourth avenue into box factory.

Glendale—City Meat market now located in recently completed Harvey building.

Klamath Falls—Modern mausoleum will be established on slope of Linkville cemetery.

# "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**
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  - GEO. KOHLHAGEN, Vice-Pres.
  - J. E. MCCLINTOCK, Sec.
  - B. W. STRONG, Treas.
  - WAYNE E. JONES, Mgr.
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  - E. H. Churchhill, Pres. Churchill Hardware Co.
  - C. A. Lockwood, Pres. of Lockwood Motor Co.
  - Dr. E. B. Stewart, Physician and Surgeon.

## 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




## BEFORE AFTER

### 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 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.