

Housing Scene Spotty as Year Draws to End

Less Private Building,
More Public Structures
Predicted for 1949

By T. E. APPLEGATE
NEW YORK — (CP) — Higher costs and near-record output pushed housing a long way toward a buyer's market in 1948.

By the year's end conditions were spotty.

The construction boom bowed along undiminished in some sections. In others, new homes were priced out of reach and stood empty, unsold. Even some new apartments lacked tenants.

Mortgage money was harder to get. Appraisals drew careful scrutiny. Interest rates rose. Many lenders virtually withdrew from the "GI" mortgage field.

Foreclosures were increasing, but still at low levels.

Many builders worried about prospects of federal subsidies for housing. Most of them were swinging their emphasis to lower-cost homes.

The nation spent a record \$17,800,000,000 for all types of new construction in 1948.

Official forecasts for the coming year are: Less housing (\$75,000 units) and private building; sharp increases in public construction.

The U. S. Commerce and Labor Departments expect total expenditures for new structures will rise to \$18,750,000,000. But they said physical volume would remain about the same, appreciably below records of the 1920s and of 1942.

Largest expansion was predicted for private schools, churches, hospitals and social and recreational buildings, and for public institutional construction, hospitals and schools.

Homes Now More Complex
Home building hit a fast pace in 1948. Starts on new permanent units for sale or rent were estimated by the government at 925,000, a downward revision of earlier guesses that ranged to 1,000,000.

In the record year 1925 some 937,000 units were started. Industry analysts are quick to point out today's new home is a far more complex affair than that of 20 years ago.

Costs continued to be a prime worry to the industry. They moved about 10 percent higher during the year, repeating the 1947 rise.

There was rather general agreement that they had reached a plateau—if not a turning point. But it was noted this could be upset if fourth-round wage increases sent prices of materials and building products soaring again.

Good progress was reported during the past year on various of the industry's projects aimed at lowering the cost of building. Several new products promised to help in this respect.

Cost Reductions Seen
The construction industry information committee of the Producers Council said: "The savings inherent in modular construction (restricting dimensions to multiples of four inches) are probably greater than in any other development under way at the present time."

The committee reported modular brick and structural clay units available in at least 23 states. Wood windows in modular concrete blocks in all but two states. Wood windows in modular sizes are provided by makers representing 80 per cent of white pine millwork production.

Time savings from use of modular product and standard pre-assembled items were demonstrated at the University of Illinois. The methods, used in

erecting the "industry-engineered" house developed by the Producers Council and the National Retail Lumber Dealers Association, were reported to have reduced by 21 percent the man-hours required.

Also promising a major contribution to cost reduction, if it is widely accepted by small cities, is the basic building code developed by the building officials conference of America. Its abridged code for structures of three stories or less reached publication stage late in 1948.

Negro, Former Bootblack, Takes Prosecutor Office

AP News Service
BALDWIN, Mich. — A former shoeshine boy is now prosecuting attorney of this Lake County seat, taking office as of Jan. 1.

He is Percy Langster, a Negro, the first of his race to take the oath of office in the United States as a duly elected prosecutor, according to the records of the American Bar Association.

The 35-year-old Langster won his distinction last Nov. 2 by beating a White opponent by 1,138 to 886 votes.

It was perhaps inevitable that his campaign should have been marked by some anti-Negro sentiment. The Negro attorney chose to overlook most of it. But he answered one report that Negroes would "run wild" in Lake County if he were elected, with effective scorn.

"There is no more reason to believe," he said, "that Negroes will run wild when I am prosecutor than to say that White persons ran wild during the administration of Mr. Cooper (his predecessor). The law treats all persons alike and law violators among my race will be prosecuted as quickly as White violators."

Sutherland Kiddies Greeted by Santa
The community Christmas tree of Sutherland was visited by Santa Claus last Tuesday evening, in spite of the chilly night air which didn't dampen the spirits of the youngsters nor prevent them from giving old Santa an enthusiastic welcome when he arrived.

Candy, nuts, apples and oranges were distributed to hundreds of eager children following a short program, which featured Christmas carols by the Sutherland High School glee club and short talk by the superintendent of Sutherland schools, W. W. Riddleberger.

The tree is very beautiful and can be seen by everyone. It is placed in a vacant lot on Central Avenue and Calapoolia Street. It is lighted with hundreds of colored lights and is very pretty at night. Many of the windows of the business district were also dressed in Christmas greenery and bright lights.

TRAFFIC FINES
Justice of Peace Thomas C. Hartfield reports the following traffic fines imposed in his court Friday: Earl R. Woods, overload, \$20; Vern P. Olson, axle overload, \$10; Ralph Gilbert, overload, \$10, on each of two counts; Ralph E. Krohn, overload, \$10.

It is a good idea to wash broom in warm salted water, changing the water four or five times, so that any insects in the heads will be removed.

Beautiful Plate Mirrors
Priced Right
PAGE LUMBER & FUEL
164 E. 2nd Ave. S. Phone 242

ALLEGED 'VAG' POSTS BAIL

Robert Emmett Connelly, 18, arrested by city police on a charge of vagrancy, has been released upon posting of \$100 bail set by Justice of Peace Thomas C. Hartfield.

Connelly was arrested Thursday upon a complaint signed by Jack Ragsdale, who alleged that Connelly accosted him in the Roseburg Cafe, grabbed him by the front of the neck and coat and ordered him to get out of town, and not to let him (Connelly) catch him again around town.

LEGAL NOTICE
NOTICE OF FINAL HEARING
NOTICE HEREBY is given that January 3rd, 1949 at the hour of 10:00 o'clock A. M. in the County Court Room at the Court House in Roseburg, Douglas County, Oregon, have been fixed as the time and place of hearing objections, if any there be, to the final account filed by the undersigned administrator in the above entitled court. Dated and first published this 6th day of December, 1948.

JOHN M. THORNE,
Administrator of the estate of
Hugh B. Laine, deceased.

NOTICE OF FINAL SETTLEMENT
Notice is hereby given that the undersigned Administrator of the estate of Mertie Ellen Strader, deceased, has filed his final account in the County Court at Roseburg, Oregon, and said court has fixed Tuesday, December 28, 1948 at 10:00 o'clock a.m. in the forenoon, in the County Courtroom in the Court House in Roseburg, Douglas County, Oregon, as the time and place for hearing objections, if any there be, to said final account and for the settlement thereof.

MORRIS D. STRADER, Ad-
ministrator of the Estate of
Mertie Ellen Strader, Deceased.

NOTICE OF GUARDIAN'S SALE OF REAL PROPERTY
NOTICE IS HEREBY GIVEN That the undersigned, as Guardian of the person and estate of CATHERINE BROWN, incompetent, will, from and after the 4th day of January, 1949, at the law office of WINSTON, WYMAN & DIMICK, at Roseburg, Douglas County, Oregon, proceed to sell at private sale, subject to confirmation by the

Court, for cash in hand, all of the right, title and interest of Catherine Brown, incompetent, being an undivided one-fifth interest in and to the following described real property, to-wit:

The West one-half (1/2) of the Northeast Quarter (NE 1/4) and the West one-half (1/2) of Section 16, Township 20 South of Range 1 West of Willamette Meridian, Douglas County, Oregon.

MANNIE E. OBERG, Guardian of the Person and Estate of Catherine Brown, Incompetent.

ADVERTISING FOR BIDS
Sealed bids for furnishing materials and labor for construction of a water supply system will be received by the Secretary of Roberts Creek Water District at a meeting at Green School House, Green Station, Douglas County, Oregon until 7:30 p. m. January 3, 1949 and said bids will then and there be opened and publicly read aloud. Bids received after the time of opening will not be considered.

The work to be done consists of furnishing and laying 1400 feet of 10" 6000 feet of 8" pipe, 11000 feet of 6" pipe and 6000 feet of 4" pipe in highways within the Water District, also furnishing all materials for and construction of a 300,000 gal. reinforced concrete reservoir, and a complete water filtering plant with a capacity of 300 g.p.m., a low lift and high lift pump, and intake in the South Umpqua River.

An alternate bid for laying pipe to be furnished by the District will also be received.

The prequalification of bidders will be required, accordance with Secs. 95-102 to 95-108 O.C.L.A. inclusive.

Proposal forms, plans and specifications may be examined at the Roberts Creek Water District office, which is at the residence of R. L. Preston, Route 1, Box 275, Roseburg, Oregon, or at the office of the Engineer for the District, H. L. Gilbert, 306 Governor Building, Portland 4, Oregon, where sets of proposal forms and specifications can be obtained upon deposit of \$20.00. Said amount will be refunded on return of plans and specifications within 3 days after date of bid opening.

Each bid must be accompanied by a certified check, cashier's check, or bid bond with an accepted surety company as surety, payable to the Treasurer of the Roberts Creek Water District in an amount equal to 5% of the total amount of bid.

The Roberts Creek Water District reserves the right to reject any and all bids, and to waive informalities.

No bidder may withdraw his bid or before award of contract, unless such award is delayed for more than 30 days.

ROBERTS CREEK WATER DISTRICT
By R. L. Preston, Secretary of Commission.
First publication December 8, 1948.
Last publication December 27, 1948.

NOTICE OF SALE OF BONDS FOR CITY OF OAKLAND, OREGON
Notice is hereby given that sealed bids will be received by the undersigned, City Recorder of the City of Oakland, Douglas County, Oregon, up to the hour of 8 o'clock p. m. on Tuesday, the 4th day of January, 1949, and immediately thereafter publicly opened by the Common Council of said City in the City Hall of said City, for an issue of \$10,000.00 par value of General Obligation Bonds issued for the purpose of providing funds with which to build and equip a city municipal building to house the city offices, city library, fire fighting equipment, city jail, and for the purpose of purchasing police and street maintenance equipment, denominations of One Thousand (\$1000.00) Dollars.

Said bonds will not be sold for less than par and accrued interest, and all bidders will be required to state the rate of interest at which they propose to purchase said bonds, not exceeding four and one-half (4 1/2) per cent per annum. Every bid shall be in writing and shall be accompanied by a certified check on a bank doing business in

the State of Oregon for not less than two per cent (2%) of the par value of said bonds, to be forfeited to said City in case the successful bidder shall fail to complete his purchase in accordance with the terms of his bid. All bids will be publicly opened by the Common Council of said City at said time and place, said bonds to be sold to the highest responsible bidder for not less than par and accrued interest, the said Common Council reserving the right to reject any and all bids.

Said bonds are issued under the provisions of the City Charter of the City of Oakland, Oregon, as amended by the legal voters thereof at a special election held on Sept. 2, 1948, and the laws of the State of Oregon. The City of Oakland reserves the right of redemption prior to maturity, of such bonds of said issue as shall mature on or after two years from issue date, redemption to be

in numerical order on any interest paying date, upon thirty days notice given by publication thereof in a daily newspaper, printed and published and of general circulation in Douglas County, Oregon.

The successful bidder shall satisfy himself as to the legality of said bonds, for which purpose a transcript of proceedings of the City of Oakland, in connection with said bond issue will be furnished by the City Recorder, by application therefor at the office of Gerald D. Kahler, Attorney at Law, Tank Building, Sutherlin, Oregon.

By order of the Common Council of the City of Oakland, Oregon, and Ordinance No. 132 of said City.
Dated and first published this 20th day of December, 1948.
FRED HEWITT,
City Recorder of the City of Oakland, Ore.

each to be dated January 1, 1949, and to bear interest payable semi-annually on the first day of January and the first day of July of each year at not to exceed four and one-half (4 1/2) per cent per annum, principal and interest payable at office of the City Treasurer of Oakland, Oregon, and to mature numerically as follows:

Bond No.	Maturity Date	Amount
1	Jan. 1, 1951	\$1,000.00
2	Jan. 1, 1952	\$1,000.00
3	Jan. 1, 1953	\$1,000.00
4	Jan. 1, 1954	\$1,000.00
5	Jan. 1, 1955	\$1,000.00
6	Jan. 1, 1956	\$1,000.00
7	Jan. 1, 1957	\$1,000.00
8	Jan. 1, 1958	\$1,000.00
9	Jan. 1, 1959	\$1,000.00
10	Jan. 1, 1960	\$1,000.00
11	Jan. 1, 1961	\$1,000.00
12	Jan. 1, 1962	\$1,000.00
13	Jan. 1, 1963	\$1,000.00
14	Jan. 1, 1964	\$1,000.00
15	Jan. 1, 1965	\$1,000.00
16	Jan. 1, 1966	\$1,000.00
17	Jan. 1, 1967	\$1,000.00
18	Jan. 1, 1968	\$1,000.00

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