

WALLS OF THE NEW PAY LESS DRUG STORE, a part of the Roseburg Plaza development, are shown rising, as the huge crane pictured above lifts massive sections of concrete walls into place. Tilt-up style construction was used also for the new Safeway store being built on the old Junior High grounds, a part of the Plaza property. Beams and part of the roof have been installed on the Safeway structure. (News-Review photo)

Business Scene

By Leroy B. Inman

6 The News-Review, Roseburg, Ore. — Sat., July 6, 1963

Roseburg Building Permits Close To \$2 Million Mark

Eighty building permits issued for a total of \$1,857,771 for the month of June, have brought new construction finished or under way for the city of Roseburg close to the \$2 million mark during the first six months of this year.

The half-way mark total was 304 permits of all categories, for a total value of \$1,859,144.

Already on the planning board and contemplated for construction or start this year are several more large permits which should bring the total near \$2½ million by the end of the year.

The June permits do not include one, which will run well in excess of \$100,000, for a new 16-unit apartment house on which

the Emerald Development Co. has started preliminary construction but has not obtained a permit pending clearance of title to the property. It is being built at the east end of the Oak Street Bridge.

Commercial Structure

The John Joelson building at 2466 N.E. Diamond Lake Blvd., being built for the Southern Oregon Battery & Supply Co. at a permit value of \$28,000, is the only new commercial structure permit taken out during June.

Important permits for remodeling or enlargement were issued to Todd Building Co. for enlargement of the City Lumber & Builders Supply Co. retail yard and millwork plant for \$22,000; N. B. Goettel, remodeling building housing Howard's Men's Wear Store, 307 SE Jackson St., \$5,000, and a retaining wall for the Douglas County State Bank for \$3,000 on the site of the former Douglas Supply Co. building on SE Rose St.

Permits were issued to Robert Stults and William Jayne, duplex at 1824-1826 NW Calkins Rd., \$16,092; and four dwellings, to K. Bias, 1875 NW Calkins Rd., \$14,434; Fred Siles, 1235 SE Mill, \$11,540, and Ralph Sansiedie, 133 W. Berdine, \$19,886.

Record Number

Building Inspector Oliver Eggleston said that, while no permit for June was large, the total number issued was the largest for any one month since the days of the 1959 blizzard.

There were four electrical permits for \$4,800; 18 plumbing for \$17,599; five dwelling, \$56,682; one commercial, \$28,000; 25 dwelling repair for \$30,051; seven commercial repair, \$29,845; three carports and garages, \$4,098, and Biggest months so far this year were January with 48 permits for \$322,023, and March of \$557,950, which included the large Roseburg Plaza development. Other months were February \$225,247; April, \$201,714, and May, \$166,439. One year ago there were 38 permits in June for \$82,228.

Drive 'n' Save Bakery Building Being Erected

The Garden Valley Shopping Center has let a contract to James & Stritzke of Roseburg to construct a building to house an on-premise bakery department.

The building, 24-by-81 feet, will be located along the east side of the present Drive 'n' Save Market building. Access will be through the store area.

The bakery will produce a complete line of baked goods, including bread. It will be operated by Bob Ganzini, who also has a bakery at the Mark's No. 1 Market. Herb Totman, president of the shopping center corporation, said leases are being closed now to occupy building spaces to be made available in a building which will be a western extension of the store. Plans will be announced soon on this development.

He said the company is prepared to build other buildings to suit future tenants in the shopping center.

Survey Shows Tree Farming Misunderstood By Public

What would you call private, tax-paying forest lands used primarily for growing wood as a continuous crop?

If you called such lands "tree

farms," you are among a small group of people informed on conservation matters, according to R. J. Martin of Martin Bros. Container and Timber Products Corp. and chairman of the Oregon Committee of American Forest Products Industries, Inc.

Martin referred to a recently completed, nationwide survey by American Forest Products Industries which brought out the fact that while 39 per cent of the people have heard about tree farms, only about eight per cent know what they are. He added that people thought tree farms were like tree nurseries, or places where you would plant trees before moving them out into the woods. Others thought that tree farms were purely for experimental purposes.

The spokesman pointed out that tree farming is a program designed to encourage private forest landowners to manage their forests under the best and most up-to-date forestry techniques in order to grow timber on a continuing basis. Martin hastened to add that there are no tax "breaks" or other rewards for tree farmers. They do, however, benefit directly because good forestry will produce higher returns for the forest landowner, he said.

Not Government Sponsored

Another misconception which was brought out by the survey, Martin said, is that 78 per cent of the public thinks tree farms are sponsored by the government. He explained that this is strictly an industry program sponsored nationally by AFPI, by the Western Pine Association in the Western Pine region, by the Industrial Forestry Association in the Douglas Fir region, and by the California Redwood Association in that region.

Martin said there are now close to 2,400 certified tree farms in three forest regions of the west totaling some 114 million acres. Oregon has 4.7 million acres in 485 tree farms. Nationally there are some 28,000 tree farms with 61.5 million acres.

L. Whitford Joins Hansen Motor Co.

Bob Hansen of Hansen Motor Co. announces the addition of Lloyd Whitford as salesman of new Chevrolets and used cars.

Whitford came to Douglas County in 1948, serving as a Christian minister in Sutherlin for 12 years. In 1960 he began organizing the church now known as the Newton Creek Church of Christ. While building the church he has been employed by the Davidson Baking Co. of Eugene.

Whitford plans to work in the sales division of Hansen Motors and carry on his duties as minister of the church. The Whitfords have four children and have purchased a place on River Bend Road.

Liquor Commission Acts On County Applications

Actions of the Oregon Liquor Control Commission at its last meeting include the following:

Grant on application for change of location to Wesley and Helen Wynegar for Kelly's Korner, 4722 SW Dillard Highway, Roseburg, package beverage license, subject to compliance with sanitary requirements.

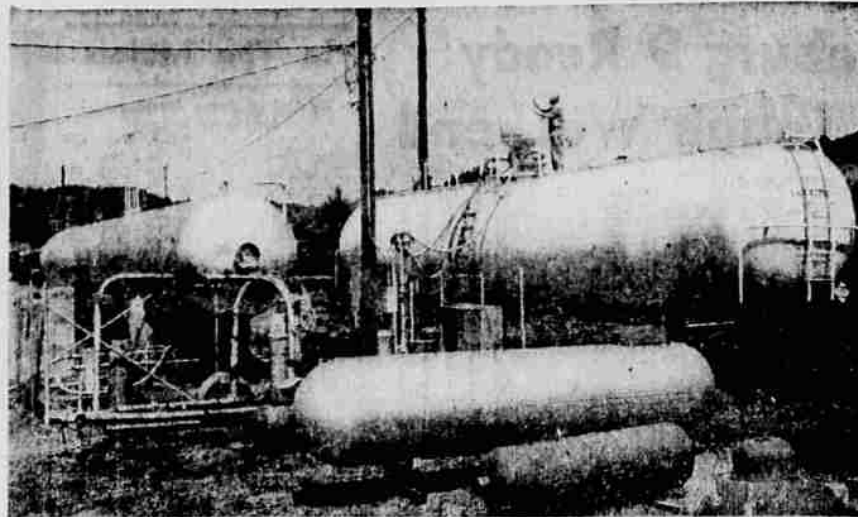
Refusal on application for new outlets, Harold E. Smith, Reedsport Tavern, 346 N. Fourth St., Reedsport, retail malt beverage Class A and package beverage.

Refusal on application for greater privileges, Robert Jr. and Verna Allen, The Ranch Restaurant, 1½ miles south of the Yoncalla Junction, Oakland, dispenser, class A.

Refusal on application for new outlet, Audra and Carol Real, for Lookingglass Store, Rt. 4, Box 616, Roseburg, east side of highway at Lookingglass, package beverage Class A.

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SERVICE TANK — The 60-foot long, 32,000 gallon capacity tank car pictured above at right, has been leased by the Douglas County Gas Co. to service its gas supply locally. Traveling to and from the Ventura, Calif., refinery, it's capacity is the same as the permanent tank installation at left. The latter tank is 80 feet long but smaller in diameter. The railroad tank car is twice the size of ordinary tank cars. The gas company has ordered another tank of 18,400 gallon capacity to be installed on concrete footings alongside the other installation, at 1159 SE Flint St., to give 48,400 gallon capacity. (News-Review photo)

125 Mortgages Issued Total Near 2 Million

Mortgages issued in Douglas County for June totaled 125 for \$1,870,762, according to the monthly compilation report of Commercial Abstract Co.

First National Bank of Portland led in dollar volume with four mortgages totalling \$384,137. Pacific First Federal Savings and Loan Association, Eugene, had a single mortgage for \$310,000.

In third place was United States National Bank of Portland (Roseburg, Drain and Myrtle Creek branches), 20 for \$228,500, followed by Umpqua Savings and Loan Association, 15 for \$192,611, and sixth, Douglas County State Bank (Roseburg, Sutherlin and Oakland), 20 for \$126,426.

Others include Aldisco Inc., one for \$4,953; C. A. Connors Construction, two for \$8,893; Care-free Homes Inc., three for \$14,734; Commonwealth Inc., one for \$10,550; C. F. H. Investments, one for \$1,270; Custom Construction, two for \$10,457.

Equitable Savings and Loan Association, three for \$38,000; Farmers Home Administration, one for \$10,000; Federal Housing Commissioner, two for \$14,900; Federal Land Bank of Spokane, one for \$19,100; Federal Veterans loans, four for \$37,150.

First National Bank of Roseburg (Roseburg and Winston), six for \$39,300; Oregon Telephone Employees Credit Union, one for \$23,000; Prudential Insurance Co. of America, two for \$17,950; South Umpqua State Bank, four for \$15,600; State Finance Co., four for \$48,698; State Veterans loans, eight for \$84,688, and miscellaneous, eight for \$32,730.

Pittmans Purchase Frontier Business

Leon and Eva Simpson have sold the Frontier Store on the North Umpqua Highway, six miles east of Idlewild Park, to Arthur and Freda Pittman of Sunnyvale, Calif., according to Mrs. Arthur Selby, Glide correspondent.

The Simpsons built the store building in 1950 on a lot 100-by-100 feet. It contains living quarters consisting of two bedrooms, living room, dining room and kitchen.

Mr. and Mrs. Simpson are moving to LaPine, Ore., where they have purchased property and will occupy their trailer house. The couple is retiring.

The Pittmans formerly operated a service station at Sunnyvale.

Building Permits In County Issued For Total \$427,100

Douglas County building permits took a sharp gain in June, 31 being issued for a dollar value of \$427,100, bringing the year's total for the first six months to \$1,885,522, County Building Coordinator J. E. Slattery reports.

New dwellings, numbering 22, accounted for more than half the figure, at \$289,450, five commercial building permits amounted to \$107,000. There were six additions and remodelings of dwellings for \$5,400, five garages and carports for \$4,250 and one public building, \$30,000.

The public building is the new Seventh-day Adventist school. Included are four classrooms, library and office room. Volunteer labor will be in addition to the initial cost.

Lodge Facilities

Developments at Lemolo Lake make up a large part of the commercial building permits. The permit for \$78,000 includes a lodge, service station, five cabins and a boat dock.

Included also are 10 motel units as an addition to the Ranch Motel at Rice Hill, Oakland, which has an A-Frame motif. Each unit will be 12-by-18 feet. The permit is for \$15,000 taken out by Marlin Emerson. Another for \$5,000 is for three units to be added to the Hill Crest Motel, at 978 NE Stephens, taken out by Lester Freeland. H. P. Gray took out a \$3,800 permit to add an apartment to the Romine Apartments on the Little River Rt., Glide.

S & S Builders has a permit for \$4,000 for a warehouse rental and \$1,200 for an office building, both at 2510 NE Stephens.

January permits amounted to \$137,440; February, \$210,850; March \$150,600; April \$144,250, and May \$316,100.

22 New Residences

The residential permits are as follows: Ernest Free, house at 2864 NW Calkins, \$13,000; Noble Standley, Camas Valley, \$9,000; Robert C. Good, on Garden Valley Road near Browns Bridge, \$18,000; Lester Jennings, 476 SW Dillard Highway, \$8,000; Lee Allen, 2417 Newton Creek Road, \$1,000; William Johnson, 2081 NE Johnson, \$13,750; Joe Stokes, 1491 NW Keasey, \$13,500; Albert F. Freytag at Eel Lake, \$15,000; Virgil I. Moody, Camas Valley, \$10,000; Wayne Thomas on Harlan Avenue, \$17,700.

Jim Menke, houses at Lot 1, Block 1, Newton Creek Road, \$17,000; at Lot 7, Block 1, Newton

Parking Area Blacktop At New Arctic Circle

The parking area around the New Arctic Circle ice cream stand on W. Harvard Ave. in the vicinity of Roseburg High School was blacktopped this week.

The building is now nearing completion and is scheduled for an early opening.

Creek Road, \$15,000, and at Lot 6, Block 2, Newton Creek Road, \$15,000; S & S Builders, at 1922 Oerding Ave., \$13,000, and at 1521 NW Cherry Drive, \$13,000; Joseph R. Suter, at 1942 Oerding, \$14,000; Ed L. Katzmerak, at 2742 Newton Creek Road, \$11,500; Buddy E. Moore, end of Council Creek Road, \$9,500; Glenn W. Weeks, three miles out Garden Valley Road, \$14,500; Lynn R. Barry, Route 1, Box 466, Roseburg, \$16,000, and Herman L. Gray, Route 1, Box 136, Myrtle Creek, \$16,000.

Three other dwelling permits have been issued in July.

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Westwood Estates Subdivision Open For Development

Westwood Estates, a residential subdivision of Roseburg Realty Co., is presently in the initial stages of sales development, the firm announced this week.

Plans for offering lots in the subdivision for sale were made following final approval of the plans last week by the Douglas County Planning Commission.

Westwood Estates is located on a 17-acre tract on Garden Valley Road a quarter of a mile from Brown Bridge, near the Roseburg Country Club. Four of the 12 lots front on the North Umpqua River and all lots have irrigation easements.

The four river frontage lots, one of which has been sold, are ¼-acre lots and the others are 1½-acre lots.

Developers Joe Dent and Pete Serafin, partners in the Roseburg Realty firm, say all of the lots include choice garden soil and the four on the river offer good facilities for boat launching.



MAX CLARK
... new assignment



DON BOYD
... assistant manager

Assistant Manager Position Changes Given At Ward's

Max Clark, assistant manager in charge of operations at the Montgomery Ward store in Roseburg, has been transferred to

McMinnville, where he will take over as manager of the company store there.

Don Boyd has arrived here from Great Falls, Mont., to take over Clark's position as operations manager. He is married and has three children.

Boyd has been with Wards five years, serving at Longview, Corvallis and Yakima, prior to Great Falls. He is a graduate of the Northwest Nazarene College at Nampa, Ida., and spent four years in the navy.

Clark came to Roseburg in January 1961 from Redwood City, Calif. He is making arrangements to move his family to McMinnville.

Auer New Agent For Farm Bureau Insurance Company

Douglas County Farm Bureau Federation's new agent is Donald M. Auer of Myrtle Creek. Well known to Douglas County folks, he was born in Oregon and has been associated with agriculture all his life.

For the past 11 years he has operated a dairy farm near Myrtle Creek and previously worked for a creamery, tested cows in Coos and Curry counties and was a fieldman for Crown Mills and Albers' Milling Co. He has also been a manager of the Coos-Curry Farmer's Cooperative.

Auer has been a member of the Douglas County Farm Bureau the past 10 years and is currently vice president. He has been very interested in furthering 4-H and FFA work and is an honorary member of the Roseburg Chapter of Future Farmers. A graduate of Bandon High School, he is interested in outdoor sports, horse-shoe pitching being a favorite.

Auer and his wife, Hilda, have a son, Byron. Several years ago the Auer family was selected as the Farm Family of the Year. They are active in community affairs and in the Presbyterian Church where he sings in the choir.

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