



Builders' Guide

HINTS ON BUILDING



HARMONY BIG HOME FACTOR

(By Charles B. Miller)

The customary plan for a home if planned for two stories, for the main floor will be the living room, dining room, breakfast room, kitchen, lavatory room and the porch. All sleeping rooms are generally placed on the second floor, including the sleeping porch and the bath rooms.

If the owner plans for a large home the main floor can be planned for one sleeping room and one bath room on the main floor besides the other main rooms. This of course means a very large and expensive house.

If the house is planned for one story only, all rooms shall be provided on the main floor. This plan covers a very large space of the ground, and in many cases the one-story plan takes up more space than the property will allow for. At the same time a one-story home can be constructed for less than a two-story containing the same amount of rooms.

proportions for interior decoration.

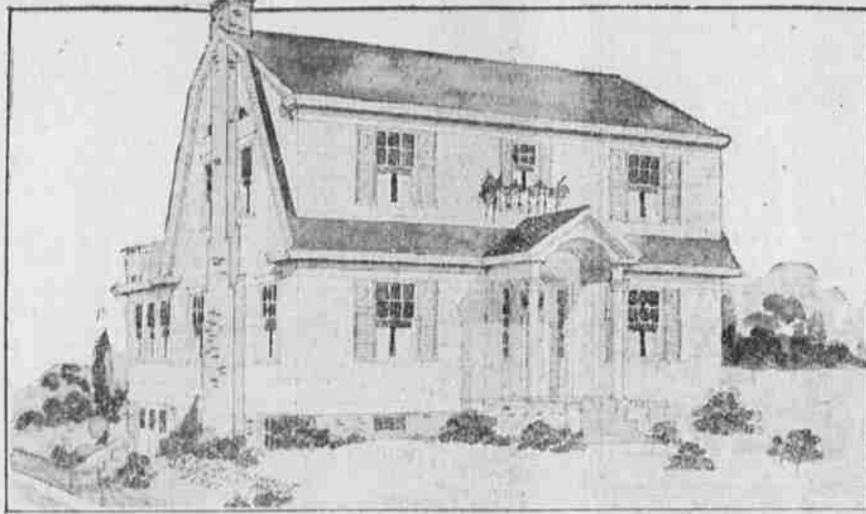
For the second story the 8 foot and 6 inches makes a very good height, this floor does not of course get the considerations for interior decorating, lighting and fixtures work that is given to the main floor.

Harmony Important

The interior finishing of a home depends entirely on the type of building that is planned, every type should have the interior finishing in harmony with the exterior, at least to a great extent and each person that contemplates the building of a home has in mind a type of building that they like best. Some have in mind a mixture of everything, and expect a designer to incorporate all these mixtures into one building. This cannot be done successfully and will result in a poor type of structure, and when they are spoiled they are spoiled for all time, or the life of the home, and in a good many cases depreciates the value and sale of a building.

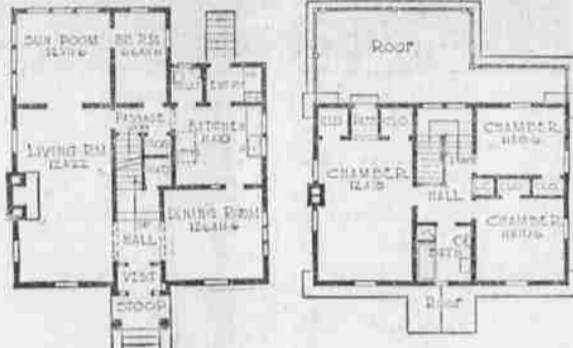
All types of buildings are provided if carried out well and properly designed, and the landscaping is designed and finished complete in harmony with the surroundings, and most all people admire beautiful homes and grounds, whether they are familiar with the types of buildings designed or not.

A Dutch Colonial Home



(Designed by W. W. Purdy)

There is perhaps no other type of home which has proved so popular in the last few years as that of the Dutch Colonial. In the plan here illustrated, the center hall has been reduced to the minimum. This home, planned for a corner lot somewhat larger in the rear, and in order that the owner might take advantage of this, the garage was placed under the sun-room. In doing this, however, it was necessary to raise the house somewhat higher off the ground than usual. In order to overcome this a small terrace was provided for across the entire front. The small stoop has been slightly projected in order to provide for a vestibule and the stairway leading and will leave room for an arched opening between the hall and dining room, similar to that of the hall and living room.



for first floor toilet.

On the second floor there are two fair sized chambers, both inside and out; Red Colonial brick has been used in the foundation walls above grade. White siding has been used on the outside, with green blinds and green shutters.

Everything has been worked out along Colonial lines, both inside and out; Red Colonial brick has been used in the foundation walls above grade. White siding has been used on the outside, with green blinds and green shutters.

It is estimated that this home can be built, exclusive of heating and plumbing for from \$4250 to \$5500.

Softwood Mill Orders Show Heavy Increase

Orders received by the principal softwood mills during the first 29 weeks of this year made a gain of nearly 25 per cent over the total for the corresponding period of 1924, while shipments last increased 19 per cent, and production gained only two per cent. During the week ended May 23, shipments from 174 mills were two per cent ahead of their output, and orders only two per cent below. The producers are beginning to take a more confident attitude as the American Lumberman, Chicago, and while prices continue low there is noted a distinct tendency toward greater firmness in the important species.

Production of southern pine by the large mills is tapering off and output for the week ended May 22 had dropped about three million feet. On the other hand, orders gained about a million feet, and were 3.14 per cent above production. Shipments gained about one million feet, and were 1.21 above production, so that stocks at the mills are becoming broken and difficulty is experienced in securing certain kinds. Reports agree that mill operations have been radically curtailed. Trained care are not so plentiful. Federal reserve reports for May on building progress throughout what is primarily southern pine containing territory offer great encouragement to lumber manufacturers.

Current sales are taking more time than is being produced, and although there was a quiet in production of eight million feet during the week ended May 23, orders stood at five per cent above the output. Shipments gained three million feet, and were one per cent above the production. Stocks of cut mill are now low. Transit cars are easier to sell and it is harder to buy some items. There is a fair stock of logs in the water, but many camps are closing for the first harvest season and will probably remain closed until September. Revival of the foreign market, which is expected in about 30 days, would put it in a very strong position.

An announced extension of present ocean rates on southern hardwoods is expected to stimulate the overseas movement, already heavy. The current demand in activity, reducing southern stocks. The mill-work industry is the best domestic buyer of hardwoods, but the automobile and implement makers are taking increasing amounts. Furniture demand will make itself felt after the midsummer show.

Permits

June 2—Permit issued to H. M. Waldron to alter and repair a one-story building on Cook street between Third and Fourth streets at an estimated cost of \$200.

June 3—Permit issued to Claude Mackey to repair and alter a two-story residence on First street between Jefferson and Adams avenues at a cost of approximately \$75.

June 5—Permit issued to William Collins, owner, to erect a one-story residence building on Twelfth street between K and Washington avenues. Approximate cost to be \$2500.

44 Percent of Homes In U.S. Use Electricity

SAN FRANCISCO (Special)—The lighting arrangements of the individual home and the influence of illumination on the health and happiness of the average American family will be one of the subjects of discussion at the 48th Annual Convention of the National Electric Light Association to be held here soon.

A survey, which disclosed that the wired homes in the United States comprise about 44 per cent of the total number of homes in the country and about 68 per cent of all homes within reach of electric service, will be made public.

Japanese Association Sends Representative to Geneva

GENEVA (AP)—Japanese ac-

Wallowa Christians to Construct New Church

WALLOWA, Ore. (Special to the Observer)—The congregation of the Christian church here plans to start building a new church as soon as weather permits at a probable cost of \$4000.

The building will measure 46 by 48 feet with a full basement under the main floor. This will provide an auditorium that will seat about 200 people.

Siberia So Place Today For Seekers of Gold

SEATTLE (AP)—The present policy of the Russian government has ended foreign gold exploration work and prospecting in Kamchatka, and in the district of the Amur river at Sherkov, Carl A. Anderson, old Alaska gold hunter, said on returning to Seattle after a five year stay in that region.

"I do not believe there are more than 80 foreign prospectors in the entire Kamchatka and Amur regions," Mr. Anderson declared. "It is a good place for foreign gold hunters to keep away from."

Divides at the League of Nations, which are already considerable, have been given a new impetus by the decision of the Japanese Association for the League of Nations to send a permanent representative to the league.

The choice has fallen upon N. M. Inagaki, former general secretary of the association at Tokyo. Mr. Inagaki has already arrived at Geneva, where he will permanently reside and will keep his home organization constantly informed concerning league doings.

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South Dakota Man Urges Unicameral State Legislature

PIERRE, S. D. (AP)—South Dakota, first state in the union to adopt the initiative and referendum, and first state to establish a system of rural credits as a branch of government, is interesting itself seriously in another governmental innovation—a one-house legislature.

The unicameral legislative reform is proposed and sponsored by Robert Emmett Dowdell, a veteran democrat and state senator, but it has gained support from so wide a range of political thought in the state that it already looms as a major issue in the legislature of 1927.

The plan contemplates elimination of the state senate and house of representatives, now composed of 48 members and 103 members, respectively, and the setting up in their stead of a single house with from 14 to 21 members.

This body would meet at least once every three months to enact necessary legislation, and it could be in session continuously or whenever there was need for it to sit. Its members would be elected from districts in proportion to popula-

tion, and with little regard for county lines.

Senator Dowdell first proposed the plan 17 years ago, but not until recent years has his innovation found general support or gained enough adherents to bring it before the legislature for serious consideration. The senate senate, at the 1925 session, passed by a handsome majority a resolution by Dowdell submitting to the voters of the state a constitutional amendment to abolish the house and senate and set up the unicameral law-making body. The resolution died in the house, when adoption of an unfavorable committee report prevented it from coming to the floor for debate on its merits, but Senator Dowdell already is working for its submission to the 1927 legislature, and he has much strong support in the state. Among the influential advocates of the unicameral system is former Gov. Charles S. Herzfeld, republican. Many of the newspapers of the state favor presenting the plan to the voters for adoption or rejection.

Filipino Sailors Felt In Insular Coast Guard

MANILA (AP)—With the organization and training of the officers and crews of the insular fleet of coastguard cutters along military lines, approval of which has been given by Governor General Wood, department heads and Brigadier General Razon, chief of the constabulary are practicing a modest beginning for a future Philippine navy.

Brigadier General Crame, with the approval of Secretary of the Interior Felipe Arango, recently authorized the transfer of arms and other military equipment for use of the coastguard sailors, the

ever it could not be put into effect until 1929. A constitutional amendment must be submitted to the voters by legislative joint resolution and approved at a regular election before it becomes effective. The legislature meets again two years hence, and the plan could not be presented to the voters until 1928.

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A crow flew up into a tree, And looked it over and said "Oh Me,"
"I'll make a nest up in your bough Claude is setting it out for lumber now."
The old crow came back and began to squirm—
"It's the early bird that gets the worm."

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