



# Builders' Guide

## HINTS ON BUILDING



### SELECTING A LOT FOR HOME.

(By Charles Miller)

Last week the question "How Can I Build a Home?" was answered in an article in this section of the Evening Observer which explained probably the best way to go about buying one's own home.

This consisted, briefly, of purchase by arranging entrance to sewers, water conduits, planting of trees and shrubbery, placing of turf, and the like. The next step

then is to procure at least half of the amount necessary to build—the remainder to be borrowed.

The selection of the lot upon which one is to build, however, is one of the most important steps and one that too much thought cannot be applied to.

In La Grande, divided by the railroad tracks into south and north La Grande, one must consider first which part of the town should be built in.

The north side is less improved, especially in pavement but has its advantages as does the south side which call largely for a choice with location in general, accessibility to one's place of business, etc., in mind.

Many other things enter into selection of site that are of major

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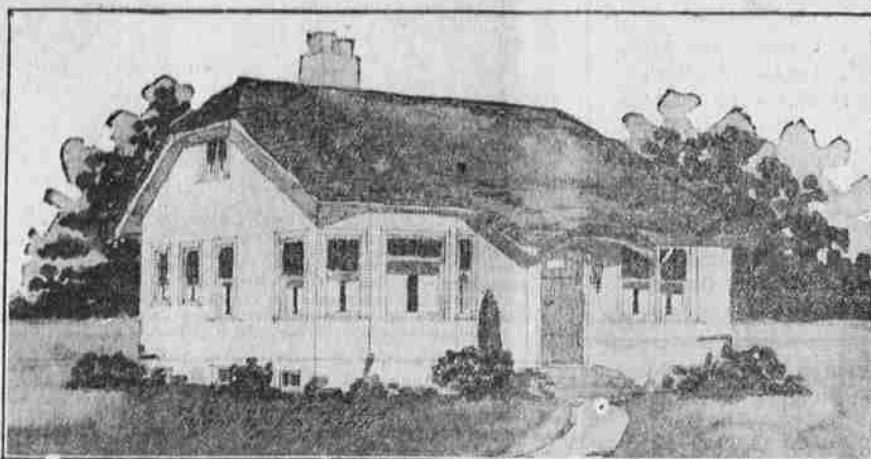
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### A Simple Thatched Roof Bungalow

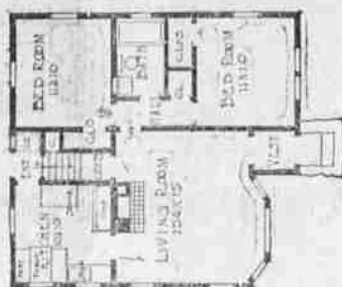


(By W. W. Purdy)

With white cement plaster walls and straw colored thatched roof, this little home presents a very pleasing appearance. Two good bedrooms and bath open off the small hall. The large living room, with a fireplace can be used for a dining room, if necessary. The piano, however, provide for a built-in breakfast nook.

There is a full basement with the usual heating plant, laundry and storage space.

Finished with hardwood, tile in bath, it is estimated that this home can be built, exclusive of heating and plumbing, for about five thousand dollars.



#### Importance.

**Quality of Soil.**  
Quality of soil runs high when one intends to build a home. Good soil means assurance of a fine lawn, luxuriant shrubbery and healthy trees, and a producing garden. Poor soil means that one will be minus these assets unless soil is transplanted from some other source, which is often an expensive process. Drainage must also be considered with sanitation and best utilization of the soil in mind.

If the site is not already linked to a sewer or water main, and if these improvements are desired, care must be taken to find whether it is likely that sewage and access to the water main can be had within a reasonable length of

time. Poor storm sewers mean flooded basements and sanitary problems to solve and it would be well to inquire into this phase of sewage.

Most basements are now built with a drain connected with the sewage system but in some sections of town shallow sewers prevent this. If one wants a deep basement with the majority depth underground, this will prove a handicap.

#### Must Consider Sun.

The sun, also, must be considered. A house facing west will usually be warmer in the afternoon until shade trees are fully developed. In the living room, dining room and front bedroom although the back rooms will be cooler, and vice versa. A house facing north or south will always have one side cooler and the other warmer.

High paving assessments often prove burdensome to home-owners and these, too, can be taken care of. A lot in the center of the block will not have as great an assessment placed against it as will a corner or near-corner lot, although the latter will usually command a higher price on re-sale.

A little thought on these and similar problems, before purchasing a lot will undoubtedly do away with much adversity and dissatisfaction at a later date.

#### IMPROVEMENT MADE.

Nate Zweifel has just installed a Kohler Lighting plant for Guy Nordine in his store at Kamels.

#### NEW FRIGIDAIRE.

Jesse Rosenbaum, with the Benjamin Electric company, has installed a Frigidaire in the La Grande Bakery. This machine gives automatic iceless refrigeration.

#### Building Material Market.

Greater firmness prevailed in the building materials market during June, though price movements were mixed. Iron and steel continued somewhat unsettled; lumber exhibited firmer tendencies; other materials showed minor fluctuations in both directions.

#### UTILIZING SPACE.

Today in the day of small, though thoroughly modern, homes, to achieve success it is necessary to utilize every bit of space. In the smaller homes with breakfast nooks, carpenters are now building nook seats with covers hiding a veritable chest.

#### GARAGE GOING UP.

WALLOWA, Ore.—Construction is well under way on the garage being built by Ed Kirkland and Phil Pettand. The building is of cement blocks, dimensions 60 by 48 feet. It will be ready for occupancy about August first.

### Permits

July 18—Permit issued to P. J. Henry to erect a garage on Spruce street between 8 and T avenue. Approximate cost \$150.

**NEW PLANT INSTALLED.**  
Duncan McDonald has installed a Fairbanks Morse water system and a Kohler lighting plant in his home north of Island City. Nate Zweifel did the work.

**LEADING CITIES.**  
During the first six months of the year 25 leading cities contributed 63 per cent of the total building permits in 270 cities, the largest number of comparable cities ever reported, it is said.

Men are so lucky. They never can tell when women are laughing at them.

### MOMENTUM OF BUILDING HIGH

The building industry has rounded into the second half of the 1925 period with a momentum which, at the moment, presents every indication of placing the year's construction total far ahead of the record breaking volume of 1924. For the first six months of the year the gain throughout the country was 5 per cent over the same period in 1924, when it will be remembered, there was a gain of 5 per cent over the first half of 1922.

According to the national monthly building survey of E. W. Straus & Co., from which these figures were obtained, the June gain in permits issued and plans filed in 270 leading cities and towns of the country was 23 per cent over June 1924.

The general tendency of building activities is distinctly upward at the present time. It will be recalled that in January there was a loss of 25 per cent; in February, 7 per cent; and in March, 13 per cent. The distinct upturn began with April when there was a gain of 22 per cent over April 1924. In May the gain was 16 per cent, so that with the June increase of 23 per cent there was an average monthly gain during the second quarter of 27 per cent.

The figures during the first quarter of the year moreover cannot be taken at their face value, inasmuch as the losses were confined largely to New York City whose comparative declines were recorded as the result of the excessive filing of building plans prior to the expiration of tax exemption laws on April 1, 1924. Throughout the entire country there has been a steady and consistent increase in building activities throughout the year 1925 as compared with 1924.

The total of June permits issued in the 270 centers was \$258,697,655

compared with \$299,256,649 in Pacific coast region, 35 per cent, June 1924.	Outstanding gains among the cities were:	Tot.
South Leads All.	Arkansas	116
In regional activities the South continues to outstrip all other sections. The 12 southern states gained 35 per cent over June last year.	Chicago	291
The East gained 25 per cent; the Central states, 24 per cent and the	(Continued on Page Eight.)	83

### HOME CONVENIENCE

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