

# BETTER HOMES



## BUILDING TRADES SHOWING SLUMP

Shortage at Present Is in Dwellings While Trend Is Toward South

There are several indications that the building industry is slowing down. In large cities projects and contracts awarded are closer together than ever before, and throughout the country the ratio of projected work to contracts awarded is reported to be at present about 1.35, showing a steady decline from a high of 1.87 in January, 1924.

The shortage has been mostly in housing. Approximately \$2,250,000,000 is necessary yearly to provide housing for increasing population. In three years this totaled \$6,750,000,000. During these years of \$16,000,000,000 spent, about 45% or \$7,200,000,000 has been for housing.

This indicates a surplus of some \$450,000,000 and in some urban localities a surplus does exist. However, the best indication of a sufficient supply or of a surplus of housing is to be found in reduced rents. To date there has been practically no reduction. This would indicate a demand greater than supply were it not noted that, in order to keep rents at present figures, landlords in some localities are offering two or three months rent free. The housing shortage has been practically overcome.

While not conclusive, figures

indicate further the trend of building and show clearly the awakening of the south.

While all indications are toward less building in the coming years than in the past three, it is believed that as a result of this decrease will come a return to conditions and influences highly beneficial to the industry.

With pressure relieved more attention will be given to a better distribution of the time of building and the usual seasonal peak for the various trades will disappear. Winter construction will become usual with consequent benefits to all parties. Labor will have steady employment and manufacturers a steady market.

In addition less building will mean better building, and the abolishment of the purely speculative type of construction with its attendant evils.

For the owner the benefits of a reduced building program are cheaper and better building.

## Trading in City Lots Is Brisk During Week

The George H. Grabenhorst company completed real estate deals this week in which they transferred the ownership of four lots on South Twelfth street near the city limits for \$750; four lots in the same location purchased by F. N. Buffum and a lot in block 27, Fairmount Park addition by C. H. Ringwald from P. L. Brown; a lot by A. J. Shumaker of Jefferson on South Commercial and Fourteenth from C. H. Ringwald. Plans are made to build on the property soon.

Springfield Journal—Some people imagine they are being sympathetic when really they are only being inquisitive.

## GOOD DECORATION NOTES ON INTERIOR

Many Hints That Will Prove Valuable for the Builder and the Home Owner

(The following "interior decoration notes" are from the "Home Beautiful" feature service, New York, being the current week's paragraphs.)

### Application of Paint

To obtain the best results paint should always be stirred to an even and creamy consistency before and during application. Plenty of energy should be used to brush the paint or enameloid into the wood and to spread the substance into thin, uniform coats.

### High or Low Ceiling

If the ceilings of your rooms are too high, they can be made to appear lower by decorating the walls up to about two or three feet to the ceiling, or by using flat tone paint on the walls either the same color as the ceiling or a color combination. Should the ceilings be too low, height can be produced by finishing them in a flat tone paint considerably lighter than the walls.

### Care of Brushes

To clean brushes, use benzine, gasoline or turpentine. Varnish and enamel brushes should always be cleaned in turpentine, and shellac brushes in denatured alcohol. After the brushes have been well cleaned they should be wash-

ed in soft water and flaxsoap and dried with a cloth.

### To Give a Grained Effect

A splendid grained effect can easily and readily be produced by applying a coat of graining preparation directly over the ground color, then graining with a regular graining roller or steel comb.

### Care of Painted Floors

Painted floors may be kept in the best condition by the use of flaxsoap, dissolving a little in luke warm water and using as ordinary soap water. The surface should then be wiped off with a clean damp cloth or sponge and polished briskly with a dry cloth. This method not only cleans but brings back the color and gloss.

### Painting the Small Pieces

When painting furniture, such as chairs, small tables, stands and desks (pieces small enough to handle) or any other objects not too large to move, it is a good plan to always turn the furniture upside down and paint the legs first. This allows the upper surface to remain dry until the last, and the piece can be handled easier.

### Making Stencil Patterns

When making a stencil design it is best to use the regular stencil paper which can be bought at any paint or art shop. However, there are two good substitutes if time can't be taken to secure stencil paper. You may use a heavy wrapping paper and treat it with either linseed oil or just the ordinary sewing machine oil, or you may take cardboard and rub it with wax. These substitutes are so treated to prevent the paint from smearing when stencil pattern is being put on.

### To Center Color

If there are several pieces of furniture and accessories in a room which are of various colors, a touch of harmony is easily obtained by having a stencil design on the walls which brings in its make-up the different colors. The stencil is made more attractive by applying a coat of a velvet finish varnish after paint has thoroughly dried.

### Finish the Inside of Drawers

A coat of a velvet finish varnish applied to the inside of drawers insures their being dust proof and sanitary, besides being attractive. Another method now in vogue is applying before varnishing a coat of flat tone paint to the drawers of the table or desk which is in harmony with the color suggestion carried out in the room.

### Suggestions for Painting

In applying paint, enameloid or varnish always brush evenly and with the grain of the wood, and never apply one coat until the preceding one is perfectly dry. Following carefully the directions given on the container of the particular substance used eliminates many a mishap.

### Porch Furniture

Porch furniture should express gaiety of the spring and summer. The bright clean colors of enameloid lend themselves to this use admirably and at the same time present a hard, firm surface that resists wear and is easy to wash and clean.

### Type of Wood for Foundation

Birch, because of its fineness and evenness of grain, is best for enamel work. It is very hard and does not dent or bruise readily. Whitewood, poplar, white pine and well seasoned gumwood comes next. Yellow pine and cypress are not desirable because of their relatively high pitch content.

### Paint Radiators Same as Background

Don't make the mistake of painting your furnace registers, radiators or heating pipes in sharp contrast to the background of your room for it breaks the general color scheme and tends to make a room look ugly. It is much better to do these fixtures in the same shade as the walls and they are not easily perceived.

An interesting discovery has recently been made in the paint industry, a new material is now being manufactured called opex, which withstands all weather conditions. It protects an exterior surface, insuring it against chemical reactions, exposure to weather and like dangers.

### Treating Matted Furniture

Furniture that seriously needs renovating can be easily cared for by refinishing it with a floorlac which gives a splendid stain and varnish finish in one operation. If the surface has been previously stained it is best to sandpaper it before applying a new coat.

## VALLEY PROMINENT IN STATE PROGRAM

President of Oregon Chamber of Commerce Outlines Willamette Crops

In his address before the Salem Realtors and their guests at the Marion hotel Friday evening, Irving E. Vinins, president of the Oregon state Chamber of Commerce pointed out the many advantages that the state was enjoying, and stressed the particular importance which the Willamette valley was playing in this program.

The following lists a few of the attractions of the Willamette valley as told by the popular speaker:

Flax—Willamette valley grows best flax in the world. The east is looking to Oregon. Miles Linen company is just a beginning. More than 100,000 acres in the Willamette valley suited to flax growing.

Jersey Stock—Six out of the eight world records in Willamette valley. Greatest fine Jersey section in the United States.

Prunes—Prune center of the Northwest, with 15,000 acres within the Salem trading area.

Loganberries—Loganberry center of the world.

Cherries—Marion and Polk counties combined—the Salem trading area—is the greatest cherry center of the Northwest.

Strawberries—Salem is in the center of the greatest strawberry district in the Northwest. Also a strawberry canning center.

Gooseberries—More gooseberries grown in the Salem district than any like district in the United States.

Hops—Oregon grows more hops than any state in the Union and Salem is the center of this great industry. Annual crop worth more than \$2,000,000.

Walnuts—Greatest walnut orchard in the west near Salem. The Willamette valley walnut brings higher price than California walnuts. Finest flavor.

Filberts—Only district in the United States where filberts are grown commercially is in the Willamette valley. Meat is sweeter than the Italian filberts.

Wheat—Local market is 10 to 15 cents a bushel higher than Chicago market.

Corn—Salem district grows more corn than any like district in the west. Market price 15 to 25 cents a bushel higher than Chicago.

Oats—Oats grown in the Willamette valley will produce ten pounds more proats to the bushel than other oats and for this reason, the market price is 15 cents a bushel higher.

Onions—More than 85 per cent of all onion sets sold on the Pacific coast are grown within the Salem district. Willamette valley grown onions bring high prices, due to their keeping qualities.

Celery—Oregon produces the finest celery grown in the United States. Lake Labish celery is equal to the best and brings a premium on the market.

Potatoes—The Oregon Burbank potato, grown in the Willamette valley, is one of the finest potatoes in the world.

Poultry—The Willamette valley Leghorn hens have been awarded world prizes. The first 300 egg hen was produced in the Willamette valley.

Canning Plants—Salem is the canning center of the Northwest. More than 900,000 cases were canned in 1924 within the Salem district.

Paved Roads—The Salem district has more miles of paved roads than any like district in the west, excepting one.

Freight Rates—Although it is more than 3000 miles from the Atlantic seaboard, freight rates, via the Panama canal are so low that canned fruits and berries from Salem can be delivered to New York City at the same rate as goods shipped from Munice or Indianapolis, Ind. That from a standpoint of freight rates, Salem is only about 800 miles from the

great population along the Atlantic seaboard.

Ninety-three Per Cent American Born—Salem is the most American city in the United States for its size of 23,000, as 93 per cent are American born.

## More Loggers Get Work As Northwest Camps Open

PORTLAND, Or., Jan. 16.—(Special)—There has been a steady demand for loggers in employment centers west of the Cascades, in Oregon and Washington, during the past week and approximately 75 per cent of fir camps are now running, according to reports from 4L employment service offices in various northwestern cities received at 4L headquarters here. Eighty-five per cent of the major fir saw mills are cutting at single shift capacity, and three per cent are on a 16-hour, two shift basis. The majority of unemployed men now in west coast cities is made up chiefly of itinerant laborers from California and states east of the Cascade mountains, the reports show, while the remainder comprises resident fishermen, construction and agricultural workers.

Logging in the pine country of eastern Oregon and Washington and northern Idaho is at about 60 per cent of capacity and less than 25 per cent of the pine sawmills are cutting, although planning and shipping departments are busy, many running two shifts.

## RECORD IS MADE BY LAST SEASON

Building Permits in Nation Surpass Those of 1923 By 4 Per Cent

Building permits in the United States for the year 1924 established another record, surpassing the year 1923 by 4 per cent. The official figures were made public through the national monthly building survey of S. W. Struss & Co.

The total reported from 301 cities and towns was \$3,442,382,168, compared with \$3,304,405,606 reported from the same cities and towns in 1923. These figures verify the estimate made prior to the close of the year that building operations in the entire country for 1924 would approximate \$5,750,000,000. They also show that building operations are progressing in a normal manner, in keeping with the demand for new housing.

Considering the country by sections the south showed the highest percentage of gain for the year. In forty-two cities the total was \$249,827,344, compared with \$202,982,645 in 1923, a gain of 23 per cent. The eastern section showed the next highest gain. In 86 cities the total was \$1,651,853,914, compared with \$1,500,225,709 in 1923, a gain of 10 per cent.

The central and Pacific western sections showed losses from 1923 of three and six per cent respectively. In 98 central cities the total was \$1,057,622,966, compared with \$1,028,757,432 in 1923. In 75 Pacific western cities the total was \$483,078,944, compared with \$512,440,820 in 1923.

The 25 leading cities in the country for the year (on a basis of volume of permits), also showed a gain of 4 per cent over 1923. The total was \$2,317,853,568, compared with \$2,225,100,809 in 1923. This would indicate that the proportion of building in the larger cities, considered as a group is not at present greater than in the smaller cities. Several of the larger cities, however, showed very substantial increases for the year. Detroit had an increase of 23 per cent; New York, 8 per cent; Philadelphia, 16 per cent; San Francisco, 24 per cent and Boston, 31 per cent. Among the other large cities which showed gains were, Milwaukee, Baltimore, Pittsburgh, Newark, N. J., Oakland, Rochester, Portland, Ore., Buffalo, Seattle, Dallas, Denver and Memphis.

In the 301 cities reported a loss of 2 per cent, from December 1923. While the southern and eastern sections showed gains of 63 and 3 per cent, respectively, the central section lost 15 per cent and

## Just A Minute, Father

You have been spending a lot for fuel lately, and not getting much warmth either, haven't you?

Let us show you how a concrete tile home will keep your family warmer in winter and cooler in summer. Incidentally you pay for this kind of a home only once, much easier on the pocketbook.

ASK THE FOLKS WHO LIVE IN ONE

## Oregon Gravel Co.

1405 N. Front. Salem

the Pacific west 9 per cent. The total in these cities was \$262,455,281, compared with \$266,930,489 in December, 1923. The 25 leading cities showed a loss of 6 per cent from December, 1923. The total was \$175,214,910 compared with \$186,145,773 in December, 1923.

Among some of the large cities which showed losses from December, 1923 were: New York, De the John Conger Printer, and Milwaukee, St. Louis, Pittsburgh, Rochester, Buffalo, Seattle, Indianapolis, Dallas and Cincinnati. Among the large cities which gained over December, 1923 were: Chicago, Philadelphia, San Francisco, Washington, Baltimore, Newark, Oakland, Portland, Ore., Denver, Providence and Memphis.

## Old Feedstore Located In South Salem Sold

E. T. Barkus and son have purchased the property which they have been renting from Walter F. Buchner on South Commercial. A feedstore and warehouse is situated upon the property. The consideration named was \$10,000 and it is stated that the property has been in the possession of Buchner for the past 20 years.

## KEEN LINES THROUGHOUT



T-E WASHAKIE—DESIGN A722

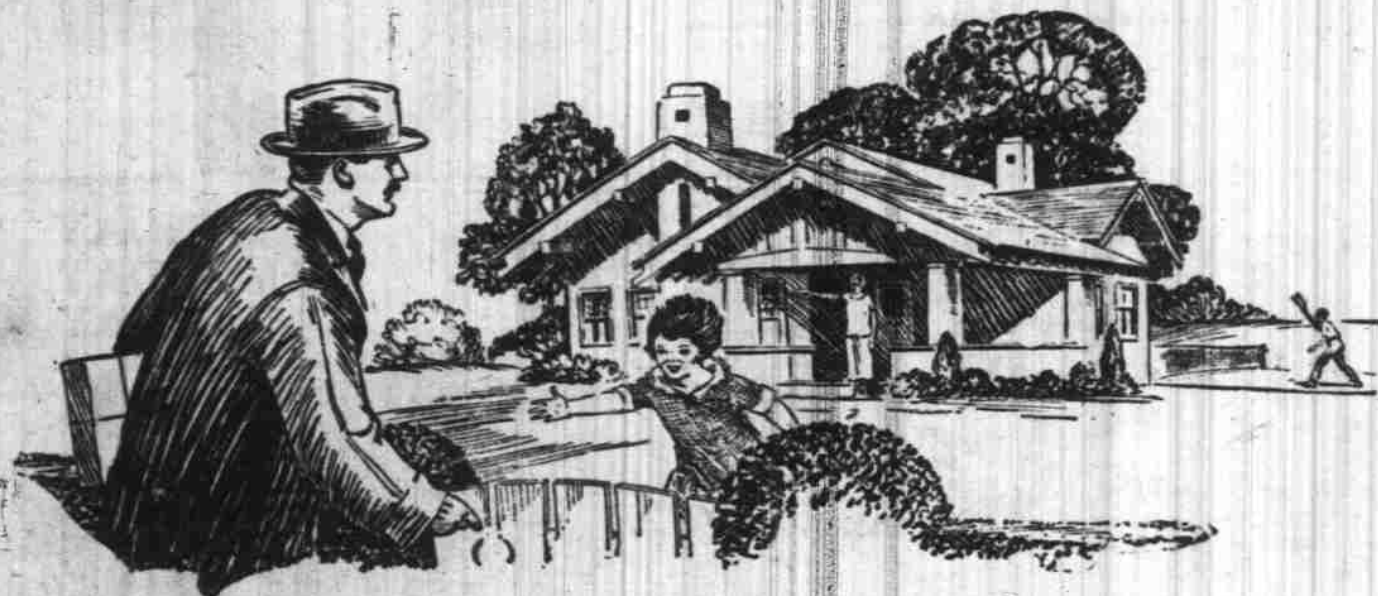
This charming brick home has best results. Brick from "snap" in every line. It is one of clays always has the most effective those rare combinations which appear.

The Washakie lends itself to any number of exterior effects. It will appear artistic with almost any color of brick, depending upon individual taste. The room arrangement leaves little to be desired. The room sizes on the first floor have been very carefully worked out, giving a living room, dining room, den, kitchen and hall which are all comfortably roomy and cozy. One very convenient feature upstairs is that the three bedrooms all have easy access to the bathroom through a well arranged hall.

62,200 brick required for solid walls and \$7,000 for ideal walls makes the total cost of brick at 14 cents each, \$782.00 and \$555.00 respectively. This includes the brick for foundation, walls and fireplace also. Fortunately for the pocketbook, the only difference in cost between a home of permanent

possesses appeal for the whole family. An attractive porch for the children and perhaps the young lady members, a cozy den up and lots of closet room with special store space upstairs for mother make desirable features for all. This house, the Washakie, gives positive assurance of remaining always beautiful with practically no upkeep. As will be noted by careful study of the picture, there is practically no woodwork exposed to the weather. The brick walls and porch once erected require no attention, of course. With any sort of background at all, wonderfully artistic effects can be secured from the brickwork by using local native brick. Not only do these common brick cost least but they always blend in well with the landscape in the locality where they are produced. That is part of nature's system, and compliance with natural laws always produces the above the grade.

The Common Brick Manufacturers Association, Cleveland, Ohio, has prepared complete drawings for this design. Located on brick manufacturers' web page.



## Live In Your Own Home—Not Just A House!

No matter how cozy the place in which you live may be, it's hard for you to regard it as your real home unless you actually own it. For the renter, under one roof one year and probably another roof the next, never is the master of his own dwelling.

The home-owner is secure. His rent can not be raised. He can not be ordered to vacate. He can make alterations as he sees fit and every improve-

ment adds to the value of his own property. And a stack of cancelled checks, representing payments on a home, is much more satisfying than a bundle of rent receipts.

Wednesday is Own Your Home Day, the fifth day of National Thrift Week. Build a home of your own even if it does entail sacrifices at the start. The goal is worth the effort.

"Everything to Build Anything"



"Thrift Means Home Ownership"

## J. W. COPELAND YARDS

West Salem — Phone 576  
YARDS IN WEST SALEM, ALDANY, LENTS, HUBBARD, YAMHILL, HILLSBORO