

BUILDING OPERATIONS AND DEVELOPMENT GROWING IN SALEM

HARMONY IS HELD NEEDED ON LAWNS

Front of Yard Belongs to
Street Declares Expert
From Corvallis

"The front of your yard belongs to the street, and many undue developments of it might disturb the harmony of your block," declared Prof. Peck of O.A.C. in an address at the weekly luncheon of the Lions club Friday. He went on to advise that persons grow the various flowers of which they or their friends are particularly fond in a back yard garden, and cultivate in front only such plants as will fit into the harmony of the block.

Prof. Peck declared that there is something in everyone which makes him want to beautify his property, and he advised that considerable restraint in planting should be exercised so that too much would not be grown, or too little he said, is the house. The modern tendency is to build the house nearer to the street than formerly, and he protected this idea by his assertion that the front belongs to the street, and the family should be given more room for privacy in the rear. He declared that in a city with parking strips as wide as those in Salem, twelve feet from sidewalk to house is enough, while heretofore the houses set back about thirty feet. If the house is simple, then the grounds should be simple. If the house is of brick, more elaborate grounds should be planned.

As for lawns, Prof. Peck said that a man nowadays expects to cultivate a good lawn in one season, while in England, two or three generations is not an unusual amount of time allotted to the cultivation. In order to insure a good lawn, the ground should be worked over carefully and evenly, and the best grade of seed obtainable should be purchased.

SOCOLOFSKY IS ACTIVE

SEVERAL GOOD DEALS ARE
REPORTED BY REALTOR

D. D. Socolofsky, Salem realtor, announced Saturday that several real estate deals have been executed through his office recently.

Dr. Carl A. Miller, local dentist, purchased two lots from R. A. Harris, and is planning to build a residence on each of them in the near future.

A. Johnson, section foreman for the S. P., has bought the residence at 925 Locust street in north Salem from Leonard McDonald, and has already taken possession.

B. P. Burgess has purchased a five room bungalow from W. E.

Where Your Building Dollar Goes

Survey Shows Advantage of Permanent Economy



BEFORE building a home, one of the first steps is to find out what features of the house are going to cost the most. What relation their cost bears to the rest of the house and how to arrange the specifications so that they will all properly balance. This prevents hidden extravagances and false economies as well.

With this in view it is interesting to look over an analysis of how the building dollar is usually spent, based upon the construction costs of nine houses varying in price from \$9,000 to \$23,000 and averaging \$15,000. This table shows that every dollar expended is split up as follows:

Excavating, grading 1.5 cents \$270

Masonry 9.4 cents 1,410

Stucco, plaster, tile 10.6 cents 1,590

Carpentry 27.2 cents 4,080

Roofing 5.4 cents 810

Flashings, downspouts 0.7 cents 105

Plumbing 9.3 cents 1,395

Heating 7.0 cents 1,050

Electric wiring 2.7 cents 405

Fixtures 2.0 cents 300

Hardware 2.0 cents 300

Painting, glazing 4.5 cents 675

Screens 0.9 cents 135

Total construction \$15.5 \$23,250

Landscaping 3.0 cents 450

Builder's profit 9.4 cents 1,410

Architect's fee 4.5 cents 675

Financing 1.6 cents 240

100.0 \$15,000

The table shows that the plumbing installations cost less than 10 per cent of the whole and yet they are the features of any building

that can cause more trouble, damage and expense than any other. It is a poor saving to use the cheapest sort of plumbing for, in a few years when rust gets in its work, the replacement costs will be not only that of ripping out the faulty material but will usually include also repairs to the house itself caused by leaks.

The same applies to roof flashing, gutters and leaders and to the hardware, screens and lighting fixtures. Architects generally advise their clients to use lasting materials such as copper, brass and bronze to eliminate the ravages and replacement expense due to rust.

Kyer of Corvallis, and plans to take possession October 1.

Leonard McDonald and wife have purchased a new modern stucco bungalow from the contractor, R. N. Ellis. The bungalow is located at 1815 Capitol street.

J. R. Young has purchased a vacant lot on North Summer street from C. O. Rice. He plans to start immediately in erecting a fine house.

building lot in the Winona addition for \$750.

John M. Raiche bought two lots on South Twelfth for \$800.

Mr. Gortmaker purchased a half acre tract from M. C. Findley for \$600. The tract is located south of Salem.

Miss Hodson bought a building lot from Mr. Wyatt at a price of \$600. The lot is located in East Salem.

Burt Van Avery bought a lot in the Kay addition for a consideration of \$250.

Many brands of tax reduction pills are on the market. None should be taken except on the advice of a regular doctor of laws, qualified to practice on the body politic.

The commonest frat emblem in the school of experience is the blister.

Several sales of property have been reported by W. H. Grabenhorst & Co., Salem realtors.

Ivan G. Martin bought the home of Lloyd G. Solomon at Fairmount park for \$6850.

Fred C. Paterson purchased the Larwood home on North Twenty-fourth for \$2600.

Clara M. Larwood purchased the home of R. A. Rex at 260 Superior for \$2400.

Robert Crumit bought the Carl Wood home, located at 1485 N. Fourth, for a consideration of \$3,000.

James I. Stewart purchased a tract of five acres in Salem Heights from F. J. Latty for a consideration of \$1600.

Ruby F. Hoffnall bought the Percy Cooper lot on the corner of Shade and Stewart for \$1500.

Laurence Imiah purchased a

Suburban home for sale or trade for Salem property. Located five miles north of Salem on Pacific highway. 2 1/4 acres, about 40 young fruit trees, 22 walnut trees, 3/4 acre strawberries. House has seven rooms, large sleeping porch, fireplace, furnace, numerous built-ins, water system, bath, two toilets. Will sell on easy terms or trade for Salem property.

WHAT HAVE YOU?

See RALPH H. KLETZING AT THE STATESMAN OFFICE

CHURCH IS FINE IN IMPROVEMENT

Work Includes Re-finishing
of Parsonage; Interior
Sees Improvement

The First Congregational church has received a thorough renovation during the course of the summer, over \$2400 having been devoted to that purpose. The improvements include a new roof and an entirely redecorated interior.

The old brown walls of the main auditorium have been given a new coat of calomine of pearl, and the old woodwork, which was finished in natural fir, has been refinished in white. The result is that the auditorium is much lighter than it was formerly, and has, according to Rev. Ward, pastor of the church, a much cheerier atmosphere. The pews have all been washed, sandpapered, and varnished, and the pulpit furniture has received like treatment. The old velvet carpet, that saw service in the church for twenty years, has been removed, and a new taupe carpet has been laid in its stead, and the choir loft drape has been changed to match the carpet.

The Sunday school room has been redecorated in pearl and white to match the main auditorium. All the side rooms, including the study, have been recolorized, and the woodwork has been finished in white. The kitchen has undergone a cleaning and calomining, and the woodwork has been painted white, in keeping with the general scheme of the new decorations.

The kindergarten room has been finished, trimmed with white and green, and the furniture has been finished in green. The object held in view in the renovation has been to make the church lighter, and to lend it a more comfortable effect, Rev. Ward stated. Also, unity has been sought, and the finished work reveals a uniform color scheme throughout the entire church.

In keeping with the general plans for the improvement of the church property, the parsonage has just received a new outside

coating of paint, the color being gray trimmed in white.

YMCA Walls Are Rising and Building Takes Form

Forms for the basements and first story of the new YMCA building have been removed and the men on the job are busy placing the forms for the second story and it is expected that concrete will be poured in the near future. Work, because of numerous arly delays, is being pushed as rapidly as possible in order to have all but the interior work complete by the time that unfavorable building weather set in.

RENTER EVENTUALLY PAYS FOR HIS HOME

Every family in Salem is paying for a place in which to live, some for a home and some for just a house. Are you paying for your home or are you paying for one for someone else—renting, in other words?

Will you be able to say in three or five or seven years from now: "This is my home. I have paid for it and I shall pay no more rent," or will you look disappointed at a pile of rent receipts and say: "I have paid for this home but someone else owns it?"

Do not allow yourself to be deceived. When you are renting you are paying for another's property, besides for the upkeep and a profit to the landlord.

It is just as easy to buy a home these days as to pay rent. And there was never a better time to buy a home in Salem than the present.

LANDS SCHOOL CONTRACT

MATERIAL WILL BE FURNISHED BY SPALDINGS

The Spaulding Lumber company are to furnish the lumber and the mill work for the new training school for teachers at Independence, according to word received Saturday. The building is to be a fine cement structure

consisting approximately \$100,000, and is being built by Geo. F. Reeves, Portland contractor. Several carloads of lumber will be furnished by the local mill.

Mill work on the Eastern Oregon asylum at Independence will also be furnished by the Spaulding Lumber company.

One advantage the fundamentalist has is that he knows what he believes.

Own Your Own Home

Let me figure with you. I can build a house to suit your needs and desires and sell it to you on easy terms.

A Small payment down. Balance Small Monthly Payments Just Like Rent

You'll have it paid for out of your earnings before you know it, without inconvenience

Let Me Figure With You

ADAM ENGEL

1420 North Fifth Street

Telephone 1337-J

GRANGE PLANNING HOME

PLANS ARE ALSO MADE FOR
ANNUAL STATE FAIR

The Salem grange is soon to have a new home, was the decision of the grange at a meeting held Saturday. The new home will be in a hall measuring 40 by 60 feet in the new headquarters of the Capital City Cooperative Creamery company on North Commercial street. As soon as the creamery moves to the new location, the meetings of the grange will be held there instead of in the local labor hall where the meetings are now held.

Plans regarding grange day at the state fair were discussed during the meeting Saturday, and W. P. George was initiated into the grange.



Invite Your Friends

The Oregon State Fair offers education and enjoyment to everyone. It will be of special benefit to those interested in better breeding methods—a subject the United States National has long been keenly interested in.

Many of your out of town friends do not know what an opportunity the Fair presents. Tell them about it and invite them to come.

The
United States
National Bank
Salem, Oregon



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DUNSMOOR BROTHERS

Painters and Decorators

Interior and exterior work—interior work a specialty.

Stippling and Tiffany blending, the latest wall finish.

We will be glad to show anyone interested the work we are doing in Salem. We use only the very best materials; the best that money can buy.

Dunsmoor Brothers

2218 State Street

Telephone 2230

To the Good People of Salem

We thank you for the liberal patronage given us and hope that we will be able to continue our pleasant relations with you. We try at all times to give the best ever for your money, both in prompt delivery and material furnished.

We always have on hand a full stock of lumber, shingles, laths, Sherwin Williams paint, building paper and roofing of all kinds. We have the best stock of Cedar Shingles in Salem. When we sell you Perfects or Clears or Star-A-Star, we send you the best to be had. We don't try to palm something else off on you.

Again thanking you for your liberal patronage and hoping for a continuance of same.

Cobbs & Mitchell Co.

A. B. Kelsey, Mgr.

349 South Twelfth

Telephone 813

House No. 621

Designed for American Face Brick Association

THIS type of house is justly popular in many parts of the country for it is adaptable to almost any climate. The big living porch, which can be screened in summer, is not only a decided feature in the architectural design, but adds much to the liveableness of the house.

The long lines of the roof, sweeping down over the porch, recall to mind the cottages of rural England, which give to that country a certain picturesqueness and feeling of hominess. In a level or hilly country its lines will equally fit the landscape.

The porch piers, the dining room extension, the window openings and the wall surfaces all offer opportunities for interesting and artistic face brick treatments, whether the walls are of solid brickwork, or face brick veneer on a wood frame. Almost any color of face brick and almost any mortar joint will be suitable for this house.

Although the roof has a low effect, it attains sufficient height for two fine bedrooms on the second floor. This house should be built close to the ground in front, with the

grade sloping to the rear where basement windows are located.

As there is a bath and bedroom on the first floor, only the four lower rooms need be finished at first, leaving the second floor until later. If, however, the rooms upstairs are also finished when the house is built, the bedroom and bath on the main floor may be changed to meet individual requirements.

If a pretty stairway effect is desired, the wall between the living room and stairway may be omitted and replaced by a balustrade.

Entrances are at both ends of the porch, which is glazed in and makes a fine sun parlor, cheerfully greeting the visitor. The living and dining rooms form one big room thirty-three feet long with the fireplace at one end. The dining room connects with the kitchen through the rear entry, in which is the refrigerator. The kitchen could not be better arranged or lighted.

The second story provides space for two bedrooms with plenty of closets and a second bath. The basement contains laundry, heater, fuel bins, vegetable cellar, and storage room.

HOUSES BUILT OF PERMANENT MATERIALS COST BUT LITTLE MORE THAN THOSE CONSTRUCTED OF MORE TEMPORARY MATERIALS

But the Upkeep Expense of Such Houses Is Small
See us for—common brick, face brick, building tile, partition tile, silo tile, drain tile, verified sewer pipe.

SALEM BRICK & TILE CO.

TELEPHONE 917 SALEM, OREGON