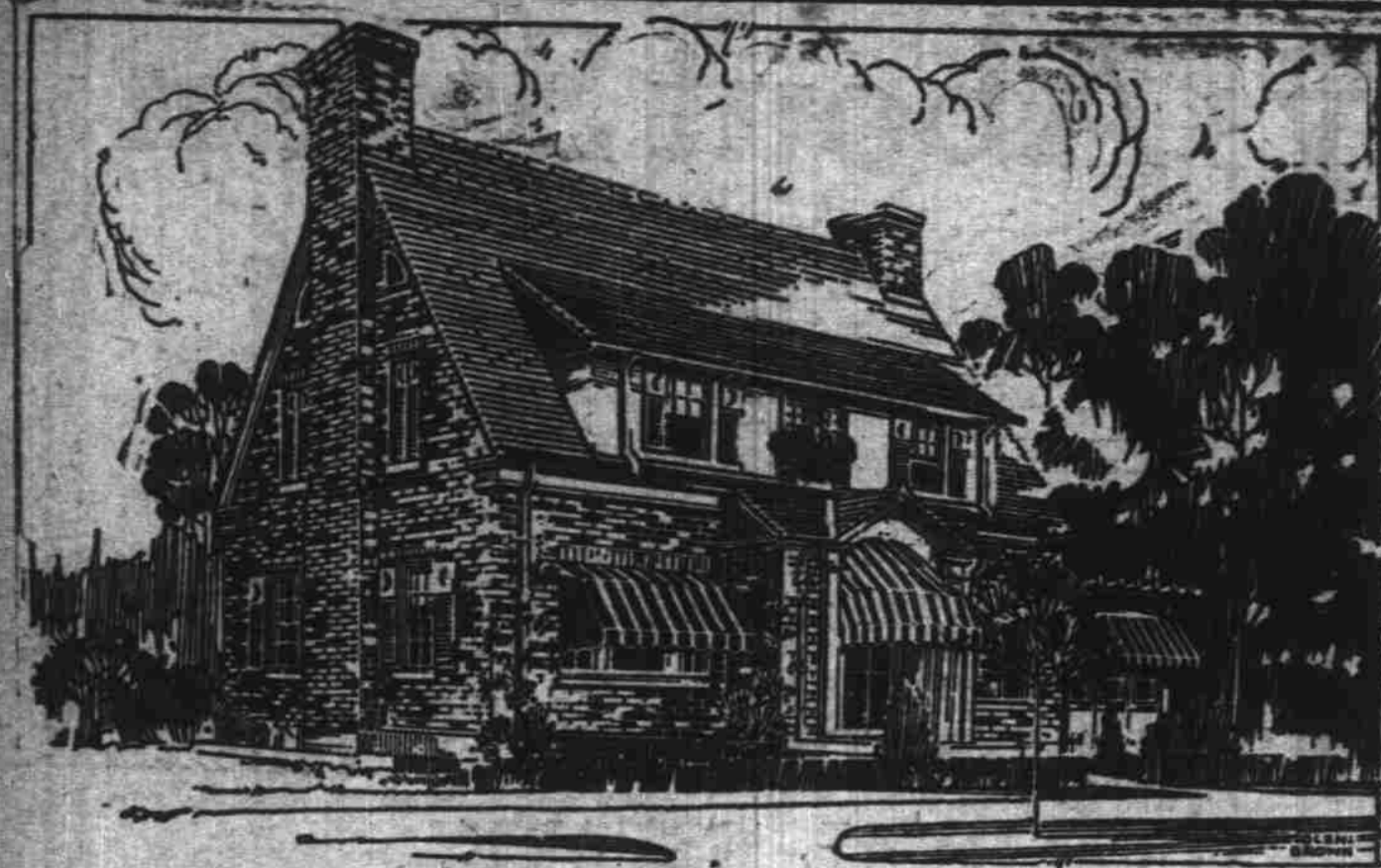


### An Unusually Attractive Dutch Colonial



THE HIAWATHA—DESIGNS A795 and A706

**D**UTCH COLONIALS are always attractive but now and then you find one that seems to stand out above the average with a prominence akin to that of a new engagement ring. This is the exception. Fit this little home into its surroundings and it will impress at first glance. There is about it something distinctive; something you get the moment you see it; indefinable perhaps to the layman but admittedly there.

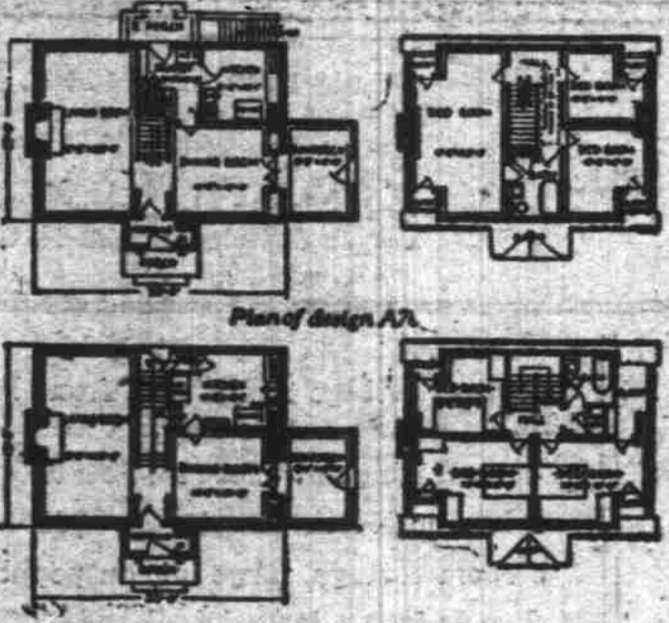
No other plan we have ever offered found such instant favor with the public. It has been built in all sections of the country, either as shown here or in some adaptation by a builder or architect not averse to stealing another man's ideas.

In one case it was changed a trifle and built as a model home in one of the larger cities. The original design was by Grosvenor Atterbury, one of New York's leading residential architects.

Within the last five years it has been built of common brick at costs varying from \$10,000 to \$14,000. W. H. Bullock, Jr., of Wilmington, Delaware, built it as shown here for a trifle more than \$10,000. Costs vary according to locality. Varying material and labor costs make these differences. This is to be expected and is inescapable.

Alternate floor plans are provided, each offering the same number of rooms, the difference being confined to the second floor. There is little choice between them for both are good. One gives a large master bedroom with two smaller ones of about equal size. The other offers two large bedrooms and one small one. Both have ample baths.

The home has been built with an open porch or an enclosed sun room off the living room. This arrangement has the effect of balancing the house to very good advantage from the viewpoint of appearance.



The Common Brick Manufacturers' Association, Cleveland, Ohio, can furnish complete drawings for this design. Lead on brick construction sent upon request.

### SURVEY PUTS BRICK AND FRAME ON PAR

#### Difference In One Story Bungalow In Denver Placed At Only \$117

Difference in cost between brick and frame construction was very definitely determined recently in Denver, Colorado, where a cost survey of small house construction was conducted by the Mountain Division Office of the Architects' Small House Service Bureau. It was found that a \$6,000 one-story bungalow, 25 by 35 feet, built of face brick with a common brick backup would cost only \$117 more than the same bungalow would cost in frame construction.

Cooperating with the Bureau were representatives of the Denver Retail Lumbermen's Association, the Portland Cement Association, and the Colorado Clay Products Association, all of whom approved the final reports of the findings. It is the first instance that has come to the attention of "Building Economy" where these three material interests, essentially rivals, have mutually agreed upon and participated in, a test of such vital interest to the prospective buyer.

Moreover, it is a pretty safe prediction that it will be a series of blue moons before the lumber and cement folk can be induced to make another. The findings were altogether too disastrous to their oft repeated and exaggerated claims of excessive costs of brick construction.

The prevailing labor schedule in Denver at the time the survey was made was as follows: bricklayers, \$12; tile setters, \$12; plasterers, \$12; painters, \$10; carpenters, \$9, and hod carriers, \$7.

Prevailing material prices were: cement, per sack, 80 cents, net; sand, cubic yard, \$1.30; gravel, cubic yard, \$2; fine lining, 8 x 12, 35 cents a foot; form lumber, \$44 a thousand feet, board measure; face brick, \$25.50 a thousand; mortar, \$5 a cubic yard; sheathing lumber, No. 1, \$44, and No. 2, \$38 a thousand feet; drop siding, No. 1, \$60 a thousand feet; lap siding, No. 1, \$55 a thousand feet; wood lath, \$8 a thousand; metal lath, 2.2 lb. per yard, 24 1/2 thousand.

Final determination of comparative costs, based upon these

schedule of wages and material prices, were as follows:

Item	Total wall cost
1- Drop siding wall above	\$1093.00
2- Lap siding wall above	1099.00
3- Frame and stucco wall above	1131.00
4- Face brick wall above	1237.00
5- Hollow tile and stucco wall above	1247.00
6- Common brick and stucco wall above	1340.00
7- Cinder tile and stucco wall above	1359.00

TABLE II  
8-in. concrete foundation to joist with

Item	Total wall cost
1- Drop siding wall	\$1107.00
2- Lap siding wall	1112.00
3- Frame stucco wall	1124.00
4- Face brick wall	1134.00
5- Hollow tile and stucco	1222.00
6- Common brick and stucco	1232.00
7- Cinder tile and stucco	1239.00
8- 12-in. foundation to joist	1300.00
9- Common brick and stucco	1316.00
10- 12-in. foundation to joist	1384.00
11- Cinder tile and stucco	1329.00
12- 12-in. foundation to joist	1397.00

TABLE III  
12-inch concrete foundation to grade

Item	Total wall cost
1- 8-inch masonry to joist	\$1133.00
2- Face brick above concrete	1326.00
3- Hollow tile and stucco	1326.00
4- Common brick and stucco	1436.00
5- Cinder tile and stucco	1442.00

Denver's building code requires a 12-inch foundation wall, but the type covered in the findings under Table II is more nearly standard construction in the country at large.

The detailed report of the Bureau covers every individual item of cost in each of the types of wall mentioned above. The costs of a frame wall, of drop siding, Type No. 3, under Table II, is itemized:

Footings, \$54; Foundations,

only \$1,094, and the cheapest wall of them all. While these figures probably would not apply generally, due to differences in local wage scales, and material prices, they would be fairly relative in any section and are decidedly interesting as indicating the strikingly small difference in brick and frame construction costs.

Donald O. Weese, director of the Architects' Small House Service Bureau, says in his report upon its findings:

"This cost survey of small house construction was established and conducted by the Mountain Division office of the Architects' Small House Service Bureau of the United States. Its members represented the Portland Cement Association, the Colorado Clay Products Association and the Denver Retail Lumbermen's Association.

"Its object was to establish as closely as possible definite information regarding the difference in cost between varying types of small house construction. The committee recognized at the beginning of its work that the difference in cost of a house of frame and one of brick construction of the same size and design, for example, would be the difference in cost of their exterior walls.

Therefore, its attention was centered on an analysis of the exterior wall costs only.

"The procedure followed by the committee was first to select a standard bungalow plan from the Bureau service, and then to make an accurate survey of the amount of wall to be analyzed.

"The specifications submitted to the contractors therefore included not only the grade of materials, but also the amount to be figured. Among other things the union scale of labor was specified. The bids submitted included for each individual part of the wall construction detailed statements of labor and material costs."

—Reprinted from Building Economy.

#### SALVAGE PLAYS PART

Salvage plays an important part in the economical manufacture of automobiles. At the Oldsmobile factories every scrap of metal left after the huge presses have cut and stamped fenders, hoods and other sheet metal parts is gathered, taken to a press and compressed under 2400 pounds pressure into cubes weighing about 200 pounds. These cubes of scrap are then sold.

Read the Classified Ads

### CONSTRUCTION JOB NEARS COMPLETION

#### Central Heating Plant for Entire Block Being Installed At Present

Construction work on Salem's new public market at the corner of Commercial and Marion streets will be completed about the end of this week. All that is left now is the heating system which will be installed as fast as possible. A central heating plant for the entire block is being installed by the Valley Motor Co. The heat will be hot air and will be distributed to all parts of the market by means of large pipes leading to the walls and from there blown into the rooms by means of electric fans.

#### It is worth any person's time to take an hour off and make a visit to this new enterprise. It would be more appropriate to call it a "mammoth" enterprise, as that word fits it well. Salem people have been under the impression that the new market was going to be on the order of the market in Portland—for farm produce only. This is far from the facts. All the farm produce in Marion county would hardly take up the space in this place. The northeast corner of the building has been reserved for the farmers and they need more they can have; in fact the management is very anxious to have all the farmers possible use the space and dispose of their products, but it is not until now that they will take up more than a small part of the big building.

#### Instead of giving the appearance of a public market the place will look more like an immense department store. Stiff Furniture Co., for instance, is taking one of the biggest spaces there is for its display. Busick's groceries will take up a big space right in the center of the main floor. Here will be a restaurant, barber shop, beauty shop, florist and half a dozen or more other varieties of businesses.

#### Building Permits for Month Gaining

The floor of the building is of blocked red cement. There are four sky lights, 10 x 20 in size. On the east side of the building a 30 foot street has been provided, which runs clear through the block and farmers may drive in and have plenty of space to back up to the doors and unload their produce. A women's rest room has been provided in the basement.

From present indications the market will be ready for occupancy before the first of the year.

#### Building Permits for Month Gaining

Building permits for the first 17 days of November totaled \$76,500. This is considerable in excess of the total for the same period in October, which is somewhat of a surprise, inasmuch as most people always look for a let-down during the rainy season. There were 16 permits for dwellings, one business block, one frame store building, two concrete business buildings and four private garages.

The total of permits for October was 34 for a total of \$129,950, which included 23 new residences. If the present rate of applications for permits keeps up for the balance of November it will be almost a 50 per cent bigger than October.

An interesting comparison in the permits, month by month, for the year 1926 and 1927, it follows:

Jan. '26, 46 permits	\$112,650
Jan. '27, 56 permits	\$207,100
Feb. '26, 41 permits	\$132,875
Feb. '27, 61 permits	\$240,962
Mar. '26, 61 permits	\$227,520
Mar. '27, 74 permits	\$366,815
Apr. '26, 64 permits	\$544,526
Apr. '27, 41 permits	\$245,750
May, '26, 56 permits	\$281,650
May, '27, 64 permits	\$245,825
June '26, 47 permits	\$151,850
June '27, 40 permits	\$300,725
July '26, 47 permits	\$492,050
July '27, 43 permits	\$351,650
Aug. '26, 46 permits	\$192,240
Aug. '27, 47 permits	\$304,550
Sep. '26, 47 permits	\$351,750
Sep. '27, 35 permits	\$231,300
Oct. '26, 42 permits	\$242,800
Oct. '27, 34 permits	\$129,950

#### These figures show a total for the first ten months of 1926 of \$2,221,050, and a total of \$2,427,227 for the same period of 1927.

This comparison shows that 1927 was slightly ahead of this year in building. However, this is not surprising; neither does it mean that Salem has slumped. Not a bit. The large number of big buildings started in 1926 was responsible for it. Many of these jobs were not finished until well into 1927. The First National Bank is an instance of this. As a matter of fact, the number of residences built in 1926 exceeded the number constructed in 1927 by a handsome margin.

Present indications are that Salem's building program has just begun. With only a population of 25,000 people it would seem that a big growth—a very rapid growth—must start very soon. The capital city of the state with all the potential resources and opportunities there are here this city should be a city of fifty or a hundred thousand people. It looks as if we may start in that direction most any time now.

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