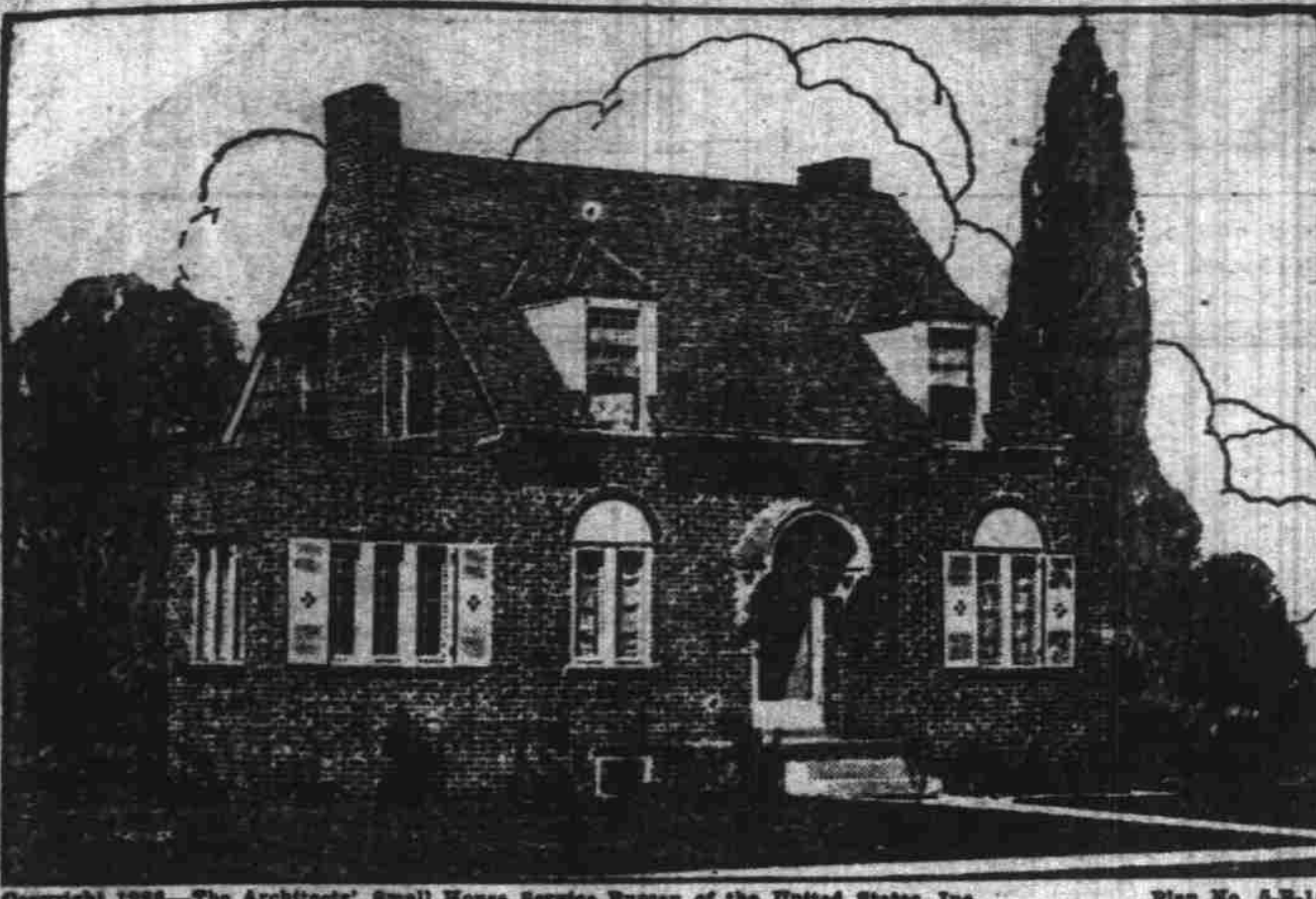
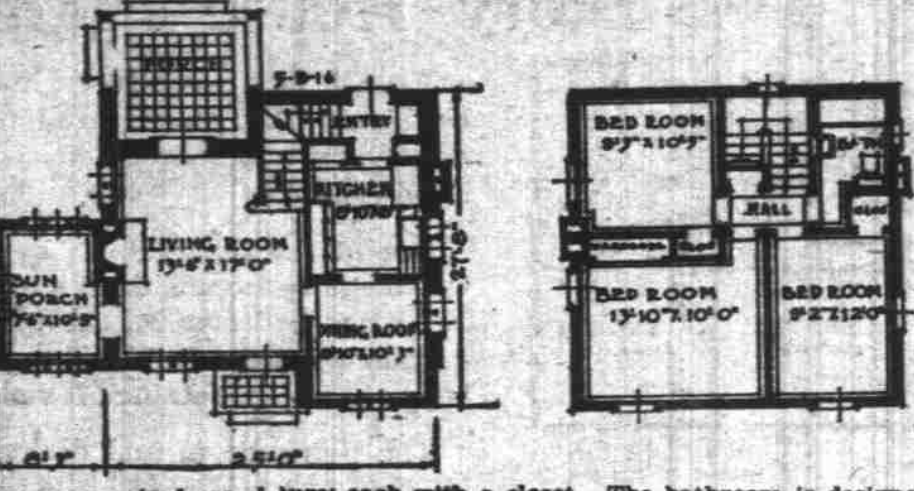


**A MODEL OF COMPACTNESS AND SPACE ECONOMY**



Copyright 1926—The Architects' Small House Service Bureau of the United States, Inc. Plan No. S-2-14

"THIS little house is a model of compactness and economy of space. Omitting the sun room and rear porch the overall area of the plan is only about 2326 feet. It is remarkable that so much can be included in so small an area. It was done by skillful planning by the omission of waste spaces, unnecessary halls and circuitous communication between rooms. For many people whose means are limited and who must, therefore, reduce their requirements of space to the absolute minimum, this design will come as a welcome solution to their problem.



Even though space has been economized so carefully, there is no poverty of interest, for the conformation of the house and materials used have a vivacity found all too seldom in houses of this sort. Combined with this fine plan and excellent exterior there is substantial construction. For the outer walls are of solid brick. Thus the three essential parts of every building that partakes of real architecture have been given their due regard.

The kitchen equipment is complete, and with the working fixtures along the outside wall, there is an assurance of fine light and ventilation. The arrangement of the basement stairway is excellent, permitting one to reach the basement from both the outside and the kitchen without unnecessary steps. This is a solidly constructed house with a decided air of permanence. Its interesting color scheme and the play of architectural detail keep it from being commonplace in any way.

The porch at the rear is open. Square wooden posts with brackets and brackets of the same material help to make the rear of the house interesting. Its floor is of cement, marked in forms of tile, and is bordered with brick.

The living room is unusually well lighted, having windows on three sides; there is also the staircase in one corner, a fireplace, and the two porches opening upon it. The dining room and kitchen are small, but light and airy. The latter is equipped with an entry containing space for the icebox and a broom closet.

**MANY DWELLINGS BEING CONSTRUCTED**

Thirty-One New Residences Started In November Average \$2900

The big feature of Salem's building growth is the manner in which new dwellings are continuing to be built. Up to the night of November 23 there had been 31 new dwellings started in the present month at a total cost of \$90,000. In addition to this there were permits for the 23 days totaling \$20,000 for business structures.

change this year lies in the fact that new people are pouring into Salem at a rate never heard of before. These people must be housed. Most of them have their own money and are doing the building themselves. In other instances enterprising contractors, sensing the growing demand for homes, are going ahead on their own initiative and constructing whole strings of new residences. They no more than get them completed when sales are made to new comers. A good illustration of this is J. B. Peters, 2215 Virginia street, who this week took out permits to build four new dwellings at an average cost of \$3000.

**BRIDGE WORK WILL BE STARTED SOON**

Construction Work In City To Provide Employment For Many Men

Work which was scheduled to start on the Commercial street bridge has been held up temporarily by the rain floods of the past week. If the weather man will hold up on his operations this week the chances are that a good start will have been made by the first of December. The contract calls for completion by July 1st, but the bridge will be finished long before that date if all goes well. As stated, the only condition that can impede the operation is extreme wet weather.

started. When all of this city building program gets under way the unemployment question will be almost entirely solved for the winter months in Salem.

**Brick and Tile House Plans To Be Published**

The Salem Brick and Tile company has made arrangements with the Architects Small House Service Bureau to run copies of their brick and tile houses in this issue. The first appears in this issue.

This bureau publishes one of the most useful monthly magazines for prospective home builders, "The Small Home." It is highly worth the investment of a subscription. The price is \$1 per year.

The address is The Architects Small House Service Bureau, 1290 Second Ave South, Minneapolis, Minnesota.

**Limited Number of Brick House Booklets Available**

The Salem Brick and Tile company has a limited number of brick house booklets, "Homes of Lasting Charm." As long as they last they will be given free to all calling for a copy.

The office of this company is located on the Tile road and the S. P. main line, just south of the fair grounds. Turn east at the road at the intersection of North Capitol street and Fair Grounds road.

Read the Classified Ads

**BRICK HOMES GIVE FINE LASTING CHARM**

Construction Cost of Brick and Frame Houses Varies To Small Extent

"During the past few years a flood of information, offering a bewildering variety of suggestions on planning and construction, has been released in the homebuilding field. New methods and new materials have crowded each other for attention. It must be with some sense of relief that the prospective homebuilder turns back to the age-proven material—brick. Employed through the centuries for its qualities of permanence and beauty, brick still remains the outstanding practical material for homebuilding and the only one which can squarely meet every sensible requirement.

"Acquiring a home is one of the most important investments of a lifetime. It would seem unwise to invest money in experiments when a time-proven material, which leaves nothing to guesswork and allows no possibility of ultimate dissatisfaction, is available.

What the Walls Must Do "The elemental requirements which must be present in satisfactory dwelling construction, are these:

"Permanent resistance to the natural elements and to fire; elimination of upkeep expense; simplicity of construction; moderate original cost; and, finally, that degree of attractiveness which is required for modern homes. Any material which can meet all of these requirements is the real answer to the homebuilder's problems. If there is any doubt of the ability of a material to meet any one of these requirements, its use would be unwise.

"Having set up these clearly defined requirements, it remains to explain briefly how common brick meets all these specifications. The fire and wear-resisting qualities of brick are known to all. A well constructed wall is impervious to wind, rain and snow and is not easily penetrated by heat or cold.

Costly Upkeep Avoided "Eliminating upkeep expense without sacrifice of attractiveness is completely solved by the use of brick. Brick walls need no painting, cleaning, or other form of maintenance and brick grows more beautiful as it mellow with age.

"This definite saving in maintenance cost is highly important from the investor's viewpoint because it means that within a reasonable short period of time brick construction proves to be by far the least expensive form of homebuilding.

"There have been certain modern advances in brick construction which offer, in addition to the old reliable solid brick walls, simple and economical forms of design. However, wall construction is illustrated later in this book. In masonry employ no new principle. Greater Value Without Greater Cost

"In the minds of some homebuilders there exists a general but false impression that the home of brick is expensive and perhaps prohibitive in cost. This condition is partially due to the fact that brick houses have greater real estate value and are often sold and rented for more than houses of equal size built with less durable materials.

"The fact is that in the average house costing \$7,000 to \$10,000, the first cost of a brick home will usually be less than five hundred dollars more than for ordinary frame construction, oftentimes no more, and is no more expensive than stucco or other types of veneer. Brick construction also helps in financing the homebuilder's investment, because most loan companies will appraise brick houses higher and loan more money on a brick house than on any other type.

Easy to Prove Brick Economy "Home builders are often misled by erroneous cost estimates of contractors and builders who specialize in other types of construction and who often discourage the cost of brick construction. Less satisfactory homes of interior construction, but of higher ultimate cost, are the penalty some home owners pay for accepting misleading estimates.

"It is not true that a brick house costs 25 per centum more than a frame house of the same design, as many contractors have told prospective builders in the past. It doesn't even cost 10 per centum more, and often costs no

more. The proof is easy and conclusive by obtaining dependable cost comparisons.

"Take as an example an ordinary five or six room two story house, using a total of 40,000 brick and costing about \$10,000. About 10,000 of these brick would be used in the basement walls and the chimney in either a frame house or a brick house. Of the remaining 30,000 used in the walls of the brick house, the total cost, assuming even \$20 per thousand as the cost of the brick and \$20 per thousand for the laying including mortar. This would mean a cost of \$1200 for the necessary brick work other than that which would have to go into a frame house of the same design.

"But these brick walls are replacing wooden ones which require studs, sheathing, paper, siding and paint, not to mention insulation and labor. All of this is a credit against the \$1200 and materially reduces this amount.

The actual difference in cost, probably less than \$500 is, therefore, something less than five per centum of the total cost of the house, not ten per centum or 25 as some builders claim.

Resale Value Much Higher "In a brick home, the owner has one which is more fire-safe, which saves fuel, which carries the lower insurance rate, which requires lowest paint and repair costs and most important—maintains its value and commands the highest resale price.

"So again—don't be misled by excessive cost estimates by contractors or builders who are not familiar with brick masonry cost.

Common Brick Available "A final point to be considered is the economy which results from the use of common brick. Common brick is the local made, low cost brick, available everywhere, in colors which vary according to the locality and the nature of the clay from which it is made. Architects and discriminating builders know that a common brick wall can be made to fairly sparkle with color, animation and interest when the bricks are laid with appropriate bonds and mortar joints. Some of the brick may have slightly irregular shapes, which adds interest to the texture, this continuous variety offering unusual possibilities in brick patterns.

"This is an age of color. We are now rivaling the ancient people in the use of color; in clothing, motor cars, in railway coaches, in all kinds of decorative effects and in the exterior of our homes.

Color That Is Permanent "But color that is permanent is such a permanent thing as the home. The sickly appearance of a faded, washed-out color in a cheap, imitation roofing material or stucco walls is known to all.

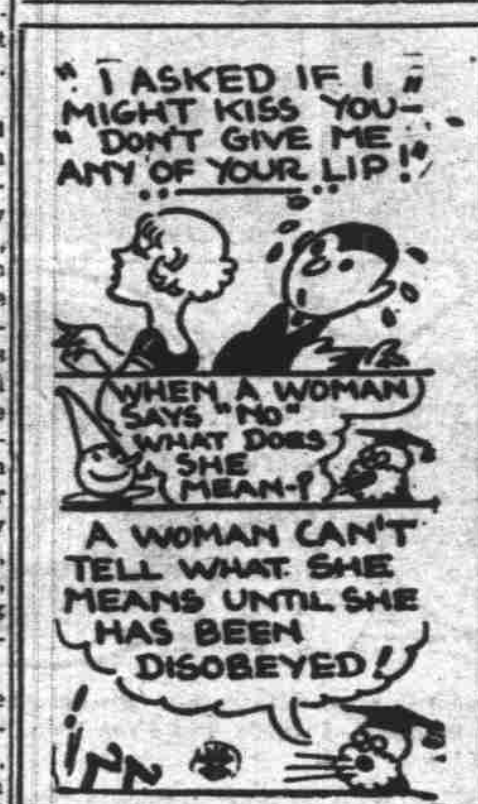
"Just as in fine china or pottery, the colors of brick are burned in and never change.

"Within the past few years there has been a rediscovery by architects of the possibilities of common brick for obtaining su-

perior architectural effects. Of course, this architectural study of common brick has been based on a desire to obtain permanence and economy without sacrifice of beauty, and as a result not only thousands of small brick homes but many magnificent suburban residences stand today as tributes to the unusual quality of common brick as a building material. Common brick is being used for its beauty, when cost is not a factor. The Common Brick Manufacturers association feels that it is making a practical contribution to the home building field by pointing out the outstanding and indisputable merits of common brick for dwelling construction and in making available the working drawings and specifications of the sensible brick homes." These plans may be obtained from the plan book which is in the possession of the Salem Brick and Tile company.

"The home builder will find in this book brief, interesting suggestions for the use of brick for improving gardens and grounds, methods of brick wall construction; and examples of the wide variety of attractive wall surfaces obtainable through the use of common brick." Homes of Lasting Charm.

Watching a good chess player doing his stuff is about as dizzy a sport as taking in a slow motion picture of the minute hand of a broken down clock.



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2173 State Street

La Grande—New six story La Grande hotel to be completed by November 15.

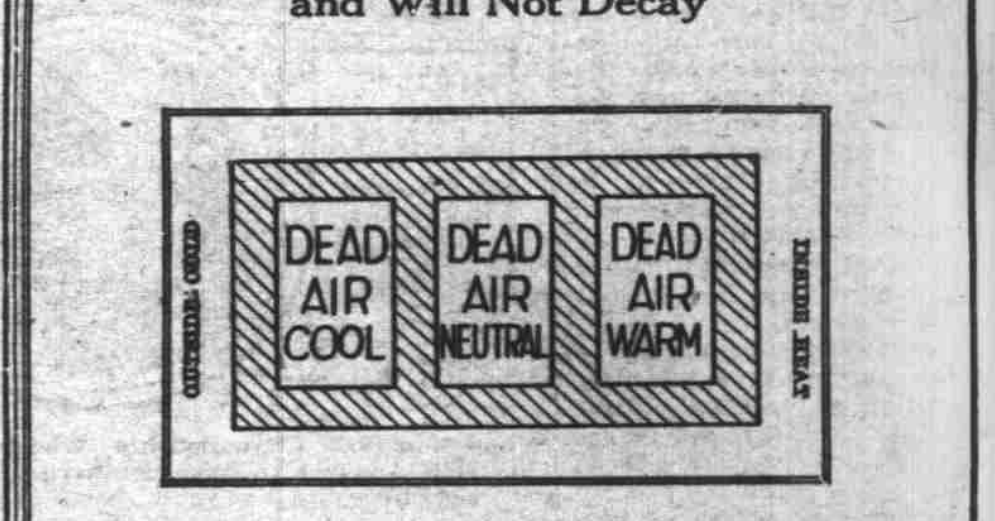
Oregon City—Pope building secured for Oregon foundry that burned in October.

**Decay and Fire are Farmers Greatest Enemies**

Together they levy an annual toll of a billion dollars upon America's farm buildings, yet farmers continue to build with wood.

Watching a good chess player doing his stuff is about as dizzy a sport as taking in a slow motion picture of the minute hand of a broken down clock.

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Practy Cal Says:—"A friendship, like a house that is to last, must have the right stuff in it. The copy books say a lot about the right foundation. But it seems that finishin ga thing right is more important than merely starting it right."

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