

Building Permits for Six New Dwellings Issued During Past Week

Eugene Building Eyes New Boom For Coming Months

Building in Eugene was prepared for a new boom this week as permits for six new homes were issued, along with a considerable number of repair permits.

New houses for which permits were issued:

New residence and garage, \$4000; new residence, \$2500; new residence and garage, \$4000; new residence, \$1400; new residence and garage, \$3800; new garage and apartment, \$1000.

A major permit, amounting to \$1800, was granted for alterations to a service station.

Transfers For Past Week

Transfers for August 4

Lane Co. to Rose E. Smith—\$50—Lot 3-4 blk. 3 Hollis Add. to Springfield.

Lane Co. to School District No. 4 in Eugene—\$2.73—Blk. C Teshner's Add. Eugene.

Lane Co. to A. J. Perkins—\$75—Lot 8 blk. 64 E. Maude's subdiv. in Springfield.

Rose E. Brauer to Thomas J. Fox et ux—\$10—Tract in Tp 17-3W.

George M. Plummer to W. H. Hodges—\$10—Lot 2 blk. 8 The Plummer Add. to Eugene.

George M. Plummer to John L. Harpham et ux—\$10—Lot 8 blk. 3 The Plummer Add. to Eugene.

Curtis Plunkett et ux to Harrison M. Knight—\$10—Lot 3 blk. 3 James Henry McFarland's 1st Add. to Cottage Grove.

Sheriff to Mabel Ethel Rudat—\$20—10 acres in Tp 19-4W.

A. W. Wetlau et ux to J. B. Loftus et ux—\$10—Tract in Tp 19-1W.

Transfers for August 5

Albert Hart to Thomas Jackson et ux—\$1—Part lot 14 blk. 2 Hunt's Add. Springfield.

John T. Foreman et ux to Ruth S. Addison—\$10—Part lot 2 blk. 25 Fairmount Add. Eugene.

L. R. Sims et ux to Vernice Powell et ux—\$10—Tract in Tp 16-5E.

Marcellus Gillespie to W. E. Tullock et ux—\$10—Tract in Tp 19-5W.

B. K. Wheeler et ux to Ernest C. Nicholson—\$—Tract in Tp 16-5E.

W. J. Miller et ux to Dan Campbell—\$10—Part lot 9 Huddleston's Add. to Eugene and lots 1-2 blk. 1 Victoria Heights Add. to Eugene.

Dorothy A. Dowell to Margaret Merrill Brown—\$10—Part lot 1 blk. 28 Gross Add. Eugene.

Thelma Flanders to Mae Hinkson—\$10—Tract in Tp 18-4W, 85 acres.

William C. Kennedy et ux to Charles F. Turner et ux—\$10—Tract in Tp 21-1W.

Howard S. Amon et ux to George W. Geiger et ux—\$10—Lot 7 blk. 3 Amon & Mennes Add. to Eugene.

Frank K. Brown et ux to Ray Bentley et ux—\$10—Lots 10 and 13 Tislicoo Lake Club Plat.

Transfers for August 7

James A. Rodman et ux to R. N. Stevenson et ux—\$10—Lots 15-16 blk. 30 Driverton Add. to Eugene.

W. A. Thompson et ux to James S. Carpenter et ux—\$180—Lot 3 blk. 5 Riverwood Add. Eugene.

Lane Co. to City of Springfield—\$75—Lot 7 blk. 21 Emerald Heights Add. Springfield.

Carrie F. Russell et ux to Kenneth Werner—\$10—Tract in Tp 16-2W.

Amanda J. Bowen to William Bowen—\$5—Tract in Tp 19-1W.

Frank X. Dompier et ux to J. C. Wright et ux—\$10—Tracts in Tp 21-3E.

Federal Farm Mfg. Corp. to Federal Land Bank—\$1—Tracts in Tp 17-5W.

Clara Fandrem et ux to Gladys Evelyn Johnson—\$1—Lot 1 blk. 5 Purkerson & Quimby Add. to Eugene.

Darwin Yoran et ux to William Nagle et ux—\$10—Lot 9 blk. 5 Gross Add. to Eugene.

Transfers for August 8

U. S. to Thomas Mulholland—40 acres in Tp 20-3W (Patent).

Ellen Lajole et ux to George F. Sheldon—\$10—20 acres in Tp 20-3W.

John M. Durham et ux to Lester Durham et ux—\$10—Lot 2 blk. 4 Georgetown 3rd Add. Cottage Grove.

J. A. Zielinski et ux to Gerrit W. Hulshof et ux—\$10—Tract in Tp 19-4W.

Belle C. Howe to Edith I. Cooper—\$10—Lot 3 blk. 5 Kelsay's 2nd Add. to Eugene.

W. C. Brooks et ux to John J. Zybach et ux—\$10—Tracts in Tp 18-3W.

City of Eugene to J. C. Staley et ux—\$250—Lot 7 blk. 12 Hollenbeck's Add. to Eugene.

Warren H. Daugherty et ux to Lovinus H. Lynn et ux—\$10—Tract in Tp 17-3W.

Transfers for August 9

Anthony Schuster et ux to O. J.



SEVERAL slight structural changes and complete redecoration transformed the dining room shown in the above pictures from an example of the "golden oak age" of interiors into a pleasing modern room. The window shown in the "before" view opened onto an enclosed porch. It gave little light and ventilation and was blocked off. The doorways were lowered and arched, creating an illusion of depth. The walls were recovered with a wedgewood patterned paper and the woodwork painted white. A new central fixture was installed and the room was ready for refurbishing.

Ample Space Necessary on All Sides of Modern Home Buildings

Asterud et ux—\$10—Tract in Tp 19-11W.

William Watson et ux to C. L. Albright—\$1—interests in Tract in Tp 18-4W.

Orson L. Vaughn et ux to Jesse D. Palm et ux—\$10—Tract in blk. 67 Springfield Investment & Power Co.'s Add. to Springfield.

F. P. Close et ux to Glenn Snook et ux—\$10—Lot 10 blk. 16 Hendrick's Add. to College Hill Park Add. to Eugene.

Charles Engel to Eula W. Clyde—\$100—Tract in Tp 18-1W, 76 acres.

Welby Stevens et ux to Irish Murphy Co.—\$10—Part lot 8 blk. 35 Springfield.

Stanley R. Stevenson et ux to Carl G. Washburne—\$10—Lot 2 blk. 15 Mulligan's Don. to Eugene.

E. M. Reagen et ux to Ione E. Brooks—\$10—Part lots 1 & 2 blk. 9 Gross Add. Eugene.

A. E. Sutton et ux to Frank K. Brown et ux—\$10—Part lot 33 Tislicoo Lake Club Plat.

Transfers for August 10

Lane Co. to James V. Green et ux—\$150—Lots 4-5 blk. 28, College Hill Park Add. to Eugene.

Lane Co. to City of Springfield—\$51.28—Lots 1, 2, 3, blk. 13 Emerald Heights Add. to Springfield.

E. Paul Anderson et ux to L. K. Gardner et ux—\$10—Lot 5, blk. 4, Hollenbeck Add. Eugene.

Lane Co. to W. H. Lister et ux—\$40—Lots 23-24 blk. 14, Keeney's 1st Add. Springfield.

Lane Co. to City of Springfield—\$51.28—Lots 1, 2, 3, blk. 13 Emerald Heights Add. to Springfield.

E. Paul Anderson et ux to L. K. Gardner et ux—\$10—Lot 5, blk. 4, Hollenbeck Add. Eugene.

City of Eugene to J. C. Staley et ux—\$250—Lot 7 blk. 12 Hollenbeck's Add. to Eugene.

Warren H. Daugherty et ux to Lovinus H. Lynn et ux—\$10—Tract in Tp 17-3W.

Transfers for August 9

Anthony Schuster et ux to O. J.

'Honesty' Vital In Successful Home Building Work

The most direct way to attain architectural beauty and economy in a home is through "honesty"—the elimination of false and purposeless features—and simplicity of design, home builders are advised.

False fronts, walls and windows constitute the most common architectural abuse. This fault is manifest in windows in garage doors to disguise the identity of the garage, false porte-cocheres, false service doors covered by sweeping roof lines, and continuation of walls when they serve no actual purpose, such as concealing drying yards or service entrances.

Another Common Fault

Another common fault is found in shutters which do not fit the window openings, while in many cases shutters are found applied to the outside of the window frame, thus increasing the false character of the structure.

A "restlessness" in masonry walls is frequently created by introducing materials other than the one which forms the main body of the wall. This is seen most often in the form of pieces of stone or rock inserted into brick walls, with a condition aptly described as "rock rash" resulting. Stone used promiscuously on brick houses for the purpose of accentuating entrances, window openings, or false buttresses tend to destroy the desirable simplicity of masonry construction. A more lasting beauty is created when the exterior finish of a house is not disturbed by too great a variety in finishing materials.

Windows, to play their part in the architectural design of the home, should be kept simple and should not vary in design. A common fault is found in the use of several different kinds of windows in the same house. Diamond-shaped glass panes may be effectively used in homes of English style, but to use in conjunction with square panes in the same structure would not be good architectural design.

Another common fault is the location of the chimney in the valley of the roof. This, FHA officials point out, creates a pocket for water and usually develops into a source of continual annoyance to the home owner.

Garage Detail

Opening the garage to the rear, unless served by an alley, often has far-reaching effects in that this demands much yard space for unnecessary driveways, sets up maintenance costs otherwise not necessary, and causes a snow-removal problem in sections where this is a consideration. Many homeowners are deprived of attractive rear-yard development because driveways consume much of the yard area.

The coloring of mortar may be a disturbing factor in masonry work, especially when used to heighten the effect of entrances or windows. In many cases it breaks the harmony of the surface and gives the house a restless appearance, this being especially true when the mortar joint has been raised.

Adequate Lighting Fixtures Essential

Considerable attention should be given the problem of supplying adequate lighting equipment when planning a new home.

It is important to choose the best available fixtures and wall colors which properly reflect light without glare. Eystrean can be minimized and the gloom of dark days lessened through proper lighting in the home.

Breakfast Nook Is Often Needed

In homes which have full-sized dining rooms it is often desirable to use a corner for a breakfast nook, especially when there are younger members of the family. A built-in cabinet should be included in the nook. Breakfast dishes, children's silverware and dishes, and electric cooking equipment such as grill, percolator, and waffle iron may be kept in this cabinet.

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'The Otter' Is Home That Can Be Built in Lowest Income Group



This week Western Home Foundation publication of home designs by the National Plan service which were created on the pattern of the home-land projects successfully developed by the Farm Security administration.

The departure from FSA is at the point of family income which may purchase housing and garden land without government aid, the field of FSA being restricted to farm families lacking full means of subsistence.

The first design of the series has been included in the National Plan service's publication, "Low-Cost Homes," and is listed as "The Otter." It contains 5700 cubic feet. At the high figure of 30 cents per cubic foot it would cost \$1710 to build. At 25 cents, the Otter would cost \$1425. Without bathroom and plumbing, cost would of course be greatly reduced. Built as a shell, to be finished inside later by the owner, the first cost of this home may be met from incomes of the lowest range. The illustration shows that the Otter is attractive in appearance and has a warm homey atmosphere.

With these modern designs for lowest cost dwellings, the building industry is demonstrating that it is equipped and ready to serve all income groups," says W. C. Bell, chairman of Western Homes Foundation. "The industry is moving to fill the gap between the government and the groups with incomes of \$1200 per year or more. This program does not contemplate just the sale of housing and housing materials. It has a social outlook comparable to that guiding FSA activities. So we have christened it "The Home-Land Program."

Conditional estimates on the Otter may be obtained from local retail lumber dealers. Plans and specifications may be had through dealers or from Western Homes Foundation, 364 Stuart Building, Seattle, Washington.

Expert Should Estimate Repairs

The services of an expert are generally needed to determine the extent of the modernization needed when an old house is bought with the intention of modernizing it.

Some of the items to check in examining a house include leaky faucets, clogged drains, sticking doors and windows, broken sash cords, and weather stripping. The prospective purchaser of an old home should also see if the baseboards have shrunk, and creaking floors should be examined. The plaster, especially at the top of door frames, should be checked for cracks, and all exposed wires should be examined to learn whether or not they are properly insulated.

facturers which effectively damp-proof and at the same time prevent the staining of limestone, sandstone, cast stone, concrete, and brick.

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August 13, 1939

Mr. Fixit

Address Your Questions to Mr. Fixit, Register-Guard

Is it unwise to build a house on an unusual plan? A plan which would appeal to a great number of people is a house which is more adapted to an unusual one adapted to the peculiar desires or whims of an individual family. In general, a house of simple plan, having a convenient and logical arrangement, will be a sounder investment than one of the complicated arrangement or the complicated rooms which might be in accordance with the likes and dislikes and needs of most families.

What should be considered in the selection of an efficient heating system?

The type of system chosen depends upon (1) adequate capacity in relation to the severity of the climate; (2) the type of the system; (3) plan affecting the location of the equipment; (4) the quality of construction of the house; (5) degree of convenience and cost demanded; (6) and the type of fuel to be burned.

In order to help pay for the house I am planning, would it be better for me to have an apartment over the garage that would be rented?

Basement apartments over garages and similar arrangements may enhance the value of a property and then only temporarily. On the contrary, they usually tend to decline in value when the property is sold over a long period of time.

Should the planting around a house be planned?

Planting should be designed to add an attractive setting for a building. Much of its effect is lost if the planting is scattered or placed in a haphazard manner.

Kitchen Fans

Installation of a kitchen fan to remove cooking odors from the kitchen may not be either a difficult or an expensive thing to do, according to the Federal Housing Administration. There are now available that may be installed in the window. The installation does not require much labor, and the fan operates without interfering with the window.

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