Building Permits Issued to Eight

Eight permits for new residences have been issued in the office of City Building Inspector M. E. Palleske since the first of March. Estimates of costs range from $6000 to $18,000. Permits have been issued to:

Delmar Glaspey, home at 2085 Van Buren St., 40 by 40 ft. Cost $6000. Virgil Fish of Fish Bros., 1385 Tyler, $6000, 36 ft. by 26 ft.

C. H. Shaffer, 10 Sunset Drive, 1400 sq. ft. Cost $11,000. R. C. McCracken, 1798 Fairmount, 1650 sq. ft., cost $15,000.

Walter F. and Edith Sears, 2030 Adams, 28 ft. by 48 ft. Cost $8500. Earl J. Vaughn, 2811 Alder St. Cost $7000.

C. R. Erskine, 55 24th Ave. W., 77 ft. by 30 ft. Cost $18,000, and A. J. Cleaves, 752 21st St., E. 41 by 44 ft. Cost $10,500.

Shallow closets with a full front opening are much better than deep closets with a single small door.

The common construction lumber in the west is Douglas Fir.

Sir Hubert Wilkins, Arctic explorer, took the first pictures of actual fighting ever shown in motion picture theaters—during the pre-World War I Balkan wars.

Subdivision Problems Many, Housing Forum Discloses

Presented below are reports taken from the recent low-cost housing program discussion held in Eugene under sponsorship of the Federal Housing Administration and the Eugene Chamber of Commerce.

These reports include two separate discussions on the problems of subdivision and a statement of related problems from the viewpoint of the city-county planning council.

Participants in the forum included C. Verne Elliott, assistant state director, FHA; Warren Rice, assistant chief underwriter, FHA; Frank A. Kinney, local subdivider; Howard Buford, consultant for local planning groups; Lou Scharf, building suppliers representative; Ray McInnis and M. A. Rasmussen, labor representatives; Frank Cashman, financing agency representative.

Subdivision

Land use planning as it relates to the problems of the sub-divider were discussed at the housing forum by Warren Rice, assistant chief underwriter for the FHA.

"Any discussion of land planning and sub-divisions must fit into the problems of the area," Rice said, indicating that the problem is of vital interest and may and will play an important part in a low-cost housing program.

"The home-building industry can contribute to the happiness of the people, consequently FHA recommends that builders take into account the physical environment, emphasizing marketable properties developments where the builder sells a house, a lot and the often overlooked factor—environment.

"We can increase the amount of insurable mortgages by using the government's backlog of experience in low-cost housing. Such ventures have uncovered some solutions as follows:

1. Economy in site development.
2. Avoidance of monotony.
3. Increased marketability through attractiveness and greater appeal of the neighborhoods.

"Improvements must be made at the time of building because the low-cost purchaser can't afford short-term paving, drainage, etc. Such improvements should be paid for out of the long term mortgage," Rice stated.

Good planning by subdividers includes attention to streets, and lot plans related to site conditions. The topography of the site will govern street patterns, grades and roads—flat and rough lands create different problems and should be treated differently.

The objectives of land planning for low-cost homes developments should include:

1. Marketable properties which are stable.

2. Costs reflecting a saving to the purchaser and a profit to the builder.

The FHA underwriter explained the importance of physical environment to sound market value on the grounds that economy, attractiveness and appeal will mean ready sale on a stable basis.

He stressed that it is "ultimately less costly to install land improvements in the beginning than to repair and rebuild inadequate improvements at a later date."

Housing Forum

"We are all fighting for the same thing low standards to be replaced by better standards . . ." Howard Buford, consultant to the Central Lane Planning Commission, declared before the housing forum.

In his discussion of subdivision requirements under local zoning laws Buford said that although "We were extremely lax before, we had no enforcement of regulations. Under county planning (with the exception of the county court) we can now have streets, drainage standards which will help the builder."

This area, Buford said, has grown haphazardly during the past several years and it has spread out to four times what good planning would indicate.

County planning will help the complicated situation, the consultant declared, but "We can't reach too high yet." "We can at least get liveable standards—for example, if we have adequate drainage standards, we can get by with less in road construction."

"It behooves us to go beyond the fringe areas to develop low-cost housing. The best area will be to the west of Eugene which already has adequate sewage and water supply to the city limits," he said.

"We have a long way to go, and we realize it. For low-cost housing, we should stay within the areas which have drainage, sewage and water—this is a very limited area at present. However, annexation will extend these limits. We now have four definite water districts, one which is still in doubt. These have served developments, although some have gotten out of hand somewhat. Others are in talking stage," he reported.

Springfield has a great drainage problem, he reminded the audience, plus hundreds of acres which were cut up on paper, sold by metes and bounds without regular filing—this has caused inadequate roads, he said.

But on the other hand, Springfield has done better than Eugene. It now has one low-cost development and another under construction. These developments have pulled the city out of a critical situation, Buford stated.

Here Elliott declared that this community is fortunate to have a planning commission and declared that the zoning law pioneered in this area is "one of the best things that's happened in the state."

On the basis of Buford's statement that the area needs more density, Rice said "If that's true, then there is no need for subdivisions."

Rural Division

"From a dollars-and-cents standpoint, the costs of land development are too high for low-cost housing—it isn't possible here," Frank Kinney, local subdivider, told last week's housing forum.

As a subdivider of rural tracts, Kinney told the audience that he has found he can't afford to subdivide in this area above the $600 sales cost of a lot which he said is average. Sales go down when cost goes above this figure, he reported.

However, he said, the builder can afford to build lower-cost homes—but the subdivider who sells to builders can't make a profit because the "market isn't here."

The subdivider can't afford paved streets, and other FHA requirements, and still make a $100 profit on a lot which sells for $600, he declared.

Here Warren Rice noted that land investment costs vary from 15 to 20 per cent, depending on the locality. Whether or not lots are already available in the area is an important factor.

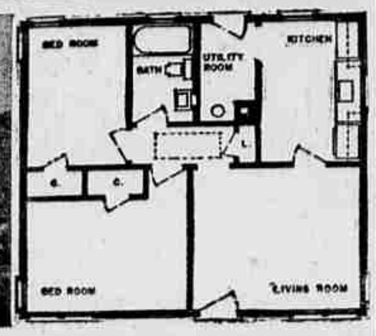
Improvement of land may be made piecemeal, waiting for demand, Rice said. Economical subdivisions can be built if a definite program is followed, he maintained.

In the discussion which followed, Cashman and Rice both agreed that the subdivider doesn't have to build all the streets, for example, at one time. Improvements can be made as the houses are built, they said.

An early timekeeper was the Egyptian water-lock which operated on the principle of the hourglass.

HOME and GARDEN

—RUBY FRAZIER



THIS $6500 HOUSE in Evansville, Ind., meets the typical "economy home" ideas of Howard L. Smith, FHA's technical director of the Economy Housing Program, and is similar to plans demonstrated at the Eugene Housing Forum recently by Warren Rice, assistant chief underwriter of FHA. Its over-all dimensions are 28 by 24½ feet its living room 13½ by 11½ feet; its biggest bedroom 12 feet 10 inches by nine feet.

To Build a Good Cheap Home, Revise Post-War Dreams

Wherever you live, you ought to be able to buy a house for $6500 or less and pay for it at the rate of $43.50 a month, or less. That payment should cover interest and amortization, taxes, and both mortgage and hazard insurance.

There is one hitch. You must revise your pre-war ideas of what a $6500 house is like.

Howard Leland Smith, technical director of the government's Economy Housing Program, has pointed out that "there are no white rabbits to be pulled out of a hat."

Careful Planning

An economy house, he has said, demands careful, intelligent planning. It demands conservation of materials, with room dimensions that will permit use of standard materials without much cutting on the job and without waste. It demands conservation of labor.

All over the United States, builders in large and small towns, in every climate, have been providing small homes for less than $6500. They have done it on their own, without government help.

Plans Studied

Now, in an effort to encourage the building of homes that the average worker can afford, the Housing and Home Finance Agency and Federal Housing Administration have studied the plans and figures on a lot of such houses. From these studies it is possible to say quite postively what you can count on getting for $6500 or less in a house of your own.

Selling prices, carrying charges and other details vary. The houses look a bit different on the outside, and, at first glance, the arrangement of rooms seems different.

Prices Low

But through them all, a survey shows, from $3995 in Ypsilanti, Mich., to $6000 in Baltimore and $6500 in Evansville, Ind., there is an astonishing sameness to what you can get in this minimum-price good house.

It will have four rooms. Probably it will be on one floor. It will be a frame house, conventional in appearance, built on the site. It will have an asphalt roof in solid or blended color, fire resistant and economical, and there will be no basement. Exterior walls will consist of gypsum board or wood sheathing over wood studs, with either asbestos or wood siding. Probably the interior walls will be of gypsum board, except for some plastering in the bathroom. There is a fair chance it will have insulation in ceiling and walls.

The heating system will depend on climate, but in most cases will be oil. There will be a gas or electric hot water heater with 20 or 30 gallon tank. Piping may be copper, steel or galvanized, and fixtures will be of enameled iron. There will be no refrigerator or range in the purchase price.

This is not a theoretical picture of at $4000 to $6500 house. It is a composite picture of what private builders actually provided in several cities across the nation in the late months of 1948.

A remarkable feature of the study is the genuine similarity of the floor plans used independently by the eight contractors, none of whom had been briefed or none of whom had talked it over with any of the others.

By coincidence, this basic plan shown in the illustration is almost identical to one Howard L. Smith worked out as a theoretical ideal, to give the most house for the least money.

Small Size

The economy house is 24 feet wide to 28 feet long, a simple rectangular box divided into living room, two bedrooms, kitchen and bath. In climates where heating is necessary there is a utility room, stolen from the kitchen, for heating and hot water plants.

Kitchen and bathroom are back-to-back to save plumbing costs. Each builder seems to find space for two clothes closets and one linen closet.

The living rooms average 13½ by 12 feet, eight inches; kitchens average 9½ feet by nine feet seven inches; bedrooms average 10 feet nine inchs by 11 feet three inches.

All the houses studied were built in groups, from 13 in Evansville to 500 in Tucson, Ariz. Neither location, size of development or climate seems to measure the price.

Carrying charges studied ranged from $28.20 on a house at Ypsilanti, Mich., to $43.50 in Tucson.

Texture Paint Shown Here

Claud Booth, Northwest representative for The Reardon Co. of Los Angeles, recently conducted a demonstration for approximately 50 local dealers of a new product. It is called "Dramex"—a type of texture paint.

The group assembled in the Oregon Hotel last week to watch an actual application of the paint. Paint dealers, building material firms and wholesale distributors had representatives at the meeting.

Water Faucet Washers Easy to Change

Are your water faucets noisy? Are they hard to turn off? You probably need new washers. If you know the size of the washer they can be purchased at any hardware store, or an assortment can be bought that will cover almost all household needs.

The water should be shut off at the fixture if possible, otherwise at the main shutoff. Then the packing nut on the faucet should be carefully unscrewed so as not to damage the finish. The stem with the old washer can be removed by turning them as you would to turn on the water.

The washer is held in place by a screw which has to be removed. Some adjustment will probably have to be made in the handle when the faucet is reassembled as the new washer will stop the stem in a different position.

Onions should be held under water while peeling to avoid shedding of tears.

New Wallpape[r] Shown Locally

More than 800 new patterns in the spring fashion showing of wallpaper are being displayed at the W. P. Fuller Co., 857 Willamette St.

Perhaps the newest and most interesting of these is the Charles Dickens collection, designed by the San Francisco artist, Donna Courtney, styled in California, and manufactured in Canada. This collection includes such patterns as Victoria Posy, Cockington Farm, Londonderry Bouquet and Mayfair Garland, in many color combinations. Rollers for the 26 different sheets were hand cut by European artists to provide fine detail.

Many of the wallpapers are in the modern deep tones, and feature patterns and colors usually found only in very expensive papers.

REPACKING FAUCETS

Do your faucets leak around the stem? They need repacking. The packing nut can be unscrewed carefully and the type of packing investigated. If i tis a washer packing the size should be obtained and one purchased at any hardware or plumbing shop. If it is a string packing the old string should be removed and a soft waxed cotton string ... place it. It should be ... tightly.

Light Glass Block Put to New Use

Glass block walls ... in such a way as to ... to a room. Either ... portial glass block ... used. These walls are ... two pieces of glass ... five inches apart. Li... then placed in between ... of glass.

This type of wall ... with one piece of glass ... and the resulting ... used for a plant, ... ornamental objects.

Weeds are not likely ... in a good stand of grass.