



Title Changes Hands—Mary Collins (left) who won the "Miss New York City" contest gives contest trophy to runner-up Loreen Osgood (right), of Port Huron, Mich., after being disqualified for competition in the Atlantic City beauty pageant because she is under contract as a model. Grace Downs (center), head of the model agency which sponsored the local contest, explained that Mary's agent has refused to tear up her contract as has been customary when a girl under contract won the New York City contest, and that the title automatically goes to the runner-up. (AP Wirephoto)

4 Plants Here Remain Down

Four sand and gravel companies in Salem are now the only Willamette valley plants involved in the wage dispute with the Teamsters' union that has kept the plants idle several weeks.

These are River Bend, Salem Sand & Gravel, Walling, and Commercial.

In Corvallis, Albany, Sweet Home and Woodburn settlements have been made and work resumed. The settlement is on the basis of a two-year contract with the union and a wage increase of 15 cents an hour. Broken down the increase is 5 cents an hour retroactive to January 1, 1949; an additional 7 1/2 cents effective August 1; and another 2 1/2 cents to start January 1, 1950.

The dispute started June 28. The union picketed the River Bend plant, and said the stoppage of work at the other plants was a lockout.

Meantime local building projects have been under some handicap, but have contrived to make progress. Four plants have signed the union and are operating. They are the Keizer Sand & Gravel, Eola Tile & Products, Valley Sand & Gravel, and Lund Rock & Construction.

W. E. Kimsey, state labor commissioner, said that 48 employees of River Bend, Walling, and Commercial companies would vote at their respective plants next Monday morning on

Veneer Workers Vote Against Union

Lebanon, Aug. 3.—Employees of the Western Veneer company voted 103 against unionization with 53 ballots favoring the CIO and 17 the AFL, according to a report received from the labor board by Harold Jones, one of the plant owners. The special election, order by the labor board, found 178 of the 198 eligible workers casting a ballot.

LEGAL

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN to all persons particularly interested and to the general public that a hearing will be held before the common council of the City of Salem, Oregon, at the city hall August 4, 1949, at the hour of 7:30 p. m. (DST), to consider an ordinance changing from a Class II Residential District to a Class III Business District the following described premises:

Beginning on the North line of Block Six (6), Roberts Addition to Salem, Marion County, Oregon, at a point 120.00 feet East from the Northwest corner of Block 6, running thence East along the North line of said block, 39.65 feet to the East line of the North-west one-quarter of Block 6; thence South along said East line 138.88 feet, 2 inches to the North line of an alley running Easterly and Westerly through said block; thence Westerly along the North line of said alley 28.00 feet; thence Northerly parallel with the East line of said Northwest one-quarter of Block 6, 158.00 feet, 2 inches to the point of beginning.

BY ORDER of the Common Council:
ALFRED MURPHY,
City Recorder.
Capital Journal Aug. 3, 4, 1949.

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VETS ANSWER TO HOUSING PROBLEM

'Nothing Down, \$39 a Month'

(Editor's Note: In Painesville, Ohio, veterans are getting homes at prewar prices. The reason is, they are willing to invest some of their spare time and a certain amount of sweat to keep construction costs in line. Because of the current discussion in Salem on the condition of the veterans' housing colony, the Capital Journal is reprinting the article below in two parts on the Painesville situation. The article was suggested by W. H. Merrill, 1110 S. 18th St., Salem.)

(Reproduced with full permission granted to the Capital Journal by the American Legion Magazine and the author, Darrell Huff of Salem.)

By DARRELL HUFF

Don and Val Smith, and Don II—who was born right spang on Christmas morning in '47—are living in a good new home on an attractive street in Painesville, Ohio.

It's a well-built two-bedroom house whose comforts include radiant heat, and it cost them only \$5,800.

That sounds a lot like a pre-war figure—about 1940, say. But Don and Val's house is one of a hundred new homes for veterans that have come into being in the last two years at remarkably low cost—because a little group of businessmen got together to show what could be done with housing. And because the veterans who bought the houses were willing to invest some of their time and own sweat in making homes for their families.

By putting a little labor of their own into their houses, these men and women now have what is becoming known as a "sweat equity." As a device for getting more house for less money, it applies not just to veterans and not just to Ohio. It can mean a good deal to anyone who wants a new home anywhere and is stumped by the high cost of building.

This story of a good postwar house for nothing down and \$39 a month begins in two places—a banker's office in Cleveland and an Army field in Mississippi. Actually, of course, it begins at every other Army or Navy establishment, anywhere a soldier was married or had a child or a father was drafted.

But we're talking about the Smiths of 6 Hawthorne drive just now, and it was in Mississippi that Don and Val met.

Don was a former electric refrigerator salesman who went into the Army as a private in November, 1941. He was stationed at Keeler Field and Val was working there for Air Supply when they began to go out together in 1944. Five years later, Don was in Painesville, an Air Force major on terminal leave. He was already busy by day and most of the night, working with his two brothers to set up an automobile agency and repair business, but he found time to get lonesome.

He persuaded Val—for Val-asta—to come and visit in Painesville.

"She stayed so long her sisters wrote and complained and my family started crying, 'Do something or send her home.' We got married July 5, 1946, and I got my discharge from the Army three weeks later. We began to hunt for a place to live."

A million other young families could duplicate the story of the housing difficulties that followed. There was nothing in Painesville to rent and nothing to buy at a price that made sense.

They did what they could. They hired a 70-year-old cabinetmaker and knocked together a place to keep house and sleep on the second floor of an

old commercial garage. This did them for a year, but they were immensely pleased and relieved when they learned they could buy one of a hundred houses being built for veterans. They felt even better when they learned the price.

The low cost of these houses—and that's what makes them a story worth telling—goes back to a meeting between a builder, an architect, a real-estate man, and a banker named Harry R. Templeton.

Templeton's arguments went something like this: If we'll all get together and cut our costs to the bone we can produce good houses for veterans at prices they can afford. If we let the people who buy the houses themselves do some of the finishing work themselves, we can cut costs even lower.

There was more than guesswork in this latter notion: The Cleveland Trust Company, of which Templeton is vice president of mortgage lending, had tried sweat-equity loans before the war and had found them the best kind of security. Of 500 families whose sweat had gone into their equity, only one had defaulted.

None of the businessmen involved was asked to work for nothing, but each cut his charges as far as he could.

The architect, J. Wallace Green, set his fee at \$10 a house.

Realtor Milton Ludwig agreed

to handle the sale of land for no commission and to limit his charges to \$50 for handling the details of transferring each house to its owner.

George Gund, president of the bank, said he thought there was too much talk and not enough action in veterans' housing. He said he'd build the houses for cost plus 10 per cent—and that out of his 10 per cent he would pay taxes, social security, workmen's compensation and all his own overhead.

George Gund, president of Cleveland Trust, agreed that his bank would advance the needed capital for construction at the low interest rate of three per cent and skip a lot of the usual costly red tape. When buyers took over the houses, the bank would lend them money at four percent up to the full value of the houses.

All these business people agreed to these things, and then they pitched in and did them—fast.

That's why, by the time Don II was born, the Smiths were living in a comfortable house with a surprisingly modest mortgage. And why 99 other G.I. families in Painesville have good housing, too.

It was no dream house, however, the day Smiths moved in. There were no sidewalks and no screens. The yard was a sea of mud in need of grading and top-soiling and planting. Inside, the plaster walls and partitions were unpainted and the drab concrete floors were bare.

The attic needed insulating, the closets needed doors, and everything needed paint.

Don and Val began at once to build up their sweat equity.

First they covered those bare floors in kitchen, bath, and bedrooms with asphalt tile.

"I just bought the tile at a department store for about 15 cents a square foot," Don explains. "And I got some of that black sticky stuff you use to fasten it down. The salesman told me how, and then we started to work, laying the tile at night after I came home from work. I got pretty tired and the black stuff got all over me, but we did a beautiful job and the whole business cost us only about \$75."

They did these things pretty

well. The Smiths did other jobs as time permitted. They added closets, put a shower over the bathtub, added a breakfast bar and closet doors, and put screens on the windows. They bought a rug for the living room, and Val made the draperies.

For \$3 Don was able to have the yard plowed. He put on top soil and turned the rough-graded front yard into a lawn. They made the back yard into what Don and Val agree is "one swell garden."

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much the hard way, squeezing in a few hours when they could, working even when both were tired from a long day. They put up insulation at night, Don tacking it between studs while Val held a light.

They were encouraged by knowing that all up and down Hawthorne Drive other veterans were doing the same things at the same time. Anyway, it was the only way to get things done, Don says. He was working harder than ever by day, building up that automobile business.

Mistakes? "Sure we made mistakes. On the tile job I put down too much goo and it oozed up between the tiles and made a mess for a while. Other jobs the same way. But we learned."

Don and Val are pretty pleased with the way the project has worked out financially, too. The purchase price for house and lot with paving in front and a graveled drive worked out to about \$5,800, which includes the cost of shower and some other extras the Smiths wanted but not the improvements they have made and are still making. They figure their house is worth at least \$2,000 more than it cost them. Comparison with other houses in the locality indicates that this

is a conservative figure. (Concluded Tomorrow)

Johannesburg, South Africa, may close its gambling casinos and convert the places into residences to relieve its housing shortage.

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