

BUILDER OF HOMES VOICES OPINION IN TALK ON FINANCING

Professional housing spinners, as well as tenants, misled by political or sociological propaganda, must get their feet on solid ground again any time in the future as they are.

This seems to be the real aspect of the housing situation. Many builders believe conditions for tenants would be better if the market was not so tight.

"Builders and architects were misled by demands for tenement housing and improvements, but it does not follow that the builder must overstep all bounds of prudence to supply what does not measure up to the pocketbooks of tenants," said A. E. Sauters, whose firm is finishing a \$1,000,000 group of 20-a-room-a-month apartments in Long Island City's Metropolitan Life insurance company section.

"Official statistics show that 80 per cent of the population cannot afford more than \$4 or \$12 a room for housing. Therefore it is not ridiculous to build exclusively \$18 and \$20 rooms as overburdened with non-essentials and unnecessary trimmings as to really put them beyond the reach of the masses who are the backbone of the rental market." Builders, architects and lending institutions have suggested the public to expect too much.

Most Deflate Rents.

"The time when tenants could live at the expense of landlords, rent free for three months, is past, but in order to get tenants now the same practice must be used in many high-cost apartments. Builders who miscalculated demand will have to pay the piper. Sooner or later tenants will get the benefit of mistakes made by builders. Landlords cannot afford to keep houses vacant forever. If they cannot get \$25, or even \$15 a room, they will take what the market offers."

Tenement House Commissioners.

Frank Mann owed clearly that architects, builders and lending institutions are responsible for existing so-called high rents. They planned, sponsored, built the wrong type. Vacancies are exclusively in all-planned, overexpensive houses. The market is bare of homes renting at \$9 and \$12 a room.

Too Much Uplift Talk.

"There was a tendency among architects and highbrow, uplift associations, especially women clubs who try to solve housing over crumptions and 5 o'clock teas, to preach that every family should live in apartments of the most up-to-date character and that tenement houses and building regulations should be made so severe that the extra frills and trimmings would make popular priced apartments impossible. There has been entirely too much waste and improper planning. To say that buildings cannot be put up today at \$9 a room is mistating the situation. The economic building of 20 years ago and the sound principles on which it was erected if applied will produce all the housing needed at an average \$9 a room, or even less. We prove this by model flats at \$9 a room—five light, new airy rooms at \$45."

WATER PIPE PLANS MADE IN PORTLAND

Plans for the water pipe line from the McKenzie river to the city of Eugene, together with a new water distribution system within the limits of the city, were prepared by Stevens and Koon, engineers of Portland.

The chief feature of the project, according to the plan, is a gravity pipe line between six and seven miles long from the McKenzie river to the present filtration plant inside the city. The pipe would be either 27 or 30-inch. In constructing the new pipe line it would be necessary to provide two river crossings. The intake probably would be on the far side of the McKenzie river, with the first submarine crossing in its immediate vicinity. The other submarine crossing would carry the water under the Willamette river at Eugene.

The chief feature of the new distribution system within Eugene will be a new reservoir to replace the present small one on Skinner's bluff. It would have a capacity of 5,000,000 gallons.

On paper, the project was approved April 15, when \$375,000 was set aside for the pipe line and \$135,000 for the distribution system.

According to the engineers, the new plant will be designed to work in with the plans for the proposed Clear Lake water project, in case that should be carried through in future years.

Ancient Imperial Emblems Found

TOKIO, April 11.—(AP)—What is believed to be a remarkable archaeological find has been made in Tango province, just north of Kyoto, in the shape of a great stone chest six feet high, seven wide and 16 feet in length. In it there reposed five ancient sword blades, five neck decorations and six magatama, or royal beads, besides many fragments of earthenware.

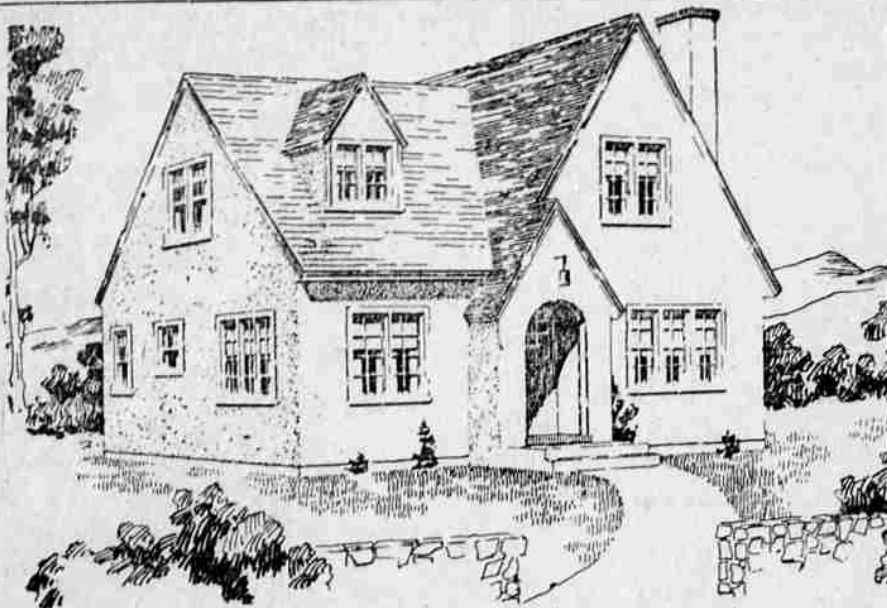
The age of these relics is said to be about 1,000 years and there are indications that they date back to the reign of Emperor Go-Shirakawa, and possibly may be even connected with that ruler. He built a temple in that vicinity and the magatama are one of the three sacred emblems or treasures, the others being the sword and mirror, which are passed on at a ruler's death.

Drydock Is Sought for All Demands

MANILA, April 11.—(AP)—A movement for the establishment here of a drydock and yards of sufficient capacity to accommodate the largest ships on the Pacific has been started by shipping men and government officials. It is pointed out that under present conditions vessels under the American flag which make Manila their terminus are compelled to proceed to Hongkong or Shanghai when repairs of any considerable importance are necessary.

SEVEN ROOMS ARE CONVENIENTLY PLANNED IN HOME

Steep Pitched Roof and Plastered Arch Give Charm to English Type of House; Choice Is Presented in Exterior Finish



The steep pitched roof and plastered arch with the recessed door give charm to this English type home. The exterior may be finished in stucco, shingles or shakes with equal effectiveness.

Although the outside dimensions of the house are not large, the arrangement of the rooms allows plenty of space for the family of average size.

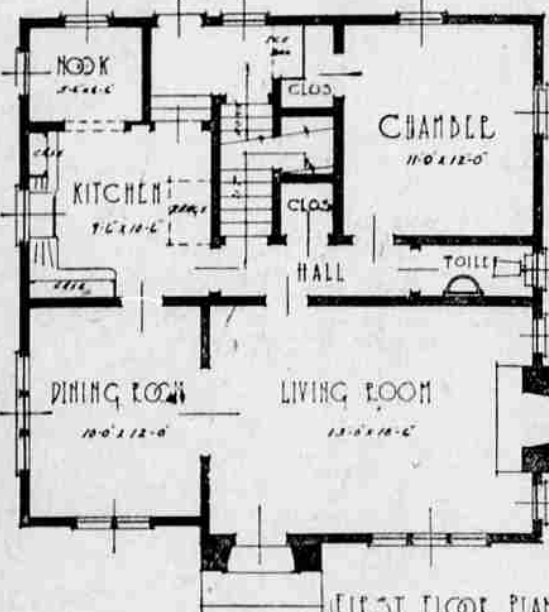
The first floor contains a well appointed living room and a moderate sized dining room, separated by French doors. The kitchen is conveniently arranged and the adjoining dining nook will be used by the housewife on most all occasions because of its size and handiness.

The toilet on the first floor adds very little to the construction cost as it is placed directly below the bathroom on the second floor.

All bedrooms are of ample size and equipped with plenty of closet space. The sewing room may be used as a general utility work room of emergency sleeping quarters.

An ice box may be built on the grade entrance at the rear if desired.

Total floor area of the house is 890 square feet. Blueprints and specifications of this or other houses will be furnished at nominal cost on application to Walters, Hushong Lumber company, plan number 618.



Ambulance Planes Planned for Future

WASHINGTON, April 11.—(AP)—Four new specially designed army ambulance airplanes soon will be placed in commission, if tests now in progress prove satisfactory. One of the selected models has been received at McCook Field, Dayton, Ohio, and is being put through its paces. Preliminary reports indicate that it will measure up to requirements.

The new plane is capable of flying 100 miles an hour and has accommodations for two patients, the pilot and a flight surgeon.

While the army jealously guards structural secrets of its other aircraft, it makes available to other nations information regarding ambulance airplanes. England, France, Czechoslovakia and Sweden have in turn supplied the American government with information regarding medical aeronautics.

Aged Financier to Take Long Journey

TOKIO, April 11.—(AP)—Undertaken by his 80 years and the hardships and dangers of the journey, Baron Okura, one of Japan's foremost financiers, is going into the heart of Mongolia on a business enterprise. In conjunction with the Prince of Mongolia the baron contemplates huge scale agricultural development there, the prince furnishing the land and Okura the capital.

"In spite of his age," the baron's son said to reporters, "my father is in such robust health that he insisted upon taking this hazardous trip alone, but for obvious reasons we will send several attendants, including a physician. In view of the danger from bandits who infest part of the route, an arrangement has been made with General Chang-Tao-Lin for an adequate military guard."

Electricity Will Guide Airplanes

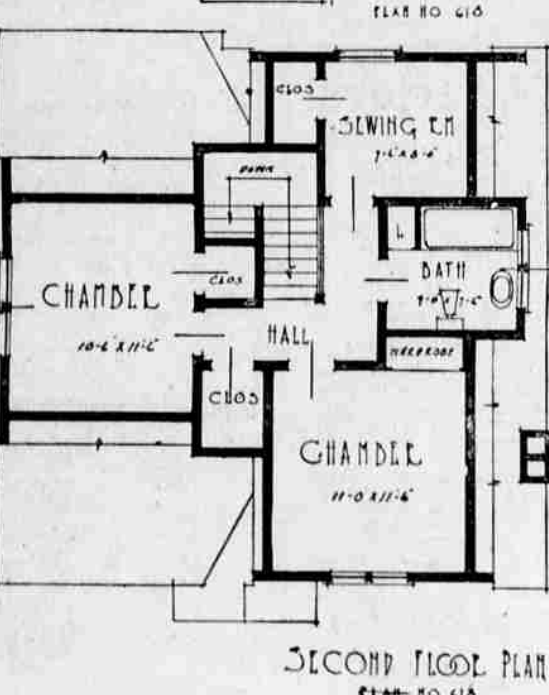
LONDON, April 11.—(AP)—An electric current is to be used shortly to guide pilots through the fogs of England in safety to the airfields below them.

The landing space is encircled by a cable just under the surface of the ground, charged with an alternating current which creates a magnetic field. The presence of this field is detected by instruments carried on the plane and, according to Sir Philip Sisson, under secretary for air, no matter how dark the night or how thick the fog, the pilot will know when he is over the landing space.

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TOMATO PACK OF 12,000,000 CASES

Canned tomatoes to the quantity of 12,519,000 cases were produced in the United States last year, according to official figures just issued by the National Canners' association. This is a reduction of 2,153,000 cases from the previous year and is somewhat heavier than has been expected, considering unfavorable weather conditions which prevailed during a good part of the tomato packing season.

This is a little less than 1,000,000 cases in excess of the average for the last ten years.

Maryland, as usual, led the field with a total output of 3,825,000 cases, while California took their accustomed second place with 1,767,000 cases. Maryland showed a decrease of nearly 2,000,000 cases over last year, while the California pack fell off about 500,000 cases.

Indiana, on the other hand, increased from 717,000 cases to 1,050,000 cases last year. West Virginia and Virginia combined increased from 903,000 to 1,116,000.

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HOME PROPERTY IS URGED AS BIG NEED FOR SOUND FUTURE

By HERBERT U. NELSON
(Secretary National Health Boards.)

CHICAGO, April 11.—The man who builds himself a home is not only providing himself with shelter, he is also establishing an estate. In the long run, no form of wealth is more stable, less subject to fluctuations in value, and less liable to sharp depreciation than real estate.

On all forms of improved real estate, a home—well planned and well built—is probably the one upon which it is easiest to realize quickly when necessity arises. There is always a market for homes. In spite of the fact that the United States has for four years had an unprecedented building activity, statisticians estimate that there is still a 12 per cent shortage of single family dwellings throughout the country.

The term "shortage" does not mean that there are people who are homeless and who are sleeping in the parks. It means that there is a demand due to growth in population and replacement of older structures which is estimated at the figure. To overtake this shortage, while at the same time taking care of normal growth in population and replacing obsolete structures, will, at the present rate of construction, take quite a few years.

The man who builds a home, therefore, and who has in mind the possibilities of resale, can rely for some years to come on an active demand due to a general shortage.

Always a Buyer at Hand

There is also a demand upon which the home builder can rely which is normal. A well-built and well-planned home can always find a buyer at a fair price. The majority of persons who buy homes prefer to buy one already built. The task of building their own homes does not appear to many people and they prefer to buy a home which is already complete. Then they can see just what they are getting for their money. For this reason, also, the home builder can find that he has in his completed dwelling a commodity for which there is a ready market.

In practically all of the cities of the United States today, the demand for apartments has been completely filled. On the whole, the trend is away from apartment life. The last three years has seen an unprecedented movement toward the suburbs and toward the single-family dwelling. This is another factor which places the owner of a dwelling in a favorable position with respect to his investment.

The home builder will find that a well-built, modern home in every respect, and which has three bedrooms, would be the most suitable from an investment standpoint. The home which best fits the needs of the average family will have the largest market when it is offered

for resale. The building of a very small home or a very large home will narrow the range of possible purchasers and will make a resale more difficult. The home builder should also keep in mind the average canons of preference and taste, as well as his own requirements. Many persons have had the experience of building a home "just to suit themselves" only to find the completed product too unusual or "freakish" to please others.

The home builder will do well to consider carefully the future trend of the neighborhood which he selects for his dwelling. By choosing a neighborhood which is growing in its real estate values, it frequently happens that the appreciation in the value of the land will offset the depreciation which naturally occurs in the structure, so that at the end of a generation of use he will have had his living quarters for the cost of their maintenance and taxes, and the original investment will still be intact.

For most people a home is the best possible investment. It is the kind of an investment for which they are willing to sacrifice and save. It is the kind of an investment which provides the greatest incentive for accumulation because it is bound up with all of the most important and significant things in their lives. It is the kind of an investment out of which they will, in the long run, get more satisfaction and happiness than any other form of wealth could give.

QUEEN SHOPS TO OUTFIT KITCHEN

WINDSOR-ON-THE-THAMES, April 11.—(AP)—Almost the last journey away from Buckingham palace made by Queen Mary, known as England's most "homely" queen, before departing with the king for his Mediterranean cruise, was a one-day visit to Windsor castle to see that the spring cleaning had been started in proper order, so that everything would be spick and span for her return toward the end of April.

Incidentally, the queen brought with her to the castle, her summer home and one of the world's most magnificent structures, a number of labor saving devices which she had bought herself the day before at an ideal home exhibit in London. One of these was a new kind of knife cleaner, the queen examining the apparatus and making several inquiries as to whether the dealer was certain that the polishing roller would not harm certain old fashioned knives of very delicate make which were used generations ago in the kitchens of Windsor. Another exhibit which interested the queen keenly was an improved kind of mop. She watched the demonstration with interest, and even took hold of the handle herself for a moment, but she did not buy, much to the disappointment of the dealer.

Economy, however, is the watchword at Windsor as well as the royal palace in London. Under the present regime there is no encouragement for wastefulness such as obtained in the days of other rulers.

One of the favorite stories among residents of Windsor concerns Queen Victoria and is known as "The crocus and the sentinel." Soon after her accession to the throne, Queen Victoria was delighted by the appearance of a fine first crocus of the season near the castle terrace. Feeling that the blooms might be destroyed by sparrows or other birds, the queen sent for a soldier to protect them.

Queen Victoria never rescinded the order, and year after year a sentinel stood at the same spot, day and night. During the war when every available soldier was needed at the front, it occurred to a castle official to look into the archives to learn why all when the sentinel had been stationed near the crocus bed, and this led to the disappearance of one of the sights of Windsor.

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