

BUILD BETTER IS ADVICE OF NOTED BUILDER OF HOMES

By ERNEST McCULLOUGH
Going back in memory a number of years to the time when the writer was fairly young, he recalls his experiences with clients who employed him to design homes.

After studying the books for many evenings and failing to find the plan that embodied their ideas of what the house they desired should be, they made sketches, which they of course feel complete and take them to "a man to draw them so a contractor can understand them."

The first shock experienced by the client is that administered by the "man who draws plans," when he refuses to consider that the drawings are complete and take them to "a man to draw them so a contractor can understand them."

Very often the man who intends to build purchases for a few dollars a set of drawings for a house that almost suits him, marks changes on it with a pencil and sends it to the man from whom he bought it, with a request for an estimate of what it will cost to make the changes.

Has Free Hand
In this line of work the "builder-architect" has a free hand and the interest taken today in such buildings by builders, periodicals, women's magazines, lumber, brick, cement, the and plaster manufacturers has produced many desirable designs from which a choice may be made.

The "builder-architect" however does not have the free hand and delightful experience that might be implied by the statement that many creditable designs are in existence. It is seldom that a client finds an ideal house in any book he consults.

With this flood of plans the "builder-architect" has an excellent opportunity to cultivate a rare taste in the planning and design of homes, plans which he seriously studied and plans he sees. In this way, and in this way alone, can he understand in time why some exterior look very well, some not so well and some are bad.

Since fees is topic can be made to understand that a designer should be paid a fee large enough to cover his services and since there is need for the general public to be educated to the appreciation of good architecture, this production of stock plans is an excellent thing.

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For such a man some hints may be of value in helping him look for good points and he will thus be able to serve his community by helping to cultivate a taste. He must get away from the Gas and Henry ways of doing business, in which a contractor agrees to build a house and the owner takes it merely because he gets a certain number of rooms for a certain number of dollars.

The "builder-architect" knows that in every house there are walls, floors and a roof and so does the owner but it is the duty of every man connected with the building business to show that walls and roofs have features that may be given individuality. The builder in every community has much to do with its prosperity.

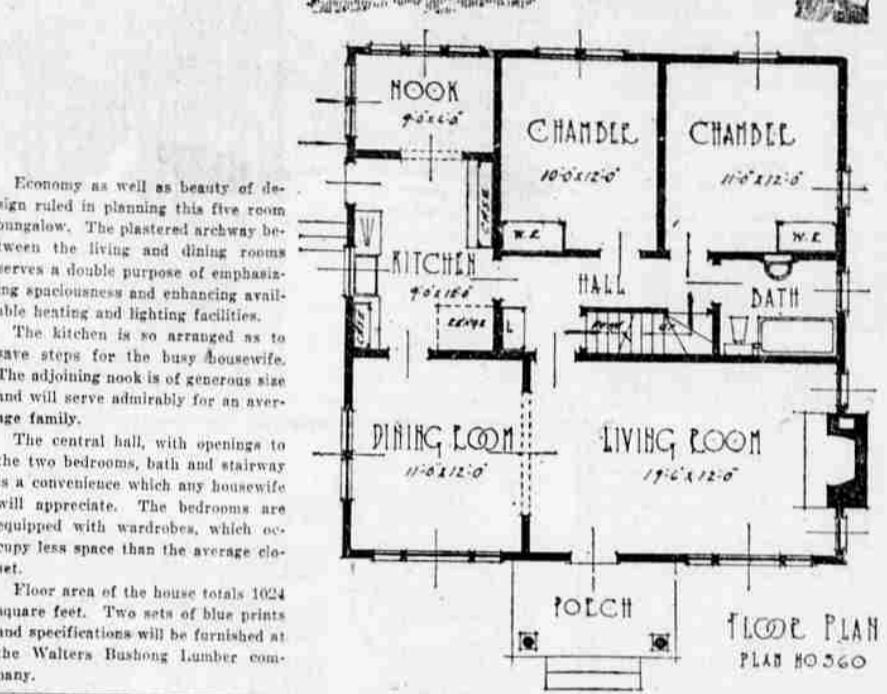
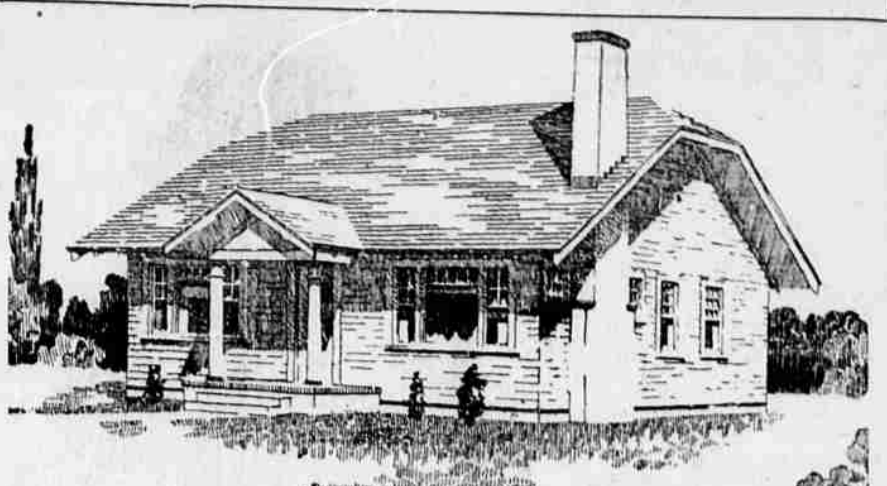
Ethics is told
If his sole idea is to make money, he is not likely to give his customers anything more than they ask for, in this way oftentimes stamping a large section with signs of ignorance of beauty and intellectual mediocrity. When the area is covered, the plain billings repels people of a better grade and in a few years the plainness and features of the district becomes a by-word. The builder in time is known as a man of no originality and people begin to shun him and his plan books.

The desire for "something different" exists in the breasts of all people and can be exploited by the man who is able intelligently to tell prospective clients why one house pleases them more than another. But he cannot tell them until he really knows himself and possesses some simple rules to enable him to make comparisons.

To avoid getting into waters that are too deep a few examples will be given. The discussion will apply principally to residences, but is true of all buildings. A building is an assemblage of rooms protected from the

FIVE ROOM FLOOR PLAN FINDS FAVOR

Economy Plays Unusually Big Part in Planning of the Smaller Structure; Archway in Interior Proves to be One of Finer Features



Economy as well as beauty of design ruled in planning this five room bungalow. The plastered archway between the living and dining rooms serves a double purpose of emphasizing spaciousness and enhancing available heating and lighting facilities.

The kitchen is so arranged as to save steps for the busy housewife. The adjoining nook is of generous size and will serve admirably for an average family.

The central hall, with openings to the two bedrooms, bath and stairway is a convenience which any housewife will appreciate. The bedrooms are equipped with wardrobes, which occupy less space than the average closet.

Floor area of the house totals 1024 square feet. Two sets of blue prints and specifications will be furnished at the Walters Bushong Lumber company.

weather by enclosing walls. In different latitudes certain styles of structures are favored. It is therefore very hard to combine in one building features from several different countries.

For example, a round tower on a building does not go well with a square tower. They should both be round or square. There should be a definite relation between the sizes and well. Incidentally a tower is out of place on a wooden house, except perhaps as a cupola near the center, never as a cupola terminating a side wall. A square cupola seems most fitting for a wooden building.

Realtors to Hear Of Better Houses
The interest which the realtor has in advancing better construction and in discounting "jetty" methods will be brought before the delegate body of the National Association of Real Estate Boards when it meets in Detroit, June 23-26.

Walter Stabler, of New York, controller of the Metropolitan Life Insurance company, will lead the discussion. Stabler, in an address delivered recently before the American Construction Council, declared that the time is now at hand for the establishment in every American city of a bureau to certify on home construction and to certify houses that are "Class A" in regard to architectural plan, building material and construction.

Ninety per cent of the residential building in the United States is now done by speculative builders, Stabler said. Institutions which lend funds for the financing of building may exert a great influence against poor or unsound construction by withholding loans from structures which do not come up to a proper standard, he pointed out.

MORE PANAMA BUSES
Buses have increased considerably in Panama, following the government's action lowering the license fee. This was reduced from \$10 monthly for each bus to \$4.

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Columbia, S. C. - "Your medicine has done me so much good that I feel like I owe my life to it. For three years I was sick and was treated by physicians, but they didn't seem to help me any. Then I took Lydia E. Pinkham's Vegetable Compound and got strong enough to do my household work, where before I was hardly able to get up. I have also taken the Vegetable Compound during the Change of Life and it has left me in good health. I recommend it as the best medicine for women in the Change of Life and you can use these facts as a testimonial." - Mrs. S. A. HOLLEY, R. F. D. No. 4, Columbia, South Carolina.

Why suffer for years with backache, nervousness, painful times and other ailments common to women from early life to middle age, when Lydia E. Pinkham's Vegetable Compound will bring relief? In a recent country-wide canvass of purchasers of Lydia E. Pinkham's Vegetable Compound over 200,000 replies were received, and 98 out of every 100 reported they were benefited by its use.

PROGRAM IS READY FOR REALTY BOARD SESSIONS IN NORTH

Plans for the annual convention of the Pacific Northwest Real Estate association to be held at Bellingham, July 30 to August 1, inclusive, are being prepared with every indication that this will be the biggest gathering ever held by that association.

It will be the ninth annual convention of the Northwest association and speakers will include Charles G. Edwards, president and Herbert U. Nelson, executive secretary of the National Association Real Estate boards.

Various subjects of interest to the real estate men will be discussed by competent speakers during the sessions.

The tentative program for the gathering was announced by T. W. Zimmerman, secretary of the Northwest association, as follows: July 30 10 a. m.—Opening sessions; address of welcome by governor of Washington, mayor of Bellingham, and president of Bellingham Real Estate association; response by R. A. M. Bonnar, president Pacific Northwest Real Estate association; annual report, President H. A. M. Bonnar, secretary-treasurer T. W. Zimmerman and Vice-Presidents H. R. Holmes, P. Cattella, Idaho; L. W. Truitt, Bismarck, Mont.; Fred Landsberg, Victoria, B. C.; L. S. Weeks, La Grande, Ore., and A. H. Barnhill, Tacoma, Wash.; report of standing committee; announcements.

12 m.—Luncheon of board secretaries. 1:30 p. m.—Realtor songs. 1:45 p. m.—Conference, "The Realtor as a Builder of Communities." 2:45 p. m.—Conference, "City Property Appraisals."

3:45 p. m.—Conference, Farm Property Appraisals. 4:45 p. m.—Conference, "Some Legal Problems Affecting the Realty Brokers." 5:30 p. m.—Conference, "Legislation Affecting Saving and Loan Associations."

6 p. m.—Group dinner of state delegates. 9 p. m.—Reception to President Edwards and visiting guests. July 31 8 a. m.—Breakfast conference, "The Exchanging of Real Property—A Legitimate Business." 9:30 a. m.—Conference, "Building a Real Estate Business." 9:50 a. m.—Organizing the Real Estate Office. 10:35 a. m.—"Getting Business Through Ads." 11:20 a. m.—"Making Successful Sales."

12 m.—Luncheon of board presidents. 1:30 p. m.—Address, Charles G. Edwards, president National Association Real Estate boards. 2:30 p. m.—Address, Herbert U. Nelson, executive secretary National Association of Real Estate boards. 3:15 p. m.—Conference, "The Multiple Listing System." 6 p. m.—Executive committee dinner and conference. 8:15 p. m.—Five-minute exp. contest.

August 1 8 a. m.—Breakfast conference: (a) "Business Property Leases"; (b) "Financing the Small Home Owner." 9:30 a. m.—Conference, "Financing Real Estate Operations—the Relations of the Banker to the Realtor." 11:15 p. m.—Conference, "Developing the Northwest." 12 m.—Luncheon conference, "The

Home Policy Will Assure Protection
PORTLAND, June 20.—The Portland Realty board is making elaborate preparations for entertaining a special trainload of California realtors who will pass through the city on July 4 en route from the convention of the National Association of Real Estate boards, to be held in Detroit June 23 to 26. The California realtors, about 150 strong, will spend the day in this city.

It is proposed to take them on automobile trips around the city and out the Columbia River highway. Luncheon probably will be served at Eastgate creek.

The delegation of Portland realtors who will attend the Detroit gathering will include: A. R. Ritter, vice-president of the national association; J. Logie Richardson, president of the Portland Realty board; F. E. Taylor, past president of the national association; Carlos Masters, who will represent Portland in the oratorical contest; Harry G. Beckwith, past president of the Portland board; Frank B. Uphaw, and Dean Vincent.

Clark's 5 Famous Cruises
By Concord Line, now all-steamers
July 1, Summer Cruise to Norway and Western Mediterranean. 63 days, \$550 to \$1300.
Jan. 20, Around the World Cruise westward. 125 days, \$1250 to \$3000.
Jan. 30, Mediterranean Cruise 62 days, \$600 to 1700.
Feb. 4, South America with Rio and Buenos Aires; 50 days, \$550 to \$1250.
June 30, 1926, Norway and Western Mediterranean; 63 days, \$550 to \$1300.
Rates include hotels, drives, guides, fees. Longest experienced cruise management. Established 39 years. F. O. CLARK, Times Bldg., New York

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Problems of the Land Owner; "City Property Rentals." 1:30 p. m.—Reports of committees; election of officers; selection of city for mid-winter meeting; selection of convention city; adjournment. 8:30 p. m.—Salmon lake. 9 p. m.—High jinks and dancing.

36-Year Veteran
The proud goose with his head up high hanks the news daily to the world that he's lived through 36 years of waddling and is still waddling strong. The bird belongs to John McNeal, aged farmer of West Jefferson, O., and is as devoted to him as an Airedale is to his master. The other goose shown with the veteran is a youngster of 15 years.



ORIENTALS ARE REPLACED IN WEST
SAN FRANCISCO, June 20.—Chinese have been diminishing, Japanese are coming in less numbers, and Mexicans are taking their place along the Pacific coast.

This is the most important conclusion that has resulted so far from a study of Pacific coast economic conditions, made under the direction of 12 coast colleges and the Institute of Social and Religious Research in New York.

Six months of research finds the investigators with the decision that the oriental is disappearing from agriculture and that Mexicans are fast replacing them.

Studying population growth, the investigators find that the number of Chinese on the Pacific coast has been dwindling since 1890, and that the Japanese have been increasing at a diminishing rate. The ratio of both races to the total population of California has been declining since 1900.

Related to this is the finding that more than one-third of the Japanese in California are native-born Americans.

Chinese are fast going to the cities, with the Japanese showing a tendency in the same direction.

"An immigration official in the Imperial Valley," reads the report, "has reported that for every Mexican entering the United States through immigration channels, another enters illegally. From this it would appear that considerably in excess of 100,000 Mexicans are coming into the United States every year. In California about 90 per cent of the migratory families are Mexicans."

Mexicans will cost more to the state and the local communities than did the orientals, because the newcomers "have only the most primitive organizations for mutual aid and protection," the report adds.

Cabbage Maggot
Curcivora sabulmaris is the least and cheapest weapon for checking the cabbage maggot. The chemical should be used at the rate of one ounce to ten gallons of water. Before it is diluted to this strength it should be dissolved in a small quantity of water.

Pastures Will be Studied by Station

An extensive study of the pastures of Oregon, which will cover a period of several years, is being conducted by the Oregon Agricultural college station. N. C. Jamison, dairy extension specialist, has been temporarily transferred to the experiment station to take charge of the work. The work is to be started in Washington county. An effort is being made to get the farmers to keep an actual record of what the cows are producing on pasture.

"The development of more pasture for dairy cows in Oregon is an important problem, both from the standpoint of economy of production and nutrition," says P. M. Brandt, professor of dairy husbandry.

Fog codling moth in southern Oregon the growers find that a succession of cover sprays at about two week intervals is applied to get best results in clean fruit. The practice is continued through the early summer months with curies in July or August in the experiment station spray program for Oregon.

Watch the chicks more than the thermometer. They will show you if the temperature is right—no matter what the thermometer reads. Watch them constantly during the first week as this is the critical period, advises the O. A. C. experiment station.

Anthrax disease of gooseberries is indicated by the presence of many small dark spots on the leaves that often cause the leaves to drop. Bordeaux applied in 4-50 strength thoroughly to both surfaces of the leaves is the remedy found effective by the Oregon experiment station. Directions for making and using the spray may be had on application to the agricultural college at Corvallis.

Yellow in Hens.
The yellow streak in a hen indicates she'll be a liability on the breeder who keeps her. It shows in yellow legs, as well as on the beak and around the vent.

5 Factors Control Potato Diseases
Five factors are essential to prevention and control of potato diseases in Oregon—crop rotation, seed selection, seed treatment, plant spacing, and good storage. These practices are outlined by the experiment station potato specialists, who also list the following as minor factors of control.

Kind of fertilizer used, cultural methods, checking of insects that spread disease, and use of irrigation water. The first five practices are most to be depended on. All of them must be considered if the grower is to produce potatoes of high yield and good quality, free of potato diseases.

Results at the experiment station in Corvallis show that more than one of these methods are necessary, and that two or more—such as rotation and seed selection—must be employed on each lot successfully grown.

Young Birds Are Best Separated
URBANA, Ill., June 20.—Cockerels and pullets will develop better if they are separated about this time of the year and kept to themselves than they will if allowed to run together, according to Dr. H. E. Carl, chief of poultry husbandry at the college of agriculture, University of Illinois.

Pullets are especially benefited by this practice because they do not increase in weight as fast as cockerels. Consequently they are crowded away from the mash hoppers and drinking vessels and do not get a fair share of the feed supply.

Separating cockerels and pullets also prevents crowding of the brooder house. If the mortality among the chicks has been low, the house will tend to become more and more crowded as the chickens grow older. One of the easiest ways to remedy this is to take out the cockerels and move them to another range or put them on the market.

Ordinarily the two sexes should be separated just as soon as they can be distinguished, provided the chicks are old enough to do without heat.

Under no conditions, however, should cockerels of the light breeds, such as the Leghorns and Anconas, be left with the pullets after they are 12 weeks old. Separation at eight weeks is much better.

With the heavy American breeds separation may be made when the chicks are from 12 to 16 weeks old, depending upon how well developed they are, how crowded their quarters are and how much difference there is in the weight of the cockerels and pullets.

Farm Reminders
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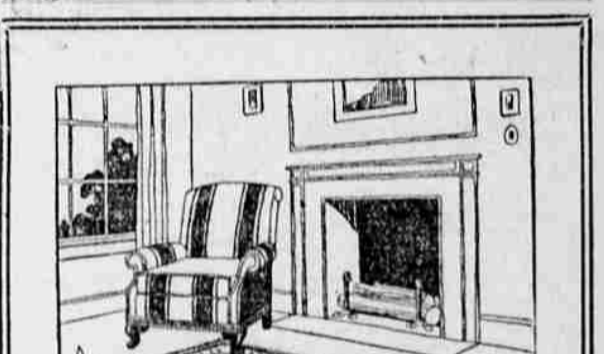
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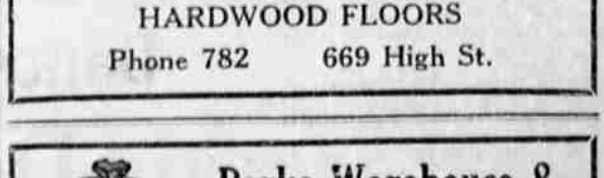
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