

ENGLISH DESIGN HOUSE PROVES POPULAR

Home Builders Like Type And it is Gaining Rapidly in Favor Because of Pleasing Exterior and Adaptability to Climatic Conditions



The English type house shares equal favor with Colonial designs among homebuilders and is gaining steadily in popularity not only because of its pleasing exterior, but because of its adaptability to local climatic conditions. The narrow cornice, steep roofs and flat dormers are typical of the English design.

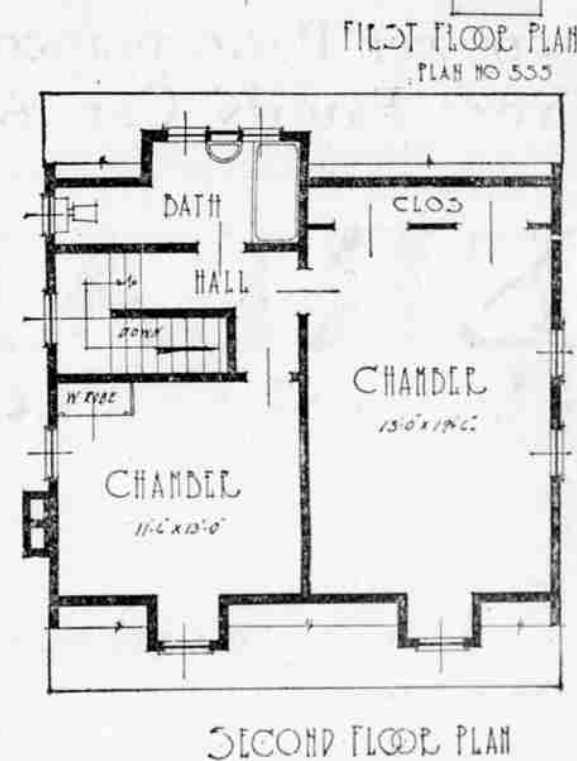
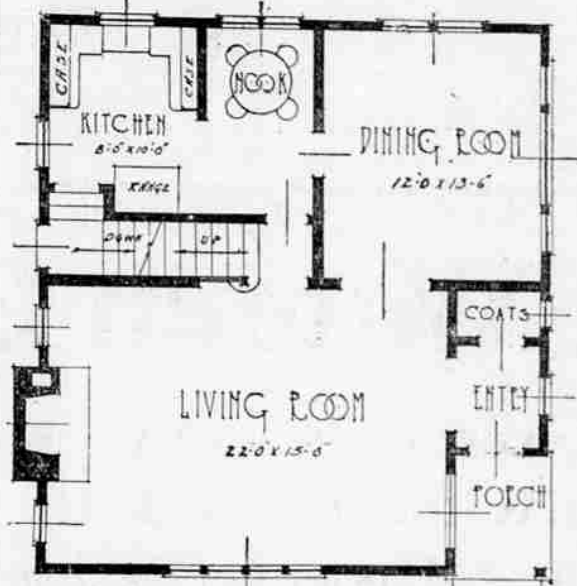
The small entry, with adjoining coat closet serves all purposes of convenience. The living room is spacious and affords plenty of wall space for furniture placement. The stairway to the second story is planned to occupy a minimum of cubic footage and also affords an easy grade entrance to the basement.

The kitchen and breakfast nook are exceptionally light and airy and are in direct connection with all parts of the house.

The second story contains two good sized bed rooms, each with ample closet space.

The design will appeal to the person owning a site located among less attractive homes, as it is of good sight and its pleasing appearance will make it one of the show places of the neighborhood.

The plan calls for 840 square feet of floor area. Two sets of blueprints and specifications of this and other homes will be furnished at nominal cost upon application at Walters Housing Lumber company.



HOUSE RENTS WILL DROP, IS REPORT OF NATIONAL DEALERS

Downward tendencies in residential rentals are indicated by a survey of the real estate situation generally made by the National Association of Real Estate boards, a report of which has just been received here.

The survey shows that of 225 leading cities of the country from which reports were reliable residential rents were stationary in 72 per cent, showed a tendency downward in 20 per cent and a rising tendency in 2 per cent.

"No city of more than 500,000 population reports a tendency of rents to increase, while one-third of them report a downward tendency," said the report.

"The survey also brings out the steady disappearance of the post-war building shortage. Only 22 per cent of the cities report a continuing shortage of dwellings. Twenty-nine per cent report a shortage of apartment buildings. Only 25 per cent report a shortage of business buildings. At the same time 67 cities out of the 225 report over-building in some form."

Rents Being Stabilized

The present stabilization of rents and the accompanying slight tendency downward is doubtless the result of the disappearance of the building shortage and of the sporadic over-building, the report suggests.

While the most frequently reported average rent per room per month has increased, for some types of buildings and in cities of certain population groups, in others it has decreased. There is no uniformity in the movement.

Percentage of cities reporting that rents are stabilized is 7 per cent greater than the percentage so reporting in the similar survey made in November last. It is, however, 2 per cent less than the percentage reporting stabilization in the survey of June, 1924.

The central eastern section shows the most uniform tendency toward lowering rents. Of the cities from this section 38 per cent report a tendency down for rents in large apartment buildings. Rising rents are reported only on single-family dwellings and on 9 per cent of the cities report any increase in this type.

Southwest Shows Rise

The southwestern section, on the other hand, is the only section where a tendency to rising rents predominates. Here 50 per cent of the cities report rents rising in single-family dwellings, and only 7 per cent a drop.

Canadian cities report no upward tendency in any class, a stationary condition is reported by every city reporting for all types of multiple-family dwelling. A down tendency in single-family dwellings is reported in reports of 20 per cent of the Dominion cities.

Rents in large cities average in general twice, in some classes of property three times, that charged in the smaller cities reporting. Single-family dwellings of the middle class show moderate desirability from the least variation. The rent charged for this type varies from

room a month in cities of under 25,000 population, to \$10 a month in cities of over 500,000 population. The best dwellings in the most desirable locations in cities of under 25,000 are reported as renting at an average of approximately \$10 a room a month, whereas in cities of over 500,000 the average charge in this classification is approximately \$20 a room a month.

BUILDING MONEY HELD ABUNDANT

Reports from many American cities indicate that the anticipated check to building, because of a predicted lack of funds for financing operations on the scale on which they have been conducted for the past year, has not materialized.

On the contrary, indeed, loans for this purpose are available in large amounts in practically all regions of the United States. To some extent

the prediction of a security of money for new buildings was based upon a popular misunderstanding, to the effect that the funds advanced for construction enterprises are in the current phrase "locked up," or withdrawn from further use in industry or trade.

Arguments, in fact, founded on this assumption have been advanced to support the contention that the supply of new buildings could not be expected to catch up with the constantly increasing demand.

While it is true that making loans for building construction subtracts their amount from current funds seeking investment, it by no means follows that any considerable percentage of the amounts loaned become "frozen credits," in the sense that they diminish the volume of money in circulation or deposited in the banks.

With the exception of the price paid for the land on which the building is to be erected, practically all the money expended in putting up a building goes to the payment of wages, either to the artisans engaged in its construction, or to the workers employed in the production and transportation of building materials.

Of these wages, by much the larger part is immediately spent for food,

clothing, rent and other necessities, and thus is restored to circulation through the various channels of trade.

Of Labor's savings, a large percentage goes into the banks by insurance companies, and is thus constantly restoring to the volume of loanable funds the money temporarily withdrawn by building operations.

There is, in fact, no "locking up" of money when a new building is constructed, but only a temporary diversion into other productive activities.

Even the amount paid for the vacant land on which a building is erected is not a loss to the supply of capital available for investment. The homeowner who sells receives in exchange for his title money that he must find employment for, if he is to receive a return on it. If he buys bonds, the bond seller has in turn to find some one who will borrow at the current rate of interest. If he deposits the price paid for the land in a bank, the banker has just so much more loanable funds. Closely analyzed it would appear evident that the application of the term "frozen credits" to building enterprises is a wholly mistaken use of that term.

In the rightful sense of the word "capital," there is no decrease of capital by its investment in buildings, since the latter provide needed services, and under normal conditions earn sufficient to pay interest on the amount invested, and an allowance for depreciation that if reinvested will amount to the original cost of the property. There need be no alarm over the possibility that the restriction of buildings will be seriously hampered by lack of capital in a country so industrious and rich as the United States.

Health Plan Will Aid School Pupils

HARRISBURG, Pa., June 27.—(AP)—The Pennsylvania state department of health has planned in operation a plan by which it hopes to have every child in Berks and Somerset, Tioga, Potter and Wyoming counties, physically fit when he enters school next fall. A health and dental motor car in charge of experts left recently to visit these counties this summer.

Field workers have mapped out the itinerary and will notify parents of children of school age when the health clinic will be able to examine their children. After the children's physical defects have been examined, they then will be turned over to the home community physician for treatment.

PUBLIC STENOGRAPHER
Eugene Hotel, main lobby, Outside work solicited, Phone 2000.
GRACE V. OLDFHAM 1910

STAR CAR ASCENDS WAWONA GRADE ON HIGH, RECORD MADE

Indisputably demonstrating the power of the "million dollar motor," a svelte Star touring car, locked in high gear and traveling under official observation, has conquered the famous Wawona road into the Yosemite valley. The difficult climb was made carrying an official observer in addition to the driver, a feat never before accomplished by any motor car.

In a relentless campaign, covering the entire Pacific coast territory, the Star car has been accomplishing high climb records in a series of power demonstrations which eclipse anything of a like nature ever before witnessed in the entire history of the automobile. The world-famous Wawona road is latest victim to be added to the long list by the Star car.

F. C. Commins, Los Angeles Examiner newspaper man, served as official observer on the grueling run from Los Angeles to Camp Curry, while Julius Dussone, factory testing engineer, drove the sturdy Star the entire distance. The trip was a non-stop run as well as the greatest high gear feat yet accomplished by the Star. It also proved an economy run for the Star.

No stops were made for oil, gas, water or mechanical adjustments throughout the 365 miles of the run. The route followed was the same as that taken by the pilots in the annual Los Angeles-Camp Curry economy run and is the shortest distance from the southern metropolis to the Yosemite valley. The route is over the Ridge Route with its countless turns, through Fresno and thence over dirt roads and steep grades that lead through Coarse Gold, Fish camp and Wawona.

Commins, the observer on the run, a disinterested newspaper man, was amazed at the performance of the car. He said he knew the Star was a "performing feat" and that it was famous from one end of the country to the other for its many high gear and hill climbing records; but he was greatly surprised when the Star triumphantly levelled off the three greatest hills encountered on the route. The long climb out of Wa-

COURTESY STUDIES TRIED BY OFFICERS

WILLIAMSPORT, Pa., June 27.—(AP)—The police department of this city has tackled the job of educating jay walkers to the error of their ways. Each pedestrian who crosses streets at places other than intersections, or who disobeys the signals of a traffic policeman, will be handed a card. No arrests are contemplated.

however, unless the education program fails.

These words appear on the cards: "You have violated a traffic rule. Help us in the enforcement of all laws. This is for your safety as well as others. Warning by the police department."

EFFORT TO LOCATE LOST TRAILS MADE

LAKE ARROWHEAD, Cal., June 24.—(AP)—Curious old rock trails recently discovered near here have caused the State Historical Society to launch an extended research into the routes of early day highways in the belief that the evidences found are those of the lost Mormon trails which more than a half-century ago connected Utah with the Pacific Southwest.

More than 80 years ago San Bernardino, 22 miles south of Lake Arrowhead, was a Mormon village. Planned after Salt Lake City, and in the Southwest ox-cart caravans cranked their picturesque way along the monotonous journey.

What is now known as Lake Arrowhead was at that time a rugged, mountainous section with rushing streams. The lost trails are believed to have traversed this section. With the coming of settlers, the mountain streams were stemmed and Little Bear Lake came into existence. Later a huge earth-filled dam of 1,300 feet wide at the base, with a capacity of 775 acres of water, created Lake Arrowhead.

In the virgin forests of oak, cedar and fir surrounding the present lake, old roads wind through the trees to the water's edge where they disappear to emerge again on the opposite side of the lake.

The historical research workers believe these trails once traversed the former mountain slopes and merged with the old Arrowhead trail in the desert, near Victorville and Hesperia.

Tokyo Plans Road On Subway Design

TOKYO, June 24.—(AP)—The cost of constructing Tokyo's new subway system will be somewhere in the neighborhood of 187,000,000 yen, according to the plans drawn up by the municipal authorities. There will be about 40 miles of the subway. It is expected that the surveying of routes will be started shortly and actual construction work commenced toward the end of the year or early next spring.

Goodrich Silvertowns offer supreme tire quality at an amazingly low cost. That is why we recommend them to you as the best tire value your money can buy.

Howard Auto Company
Telephone 672
837 Pearl Street Eugene, Oregon

Twin Oaks Lumber Co.
FIR AND CEDAR LUMBER
SHINGLES LATH
HARDWOOD FLOORS
Phone 782 669 High St.

Parks Warehouse & Storage Company
CEMENT
4th and Pearl Sts.
Phone 822-J
WE DELIVER

The Greatest Machinists in the World

are right here in Uncle Sam's domain, and some of them are working in this shop. If you don't want to take our word for it, come around and judge for yourself. See the kind of work they produce on our machines. Get your holiday work done here.

Eugene Foundry and Machine Company
518 East 8th Avenue Phone 1054

S. B. FINNEGAN
Machine-Blacksmithing
Soil Truck Tires; Auto and Track Springs; Auto Wheels and Rims; Oxyacetylene Welding
We carry carbide in cans; also blacksmith coal, and oxygen in tanks.

Let Gas be the Finishing Touch That Will Assure Your Home Comfort.

Of course the new home will be piped for gas! It's almost as essential for comfort and convenience as floors and windows and a roof.

If you're building this summer, notify us now. Or if you intend to have "the old nest" made modern and up-to-date with Gas Service, let us know. Call at our office and let us demonstrate new Vulcan Smooth Top Gas Range.

Free estimates on any installation—new house or old. Just phone 28, or come into the office.

Mountain States Power Co.
881 Oak Street Phone 28

In 30 Minutes' Time You Can Make This Test

Competitors may adopt these high-class features in the future—the 1925 Star Car has them now—that's why we say: "Tomorrow's Car Today."

- Million Dollar Motor
- Four-Wheel Brakes
- Force Feed Lubrication
- Tubular Backbone
- One-Piece Windshield
- Feeders Radiator
- Fisk Pull Balloon Tires
- Dry Disc Clutch
- Alemite Lubrication

The famous Star thirty-minute test daily is giving people a new idea of what constitutes real value in a low-cost car. If you will spend thirty minutes behind the wheel of the 1925 Star Car—that's all we ask—you will be under no obligation to purchase at any time.

We want you to learn first hand what an astounding revolution has taken place in the building of low-cost cars. Get the thrill of the power in the Million Dollar Motor—the record-breaking, powerful motor that has revolutionized power in the low-cost motor field.

Test Star's safety four-wheel brakes on any grade. No skidding. Get the feeling of real comfort and strength built into the 1925 Star. Thirty minutes will tell the story—on any hill or highway. There's a Star dealer near you ready with the powerful Star Car. Make tests yourself. It may save you money.

The Star Car
TOMORROW'S CAR TODAY

LANE AUTO CO.
EUGENE Phone 166 COTTAGE GROVE Phone 266

THE GREATEST VALUE BUY IN THE WORLD

Antique Furniture

Spool Bed—4 poster
Walnut Chair—a beauty
Walnut Chest of Drawers
Davenport Mohair—2 tone
Shoppers Solicited

Callahan Furniture Store
858 PEARL ST. PHONE 33
FURNITURE

We Pay Cash For Pianos—Furniture

CONCRETE

BRICK
BURIAL VAULTS
DRAIN TILE
IRRIGATION PIPE
SEWER PIPE
CULVERT PIPE
HOLLOW TILE
BLOCKS
SEPTIC TANKS
Eugene Concrete Pipe Co.
135 Blair Phone 903

WE HAVE For Sale

3 Second Hand Water Closets
2 Second Hand Sinks
In Good Condition at a Bargain
WILLIAMSON & CO.
153 East 10th Phone 536

BOILER MAKERS and WELDERS

W. SHENTON
Phone 811
2nd and Blair St.
Veltum & Clow Mfg. Co.