

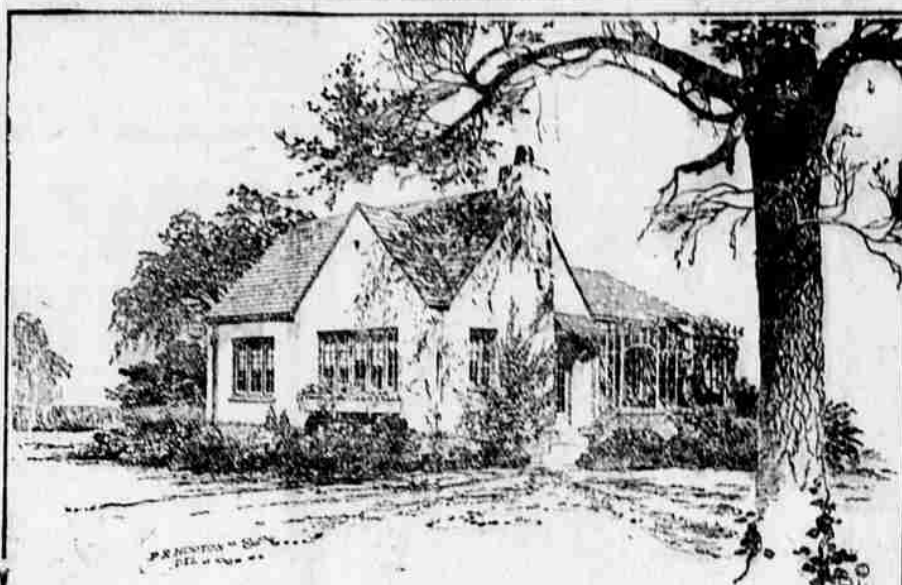
Country Home Passing from Luxury Class

The Architects' Small House Service Bureau of the United States, Inc. Another luxury of the rich is fast becoming a necessity to the man with a modest income—more of us city slaves are living in country homes. Vastly more of us will do so within the next 10 years. If you want to be strictly in the swing of fashion by the time your home is paid for, build it in the country—or at least in one of those many tiny villages that rim all the large cities. During the first four-fifths of the nineteenth century American population went through a deconcentrating movement. Our forefathers broke through the barrier of the Appalachian mountains and scattered out over the vast continent lying to the west of the natural dyke. The economical, mental and spiritual readjustment following the civil war stimulated this movement greatly.

economically independent homes. This movement kept on until the Mississippi valley, the Great Plains, and the Pacific coast valleys were dotted thick with them. In this process, a surplus of basic economic goods and raw materials was produced, and mid-continent social development got out of balance. To equalize this situation towns sprang up hither, yon, and everywhere. Little shops in these towns and villages expanded into great industries. Towns grew into cities. Children who developed into maturity under the isolated conditions of pioneer farm life longed for closer contact and more intimate association with their fellows. So they moved into town and city until population became more and more concentrated and centralized. Manufactured wealth multiplied many fold. Life became intricately subdivided and specialized. Occupations for wage became unstable and uncertain. Finally our social and economic development got somewhat out of balance on the other side. Man is a social animal. He also

HELP FOR THOSE WHO WANT TO BUILD

SIX ROOM HOME—HOLLOW TILE AND STUCCO

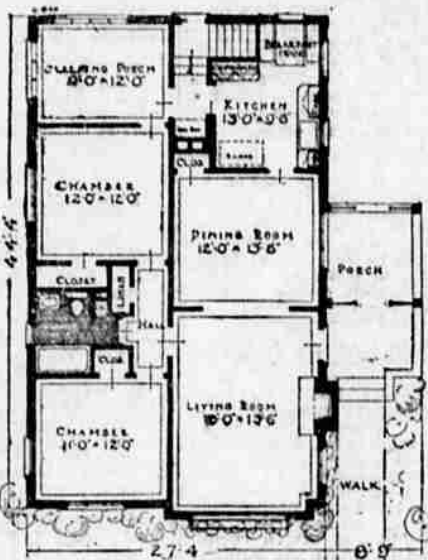


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What You May Want to Know About Building

Questions addressed to the paper will be answered by the Architects' Small House Service Bureau of the United States, Inc., a non-profit organization of architects and engineers, and endorsed by the department of commerce, United States government. Enclose self-addressed stamped envelope for reply. Question.—What is the least expensive way to finish woodwork? Answer.—Stained and varnished woodwork costs less than painted finish. Painted finish costs less than enamel. The soft woods used as bases for any of these finishes cost less than hard woods. Some very beautiful effects may be obtained with stains on soft woods. Question.—After every rain, wet spots show at the top of our windows. Water drips down on the sill. What causes this? How do we fix it? Answer.—Proper cap molds were not used over the exterior casings or else flashing was omitted. Repairs can be made easily by a good carpenter. Question.—Should the footing go below the basement floor or just even with it? Answer.—Set the footings so that the whole thickness of the basement floor is above it. Question.—My lot is five feet short, but my neighbor says he has occupied the disputed piece for 20 years and that it is therefore his under the law. My attorney says he is right. Can nothing be done to correct the injustice? Answer.—We advise to rely on your attorney's knowledge of the laws governing this matter in your state and his judgment as to your rights. The law may seem to work an injustice to you, but to your neighbor who has occupied the property all these years it seems as a protection. That is the purpose of the law. Question.—Certain of the walls in our newly plastered house remain in dark and damp. The plaster is soft. Will it harden in time? Answer.—Plasterers call this condition a "sweat out." If the plaster does not set up hard in less than a week it will never set properly. Call your plasterer in. Hold out his compensation until he makes suitable repairs. Question.—My contractor says that steel casement windows are not tight because they cannot be weatherstripped. How about it? Answer.—They cannot be weatherstripped, but they do not require it as the sash and frame are designed with flanges which meet and lap in two parallel lines all around the edges of the window. This provides a dead air space. The metal contact insures good wind stopping. Weather stripping is recommended with wooden sash because otherwise it is impossible to keep the margins permanently tight. Question.—I am a builder. The small community where I work thinks of a house as a thing of four-walls and roof with necessary interior partitions. Anything else is superfluous. Plans are basic. The results are always ugly and I want to build better houses, but what can I do? Answer.—You can't keep hammering away at the truth that a completely drawn plan and specification saves you time and money. The cost to the home builder is therefore less. You can tell these people that a properly designed house does not necessarily cost more than the ugly shack. You as a practical builder can prove it. Make them see good plans from architects. Do your stuff. You will be famous in your home town.

THERE are two ways to build a bungalow that is different. One of these is to "jazz it up"—to build it full of tricks, balconies, overhanging eaves and arches. The other way is to put some architecture into it. The little house illustrated here is different because it has architecture. The plan, walls, openings, and roof all belong to each other. There is a fine workable plan with the conveniences that the modern American home life demands. There is an exterior in which the walls, openings and roof have been so well modeled that the appearances are fine. Results like this are not achieved by guess work. They tell the story of long hard hours of labor performed by someone who carefully adjusted the parts to each other. Three Qualities Make Architecture When to fine appearances and good accommodations low cost of construction is added, the house really becomes most desirable for the home builder of moderate means. Home plan 6-B-20 has been designed from this point of view. The construction is simplicity itself. The materials used—concrete for the foundation wall with hollow tile above finished with stucco, and a brick base course. The plan provides six rooms and bath. One of the rooms is in reality a sleeping porch. In the kitchen there is a dining alcove. The door between the kitchen and rear entry slides into a pocket. A lattice enclosed pergola porch at the side adds a touch of interest. The basement is planned for excavation below the kitchen, sleeping porch, rear chamber, and dining room only. However, a full basement could be provided if desired. Special features of this design are the pergola porch, the fireplace of simple inexpensive design in the living room, large window openings, the arched opening between the living and dining rooms, and the sleeping porch. The cost of building a house from this design, like that of every other small house, is dependent upon what materials are used, their quality, and the amount of equipment that the owner requires. The cheapest materials in the long run are those which are most sound. These may cost a little more in the first place, but in the end they show real savings. This does not mean by any means that it is necessary to use the extravagantly fine materials, which are often not much better in appearance or more durable than the substantial middle grades. Trade marked materials bearing the guarantee of reputable manufacturers are the safest investment for home builders.



Another factor that varies the cost of building is the going prices for materials and labor in the different localities. The only way to make certain how much it will cost to build from this plan or any other is to get a contractor to make a direct estimate from the working drawings with specifications drawn in accordance with the home builders' wishes.

EDITOR'S NOTE: The plans for small homes are furnished by the Geological Bureau of the Architects' Small House Service Bureau of the United States, Inc., an organization made up of the representative practicing architects from leading architectural offices throughout the United States. This bureau is controlled by the American Institute of Architects, and has the endorsement of the Department of Commerce, United States government. It is practically a non-profit making public service, and has as its purpose the furnishing of a very complete and dependable small house plan service at modest cost. For information regarding the blue prints and specifications, address the Home Building Editor of this paper. The United States bureau maintains an information department to answer home builders' questions at no charge. Enclose stamped addressed envelope.

CUT DOWN ON USED CARS

DEALERS FACE PROBLEM IN LINE OF BUSINESS

Only Popular Makes Will Be Taken In Trade Soon, According To Auto Executive By the end of 1926 used car stocks of the majority of automobile dealers will include less than fifteen different makes of motor cars. This is a belief voiced by William L. Hughson, vice-president of the national automobile dealers' association and head of the automotive merchandising concern bearing his name. Hughson declares this opinion is voiced not only by himself but also by other officials of the association, which arises from surveys conducted this year, in which it was found that many dealers are restricting their purchases of used cars to a very few lines of cars. "Dealers generally will not go outside of their own and popular handled lines," continued Hughson. "Careful restriction of the makes of cars that will be accepted by an automobile dealer's used car stock is one of the prime essentials of building a successful used car business. It will have the effect of curtailing the dealer to refuse some deals in which he would deliver a new car, but it also will enable the dealer thereby to reduce new car business that he would obtain only at the expense of a large loss on the used car accepted. "Dealers through experience have found out that paying more for it than a used car is worth simply to get the deal on a new automobile is business suicide. As a result these merchants have lost a few sales, but in the long run find themselves far better off financially. "Net profits to automobile dealers this year, while substantial because of the tremendous volume of business done, only average a return of about 3 per cent net on the gross amount of sales. C. A. Vane, general manager of the national automobile dealers' association, told me in a letter received last week. The association has declared as its policy that the dealer is entitled to a minimum of 5 per cent net profit on the gross sale."

Intake Manifold

The intake manifold has to do with the distribution of the gas mixture from the carburetor to the several cylinders. A leak at the carburetor side would prevent drawing into the manifold a sufficient supply of the mixture. Consequently the cylinders would be severely supplied—perhaps one or more would not be supplied at all. Likewise, air would be drawn into the manifold through the leak and this would thin the mixture coming from the carburetor. As the mixture in the cylinders would be thin, it would cause the engine to fire badly or not at all and the power would be lessened.

FINE ROADS FOR DRIVERS

479 HIGHWAY PROJECTS NOW UNDER WAY

The motorist of today not only has better automobiles to travel in, but he has better highways upon which to ride, according to the information on highway research projects received by the travelers' protective association of America—California division. "At the present time there are 479 active projects of this nature under way, 295 of which are being conducted by the various state highway departments and the United States bureau of public roads, 184 by universities and 90 by municipalities, counties and industrial organizations. These researches are being conducted for the purpose of finding better methods of construction, as well as being more economical in design.

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