

ing the Collar to Cut Building Costs

Small Home Service Bureau of the United States

Small home builder with a large budget, but with a large budget, is therefore under the obligation of providing a number of the most economical methods of his predicament. One of the most effective methods of saving in any kind of small home is to omit the cellar, which are not only unnecessary, but also a waste of money. In this category are included fire-places, brick, the basement.

Thousands of dollars invested in a house under American conditions have been described as "wasteful." It has been estimated that over \$2,000,000,000 is spent in cellar construction for houses all over the country. And the busy estimator of a house at the present time will find that at the present time there will be annually in new homes \$2,000,000 for cellars alone.

Cellars in American homes are provided in districts where winter weather devaluation of the first floor

against the penetrating cold air. The most feasible method was realized to be the provision of at least a shallow air space beneath this floor and, an excavation was also necessary for foundations, it soon became customary to provide full cellars which were also found useful for storage and partial refrigeration purposes.

The advent of central heating plants, including hot air, steam, and hot water systems, all coal burning types, was the next step in the establishment of the cellar as a fixed habit in home planning. For the heating plant was located there with the fuel supply.

In recent years the high cost of building materials and labor has forced home builders as well as investment builders to consider ways and means of reducing the cost of building. Homes have grown smaller, ceiling heights have been lowered, hallways cut down, beds and furniture built in the walls and even the dining room is now being classed as an unnecessary room.

A recent development in small home construction, along this line of greater economy, has brought to light a big opportunity for saving—that is the elimination of the basement, and the placing of a central heater on the first floor of the house. According to some of the country's leading architects, this represents a saving of at least 15 per cent of the total cost of a small home. Until a few years ago, the builder of a small home was forced to either build a basement to house his heating plant, or else to heat his home with stoves and fireplace. Several of the leading heating plan manufacturers have made a scientific study of ground floor central heating plants, and there are now various forms of such heaters on the market, which heat five or six rooms very comfortably.

It will not do at all to build a cellarless house without taking into consideration matters of ventilating space underneath and removing the top soil and following out other principles of sound building. While the cellarless house is not a new idea in any sense of the word a good deal of attention is nowadays being given to this type of home, because of the fact that it offers one way of reducing the cost of a small home.

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HELP FOR THOSE WHO WANT TO BUILD

What You May Want to Know About Building

Questions addressed to the paper will be answered by the Architects Small Home Service Bureau of the United States, Inc., controlled by the American Institute of Architects and endorsed by the Department of Commerce, United States government. Inclose self-addressed, stamped envelope for reply.

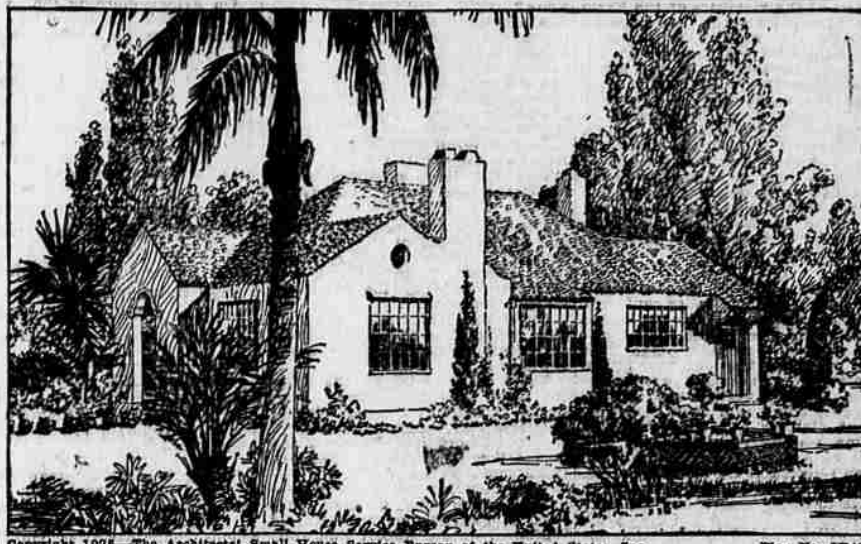
Question—I wish to install an oil burner attachment to my furnace. Can you tell me whether there are any legal requirements I must comply with should I install one? Will you tell me whether the one advertised in the enclosed circular is a good one?

Answer—Ordinances governing the installation of oil burners have been drawn for most cities and provide certain protection in the way of definite cut off of flow of oil should the burner be extinguished. They also provide for the storage of oil under definite restrictions. See your city building department for rules that apply. The advertisement you sent is for a device not known to us. Have the manufacturer furnish you with names of people who have used it and find out from them what their experience has been. There are many high grade proven oil burners on the market.

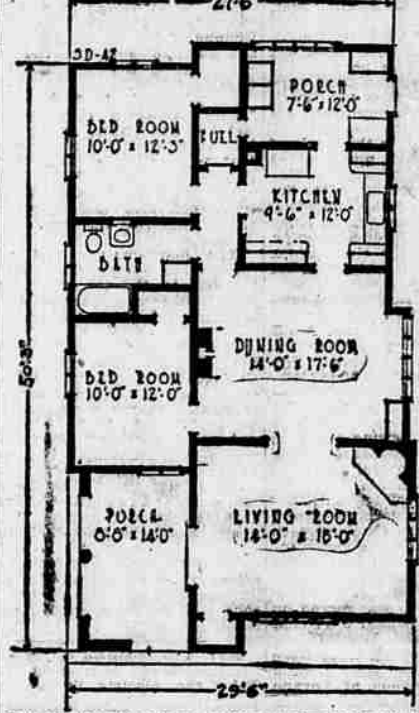
Question—My fireplace smokes. We have burned out the flue but it does not good. I am enclosing dimensions and would appreciate it if you will suggest a remedy.

Answer—The particular advantage in waiting is that this permits the walls to settle and the consequent cracking of the plaster planes to take place. Even when the house is extraordinarily well built there may be some cracking of plaster. This can then be repaired with special plaster made for the purpose. If decorating is done after this more permanency is insured. There is no absolute reason, however, why decorations cannot be put on the plastered wall immediately after the house is finished.

BASEMENTLESS HOUSE—ALL ACCOMMODATIONS



Copyright 1925—The Architects' Small Home Service Bureau of the United States, Inc. Plan No. 5D42.



located in the dining room with a fuel compartment near by easily accessible through the laundry at the rear. This latter room provides facilities for the laundry. There thus exists no purpose in having a basement.

The style of architecture is an adaptation of the Spanish. The plan is that of the typical American bungalow. The exterior is characterized by carefully proportioned walls, openings and roof. It is gracefully ornamented with a plaster arch and with wood beams at the front porch, with circular windows in the gable ends, and with a hooded shelter over the door to the laundry at the rear. The plaster arch at the front has been ornamented with some raised moldings of plaster entirely typical of the style of architecture. The borders have been used within the porch, around the doors and windows, and in the porch floor itself. The use of metal sash in the windows adds not a little to an already interesting exterior. Another graceful touch is in the bay window of the dining room, where with a battery of four under sash and a low sweep of the main roof, an unusually intimate effect has been obtained.

The plan provides for five main rooms—a living room, dining room, kitchen and two bedrooms with a bath, and in addition an open front porch and a laundry at the rear.

The living room opens off the porch through French doors. There is a copper hooded fireplace in one corner and a coat closet near the front entrance. The dining and living rooms are separated by a wide plastered opening, which may be arched.

The construction is of wood frame on masonry foundations. The exterior finish is of stucco. We suggest that the stucco be worked out with sweeping trowel marks, but not overdone. The roof is of tile, or, at less expense, of wood or composition shingles. A base course of brick may be provided, though the drawings call for smooth finish concrete up to the first floor line. The suggested color scheme is a pink or buff-colored stucco with a dark brick base course, sash painted red or blue-green, and a roof of mingled shades of red. The window sash are of metal. Interior trim and casings have been minimized.

EDITOR'S NOTE: The plans for small homes are furnished by the Regional Bureau of the Architects' Small Home Service Bureau of the United States, Inc., an organization made up of the representative practicing architects from each architectural office 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. For information regarding this bureau and its plans 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. Inclose stamped, addressed envelope.

IN CERTAIN sections of the country, particularly in the south, the basementless house has become very popular, but the advantages of omitting the basement are not confined solely to southern climates. They apply almost as well to houses built in the north, particularly where it is desired to utilize to the utmost every dollar spent in home building.

This design, 5-D-42, is one of the basementless type, but it will be seen from the plan that this does not mean simply omitting the usual basement compartments and attempting to get along with what is left. This house has been especially designed so as to provide elsewhere for those accommodations which the basement usually affords. In particular there are the laundry and heater and fuel rooms. Here the designer has provided for a heater to be

and the absence of a tool will be noted and the gardener can start retrieving.

Strong nails driven in pairs just far enough apart to catch the shank of trowels and weeders will serve the purpose excellently; but a notched shank, the notches deep enough and just wide enough to hold the shank of the tools is better. On this shelf place the cans and bottles of insecticides and fungicides, and the garden paraphernalia is at hand and concentrated.

A small-angled trowel, a small, round-headed trowel, and the standard heavy trowel are all handy tools to have ready for the first digging. The collection of weeders now offers wide choices. All are excellent. The long-hand type is excellent for holding the soil stirred and with it you can reach well into beds. The smaller, clawed cultivators are excellent for working at closer quarters among smaller plants.

The dibber is almost indispensable for making the holes to transplant and speeds up the work remarkably. It will also come into play in the fall for bulb planting. One stab of the dibber makes the hole for the little plant, another movement of the hand firms the soil around it and transplanting is made easy.

One of the novelties in garden accessories which has become popular during the last two years is the hand seeder, a little apparatus into which the seed is poured which enables an easy distribution without the risk of spilling it all in one place that is always present when sowing directly from the packet.

With a hand tool rack on the back porch, in the garage or in the barn, the list of tools is easily kept under control. It is a garden economy.

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BUILDING LOWER IN FEBRUARY

Leading Statisticians Voice the Belief that the Construction Industry Reached Its Peak During Past Year

WASHINGTON — Construction operations reportedly showed a decline during February, somewhat confusing prophets who have made definite predictions concerning the trend which building activities will take during the coming year.

Leading statisticians have found every reason to believe that the construction industry reached its peak in 1925. They have claimed the backing of sound economic facts for their conclusions. Yet entry into the active season of the present year is being made under circumstances similar to those which inaugurated the smashing of records last year.

The volume of construction operations in February was exactly equal to that of the corresponding month last year, statistics compiled by the Associated General Contractors of America indicate. But the volume of contracts awarded during January exceeded by fifty-seven per cent the volume recorded for January, 1925, while the same comparison applied to the volume of building permits shows a five per cent increase. It is this mass of prospective work that is causing experts, who thought the top level was reached last year, to knit their brows in perplexity.

Interest is attached to the fact that the volume of operation dwindled to greater degree during the past four months than in any similar period within the last five years. This volume was registered last November at an index number of 202, based on 1913. At latest reports it rests on the 118 level.

While all this has been going on, costs of construction are shown to have moved upward one point during February, though the mark for that month is four points lower than that established in February, 1925. This increase in costs was due, it is stated, to higher prices being asked in several localities for lumber, cement, crushed stone and common brick. The average of wages in the building trades, as noted in the leading construction centers of the country, remained at the position it has occupied since last September.

Many homebuilders think that a stone creak is the best receptacle for storing bread as it does not cause the bread to become musty or damp. The moisture has a chance to escape through the pores of the stone, and the flavor of the oat is better maintained.

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