

Build a Home In The Suburbs Get Out In The Open

Why don't you build a home for yourself and your family out on the edges between the city and the country? Out where you are not hemmed about too closely—where you have room to do as you please, or be alone if you feel that way. Not so many eyes always spying and so many ears always listening. A little more seclusion and a great deal more contentment.

You'll find the air clean out there and the sunshine bright. You will have bird neighbors and flower beds and summer breezes and green grass and all the multitude of natural blessings which go far toward making home life enjoyable.

When your son and daughter are out of your sight you will know they are associating with children of whom you approve, children whose habits and morals are clean. You will not be constantly worrying lest they are with questionable companions in questionable places.

Your babies will play on the clean lawn instead of in the dirty and dangerous street. Here the little bodies and minds will grow and flourish amidst surroundings that are clean and safe. Your youngsters will grow into healthier, better, bigger and more intelligent men and women for having been brought up in the environments of Nature, which breed all that is best.

Here, after the day's work is finished, you can find rest and recuperation. The shrieking of whistles and the thousand noises of city industry are poor

remedies for tired bodies and toil-worn brains. But out in the quiet suburbs the peacefulness is as a tonic to body and mind, resting weary muscles and clearing cob-webs from tired brains.

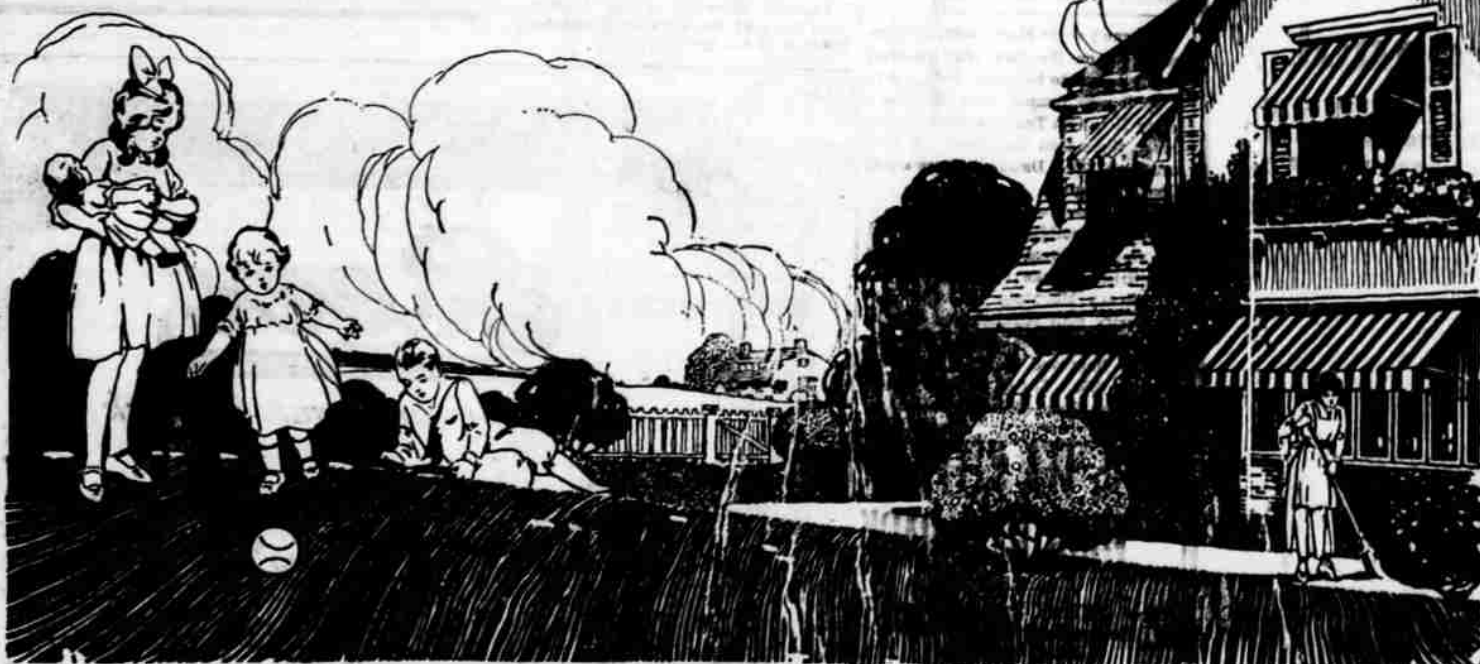
And the advantages of the city will be yours as well as the advantages of the country. And yet, being on the edges, you will avoid the disadvantages of both. You will take a great step forward and upward in your mode of life and in your self-respect. You will have a higher degree of energy for your daily tasks if you are away from the sordidness and oppressiveness of being always in the city.

You owe your family a home of their own. Make that home safe and secure, and your family happy and contented, by building in the suburbs. And do not delay. Authorities concede that building costs are higher today than in the past, but against this, rents are very much higher today than ever before.

Furthermore, authorities are agreed that building costs cannot be lower until some indefinite time in the future. Therefore you can readily see that you are actually losing by delay. *Build Now!*

For any information you may desire, on any subject pertaining to locations, plans, materials, finishings, furnishings, equipments, costs, information as to architects, contractors, etc.—call at the Building Information Office. Not a thing to sell, but a great deal to give away!

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BUYING IS CHEAPER THAN RENTING HOMES

Figures Compiled by Department of
Labor Show Advantages of
Purchasing a Home

One million dollars will be loaned to build 500 homes for workingmen, which they may buy at fair prices on the installment plan, according to a report to the information and education service from the chairman of a government committee in a Niles, Mich., factory. The service, taking this as a practical example, has prepared figures showing the relative

costs of tenantry and home-owning.

Applying the entire capital to the building of these homes and the purchase of the land the fair cost to each purchaser would be about \$2100; and the amount payable in 10 years, assuming the annual payment to be \$210 and the interest 6 per cent, would be in all \$2,726. With a tax rate of \$2 per \$100 of full valuation (\$42 a year), 1 per cent for repairs (\$21 a year), and \$6 for insurance, the monthly cost of buying such a home would be \$28, including every ordinary cost beside covering the usual upkeep of the property. On completion of the payments the monthly cost would not exceed \$7. The rental value of the same property on the ordinary calculation, would be about \$27 a month, figured on a basis of 10 per cent of the assessed value

and with social costs added.

Moreover, advance in land values may mean rapid advances in rents; a gain if a man owns his own home and a loss if he does not. A house that rented for \$12 a month 10 years ago may now rent for \$24, and although not a cent's worth of labor may have been expended on it, its value has doubled. The home buyer's payment is fixed at the time he buys, and he need not worry about any increase in rent. The only costs that come 'suddenly' are those which the tenant has to pay anyhow.

Professional Trip—

Attorney J. R. Wyatt, of the law firm of Weatherford & Wyatt, went to Portland this morning to transact legal business in the courts of the metropolis.

DUTCH COLONIAL HOUSE POPULAR

Fine Type of Home for City or Farm.

OWNER HAS MOST FOR MONEY

Design is Suited to Needs of Family of Average Size—Roominess of Interior a Prominent Feature.

Mr. William A. Radford will answer questions and give advice FREE OF COST on all subjects pertaining to the subject of building, for the readers of this paper. On account of his wide experience as Editor, Author and Manufacturer, he is, without doubt, the highest authority in all these subjects. Address all inquiries to William A. Radford, No. 1527 Prairie Avenue, Chicago, Ill., and only enclose three-cent stamp for reply.

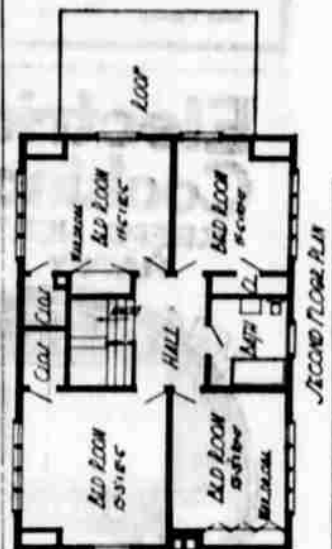
There are many reasons why the prospective home builder should at once select the plan of the house he wants and start construction now. Building materials are higher in price than they were two years ago, but not as high as they were last fall. Labor costs a little less than it did in October, 1918. And coupled with these reasons is the fact that there will be no change during the present year in the price of materials, with a strong probability that they will go higher next year. This last statement is based on the fact that the costs of a majority of necessities have risen during the first four months of the year. Building material prices, however, have been stabilized, that is, they will go neither higher nor lower.

Many persons who want to build a home, and have determined on building, now that the restrictions have been removed by the government, have been doubtful about the advisability of building now. Those doubts are dispelled by the stabilizing of prices and the fact that labor is plentiful, if not cheap.

In selecting the type of home to build, every owner should take into consideration the size of house he needs, the size of lot he has upon

leading to the second floor. To the left is the living room, with a den off it, and at the right is the dining room and sun parlor, the kitchen adjoining. The living room is of good size, being 13 feet 3 inches, by 16 feet. The fireplace is in the outside wall and has two windows on either side, which coupled with the three that can be seen in the perspective make it a light and cheerful room. The den adjoining is 12 feet 6 inches, by 6 feet 6 inches.

The dining room is 13 feet 3 inches, by 14 feet 6 inches. Double doors open into the living porch, which is 15 feet by 8 feet 6 inches. This porch is equipped with glazed windows for winter use and is screened in the summer. It can be used either as a living porch or as a dining porch.



The kitchen is 11 feet 6 inches, by 8 feet and has a good-sized pantry adjoining.

On the second floor are four good-sized bedrooms opening off a center hall, and the bathroom.

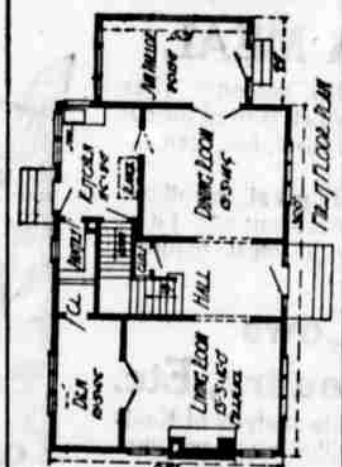
The basement extends under the whole house, with the exception of the living porch.

This house will suit the needs of the moderately large family and is equally suitable for the city, small town or the farm. Its cost is moderate



which to put it, and the style of architecture best suited to that lot. These considerations, however, carry little weight in the country where space is not so costly as in the city.

Illustrated herewith is the type of home that is in great demand in both the city and country. The Dutch colonial house is popular because of its balanced elegance and the fact that the owner gets the utmost for his money in room and convenience. Just what an attractive exterior appears



since this type of house has been shown by the illustration, while the roominess of the interior is disclosed by the floor plan.

This house is of wood frame covered with shingles to the foundation sill. It will be noted that the house is perfectly balanced. The entrance door is in the center of the building, while on either side are the same number of windows. The sloping Dutch roof, that has a graceful sweep from ridge to second floor sill, and the jutting windows take away the plain appearance without adding the extra cost that is incurred to accomplish the same result with an odd-shaped building. The addition of the sun parlor at the end containing the dining room is a feature of this design that has an exceptional appeal.

The dimensions of this house are only 36 by 24 feet, but it contains eight rooms and bath beside the large sun parlor. The entrance leads into a center hall, in which are the stairs

compared with many other houses that will accommodate the same number of people and it is an exceptionally attractive home from an exterior point of view. Every modern convenience also is provided.

This design is susceptible to several changes that might suit the builder. The den can be eliminated and the living room extended across the whole end of the house. The same may be done with the bedrooms, making all large and more airy. By consulting the local architect, or the contractor who is a practical architect these changes can easily be made. Engaging an architect is always good business for the home builder. These experts in building give the prospective builder many valuable hints that will save money and prevent disappointment.

The cost of this house can quickly be found by consulting the local material dealer. Prices of all materials and of labor differ in different localities, so an estimate that would be correct in one place would not be in another. The difference is brought about by the difference in freight rates from the source of supply.

There are many arguments in favor of every family owning and living in their own home. Rents all are based on the amount of money invested in the building, the cost of upkeep, plus a profit for the owner. Home building associations and real estate dealers and bankers always are ready to help the man of family with a little capital to build his home. The cost is paid the same as rent.

The satisfaction and comfort that come to the home owner are well worth the small sacrifices required to secure a home. And when that home is paid for the owner has an asset that cannot be measured in dollars. He is one of the good substantial members of his community—one of the men who has the interest of his home town at heart. It certainly pays to own a home.

Strict Obedience.

A sergeant going on his rounds one morning was surprised to see one of his men in a bath with a bottle in his hand. On being asked what he was doing, the man replied that he had reported sick the previous morning, and the doctor had ordered him to take his medicine twice a day in water, and he was simply carrying out the doctor's orders.

A Sure Thing is Better Than a Chance

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