

Northwest Building Costs Below U. S. Average

ECONOMY IN CONSTRUCTION IS MAINTAINED

Researches by Western Homes Foundation on the question of new-home costs continue to disclose reassuring facts on the economy of building now. An example is the recent survey and analysis by the American Appraisal company of 30 U. S. cities on the trend of construction costs. This shows that, as a national average, building costs in June, 1940, were but 1 per cent above the 1939 average, and that this level was maintained through July and August. This small percentage of increase holds good for the one northwest city cited, Seattle.

"With defense construction making such heavy demand on building materials and labor in the vicinity of Seattle, this northwest item of the AAC survey indicates that home-building costs are maintaining an economy level throughout the northwest," says W. C. Bell, chairman of Western Homes foundation. "It is in line with other studies recently made, including a Federal Home Loan Bank Review report showing that 20 out of 24 representative cities surveyed in August had the same or lower building costs than in August and November, 1939."

"These facts are stated because enemies of private enterprise in home building are again raising alarm on the cost of new-home ownership. They have taken advantage of the public knowledge that the government is doing a lot of short-term emergency building for defense purposes. They assume the public will take it for granted that this will raise the cost of building."

"The outstanding difference of the building industry from other important industries is that it is made up of small local units. Having no means of centralized defense, the industry is open to centralized attack by those who are vitally interested in breaking down private enterprise in the building field."

"No other industry suffered such a sharp and deep drop in the depression as building, and no other was so slow in coming back. It did not reach a real level of recovery until mid-year, 1936. Since that period the costs of home financing have been steadily reduced and home-own terms extended under the F.H.A. plan, and since that period building costs have stayed well in line with the economy level of 1936."

"This fall saw a normal seasonal rising tendency in the costs of building. There is every indication that they are leveling off again, toward the usual late fall and winter course of seasonal building letup."

The design issued by Western Homes foundation this week is the "Wenatchee" from the book of "Western Living Homes." This is one of the most popular of the plans created by western retail lumber dealers from their experience with regional tastes and needs in modern homes. An interesting feature is the combination of bath, hall, linen closet and basement stairway. In the interior arrangement. Another is the breakfast nook as a rear wing and the dining room as a front wing on the kitchen. The Wenatchee is a home for convenient and healthful living.

Information and service on the Wenatchee and other "Western Living Homes" may be had from retail lumber dealers or from Western Homes foundation, 917 Lloyd Building, Seattle, Washington.

JUST AS WELL
BEND, Oct. 12 (AP)—It's just as well that Bend recently went 13 days, longest period in history, without a fire alarm. The fire truck was in Portland for repairs.

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Here's the Wenatchee



FAIR WEATHER PERMITS MORE CITY BUILDING

Ideal building weather experienced in Klamath Falls this past week has made it possible to complete a number of houses throughout the city and to accomplish much toward finishing several business jobs in the Main street section, according to Harold Franey, city building inspector.

Permits issued during the past week were not large, but the consistent construction of homes was noted in the week's report issued as follows:

- R. L. Hessig, new residence, lot 2 block 47, Hillside addition, \$4000.
- Howard Burkhard, new residence for S. D. Woodruff, lot 7 block 14, Hillside addition, \$5000.
- Cotton and LaBranch, contractors, new residence, lot 14, block 301, Darrow addition, \$3,000.
- H. T. Landrum, 533 North Sixth street, remodel residence, \$140.
- W. Dryden, 1842 Portland street, garage, \$350.
- M. E. Doty, roof Jacobs apartments, Center and Pine streets, \$300.
- S. M. Badger, new residence, First addition, \$4000.
- Clarence Bergsing, 339 North Ninth street, remodel residence, \$250.
- Roy W. Eastham, lot 615 block 128, Mills addition, new residence, \$2000.
- Annette McCabe, 237 Wentland avenue, remodel residence, \$50.
- A. M. Young, lot 4 block 33, Original Town, garage, \$2000.
- Irene Markham, basement and roof job, 931 Lincoln street, \$1,000.
- F. S. Jones, 1815 Main street, remodel residence, \$1000.

HAPPINESS DESIGN ON MOVIE SCREEN

"Design for Happiness," the story of a young couple with a small income and big dreams of home ownership was the all-technicolor short spicing the bill at the Vox theatre last Sunday and Monday.

This is described as a new "documentary" film of the more-truth-than-fiction type that many audiences are now greeting with applause. Young Bob Martin and his wife and the baby and the dog are the "case history" examined by "Design for Happiness." On a \$25 a week income, they dream of owning a modern small home of their own. Bob has serious doubts that it can be done. But Nancy, having learned about the F.H.A. plan of paying for a small home at the rate of less than a dollar a day, sets out to prove her point.

The young couple's adventure in home ownership is the entertaining background to a series of colorful shots of a modern small home in the course of construction. The film offers substantial proof that home ownership on a modest income is possible on the F.H.A. plan. Narrated by Lowell Thomas, the short is presented by the Federal Housing administration.

If you add chili sauce to mayonnaise, using 4 as much as you do mayonnaise you'll have a superb Russia dressing.

Candied fruit peels are festive for fruit salad — nice long strips of them will make the guests blink.

A zippy, colorful and crisp addition — add chopped cranberries to a mixed greens or a fruit salad.



REALTY BOARD GIVES AID TO HOUSING DRIVE

The Klamath Realty board at its regular meeting in the gold room of the Willard hotel last Monday gave substantial support to the Salvation Army drive to acquire a permanent home in Klamath Falls. The board endorsed the campaign to finance the operation and members evidenced their concern in having proper housing facilities provided by an appropriation of the sum of \$25 for the building fund.

Increasing activities in both the business problems of the real estate fraternity and community affairs was indicated by the unanimous decision that hereafter the board will meet twice each month, at luncheon conferences on the first and third Mondays. This action was recommended by the board of directors and heartily approved. Nominations were made of four candidates for members of the board of directors, two of whom will be elected at the next meeting, on October 21. Those nominated were R. C. Dale, R. H. Dunbar, Howard Barnhisel and Fred E. Fleet. Dale and Dunbar are the members of the present directorate whose terms expire. Dale is also completing a year term as president. The officers are chosen by the board of directors to serve for one year terms, while directors are elected for a term of three years.

MEDFORD AIRPORT DEVELOPMENT ANNOUNCED

WASHINGTON, Oct. 12 (UP)—Designation of six Oregon airports among 250 landing fields in the nation for immediate development as essential to the national defense program was announced Friday by the civil aeronautics administration.

They were Newport, Port Orford, Medford, Arlington, Reedsport and Seaside.

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On this basis a national campaign of education has been launched by the building industry, through its trade publications. Western homes foundation has enlisted to advance this program in the northwestern states.

"With the outbreak of war in Europe last fall western lumber dealers and others forming the local units of the building industry raised the slogan of 'Home, Safe Home,'" says W. C. Bell, chairman of Western homes foundation. "This was on the simple fact that ownership of a home, on the basis of the modern amortized home loan, is the safest and surest family investment. At that time and up through the first months of 1940 there was general fear that home building would go into a tail spin. But its rise has been sustained."

"The guiding principle of the new nationwide drive is stated as, 'In a world suddenly become insecure the building industry alone can offer security.' During the past two months this has been the theme of thousands of building-industry messages to the public, and of many editorials in both big-city and small-town newspapers. There is general realization that here is 'safe anchorage in Snug Harbor' for all of us. Under our own roof and within our own walls, knowing exactly what the cost of this home of ours will be each month for a contractual term of years, we can feel the greatest possible safety from the storms of war and the most security from the financial uncertainties of tomorrow."

"Building costs are yet riding on an even keel. A home such as the 'Owyhee,' offered this week by Western homes foundation, is easy to own for the average family. In it the best in modern home design has been applied to the planning of a small, low-cost dwelling. This is manifest in the appeal of its varied exterior lines. The modern idea of the kitchen in the front of the home is given novel and effective treatment. Note the windows on the three sides of the living room, on the 'Light for Western Living' theme."

Information and service on the Owyhee design may be had from retail lumber dealers or from Western homes foundation, 917 Lloyd building, Seattle, Washington.

The fall of Britain would be the end of freedom — our freedom. —Col Henry Breckinridge, former assistant secretary of state.

Sold: \$500 Down, Balance Easy Terms



Claiming her father once sold her for \$1500, then repossessed her when the buyer defaulted on payments, Rachel Steril, gypsy miss, appeared in Justice Court in San Jose, Calif. She was arrested with Gypsy Peter John, 24, with whom she ran away from a Gilroy ranch, and whom the elder Steril accuses of child stealing.

Quick Thinking Saves Mental Doctor From Giant Killer

SALEM, Ore., Oct. 11 (UP)—Many times things happen in one or more of the state institutions here which cannot be told for many years, for various reasons.

This story happened long enough ago to be safe. A ruthless, criminally insane killer over 6 feet 6 inches tall was for some weeks under the personal charge of one of the resident physicians at the state hospital.

The physician was a small man, and each day as he examined his patient his colleagues worried and fretted over his safety. Nothing happened.

One day, however, terror broke loose. The killer approached a group of visitors led by the little doctor, raised his arms in a choking position and said:

"Doc, I've had enough. I'm gonna kill you."

The tiny doctor looked up at the giant for a moment and at the same time motioned the visitors to withdraw.

"Oh!" he asked, striving to appear absent minded. "When, John?"

The unfortunate John frowned, bewildered, then scratched his head. At last he sighed: "Tomorrow," he answered, and turned sadly away.

ALASKAN HEADS BACK FOR ANOTHER TRY AT GERMANS

FAIRBANKS, Alaska, Oct. 12 (UP)—Jimmy Findley, shot down last March over Scotland, headed Friday for Vancouver, B. C., for more action against the German luftwaffe.

Findley worked mining property here while recovering from wounds inflicted by a tracer bullet. He planned to enroll in the Canadian army.

SPRAGUE LEAVES

SALEM, Oct. 12 (UP)—Gov. Charles A. Sprague leaves Sunday on a republican campaign speaking tour that will take him through the middlewest to Duluth, Minn.

He will speak at Wenatchee, Wash., Monday and will later appear in Oklahoma and Iowa.

South S. F. Livestock

SOUTH SAN FRANCISCO, Oct. 12 (AP)—(USDA) Hogs: For five days: Salable 2,250. For week: butchers mostly 10-15c lower, week's closing top \$6.90, sorts 50c less, week's bulk hogs \$6.90-\$7.15; packing hogs mostly 25c lower, largely \$4.50 down. Today: Salable 85.

Cattle: For five days: Salable 900. For week: Steers active, fully steady, light short-fed steers \$9.25-75; package grass 1,000 lbs. \$8.50, all she-stock firm, fed 787 lb. heifers \$9.00, grass heifers \$7.00-25; many loads fat good northern cows \$7.00; Monday. Dairy cow top \$5.75, many mixed \$5.00-50. Cannons and cutters active \$3.50-4.50, bulls mostly \$6.00-7.50 firm. Today: None.

Calves: For five days: Salable 35. Strong, choice veniers \$11.50, slaughter calves \$8.00-10.00.

Sheep: For five days: Salable 3,100. For week: Fat lambs steady, week's actual top four decks inter-mountain lambs \$9.00 sorted 20 per cent. Deck good 87 lb. Ladino clover \$8.00; shorn yearlings \$6.50. Shorn ewes \$1.50-3.00, medium pelted choice to \$3.75, today: None.

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