

# Economy Houses Snag As Lenders Hold Off

## Uncle Sam Calls Them Good Risk

By HAROLD HARTLEY  
Times Business Editor

The 1919 economy house, hope-inspiring life preserver of the residential building industry, already is hanging fouled on the rigging of mortgage finance.

The economy house—minimum in everything but still warm and secure against weather—is being designed to put roofs over the biggest remaining market in housing, the lower income group.

The rich cream of the housing shortage which made people buy houses whether they wanted to or not in a dried up rent market long since has been turned into bankable butter by post-war builders.

The Federal government tipped the beam on low-cost housing. Veto-wise politicians saw its worth at the ballot box.

Last year the Federal government promised to house the "little fellow." The FHA will guarantee loans up to 95 per cent on houses costing up to \$6000.

It Looked Good

The housing industry went after this business. It looked good. A man could pay \$500 down on a \$6000 home and pay the rest as rent over a period up to 30 years. Builders figured closely, trimmed specifications carefully. Today a few are building economy houses, no basement or garage, but complete in every other respect to meet FHA requirements.

The economy house struck a reef when big lending institutions examined specifications and terms, and said no.

One Indianapolis lending institution which relays home loans to six insurance companies summed it up, "They are minimum houses with maximum loans. And we doubt if the purchasers will want to be living in those same minimum standard houses 25 or 30 years from now."

Don't Want to Load Up  
"Most of them are 24x28 feet, that's 672 square feet of house," said the same lender. "We would lend more readily on a little larger house, say 750 to 800 square feet which would cost, at \$10 per square foot, \$7500 to \$8000. That is a better long-time risk. There's plenty of money for that type of house. And we like basements, too."

Local lending institutions could put lots of their own money into minimum standard, FHA-approved houses, but they, like the insurance companies, don't want to load up on that type of long-time loan.

Indianapolis builders are ready to build the economy houses, if they can get financing.

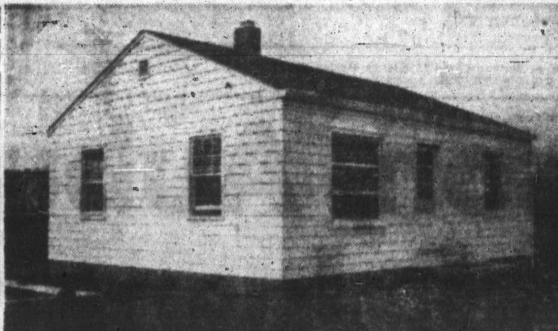
Some builders are moving into the field in spite of timid money. Frosch Brothers, contractors, have designed a \$6500 house. They have completed one at 2962 N. Colorado St. They want to build \$175,000 worth of economy houses this year.

Their house, with no basement, seems to meet the other requirements of the insurance companies. It has 750 square feet, a 12x16 living room, complete bath and kitchen. No frills, but plastered rooms and hardwood floors.

They figure that with a \$500 down payment, it can be paid over 20 years at \$44 a month.

Lawrence Michaels, 2042 Dexter St., builds economy houses. His is a different deal in which the buyer supplies the lot. "That lets me put more into the house, double floors and walls, 30-gallon water heater, and a 270-gallon tank. He's lining up a deal for 100 more."

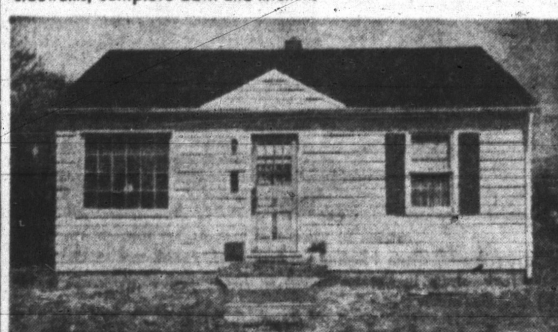
Harry Dillehay & Son has several economy houses under way in the 2100 block of N. DeQuincy.



The "economy house" with a \$6500 price tag built by Frosch Brothers, contractors, at 2962 N. Colorado St. . . . They hope to turn out \$175,000 worth this year, at one a week.



A slightly different economy house, price \$6350, at 2161 DeQuincy St., built by Harry Dillehay & Son. . . . floor, furnace (oil), sidewalks, complete bath and kitchen.



More house if you own the lot. . . . Lawrence Michaels Budget Homes built this one at 2801 N. Dearborn St. . . . It has double floors and walls, a 30-gallon hot water heater, and a real foundation.

St. These are 24x28 feet (672 square feet). He is offering oak floors, insulation and weather-sealing, complete bath (4 foot-six-inch-tub), kitchen 13x7 1/2 feet with ceiling cabinets 5 1/2 feet wide and inlaid linoleum in kitchen and bath.

Price is \$6350. He includes three closets 2x4 feet and a linen closet 1x2 feet. Heat is from a thermostatic floor furnace (oil) with a 270-gallon tank. The lot is graded, with concrete walks front and back.

His price is \$6350. Other builders eyeing the small homes market hesitate to go out on a limb until they can clear their financing.

Mr. L. Hall, president of the Marion County Residential Builders, Inc., says not much can be done to cut building costs. "Any house is mostly wages—80 to 90 per cent 'from the tree' to the finished product," said Mr. Hall. "There's no sign wages are coming down."

In Indianapolis, an "open shop" town, carpenters have the largest craft payroll per house, they get from \$1.50 to \$1.92 an hour, depending on skill and productivity; plasterers, from \$1.50 to \$1.90; bricklayers, from \$2 to \$2.50, although there is little or no brick in the economy house; plumbers receive from \$1.50 to \$1.75 an hour; electricians, from \$1.50 to \$1.70 and painters, from \$1.50 to \$1.75 an hour.

Not Too Happy  
Contractors are not too happy about their end of the small house deal. The FHA allows 15 per cent as a "fair profit," but "try to get it," said one builder. "We're lucky to make five."

H. M. Graves, chairman of the Builders' Economy House Committee, said, "There isn't as much demand for the emergency minimum house as a year or two ago. Congress set the loan maximum at \$6000 which can be no more than 95 per cent of the price. If Congress had made the loan \$1000 higher, we could have done a real job with \$7000 to \$7500 houses."

These houses require transportation, sewer lines, water, gas and electricity. There still are a few such lots to be picked up, if the price is not too high.

But until the insurance companies and other big lenders get more confidence in the economy house risk, there may be no scramble to build "em by the dozen."

And that leaves the door wide open for you guessed whom—Uncle Sam who owns his own bank, makes his own rules, and can put roofs over the heads of the still unhoused with those nice green dollars, fresh from the Federal Treasury.

# Britain Raps Sofia's Trial Of 15 Clerics

## Note to Bulgaria Charges Violation Of Peace Treaty

LONDON, Sunday, Mar. 13 (UP)—Great Britain today protested Bulgaria's prosecution of 15 Protestant ministers as part of a "deliberate, general attack" on religious freedom in Communist-dominated eastern Europe.

A British note to Sofia said the trial and conviction of the pastors showed Bulgaria has "no intention" of allowing the personal freedoms guaranteed in the peace treaty Bulgaria signed with Britain and the other victors of World War II.

The sharply worded note was handed to Bulgarian Foreign Minister Vassily Kolarov late yesterday and was made public here shortly after midnight.

It came shortly after Bulgaria announced she is expelling a British diplomat whose name was brought up during the trial of the 15 churchmen found guilty of espionage, treason or black marketing.

He is D. A. Greenhill, first secretary of the British legation in Sofia.

May Retaliate

Britain probably will retaliate by demanding the recall of some Bulgarian diplomat in London, sources here said. During the Sofia trial government witnesses accused Mr. Greenhill of receiving intelligence information from the defendants.

The British note denied as "completely false" all accusations that British diplomats acted as spies. Because some of the ministers confessed falsely that they worked with British agents all of the testimony is suspect, the note said.

The note was far more vigorous than the action Britain took in the case of Joseph Cardinal Mindszenty, who was sentenced to life imprisonment for espionage, treason and black marketing in Budapest.

British notes on Mindszenty's trial concentrated on criticism of Hungary's refusal to permit British observers to attend the proceedings.

# Policeman Takes On Coiled Snake And Wins By Nose

SAN FRANCISCO, Mar. 12 (UP)—"Kids playing with a rattlesnake in the street," an excited caller reported to police today.

Policeman Joe Hall sped to the rescue and found on a Chinatown sidewalk, as reported, a coiled snake glaring at him. The kids fled on his approach.

PALE but steady, Patrolman Hall drew his gun and took careful aim while passersby scattered to protective doorways. If Then Officer Hall sniffed and sniffed again. The odor of alcohol met his nose. He approached the snake and the odor became stronger. He poked the snake and confirmed his suspicions. The snake was thoroughly pickled and long dead.

Police speculated it was stolen from a Chinese herb shop.

# Sigma Nus Plan Hoosier Rally

Charles E. Thomas of Indianapolis will be the general chairman for the Hoosier Rally of Sigma Nu Fraternity.

The rally, consisting of alumni in Indiana and undergraduate members of the House at Indiana, Butler, Purdue, DePauw and Rose Polytechnic Institute, will be held at 6:30 p. m. Saturday in the Riley room, Clay City Hotel.

Mr. Thomas, U. S. Senator J. Allen Frear Jr. (D., Delaware) will be principal speaker. Superior Court Judge John L. Niblack will be toastmaster. Other speakers are Prof. Alfred Evans of Indiana University and Harry B. Hersh of Hagerstown.

# Station Helps Out Truck—No Fueling

KANKAKEE, Ill., Mar. 12 (UP)—Dorman Poyer started to drive his gasoline tank truck, parked in front of his home here, to work today, when the engine stalled. He went around to the rear of the 800-gallon tank and tried all three spigots.

All empty. Embarrassed, he called a filling station which reversed the procedure and delivered some fuel to him.

# IN INDIANAPOLIS

## MARRIAGE LICENSES

John Doherty, 40, Box 523; Bonnie Burns, 41, 726 N. Highland; Robert Lee Daniels, 28, 1314 Oliver; Al McCombs, 28, 581 Chase; Robert M. Barber, 28, 1411 S. Sherman Drive; Marjorie E. Bush, 28, 1407 S. Sherman Drive; Howard Newton, 28, 1418 Fletcher; Patricia Pearl Reed, 28, 1061 Kentucky; Betty Joy Stanley, 21, 1877 Medford; Elsie Allen, 41, 508 Belvidere; Mary Agnes Henderson, 34, 1522 N. Senate; Elsie Stanton, 24, Peter; Vivian Tozin, 21, Peru; Henschel Ray Hunter, 38, 1508 S. Washington Lane; Patricia Elise Johnson, 18, 516 Fletcher; Robert E. Wiggins, 32, 1625 Lawrence; Malinda O'Donnell, 41, 431 S. Harris; Malinda O'Donnell, 32, 1625 Lawrence; Clifford Ross, 20, 1498 Kanpar; Mildred Rudeith, 20, 1223 S. Pershing; Robert Patrick Neal, 24, 1208 Central; Charles Irene Schuman, 25, 202 W. Tuxedo; Aaron Clyde Woodward, 25, 334 W. Baymond; Kenneth Sims, 28, Greenwood; Estelle Fenn, 18, 63 Madison; John C. DeMott, 25, 214 Madison; Dorothy L. Richards, 21, 214 Sturm; Robert E. Buhl, 28, Champlain; Eleanor M. Brandenburg, 28, Champlain, Illinois.

# Towboat Truman to Try Again for River Record

ST. LOUIS, March 12 (UP)—

The towboat Harry Truman, most modern of the Mississippi River's commercial craft, today failed to beat the record of the Robert E. Lee, but Federal Barge Line officials said it will try again.

The Truman passed the finish line here at 12:30 p. m. Indian-

apolis time, one hour and 16 minutes behind the time the famous steamboat finished its race with the Natches in 1870 from New Orleans to St. Louis. The Lee ended that historic race along a 1031 mile course in three days, 18 hours and 14 minutes.

Peter Fanchi, a traffic manager of the lines, said the Truman lost because of a three-hour breakdown 250 miles below Cairo, line here at 12:30 p. m. Indian-

# Methodist Group To Hear Wildman

Dr. Clyde E. Wildman, president of DePauw University, will address the Indianapolis Methodist Ministerial Association at 11 a. m. tomorrow in Roberts Park Methodist Church. He will discuss "The Future of Church Related Institutions."

He will speak at 8:15 Thursday in Central Avenue Methodist Church on "The Church and Her Colleges," addressing members of the Church Night Fellowship at the DePauw Night dinner, in honor of the university.

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THERE IS A VONNEGUT STORE NEAR YOU!

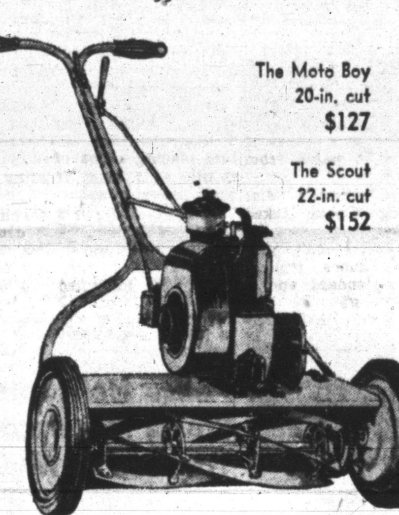
# Who Said HURRY?

Why Old Mother Nature herself! Sow tiny grass seeds and spread your fertilizers so spring thaws and rains will soak them deep into the soil. Hurry—check your calendar!



# MOTO-MOWER

Now available at lower prices and with wider cutting blades. Both models have the famous Briggs and Stratton motor.



# DUNHAM LAWN ROLLER

Heavy-gauge steel, plain bronze bearings. No. 4, weight when filled, with water, 265 lbs.

No. 4, size 18 by 24 in. \$18.75

# A GREATLY IMPROVED VIGORO SPREADER

Junior Model \$8.60

It's Swift and Co.'s Junior model spreader for home and garden use.

# CLOTHES-LINE POSTS

This 4-way, 9-foot iron post has welded 4-ft. crossbar to hold lines. Set in concrete. Two posts, \$12.98.

# SPADING FORKS

Sturdy, dependable makes, from \$2 to \$2.65

# PLEASE NOTE:

RED TOP grass seed appeared in our advertisement last Sunday through error. We regret if this caused any inconvenience.

# Vonnegut's

120 E. Washington St. FR. 3484

38th and Illinois TA. 3321

42nd and College HU. 1397

Broad Ripple, 802 E. 63d BR. 5464

Irvington, 5609 E. Washington IR. 2321

E. 10th at LaSalle AT. 2321

Fountain Square, 1116 Prospect MA. 8429

2125 W. Washington Street MA. 1771

2730 Madison Avenue ID. 1434

# FEED LAWNS NOW

Use AGRICO FOR BEST RESULTS



Now is the time to feed and seed your lawn, because grass thrives in cool weather, 45° to 60°, when weeds don't grow. Grass roots grow deeper and stronger, reach out over a wider area. For a thicker, greener lawn, do as turf experts do—apply AGRICO FOR LAWNS, TREES AND SHRUBS now.

100 Pounds ..... \$4.75

50 Pounds ..... \$2.65

25 Pounds ..... \$1.60

10 Pounds ..... \$0.80

5 Pounds ..... 45c

# LAWN BROOM RAKES,

steel tines, leading makes, \$7.40 to \$30.00 each

# GARDEN HOSE

Black, brown, red or green, 1/2, 3/4, and 1 inch, in 25 to 50 ft. lengths, with couplings.

\$3.65 to \$12.50

# DISSTON Hand Pruners

Various types, also by Wiss, Henry, Newman, and Seymour-Smith.

\$1 to \$3.50

# Fake Census Taker Hunted in Slaying

PIKEVILLE, Ky., Mar. 12 (UP)—State police led a search through the rugged Pike County mountains for a man claiming to be a census taker who is suspected of the slaying of Mrs. Lois Avonelle Collins, 15-year-old bride of a coal miner.

Mrs. Collins was found dead in the bedroom of her home at nearby Robinson Creek yesterday by her husband, Hatter Collins, who had just returned from work in a coal mine. Coroner John Call said she had been strangled and beaten on the head with some blunt instrument.

# Robber Kills Two And Escapes Capture

PHILADELPHIA, Mar. 12 (UP)—A lone bandit shot and killed two men and critically wounded two others in a holdup attempt at a state liquor store here today.

The gunman chased the men through the store, shooting wildly. The south Philadelphia neighborhood was thrown into a panic. In the excitement, the bandit escaped.

# E. R. Sitzman Rites Arranged for Tuesday

Services for Edward R. Sitzman, Indianapolis artist who died Friday in his studio, 1035 Carrollton Ave., will be held at 8:30 a. m. Tuesday in Kirby Mortuary, Mass. in St. Mary's Catholic Church will follow at 9 a. m. with burial in St. Joseph cemetery.

Mr. Sitzman is survived by two sons, Edgar C. and Joseph R. Sitzman; a daughter, Mrs. Hilda Schmalz, and eight grandchildren, all of Indianapolis.

# SET HOUSING TALKS

"Negro Housing in Indianapolis" will be the topic for the Professional Men's Forum Wednesday night at a dinner meeting at the YWCA. Lionel S. Artin, Lockwood Gardens manager; Cleon Blackburn of Flanner House; Frank Beckwith and Robert Lee Brockenbush, both attorneys, will discuss the subject.

# Tickets for Amateur Hour Show on Sale Tomorrow

Special Duat Booth to Be Set Up In Block's Store for Event April 6

By ART WRIGHT

Tickets for the Original Amateur Hour show Apr. 6 in the Fairgrounds Coliseum will go on sale tomorrow at a special booth in the William H. Block Co. store.

The ticket booth will be near the center elevators on the first floor.

Prices for the show sponsored by The Times and Radio Station WISH to raise funds for St. Margaret's Hospital: Guid: area floor chairs, \$2.40; box and parquet chairs, \$2.40; and \$1.20; side mezzanine, \$1.80 and \$1.20 and east end mezzanine, 80 cents. All prices include tax.

Arrange Special Show

Two and one-half hours of entertainment will be provided by Ted Mack and the Original Amateur Hour. The amateur hour will be broadcast directly from the stage at the Coliseum over the ABC network of 173 stations to 12 million listeners.

The broadcast will salute Indianapolis as "Honor City of America." Local amateurs will bid for laurels in the broadcast. Following the coast-to-coast broadcast the No. 1 touring unit of the amateur hour will present a 1 1/2 hour show.

Auditions for local entertainers seeking places on the broadcast will start tomorrow at WISH. Only persons notified to report will be given auditions. To apply for an audition send a card or letter to WISH, Board of Trade Bldg., with this information: Name, address, telephone number, age, and type of entertainment.

There is no age limit and every type of entertainer is eligible. The only restriction is that you must be an amateur.

# Set Tuesday Meeting

Christina Court No. 9, Order of Amaranth, will meet at 8 p. m. Tuesday in Harris Hall, Addison and W. Washington Sts.

Mrs. Ruth Plack is worthy matron and Curtiss Jordan, worthy patron.

# Rail 50,000 Coa

## Steel B To Brid

PITTSBURGH the nation's rail will be no work strike ordered

Coal-hauling states were of the work stop Monday among miners east of River.

Faced with the from the idled roads made im lay off train workers starting ing.

The walkout mourning miner curtailment fear and other coal tries. Armed with good for 30 or were highly confident through the mine stream.

Surprise Mr. Lewis call walkout Friday to of the Truman

win Senate conf M. Boyd as direct Bureau of Mines. action as a per for the "unneece of 55,115 miners jured in mine a District union men rallied behind though many n never heard of from coal fields East indicated fectiveness for order.

By the middle number of idle ra be nearing the 50 Hardest hit w vania Railroad furloughing of 4 000 employees "u expected the coal between \$5 millio in gross revenue Other l

Other lines sc starting Monday The Chesapeake men equivalent to its total working

Norfolk & We New York Cen Louisville & N Lackawanna Baltimore & O The Reading C Railroads with Chicago anticipa off but doubte shutdown would them.

The Indiana I said there wou off, the Chicag Illinois estimate the Gulf Mille east about 150 Confident s

banked on larg to carry the tw weeks. The and that of al the government million ton coal

# Local V Mamm

A French w visit, Mrs. Lexie to spend Easter

The petite Ir Marseilles so fas come to call," sh 20 months ago, and sailed toget States."

Irene is "moste anapolis but son homesick for the blue sea of the food and her brothers and tw Now, althoug leave her hus months, she's go visit . . . and her pilgrimage to Le Sunday.

She'll sail fr Mar. 23 if all paper work gets her only hea months haven't for her to unde Her immediat

# South America

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