SAVE HEAT, APPEAL MADE TO TENANTS

Importance of Fuel Conservation Urged on Renters by Owners and Managers.

FUEL OIL IS VERY SCARCE

Robert H. Strong, President of Association, Emphasizes Necessity of Co-operation to Avoid Danger Wood and Coal Famine.

The Portland Association of Building Owners and Managers has sent out printed slips to its members urging them to call the attention of their ten-ants to the need of conserving the fuel that comes to Portland. Important re-sults can be achieved, it is believed, if the tenants will show the proper spirit of co-operation.

The suggestion is made that while tenants should look after the ventilation in their rooms, they do so withou wasting unnecessarily the heat that is furnished. Tenants are requested to avoid leaving windows open immediately above the radiators in use. Also at such times as there is no real demand for heat, to keep the radiators turned off.

The notice which the association is sending out, and which has been en-

closed in the rent receipts of tenants of the members, is as follows: danger, not only of a shortage, but of an absolute lack of fuel, both coal and oil, F. J. Holmes, Federal fuel admin-

istrator for Oregon, has asked building owners to conserve to the utmost the use of all fuel. "In accordance with this suggestion

tenants are requested to avoid having windows open immediately above such radiators as are in use. Also at such times as there is no real demand for heat to keep the radiators turned off. "PORTLAND ASSOCIATION OF BUILD-ING OWNERS AND MANAGERS. "December 1, 1917."

Fuel Conservation Essential.

"The impression has gone out among "The impression has gone out among a great many people that there is really no need in this section of the country to conserve the fuel," said Robert H. Strong, president of the Building Managers' Association. "It is declared that the present experience in this part of the country is not parallel with the conditions which exist in the Eastern United States. While these differences are quite radical as to cause, there are are quite radical as to cause, there are actors entering into the production light, heat and power in the Pacific Northwest which have resulted in a shortage similar to that now existing

"The most important and the most heat, light and power.

has gone up to such a point that it is not economical for many users to burn it any longer. On this account, too, many of the former users of fuel oil in the subject or the conservation of fuel of all will not be able to return to the will not be able to return to this methof meeting their Many who manufactured their own heat for warming their buildings have This does not help matters, as the com-pany itself uses fuel oil exclusively for making this heat.

supply of Western coal to be had at the mines. Thus far there has been little trouble in securing cars for the transportation of the coal, although at dividual user of heat. times the car shortage has prevented the mines from working to their maxi-mum output at all times. Local dealers have not only been able to secure a sufficient supply for their immediate sales, which by the way have been rather light, owing to the warm weath er up to the present, but they have J. A. WICKMAN FINDS CONDITIONS been able to create a surplus and have stored many hundred tons of coal in BETTER ON RETURN. their yards.

"The Washington coal is a good coal for heating purposes, but it cannot be used to advantage or economically un-less the furnace equipment is specially prepared for this fuel. Many of the Individual steam and heating units are not thus equipped. While conditions are favorable at present in the matter of coal coming from points farther away, there is no telling when a shortage of locomotives or to the moving of

Day of Chenp Oll Is Past.

"In regard to the probability of a larger supply of fuel oil coming to this point, the authorities differ. President Sproule, of the Southern Pacific, while here recently, gave us the as-surance that in his opinion the peak of the trouble had been reached. He asserted that while there would probably never be any more cheap fuel oil, he thought that the quantity of fuel oil available for distribution would be in creased before very long. He thought that those with oil burning facilities should not at this time make expensive changes in order to be able to use another form of fuel, if they could meet the price conditions,

"An oil expert who was in the city the other day, after having visited the Wyoming fields, where prospects for a new oil supply are being investigated, was confirmed in the opinion that fuel oil for manufacturing purposes would before very long be an unknown prope sition in the Pacific Northwest. He did not wish to have himself quoted by name, owing to the mission in which he was engaged. He asserted that the oil area had not increased 5 per cent in the last several years, and that the demands for the Navy and other purposes which would demand priority would take care of the future supply.

"It is known that Government officials in their reports have recommend ed that no more fuel oil be used for manufacturing gas or steam. It is also known that the demand in California is still much greater than the supply and that the reserve stocks are stantly being drawn upon.

Save Electricity, Too.

"Coupled with the problem of the shortage of fuel oil is also the fact that a wrong impression may prevail in the general mind that there is no essity for saving electrical energy It is generally believed that the FedNEW HOME OF MR. AND MRS. M. O. PROCTOR, OF ROBERTS BROS.



RESIDENCE AT 30 EAST SIXTY-NINTH STREET NORTH, PURCHASED BY MR. PROCTOR FROM ARTHUR MENZIES, THROUGH SAMUEL DOAK, FOR \$5500.

eral Fuel Administrator will not be required to take drastic action, limiting the use of advertising signs and other electric illumination as has been tried in the East.
"The largest consumers of fuel oil i

"The largest consumers of the city include, besides the office the city include, besides the office bulldings and hotels, the Portland Rail-than absolute lack of fuel, both coal and way, Light & Power Company, with its way, Light & Power Company, with its supplementary power stations; the Northwestern Electric Company, with its supplementary power stations and building-heating plants; the Portland Gas & Coke Company, which uses fuel oil in the manufacture of gas; the Willamette Iron & Steel Company and the other shipbuilding companies and the other shipbuilding companies and AUTHOR EXPLAINS

The Northwestern Electric Company and the Portland Rallway, Light & Power Company both supply energy for illumination purposes, advertising and otherwise, and both are dependent upon fuel oil for their auxiliary plants. The Northwestern Electric Company seldom has to use oil for this purpose, but it is taking time by the forelock and is planning, it is understood, the erection of a generating plant which will use coal for fuel. The Portland Railway, Light & Power Company has been a

Oil Too High for Many.

"Another thing, the price of fuel oil also be applied to the fuel oil lands."

wisers to burn its account, too, new fields from being opened.

"The conservation of fuel of all kinds, whether used in the production heating needs, of light, heat or power, is incumbent upon every one and is most opportune. The public's attention to the necessity turned to the Northwestern Electric of this movement should be called to Company's central heating service. the matter of fuel conservation as well as the savings along other lines, made nis does not help matters, as the cominy itself uses fuel oil exclusively for aking this heat.

"There is undoubtedly a plentiful still and San Francisco are making ing so low, it is within \$2.50 or \$3 per imply of Western coal to be had at specific similar requests in printed form. The sundoubtedly a plentiful similar requests in printed form. The similar requests in printed form. The sundoubtedly a plentiful similar requests in printed form. The sundoubtedly a plentiful similar requests in printed form. The sundoubtedly a plentiful similar requests in printed form. The sundoubtedly a plentiful similar requests in printed form. The sundoubtedly a plentiful similar requests in printed form. The sundoubtedly a plentiful similar requests in printed form. The sundoubtedly a plentiful similar requests in printed form. The sundoubtedly a plentiful similar requests in printed form. The sundoubtedly a plentiful similar requests in printed form. The sundoubtedly a plentiful similar requests in printed form. The sundoubtedly a plentiful similar requests in printed form. The sundoubtedly a plentiful similar requests in printed form. The sundoubtedly a plentiful similar requests in printed form. The sundoubtedly a plentiful similar requests in printed form. The sundoubtedly a plentiful similar requests in printed form. The sundoubtedly a plentiful similar requests in printed form. sult from active co-operation by the in- the Nation will carry."

Realty Man, Formerly With Fred A

Jacobs Company, Finds Situation Healthier All Around.

"It is with a great deal of pleasure that I note the improved conditions in Portland, more noticeable to me after age may result from the tying up of freight service, due either to the shorting the readjustments that have taken place all over the United States," said J. A. Wickman, formerly connected with the Fred A. Jacobs Company for a number of years, who has just re-turned from the East, where he has been actively engaged in the real estate business at Flint, Mich., and Canton, O. "To find the sawmills all running full capacity and so much ship building going on as well as all other business

prospering is vastly different from ditions that prevailed when I left for the East. "The absence of 'For Rent' signs is also apparent. My only regret is to note so few homes have been built and are now under construction. Take, for instance, Flint, Mich., where the same mistake was made during the tempo-

rary depression. No one took into con-sideration future demands, with the result that the city suddenly found itself unable to supply sufficient suitable houses to meet the demand. Rents, therefore, have become exorbitant, families being forced to live in two and three rooms, at rents of from \$20 to \$30 monthly. "Small houses there are now being

built, which have no sanitary con-veniences of any kind and are sold at \$700 to \$1000 over the actual cost of construction before they are com-pleted. I am firmly convinced that before long we will find that if persons do not want to pay exorbitant rent and suffer the humiliation and inconven-iences of having a rented house sold over their heads, they will have to buy their own homes.

"So my advice at this time would be, to anyone who does not own his own home, that he take advantage of the present low market and purchase a home, as I look for a good increase in values from now on and a considerable dwance from the present prices. The demand for homes will also create a market for vacant lots and I look for a general improvement of the entire real estate situation."

Rate, Slightly Lower Than Charged by Companies, Made Possible Through Fact That Nation Carries the War Risk.

Here is the Government's own an-Light & Power Company has been a large user of fuel oil for some time swer to the man who says that he ports a strong demand for small, rundown properties that can be purchased too much because the Government have been made by this company of

war is over permit the insured to con-vert the cheap-term policies into en-during forms at a higher rate. "The companies are willing to carry the risks, to be fair and just and gen

erous, but someone would have had to assume the war hazard, and it seemed best for the Government to-do it.

ONE AD SELLS TWO HOUSES

Frank L. McGuire Gets Results, as Shown by Sales of the Week.

Frank L. McGuire made a number of sales in the week just ended. Three sales were effected in one day, one small classified "ad" in The Oregonian

& Banfield are the architects and bullders.

smail classified "ad" in The Oregonian Seelling two houses.

E. D. Warner purchased from Victor Bode as an investment lot 2 and the garage building, to be erected by G. H. Portland, improved with two cottages, for \$2600; E. Oberg sold to Dr. Jerome in all respects.

CARLTON, Or., Dec. 15.—(Special.)—

Excavation for the brick and cement garage building, to be erected by G. H. less, number 500,000.

It is declared in Canada to be the most popular and successful loan yet launched by any of the allies since the

E. Perry a lot in Highland Park, improved with five-room residence, for \$11000, which the purchaser intends to hold for speculation; E. B. Miller sold

hold for speculation; E. B. Miller sold to John M. Rosenbery a lot in Creston, improved with five-room bungalow, for \$1275, purchased for investment; Mrs. Minnie La Flemme purchased from E. Michelsen a lot in Field's Addition, improved with modern residence, for \$1400, which Mrs. La Flemme intends to make her future home; Olaf Olson purchased from Ann Semple a lot in Katherine, improved with small house, for \$575, as a speculation; title to two lots in Spanton's Addition was passed from Frank S. Stiles to H. C. Wood for a consideration of \$550. These sales were made by G. C. Goldenberg, sales manager of the house department, who reports a scarcity of modern houses

REALTY SALES PICKING UP

Fred W. German Company Reports a Number of Recent Sales.

The Fred W. German Company re-

bave been compelled recently, on account of the limited supply, to turn to of last Tuesday, in which it calls upon term insurance is not ideal, unless it the Government to open up for use the can be converted into regular forms.

Netta L. Purves on a valuation of approximately appr "So the Government prepared a plan proximately \$3900. For Sarah J. Cheney, whereby the Government will save the cost of the medical examination, waive bungalow at 2080 East Glisan street the item of taxes, pay the administra-tive expenses and carry all the war risk, whatever it may be, and when the East Eighty-fifth street North and a lot in Albina Heights Addition, im-proved with a five-room cottage, from George Hansen, and made a resale of the same property to Ellis Ewing. Mr. German sold two lots in Gregory Heights to Hazel E. Wiltze, and Frank E. Haddock purchased two lots in the same addition, both properties being partially improved.

> Bennett's Island Sells for \$13,500. BANDON, Or., Dec. 15.—(Special.)— Bennett's Island, a strip of rich bot-tom land along the Coquille River, comprising 132 acres, located between Randolph Slough and Parkersburg, has been purchased by Almer Wal-strom and William F. Philpott from the Bennett estate for \$13,500. It will be converted from a grazing pasture into a highly cultivated dairy farm.

Carlton to Have New Garage.

FOUR-STORY GARAGE BUILDING NEARLY COMPLETED ON SITE OF OLD FRAZIER &

McLEAN LIVERY STABLE AT FIFTH AND TAYLOR STREETS.

NEW STRUCTURE TO BE READY ABOUT JANUARY 1.

Work is progressing rapidly on the big four-story garage to be occupied by Jack Ruegg, who has the automobile mail service contract from the postoffice to the depots in Portland, as a public garage under the name of the Portland Garage. The building, which is to be completed about January I, covers the 100x100-foot site of the historic old Frazier & McLean livery stable at Fifth and Taylor streets. Parker

CAPITAL NOT LIKELY TO BE CONSCRIPTED

Regulation of Earnings and Capacity Production Regarded Satisfactory Curb.

THRIFT LESSON IMPRESSED

Posibilities in Financial Way Are Indicated by Canada, Which Has Raised \$350,000,000 at Home Though Borrower Before.

Conscription of capital, often asked or nowadays, means destruction of production, say Eastern financial au-thorities, who see no merit in the cry. In fact, they declare the demand to be due to loose thinking, and that it re-sults in terms that are not understood. Capital is said not to exist in forms that can be selzed readily and turned nto the treasury. It is in the form of

The greatest service to the country apital in this form can render is to have it operated with the highest possible efficiency. The Government does not want property in these forms, but it does want the products that come from it. It would be a benefit to have production increased at this time, but nothing less than a catastrophe to have it curtailed when there is such an over-whelming demand for war materials.

Conscription Not Probable. The conscription of these properties, The conscription of these properties, in the sense of taking them out of the hands of the present owners, is not to be considered seriously. The Government has no staff of men available to operate them, and, if it took them over, it would have to arrange with the present owners and workmen to go on operating them. It would have to make terms that would satisfy workmen, provide working capital and buy material. reports a scarcity of modern houses for rental purposes. vide working capital and buy material, supplies, provide for repairs and replacements, etc.

The conscription of capital means lit-tle more than the fixing by Government authority of the terms under which private property will be devoted to pub-lic work. This is already being done. The generous slice of profits taken in war taxes is one way. Another is the rather frequent issues of liberty bonds, which contemplates taking the savings of private enterprise for Government

The most important and the most generally used fuel in this section is frue oil," continued Mr. Strong. "The statement that follows has been the storing of the storing in the storing of the storing in services over which that money has command.

Speculation Is Discouraged. England is having to meet the same

juestions of war finance that confront this and the other countries at war. One is to keep the liberty bonds in the hands of the original purchasers and thus prevent a fluctuating market.

Rather an odd means has been hit upon in England to do this. The country is now considering the issuance of premium bonds in order to make certain classes of the population permainvestors. The premium bond takes on something of the lottery. The purchaser of the bond is sure of his interest regularly and of the principal at the time the bond matures. But at the time of maturity there will be a drawing in which a certain number of lucky persons will get a bonus or lucky persons will be a lucky person will

Canada's Loan Successful Canada has recently completed its victory loan, and subscriptions are exYOU SHOULD OWN A HOME AND A PLOT OF GROUND

Most people enjoy the out-of-door life-like to "putter around the garden." Then, added to the pleasure of gardening is the reason which daily is coming to our attention with greater force—the high cost of living.

The one great hindrance to the development of the little farms as homes for those having interests in the city has been the lack of transportation.

The automobile has changed all this and now city conveniences with country advantages are within the means of the average person.

You can today buy acreage near Portland at reasonable prices. These prices will not last, however. Everything produced from the ground has advanced in price from 25 to 400

Does it not follow that the land, which produces this wealth, must also increase in value?

Some reliable Realtor will have for sale the piece of land you wish to own at the price and on the terms at which you can afford to buy.

BUY IT NOW.

PORTLAND REALTY BOARD.

outbreak of the war, with the possible exception of the second American loan, into the treasury. It is in the form of mills, farms, rallways, machinery and all the things with which men work to produce wealth. In short, it is the tools of the race. Capital is productive property.

Before the war the largest loan ever issued by the Dominion of Canada in London, the great money market of the world was \$30,000,000. Yet Canada, a London, the great money market of the world was \$30,000,000. Yet Canada, a borrowing country before the war, is now subscribing more than 10 times the size of its former loan of accumulated savings. The securities market has not

reached the position where it is predicated upon the date of peace, and there is only one peace that can be made. The first shock of the war has been sustained, so far as the markets are con-

less demoralization than existed in America. During the war England had already time to get down to a solid land want to rent them, and every land want to rent them, and every basis whereby the war news affected it less than was the case with Wall Street.

Spencer, Trask & Co., in a recent market letter, give four causes for the heavy liquidation of Stock Exchange securities. The liberty loan, that has pried out almost every loose dollar from the pockets of investors, a belated readjustment of investment values, forced selling of margined accounts that at one time had shown large equities, and the Italian collapse, which low water.

Hotels Turn to Slabwood.

"Owing to the high price of fuel oil some of the hotels and office buildings whose fuel contracts have expired have turned to wood for fuel. They are, however, compelled and condensed from the slabwood as there is how on the slabwood as there is how of the same of the following:

Thriff is Most Needed.

A gigantic lesson in thrift is the basic object of the Government, in sell-ing its war savings certificates, more than the apparent objective of raising war funds amounting to \$2,000,000,000.

Thriff is Most Needed.

A gigantic lesson in thrift is the basic object of the Government, in sell-ing its war savings certificates, more warned to wood for fuel. They are the following:

The statement that follows has been complled and condensed from the slabwood as there is but a limited warned to wood for fuel. They are the following:

The statement that follows has been complled and condensed from the slabwood as there is but a limited warned to wood for fuel. They are the following:

Thriff is Most Needed.

A gigantic lesson in thrift is the basic object of the Government, in sell-ing its war savings certificates, more warned to wood for fuel. They are the following:

The statement that follows has been complied and condensed from the properties that have been vacant for the new of the following and the really nothing new in the following that at one time had shown large equitation of the that the threat of a long to war. Possibilities of a fourth or a long that the threat of the order of the sales reported that the theat of the order of the sales reported that the t

son, Closes Several Leases.

A good sign of a rising realty mar-ket, in the opinion of W. W. Metzger, president of the Stanley S. Thompson Company, is the demand for five and six-room bungalows. Like other realty men he is unable to find the houses of this description to sell or rent.

Leases closed by Mr. Metzger in the

past ten days include: Store room, 1480 Virginia street, leased to S. Friend and J. Sincik for a grocery store, Ralph Ackley, owner; store room, 89 North Sixth street, leased to Roy White and W. E. Parker It is thought this will tend to stabilize the bonds in the hands of the original purchasers, who will not throw them overboard at the first temptation to realize on the investment.

Transfer Co., for a transfer and storlowers, who will tend to age business, Edith E. Goode, owner; "Let me advise owners of most of the vacant houses owners of most of the vacant houses."

Leased to C. Rones for a restaurant, to have their properties overhauled and John Dellar, owner. A farm owned by J. G. Hammer situated at Merced, Cal., ditton."

J. G. Hammer situated at Merced, Cal., ditton."

Mr. Rohrer declares that rents are was traded for income property owned

Fred A. Jacobs Company Finds Market Beginning to Strengthen. The following sales are reported by he Fred A. Jacobs Company for the

week made by Mr. Teepe E. B. Miller sold to Elizabeth Capell house and lot in Alameda Park, consideration \$4000; J. H. Brooks sold to Newton Crasher five-room bungalow Crest View Villas, consideration 500; P. H. Flynn sold to Martha Pickell five-room bungalow in Raven wood, consideration \$2400; C. A. Young sold to P. F. McConron five-room and sleeping porch bungalow in Syndicate Addition, consideration \$2700; Charles M. Milles sold to Charles H. Hoxworth two lots in Hyde Park; Wellington Investment Company sold to Orville J. Baker two lots in Wellington; Wellesley Land Company sold to J. H. Brad-bury two lots in Wellesley. Several of these sales were of vacant property, which is the first indication this firm has had that the lot market

FLAT BUILDING IS EXCHANGED Property in East Taylor Street Trad ed for Improved Acreage.

is beginning to strengthen up.

Mr. and Mrs. E. O. Wicklund have ex changed their highly improved 1.16 acres, including extra good set of modern buildings, for the two-story double flat building of Mr. and Mrs. M. C. Gregory at 754 East Taylor street

This was an even exchange, each dece of property being valued around \$5000, and all parties to the transaction were represented by Samuel Doak. During the week Mr. Doak also sold for Mrs. Charity A. Flook to Mrs. Emma Wicklund and E. O. Wicklund a modern five-room residence in Bose City Park at 427 East Forty-ninth street North. Mr. and Mrs. Wicklund bought the Rose City Park property for home, to which they expect to move

To relieve labor shortage on sugar To relieve labor shortage on sugar plantations, Mayor Behrman, of New Orleans, recently ordered all idlers arrested and put to work, and released from prison those guilty of minor offenses wilng to work in the sugar bet.

Marshleid—Title Gus Stanfield—James M. Stanfield—James M. WASHI Hoquiam—Grays Har from prison those guilty of minor offenses wilng to work in the sugar bet.

HOUSES IN DEMAND

Only Residences in Poor Repair Remaining Vacant.

RENTAL TREND IS UPWARD

G. G. Rohrer, Chairman of Rental Committee of Portland Realty Board, Emphasizes the Need of Modernizing Vacant Houses.

districts, to one seeking an apartment, reveals an absence of vacancies. "On approaching an apartment-house, the apartment hunter is greeted with a large sign in the vestibule reading, 'No Vacancies.' One day recently I received a special call from the East for 12 to 15 furnished apartments ranging from \$30 per month up, but was un-able to fill the request either in apart-ments or small houses.

"The demand for unfurnished large houses and flats is not as strong at this time as might be expected under present conditions. This is due to the fact that very few of the home people are changing localities, while the new for demonstrating purposes, Frank E. Dooly, owner; the Jacobson farm, situated 20% miles from Portland and % mile from the Columbia River Higharrivals are seeking furnished houses.
"In my opinion this condition will change with the advent of Spring nished houses will buy their furniture om, 68 and furnish the present unfurnished Clyde houses, or their newly purchased

Mr. Rohrer declares that rents are by Mrs. Mary A. Botsford, at Francis and Kenllworth streets.

still improving on a basis of from 5 to 20 per cent in residence properties over last year's prices. The owner of the DEMAND FOR LOTS IS BETTER modern house of today is receiving more revenue to cover fixed and carrying charges than in the past, he says, and the prospects are that a further advance by Spring is not improbable

> Directory of Prominent Life Insurance Agencies Members of Life Underwriters' Association of Oregon

Wm. Goldman, General Manager, NATIONAL LIFE OF VERMONT. Oregonian Bidg. H. G. Colton, Manager.
MASSACHUSETTS MUTUAL LIFE.
Chamber of Commerce Bldg.

Harmon & Cummings, General Agents, PENN MUTUAL LIFE, Northwestern Bank Bidg. Horace Meckiem, Manager, NEW ENGLAND MUTUAL LIFE, Northwestern Bank Bldg. Pettis-Grossmayer Co., General Agents, TRAVELERS INSURANCE COMPANY, 303-319 Wilcox Bidg.

MORTGAGE LOANS
Very flexible contract
NEW WORLD LIFE INSURANCE CO.,
202 Stevens Bidg. Albee & Amesbury, General Agents, NORTHWESTERN MUTUAL LIFE INS. CO. Northwestern Bank Bidg.

John Pauer, Superintendent, THE PRUDENTIAL INSURANCE CO. 601 Northwestern Bank Bidg. T. H. McAllis, State Mgr., UNION MUTUAL LIFE INS. CO., Board of Trade Bldg.

Edgar W. Smith, Manager, EQUITABLE LIFE ASSURANCE SOCIETY. 306 Oregonian Bldg.

ASSOCIATE MEMBERS These men can be depe

OREGON -Astoria Harbor Imp. Co Bend-J. A. Eustes. Marshfield-Title Guarantee & Abstract Co. WASHINGTON

