

CONTRACT SEEKERS STORMING CAPITAL

Fat Contracts of Early-War Days Are Thing of Past. Many Get Rich.

BIG PROFITS ARE CUT DOWN

Government Rigidly Investigates Firms Bidding for Business and Flight-by-Night Concerns Get Little Attention.

BY ARTHUR W. CRAWFORD.

WASHINGTON, April 6.—(Special.)—These are anxious days for the building contractor. The word goes out that there are only 100 Government contracts of a construction nature to be divided up among 1400 firms during the year 1918. These total from \$39,000,000 to \$400,000,000 and the average amount of each of the 100 contracts will range from \$1,500,000 to \$2,000,000. But this won't take care of the 1200 concerns which fail to land contracts or offset the country's \$2,000,000,000 annual construction business which is now down to a 1 per cent normal basis.

Most of the large Chicago construction firms are looking for Government contracts. For a time after the war was over in landing them. The head of one large company who, two or three years ago, was a Chicago city official, was in Washington for months vainly seeking contracts and was about to quit in disgust, when he was awarded the contract for extensions to the Camp Grant cantonment. The first bid, headed by a Democratic politician of Chicago had extensive contracts at the Great Lakes naval training station and is getting others. Another firm which was originally awarded a contract for a number of emergency war buildings in Washington.

Many to Be Disappointed. Washington is swarming with contract seekers in many respects are doomed to disappointment. It isn't as easy in many respects to land Government contracts as earlier in the war. For a time after the war started almost anyone could pick up some kind of a call. In the shipbuilding industry, for example, many contracts were awarded to companies organized solely for the purpose and which had no plant or much of anything beyond papers of incorporation.

The brother of a member of a Federal board who had received a building contract with a capital of \$500. As it happened he made good on the job and the Government will pay full value for money expended. There are some others who obtained contracts under somewhat similar circumstances who have failed to live up to their hopes and promises.

This particular man took a long chance. After landing his contract he spent \$200 of his \$500 on night letters to all the people he knew with money. He told them of his contract and offered them an opportunity to get in on the ground floor. Sufficient funds were forthcoming to enable him to get a start.

Beginner Becomes Rich. A former Chicagoan a year or two ago was borrowing money from all his friends. He went into the shipbuilding business and now is on easy street. Chicago has had a similar case explained because the larger share of munitions and supply contracts have gone to Eastern manufacturers. Some improvement in his contract and expected as a result of the establishment of a district office of the War Department Ordnance Bureau at Chicago, where the manufacturers can keep in touch with the needs of the Government and the Army officials in turn can ascertain to a better extent the possibilities of the factories of that section.

There are many agents in Washington for Illinois manufacturers. Some of them who seem to have got on to the ropes have done well. Others have not. A member of the Illinois Legislature was in Washington for some time with a scheme to pool the facilities of a number of firms in the State. He had only indifferent success. War Department officials preferring apparently to let contracts direct to big concerns who in turn sublet them. The small factories in question were able to get the contracts as sub-contractors, but would have made larger profits if they could have got them direct from the Government.

Fat Contracts Gone. One of the recent arrivals among the agents for manufacturers is a Chicagoan who formerly was one of the chief officials of one of the biggest public utility concerns in Chicago. He is representing 20 or 30 different Chicago companies manufacturing a wide assortment of supplies. With a wide acquaintance among the men who let the contracts this man promises to be highly successful. He was told, however, that if he had come to town six months ago he could have become rich by this time.

From now on profits of contractors and munitions manufacturers won't be as large as formerly. Recent investigations have brought to light the points where the Government got the worst of it. The new contracts for construction work give the contractors about 10 per cent less profit than was the case in the building of the cantonments last Summer. Only firms of established reputation and with a complete organization can get contracts at all.

GERMAN DEBT IS IMMENSE

Total of 24 Billion Makes \$456 for Every Man, Woman, Child.

SAN FRANCISCO, April 6.—According to figures given out by the general publicity committee for the third Liberty Loan Germany's total indebtedness is \$24,000,000,000, which means that each of her 55,000,000 inhabitants, men and women and children, will be in debt \$436.

In America, with a population of 117,000,000 our total indebtedness is only \$8,900,000,000 or a per capita indebtedness of only one-eighth that of the German citizen, a matter of \$57 each.

"We can run our Liberty bond flotations up to \$40,000,000,000 before each one of us owes as much as each German across the Rhine," says the statement.

"In other words: we can run this war at our present rate of expenditure for a year before we are as badly off as the Germans are today. Don't be frightened at the money we are spending. We are not 'breaking' ourselves. We are spending very little of our National wealth. Buy bonds."

NEW HOME BEING BUILT FOR S. A. TURNER IN IRVINGTON.



RESIDENCE IN DUTCH COLONIAL STYLE TO HAVE MANY ATTRACTIVE FEATURES. An attractive new residence in the Dutch Colonial style is being built for S. A. Turner in East Thirteenth street, between Halsey and Waldier, at a cost of \$6500 to \$7000. On the first floor will be the living-room, dining-room, reception hall, kitchen, den, bedroom and a sunroom. On the second floor will be a room 26x35 feet for dancing, and a studio for Mrs. Turner, who is an artist. The house will have hot-water heating system and hardwood floors throughout. One of the conveniences of the dining-room will be a built-in buffet 16 feet long. The L. R. Bailey Company is the architect.

BUILDING IS LESS

However, Statistics Do Not Show True Status.

ARMY FIGURES NOT GIVEN

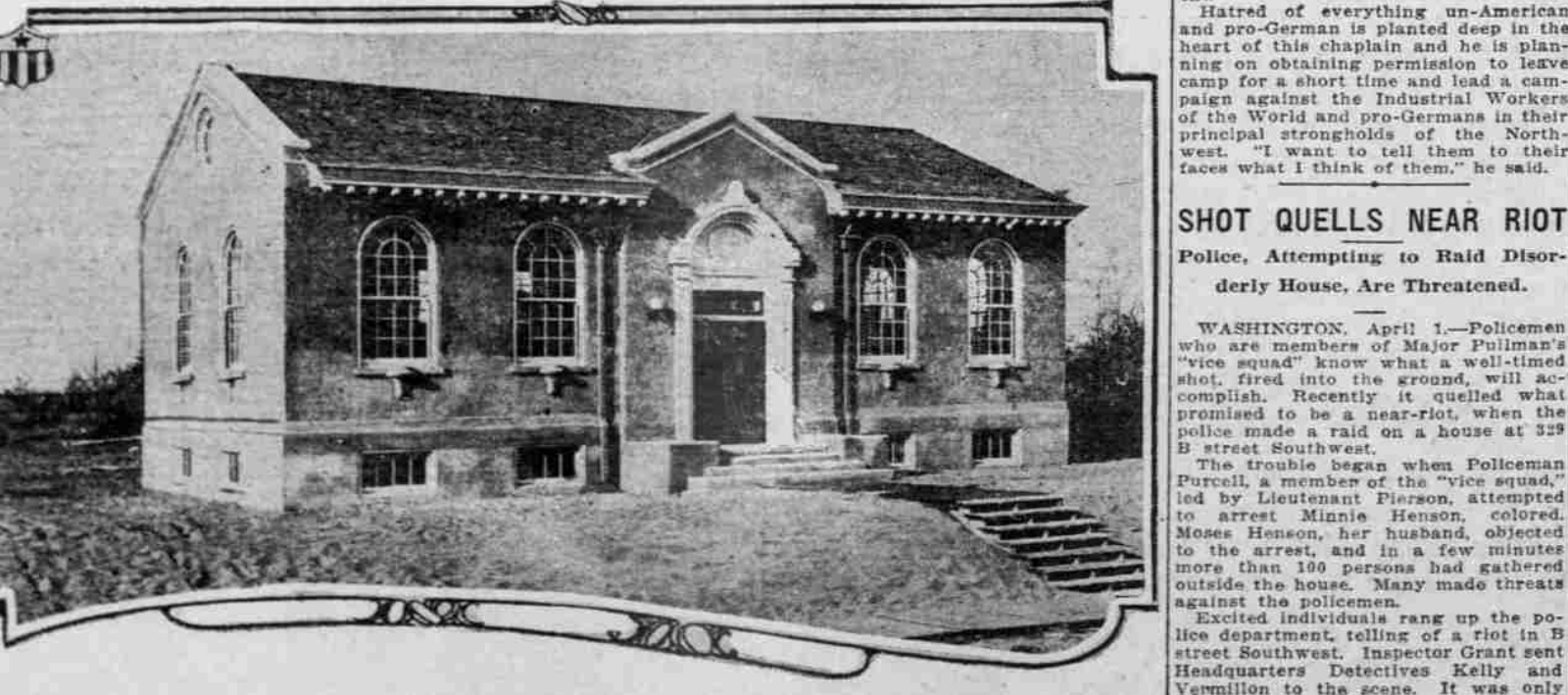
Construction in Large Cities Much Below Actual Requirements at Present, Building Being Deferred Till After War.

With the vast Government construction activities omitted from the tabulation of building permits issued in the principal cities of the country and with present work running strongly inwards want necessities, strongly in the showing by the cities becomes necessarily unfavorable.

The statistics of building permits issued now present only a partial view of the current work, whereas a year ago they represented an overwhelming percentage of it. And the volume of Government work is still increasing. Ordinary building operations—that is, private building—have shrunk to less than half the normal amount, when the increased cost of construction is taken into consideration. In estimated cost it is something more than 50 per cent. It is evident that the current amount of normal construction is considerably less than the actual requirements. Households are doubling up all over the land; business structures are not kept strictly up in repairs. The construction of needed buildings of all kinds is being deferred to more prosperous times. But the crowding of necessary work makes a very fair showing, all things considered.

In 119 principal cities of the United States the building permits issued in February, as officially reported to the American Contractor, Chicago, total \$23,074,332, as against \$57,739,254 for February last year, a decrease of 60 per cent. Of these cities, 32 show an increase over the corresponding period a year ago.

HERMISTON GETS NEW CARNEGIE LIBRARY.



BUILDING TO BE OPENED THIS MONTH. The Hermiston Public Library has just been completed and will be opened to the public with a reception some time this month. The building was erected with Carnegie funds and the site was donated by J. H. Riley, of Pendleton. It is of Spanish and Italian architecture and the plans were made by Folger Johnson, of Portland. The building contains 2436 sq. ft. and a committee room, a lecture room, 2436 sq. ft., and a committee room which is to be maintained by the city of Hermiston. The library board that obtained the funds and constructed the building is as follows: Mrs. J. T. Hinkle, chairman; Mrs. C. E. Butler, secretary; H. M. Straw, E. P. Dodd, Mrs. F. A. Faets and Father Butler. The board was assisted by Miss Sabra L. Nason, of Pendleton, county librarian.

BRISK MARKET IS REPORTED

John E. Howard Completes Realty Sales and Exchanges.

John E. Howard reports the following sales: Five acres at Hillsboro, owned by A. S. Bradley and sold to G. W. Ware; seven-room house in Beaman, owned by R. L. Meade, sold to E. W. Silcher; eight acres at Middleton, Washington County, belonging to Louis Peterson, sold to J. M. Hanzlar, of Macleay, Or., who is to build a modern bungalow, and make other improvements; a 40-acre tract on the Base Line road having a fine view of the mountains, sold to Isaac Staples, of Jeweler, who intends to improve the place and make it his summer home; 10-acre farm, all in cultivation, 8 miles from Gaston, owned by John McQuinn, sold to O. H. Mitchell; a fine improved farm of 55 acres, completely equipped and stocked, owned by O. Eitelberger, sold to C. C. Salsler, of Hermiston.

AMERICA GOAL OF FRENCH

Many Girls Will Come to United States After the War.

PITTSBURGH, Mass., March 29.—French girls by thousands will flock to the United States after the war, according to Lieutenant Charles J. Kilpatrick, an electrical engineer in the army, who is organizing lines of communication between battalion units of the United States Army in France.

BASIC PRINCIPLE OF RENTALS

Property Must Be Rented to Business That Can Profit Most.

Landlords and real estate brokers quite as much as merchants are interested in the principles underlying the fixing of rents. The fallacies and misconceptions in the public mind as to who or what fixes rents and the effect of rents on prices are responsible for much false accusation against realty interests and also for much specious propaganda which seeks to obliterate the rent bill of the Nation without ascertaining the effect and cost of such a revolutionary proceeding.

REALTORS SEE OREGON FILMS

W. L. Finley Shows Scenic, Bird and Animal Pictures.

William L. Finley, State Biologist, gave a lecture on "Outdoor Life in Oregon," illustrated by three motion picture films of scenery, birds and wild animals of Oregon, before the Portland Realty Board at its weekly luncheon Friday. His pictures were wonderful and the realtors were enthusiastic at the scenery shown. Mr. Finley declared that Oregon is not advertised nearly enough and that its great natural attractions should be made known to Easterners through motion pictures and the like, and to this the realtors heartily agreed. The motion pictures were taken by Mr. Finley himself.

RENTALS

Table with columns: City, Feb. 1918, Feb. 1917, Gain. Lists cities like Wilkes-Barre, W. Ware, Worcester, and Totals.

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BUILDING NAME CHANGED 'DEITY AS EXALTED HUMANITY'

NORTHWEST BECOMES RALEIGH BUILDING AGAIN. Never Ending Advancement

Provision That Old Name Be Taken Stipulated in Five-Year Lease Just Closed.

One of the provisions of a five-year lease which was closed last week by Frank E. Watkins, of Parrish & Watkins, was that the name of the building on the northwest corner of Washington and Sixth streets should be changed from the Northwest building back to its old name of Raleigh building.

The owner, Mrs. Kelly, was formerly Miss Fannie Raleigh, of Portland. The building was called the Raleigh building prior to a lease made in 1911, at which time it was changed against the wish of the owners to Northwest building.

APARTMENT HOUSE COMPLETED. Volheim, at East Thirtieth and Alder, Has Many Special Features.

An attractive apartment building to be known as the Volheim Apartments has just been completed by A. B. White, contractor, at the intersection of East Thirtieth and East Alder streets, for Mrs. H. B. Volheim, of Portland. The building is a two-story structure finished in stucco and brick, and the interior is in ivory and white enamel. It is divided into two and three-room flats, each with a private bath, a large social hall, with an open fireplace and ample built-in bookcases; a lobby, with mirrored walls; two flower boxes, and a private entrance. The kitchens are furnished with many modern built-in conveniences, including alcove breakfast rooms. The architect who planned the apartments is F. Manson White.

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RENTALS NUMEROUS. R. Brooks, of Tacoma, Buys 80-Acre Farm Near Curtis for \$7000.

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Do You Suffer From Diabetes?

Diabetes is invariably the result of impaired metabolism and assimilation. This results in an excess of sugar in the blood and failure of the food to nourish, hence a gradual wasting away while eating well. Symptoms of the disease are, increased thirst, excess of urine, emaciation and dry skin, often with sweetish odor. Notwithstanding the fact that medical science admits of no definite cure for Diabetes, Warner's Safe Diabetes Remedy has been used with gratifying results and is worthy of your attention. The sale of Warner's Safe Diabetes Remedy has increased 100% during the year, and this gain may reasonably be attributed to its merit in benefiting sufferers. Following are a few words of interest from a grateful user: "I had been troubled with Diabetes for several years about Warner's Safe Diabetes Remedy and I tried some of it and got myself in good condition and went to work again. I am much pleased to thank you for your life-saving remedy that I cheerfully recommend it to anyone troubled with Diabetes, and I hope this will be the cause of helping many sufferers." (Signed) James Platt, Nat'l Military Home, Dayton, Ohio, U. S. A.) Warner's Safe Diabetes Remedy is made from a formula tried and tested and used with remarkable results during the past 40 years. As the name indicates, Warner's Safe Diabetes Remedy is wholly safe and is made solely from herbs and other beneficial ingredients. Sold by leading druggists everywhere. Sample with full recipe of ten cents. Warner's Safe Diabetes Remedy, Dept. 265, Rochester, N. Y., Adv.

Directory of Prominent Life Insurance Agencies

- Members of Life Underwriters Association of Oregon. Lists various insurance agencies and their representatives.

SHOT QUILLS NEAR RIOT

Police, Attempting to Raid Disorderly House, Are Threatened. WASHINGTON, April 1.—Policemen who are members of Major Pullman's department, telling of a well-timed shot, fired into the ground, will accomplish. Recently it quelled what promised to be a near-riot, when the police made a raid on a house at 329 B street, Southwest.

ASSOCIATE MEMBERS

- Representative Realty Operators of the States of Oregon, Washington, Idaho, California, Nevada, Arizona, and Utah. Lists names of real estate professionals.