COST OF BUILDING SHARPLY REDUCED

Decline Estimated at 35 Per Cent Since First of 1920.

BIDS ON WORK LOWERED

Bankers Advising Men With Capital to Proceed With Construction. Contractors Figure Closely.

Building costs have decreased 25 per cent in the last three months and are 35 per cent lower than they were at the beginning of 1920. Conversations with leading architects and contractors during the week brought to light decreases in practically every department of construction. This applies directly to material, although labor costs have declined in most of the building trades as well.

The difference between prices now and those of March, April and May become apparent when the architects' estimates on plans which were drawn during the spring months are compared with the contract bids made on the same plans now. The architect figures were based on the prices at the time the plans were drawn and the contracts are based on material and labor costs now prevailing. One building which was figured five months ago was estimated at $550,000. Last week bids were received on five different kinds of the work involved which were originally estimated at a total of $450,000. The contracts signed totaled $350,000, so that if there are no decreases in the remaining work, figured at $100,000, which is unlikely, a decline of $100,000 has been realized.

Estimates Are Reduced.

This was the new Seattle National bank building, designed by a Portland architect, the construction of which will soon be started. Five contracts were let, comprising the masonry, marble work, plumbng, heating and electric wiring. The contracts have not yet been let for finishing, elevators, plastering and other minor departments, but the market fluctuations in the materials used and the labor conditions in the trades involved indicate that these, too, will be lower than the first estimates, making the general decrease more than 25 per cent.

Another building was a new bank structure in Oregon City. The estimate on this three months ago was $115,000. Contracts recently let put the cost of construction at $90,000. A new building at McMinnville college showed the same proportionate decrease and a residence in the Alameda district, now in the last stages of construction, which was figured four months ago at $10,000, has been built for $8000. The decrease is considered general in every kind of construction and in every department, although the latter varies according to the market conditions of the materials involved.

Contractors Figure Closely.

The main reason for the decline in building costs is attributed to the contractors. The stagnation in building has left them with very little to do and in order to make low bids on what jobs have been offered, they have been figuring very closely, buying closer and paring down the margin of profit to the lowest possible figure. One architect expressed an opinion that the end of war-time profiteering had been achieved in contracting due to this careful figuring in a light market.

Most kinds of labor have come down. Common labor can be secured for just about what the contractor offers, because of the large amount of unemployment throughout the country, the plight of the out-of-work forcing them to take jobs where and as they find them. A general average of the wage reductions in the skilled labor branches shows a decline of about 10 per cent, as in the case of the carpenter trade, now receiving $7.20 per day instead of $8 paid formerly.

Materials Greatly Reduced.

Some materials are now below the price level of 1913. This is true of electrical supplies and all copper commodities. These are said never to have been lower, due to the serious condition of the copper market. The break caught manufacturers with excessively large stocks, made when labor and raw material were high, and the manufacturers are now liquidating. Some contractors are of the opinion that these prices have been reduced too rapidly and too far and cannot last. The general theory is that conditions warrant a decline to about 1916 prices, but when they drop too fast and out of proportion with other commodities there is a tendency toward the destruction of the economic balance.

Marble Prices Cut.

Marble products have shown a good decline and are now on a firm prewar level. Most of these are used in new bank buildings and the banks have been so busy and hard pressed taking care of their clientele and tiding over borrowers that there has been no money available for expansion. Consequently the demand for marble has suffered and there has been very little work to be done. The quarries and fabricators are anxious to keep going and have put prices down to a point where it is said sometimes to be cheaper to use marble for exterior work than other materials, for instance, terra cotta.

Plumbing and heating supplies, pipe and boiler fittings have declined in price, but contractors say the reduction is not as great as it should be in comparison with the drops suffered by the raw materials used. Steel and iron have gone down far more than have the prices of the other products. The trade conditions are similar to those where copper is used and manufacturers were caught by the building depression with large stocks of supplies. Some cities have taken the necessary drop, Seattle being mentioned as one of these, but Portland supplies are still up by reason of the association of dealers, it is said.

Masonry Quotations Down.

The products used in masonry are down in price also. Sand and gravel are at low quotations and concrete construction is favored from various points of view. Common labor is used almost entirely in mixing and handling concrete, and steel for reinforcement is cheap. Brick at the local market are still at $21 a thousand which is considered high. Bradstreet's weekly report places them at $15 on the New York market and local contractors say the price here should be around $16.

Painting and plastering is also less expensive and shows recent reductions in materials. Paint is way down, lime remains practically stationary, cement has dropped from $3.40 to $2.80 since the first of the year and nails and glass have taken slight declines.

The best comparison is arrived at by cost per cubic foot, figuring the total dimensions of the building. One architect said he planned a building in 1916 with terra cotta exterior and a similar one in size, construction and floor plan this year, but with marble exterior. The cost of the 1921 building is 2 cents less per cubic foot than the 1916 building, and it is a better structure.

As a result of the decrease in building costs a change of mind is beginning to be felt among the investment advisers. Bankers formerly were advising against building investments and private utility projects. They are still advising against borrowing for building purposes, but have begun to take the view that if the prospective builder has the money and needs the building, the logical time for construction is now.

This was given by the architect as the main reason why the Seattle National bank decided to put up its new structure. The severe unemployment situation there gave the members the opinion that such a project would tend to strengthen the heart of both the people and other building aspirants and to an extent relieve unemployment. It is considered not only a wise investment, but a distinct act of good citizenship to create work by putting available capital into new buildings.

New Realty Company Launched.

The William A. Hughes company has been organized for the purpose of handling real estate in all of its branches by William A Hughes of this city. Headquarters has been established on the second floor of the Railway Exchange building, and a staff of 12 salesmen, a number of whom are ex-service men, has been employed. Mr. Hughes is known in Portland lodge and realty circles and as an appraiser.

PORTLAND'S CHANCE IS DECLARED HERE

Fred E. Taylor Says Advertising Helps City Much.

FOLLOW-UP NOW NEEDED

Activities of Realtors Win Many Friends for City in East and Much Notice Is Gained.

Portland has the chance to become one of the leading cities of the west if favorable advertising which it has been receiving is only followed up in an aggressive and systematic manner, according to Fred E. Taylor, ex-president of the National Association of Real Estate Boards, following his return from the national convention at Chicago.

Mr. Taylor said that as a result of the publicity which Portland has been receiving through the activities of the national association and from other sources which is one of the most talked of cities of the west.

"Everywhere throughout the east the two western cities which one hears mentioned the most are Portland and Los Angeles," he said.

This, Mr. Taylor considers, is largely due to the boost given this city by Portland's prize-winning delegation at the convention and by the various activities there in which Portland was brought into the limelight.

Activities Gain Notice.

"A number of Portland men were active in the convention," said Mr. Taylor, who himself presided at the gathering. "Frank Branch Riley was one of the leading speakers on the programme, and Coe A. McKenna, president of the Portland board, was also called upon to address the monster gathering on two occasions. Paul Murphy was a member of the nominating committee.

"A big publicity stunt for Portland was put over by the delegation in the nature of a Portland headquarters, which was cooled to the ordinary Portland temperature in contrast to the intense heat which Chicago was suffering at that time. From this headquarters literature telling of Portland and the northwest was given out and every delegate to the gathering got a Portland rosebud."

City Has Many Friends.

Mr. Taylor said that Portland now has many friends in the east and is favorably looked on throughout the country. He expressed the belief that, properly followed up, the advertising which the city has been receiving will mean much for its development.

"Portland has the water-grade rates from the interior for which she has been fighting; she has the favorable reputation throughout the United States, and if this is followed up by a unity of purpose among Portlanders to make this the greatest city of the west nothing can stop us."

Repair Shops for Minds.

Dr. William A. White of St. Elizabeth's hospital says "it is high time to set up repair shops for minds that are out of order."

Dr. White is chief mental expert of the federal government, superintendent of that great soldiers' and sailors' hospital just outside of Washington which specializes on cases of sick minds. He is one of the leaders in the national commitee for mental hygiene which sets the pace in the study of this subject, and his institution trains more specialists along this line—pachiatrists, they are called—than any other. In an interview with William Du Puy Dr. White made the following statement:

"If your typewriter or your automobile or your sewing machine gets something the matter with it, you know right where to go to get it fixed up.

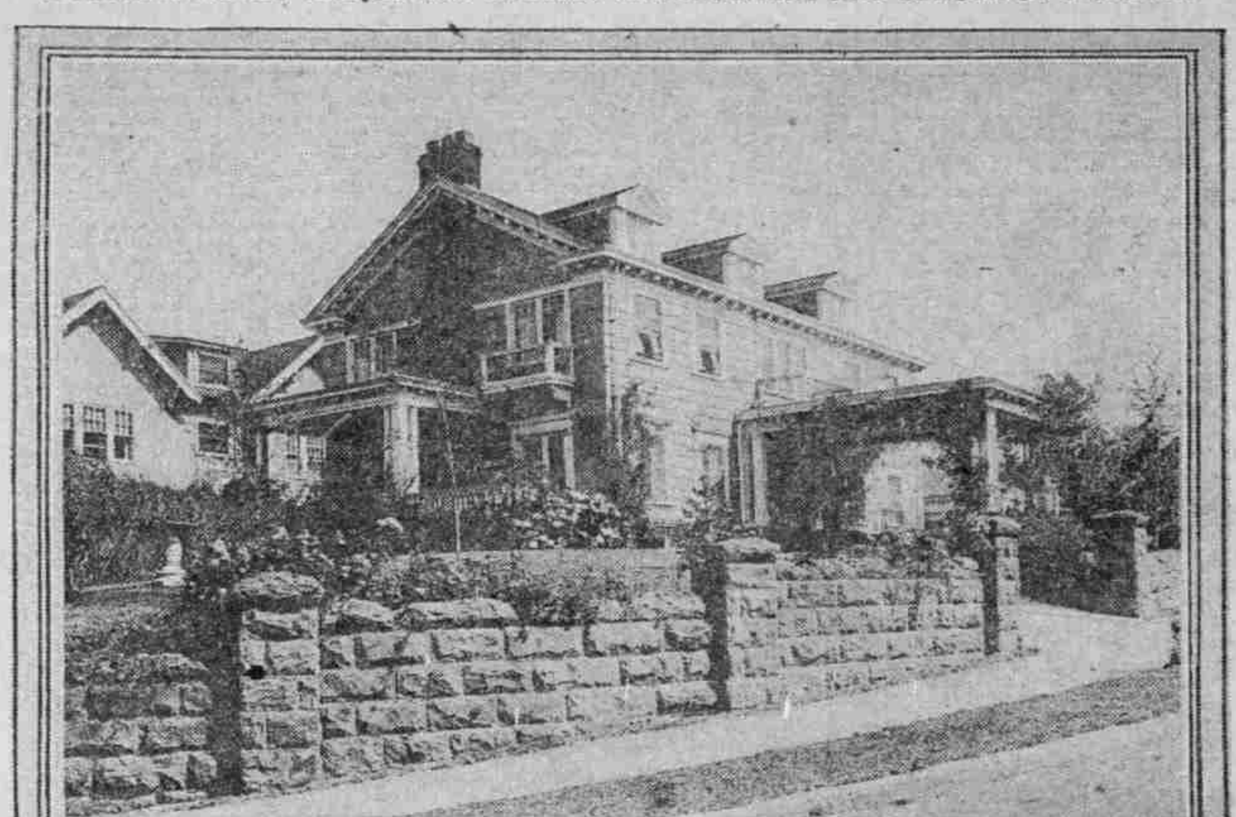
"If you get the toothache or corns or poison ivy, you have but to go around the corner, peel a few layers off your roll, and relief is yours.

"But if that master mechanism of the universe, the human mind, gets out of order, there is no repair shop. It must limp along with a flat wheel or a cylinder that does not fire until it becomes such an obstruction to traffic that it is hurried to the scarp heap.

"Civilization has fallen into another of the pitfalls of the obvious. It is leaving that thing which is nearest it, of most importance to it—the engine that drives it—out in the wet, exposed to the elements. The human mind which has built and preserved the complicated structure that is peculiar to man has given no practical thought to itself.

"It is high time that we set up in every city a repair shop for minds that are out of order. It is high time that every municipal hospital had psychopathic wards, mental hygiene clinics, which would put the chains on minds that are skidding and bring them back to steady going."

PORTLAND HOMES UNIQUE FOR ARTISTIC ARRANGEMENT AND BEAUTIFUL SETTINGS.



RESIDENCE OF MR. AND MRS. ABE TICHNER, 150 KINGSTON AVENUE, ON ARLINGTON HEIGHTS.

Portland is unique among the cities of the country for her beautiful residence sections and for the artistic arrangement and beautiful settings of her homes, and this is considered one of the big factors which make this a city of substantial home-owning people. The above view of the residence of Mr. and Mrs. Abe Tichner, 150 Kingston avenue, on Arlington Heights, is a sample of the charm possessed by typical homes in various sections of the city. Visitors to the Rose City have been heard to declare that with homes such as many scattered throughout Portland it should not be difficult for the Portlander to sing, "There's no place like home." And many of them have been led to stay in Portland because of this one feature.

OIL MILLS PLANT PROGRESSES RAPIDLY

Work on Huge Buildings Is Ahead of Schedule.

WORKERS' PAYROLL LARGE

New Portland Industry Designed to Handle Vegetable Products in Most Modern Fashion.

Work on the $450,000 plant of the Portland vegetable oil mills, which is being erected on a portion of the site of the old Foundation Shipbuilding company, is progressing rapidly and it is expected to have the entire plant completed and ready for operation by October 8.

A total of $900 a day is being paid out to workmen employed on the plant and the construction is said to be ahead of schedule.

The huge concrete building which is to be used for the storing of copra is nearing completion. This building, which is shown to the right in the accompanying cut, is expected to be ready for the installation of machinery for the unloading of copra by August 8. From that time until the entire plant is completed other units will be put in shape and machinery installed, unit by unit.

Blower to Unload Copra.

The building to be used for the storing of copra is 100 by 120 feet and 40 feet high. It will contain four compartments and completed will hold 8000 tons of the raw products of an estimated value of $1,000,000.

A huge suction blower will be used in transferring the copra from the ships to the bins. The building will be entirely of concrete and will have fireproof doors.

Adjoining the storage building will be the mill building, where the pressing of the copra will be done. This building will cover a ground space of 65 by 108 feet. Next will be the meal building, 100 by 108 feet in dimensions. Both these buildings are under way.

A portion of the plant which has not yet been started is the refinery. This is to be housed in a three-story building of the latest type.

Orders Given for Machinery.

H. H. Ward, member of the board of directors of the concern, announced that orders had been placed for $175,000 worth of machinery for installation in the plant. He said that this machinery would be forwarded to Portland and installed in the factory as rapidly as the units can be completed.

He said that the apparent partial failure of the corn crop in the middle west probably would mean that there would be a greater demand for copra products to take the place of some corn products of a similar character.

It was announced that C. A. Edwards, who has been holding the position of treasurer of the company, will leave for Manila in August to establish an office there for the purchase of copra. As soon as the storage bins of the new plant are completed it is intended to ship in copra in order to have it on hand for the operating of the factory at the earliest possible moment.

NEW $450,000 PLANT OF PORTLAND VEGETABLE OIL MILLS COMPANY IS GOING UP RAPIDLY.

VIEW OF FACTORY WHICH IS EXPECTED TO BE COMPLETED READY FOR OPERATION BY OCTOBER 8.

HOUSE HAS THERMO WALL

NEW CONCRETE CONSTRUCTION INTERESTS BUILDERS.

Airspace Said to Make Structure Fire, Damp and Sound Proof Under All Conditions.

Considerable interest is being shown among builders in the plans now under way for the erection of a house at 1531 East Thirty-second street, in which the new "thermowall" concrete construction will be demonstrated.

The house is being put up by the Thermo-Wall Concrete Construction company on property belonging to W. E. Peters, sales manager of that company.

The thermo-wall is the invention of O. G. Nicholas, one of the members of the company. It is built in such a way that an air space is left between the wall and the lathing or interior finish. This, it is declared, makes a fire-proof, damp-proof and sound-proof building.

Collapsible forms are used in the construction work and it is estimated that a house can be poured in two or three days, thus representing a saving in labor and time.

The forms for such construction are being made by the Coast Culvert & Flume company on a contract with the Thermo-Wall company.

Heads of the Thermo-Wall company predict that their type of wall will become popular for the erection of fruit warehouses, where a dry building where the temperature can be regulated is desired.

Phone your want ads to The Oregonian. Main 7070. Automatic 560-95.

TIGARD REALTY MOVING

SEVERAL IMPORTANT DEALS RECENTLY CLOSED.

Sale of Rideout Ten-Acre Place for $10,000 Among Latest Transactions to Be Reported.

The H. E. Rideout ten-acre place, near Tigard, was sold last week to Herman Bremer for $10,000, according to announcement made by Samuel Doak, who negotiated the deal. This is considered one of the best improved places in that district and includes a handsome two-story house, fine large dairy barn, silo, chicken house and neat house for hired help.

It is the intention of Mr. Bremer to occupy this property as a permanent home in the near future.

Other deals reported by Mr. Doak follow:

Fred W. Schamburg, highly improved half-acre tract, including house and garage, about one mile south of Multnomah station, exchanged for house and lot belonging to S. C. Tichenor at 150 East Thirty-second street, Portland.

Henry Culley, unimproved five Harry Larson for $1500. Mr. Larson is acres located near Tigard, sold to planning soon to clear and improve this property.

Alfred Peterson, 12.85 acres located near Tigard, Washington county, exchanged for F. W. Schamburg house and lot at 150 East Thirty-second street, with cash and mortgage to balance difference.

F. W. Schamburg, 12.85 acres, located near Tigard, sold to Ralph W. Houtchens of Portland, at a consideration understood to have been around $6500. This is known as the A. Peterson place and is well improved. Mr. Houtchens has taken possession of the property, is planning other improvements and expects to make it his home.

KEEP A CITY CLEAN

Plea to Cease Throwing Waste Paper in Public Parks.

Pittsburg Chronicle-Telegraph.

The large city ought to find it easier to keep clean on account of its superior resources in the way of men and machinery for the purpose, but it is handicapped by its unwieldy population. The task of educating the people to co-operate in the good work increases with their numbers. This is especially noticeable in the case of the public parks. At the close of an ordinary day comparatively few papers and other waste are found scattered about the city's pleasure grounds. But on the night of the Fourth of July Schenley park looks as if it had been the scene of a stage snow storm.

A Pittsburger walking along a street in Paris a few years ago was so careless as to throw away a piece of rolled-up newspaper. He had not gone far when he heard someone calling, and, looking around, perceived a gendarme beckoning politely. The Pittsburger returned and was requested by an unmistakable gesture to pick up the paper. He was then requested by another eloquent gesture to accompany the officer. With visions of life imprisonment in a dungeon should he be so lucky as to escape the guillotine, he walked beside the gendarme until they came to an ornamental receptacle by the curb, wherein he was invited by another gesture to place the offending paper. Then a sweeping bow of courteous dismissal and the gendarme turned on his heel and departed. The lesson was never forgotten.

We have some receptacles of the kind on our downtown streets, but they all have that vacant look. Let's fill 'em up. Anyone so careless as to throw things in the street should be given a reminder. As for the parks, we know that there are those in European cities which after a holiday look as good as new. Each picknicking family picks up its rubbish because that is the custom as well as the law. Why can't we do the same? We can. Most people only need a jolt to make them get in line for this easy and admirable reform.

India's Anti-British Ferment.

East of Suez one begins to hear about "N. V. N. C." and all its phases. One continues to hear until the monotony becomes appalling. The newspapers apparently have long since forgotten that there is any other news. The unvarying re-dished arguments make the driest breakfast refreshment which the eye can hope to scan.

N. V. N. C. means, literally, "non-violent non-co-operation." In practice "non-violent" means anything from a mystic spiritualism to head-breaking intimidation at elections. "Non-co-operation" means anything from an attempt to express the Indian's just resentment against certain government grievances to a childishly foolish programme of calling upon the boys of the land to boycott the schools. Altogether, the union of the words means that the unrest in the country is being frantically fanned—to what end no man knoweth, although many venture to predict.

Combined with the sudden depreciation of the currency and the threat of famine from the failure of the wet season, the anti-British political ferment is distinctly affecting the economic stability of the Indian empire. Thus, if for no other reason, it is a subject of importance for American business to study.—Lucian Swift Kirtland, in Leslie's.

Mid-Summer Sale Piano Opportunities

Recent arrivals of Factory-Rebuilt Pianos and Player-Pianos, combined with a Clearance Sale of our new 1921 Models at a 25 per cent deduction, and our new 1920 Models at a still larger deduction, make the Schwan Piano Co. Quality Store and Downstairs Store very interesting places these days.

Sale of $106,850 in Pianos and Player Pianos at $73,299 at a Saving of $33,551 in Which You Share if You Buy Now

$525 New $395 $15 Cash, $10 Monthly

$900 New $595 $25 Cash, $15 Monthly

$862

$750 Used $365 $25 Cash, $9 Monthly

NEW 1921 MODELS
At 25% Deductions

	$1300 Steger Grand	$975
	1500 Steger Parlor Grand	1125
2	1000 Steger Grand, Upright	750
5	900 Steger, mah. and wal.	675
1	900 Steger, Circassian wal.	675
2	800 Reed & Sons, oak	595
2	800 Reed & Sons, mah.	595
1	750 Reed & Sons, walnut	562
4	700 Reed & Sons, walnut	525
3	700 Thompson, Colonial	525
6	675 Thompson Grand, Up.	495
3	675 Wood & Son Grand, Up.	495
11	650 Thompson, mah., wal.	487
15	625 Thompson, mah., oak	468

NEW 1921 PLAYER-PIANOS

3	$1300 Steger, mahogany	$975
1	1300 Steger, golden oak	975
2	1150 Reed & Sons, walnut	862
1	1150 Reed & Sons, mahogany	862
2	1050 Singer, oak	795
1	1050 Singer, walnut	795
3	950 Thompson, mahogany	712
2	950 Thompson, walnut	712
1	1300 Thompson Reproducing	975

Terms, $25 or more cash, $12, $15 to $30 monthly.

REDUCED NEW 1920 MODELS
Savings $190 to $305

1	$900 Steger, mahogany	$595
2	900 Steger, walnut	595
2	800 Reed & Sons, mahogany	565
2	700 Reed & Sons, oak	495
1	650 Kimball, mahogany	495
1	700 Mendenhall, Colonial	495
2	700 Singer, Grand	495
1	675 Wood & Son, large	495
1	650 Thompson, walnut	455
11	625 Thompson, mah., oak	435
6	575 Thompson, mah., oak	395

PLAYER-PIANOS

1	$1300 Steger, mahogany	$875
2	1050 Singer, walnut	695
3	1050 Singer, oak	695
1	1050 Singer, dull oak	695
2	950 Thompson, mahogany	675
2	950 Thompson, oak	675
1	900 Schroeder Bros.	595

Terms, $15 or more cash, $10, $12, $15, $18 monthly.

FACTORY REBUILT USED PIANOS
Some are virtually new

$900 Steinway & Sons	$395
700 Kranich & Bach	345
900 Steger, mahogany	495
600 Emerson, mahogany	395
900 Steger, mission	495
475 Gerald, ebony	295
525 Kohler & Campbell	365
375 Seybolt, oak	395
675 Chas. M. Steif	365
550 Chase, oak	295
850 Conover, large	435
650 Clough & Warren	395
600 Kimball, fancy	395
625 Davis & Son, large	345
675 Singer Grand, upright	295
250 Collard & Collard	65
425 Hallet & Davis	195
275 Bord & Co., upright	75
600 Kimball, oak	365
450 Peerless, upright	195
375 St. Louis Piano, Square	115

PLAYER-PIANOS

$1200 Baldwin, mahogany	$695
950 Thompson, mahogany	595
950 Thompson, mahogany	495
750 Pianista, 65 notes	365
1750 Berrywood Orch.	595
1800 Orchestrelle, mahogany	395
250 Pianola, walnut	45
750 Adam Schaaf Player	495

Terms, $10 or more cash, $5, $7, $8 to $15 monthly.

WHEN MOTHER WAS A GIRL

It is very likely that she took her first lessons on a parlor organ. Why not have your girl do so, if a piano is not now possible? Organs are selling at a fraction of the original cost, viz:

Kimball, Piano case, 7 1-3 oct., oak	$65
Kenwood, Piano case, 7 1-3 oc., oak	$65
Packard, Orchestral Cabinet, wal.	$28
Kimball, Cabinet Mirror	$38
Kimball, Cabinet mirror, 6 oc., oak	$58
A. B. Chase, large, walnut	$35
Great Western, Cabinet walnut	$25
Schoeninger, Chapel, walnut	$35
Schoeninger, Cabinet, walnut	$28
Western Cottage, mirror, walnut	$38
Eurhardt, Cabinet, walnut	$25
Beckwith Co., Cabinet, mirror	$48

$5 Cash, $3 and $5 Monthly

You can afford to pay $15 cash, $6, $8 or $10 monthly. You can, therefore, afford to buy now during this Readjustment Period Sale. Your old piano, organ or phonograph or city lot taken as first payment. Your boy or girl working can now save $10 monthly and secure a musical education.

SAVE BY BEING YOUR OWN SALESMAN—The Schwan Piano Co. makes it easy for you to buy and own a new, improved quality piano by its organised method of distribution. It considers as unnecessary, for instance, great numbers of city or traveling salesmen, and you benefit by these fully 20% to 25% savings. We are not interested in your name and address if our 25% lower than local market prices on new, and still lower prices on special, factory rebuilt and used pianos do not sell you. Liberty and other bonds, phonograph or old piano or organ accepted as first payment.

ORDER YOUR PIANO BY MAIL—Read, study and compare our quality, prices and easy terms, as advertised, and you will understand why we have thousands of mail-order buyers. We prepay freight and make delivery to your home within 200 miles, besides the piano will be shipped subject to your approval and subject to exchange within one year, we allowing full amount paid. This virtually gives you a one-year trial of the piano you may order. Every piano or player-piano purchased carries with it the Schwan Piano Co.'s guarantee of satisfaction, also the usual guarantee from the manufacturer.

101-103 Tenth St. at Washington and Stark Sts. **Schwan Piano Co.** Portland's Largest Piano Distributors

HOMESEEKERS' AID URGED

REALTORS ASK FOR LOW RAIL RATES TO WEST.

Resolution Adopted at Chicago Convention Result of Efforts of Western Delegation.

Action favoring restoration of homeseekers' rates on railroads to the west was taken at the convention of the national association of real estate boards at Chicago, according to news brought back by returned delegates. This was considered one of the most important resolutions secured by the western delegation at the gathering.

The national association also went on record against tax-exempted securities and declared for an amendment to the federal constitution to empower the taxation of state and city bonds by the government and the taxation of federal bonds by the various states and cities.

The proposed St. Lawrence waterway, which would make Chicago and other lake cities virtual ocean ports, was unanimously indorsed by the convention.

Usury laws in certain states which hinder building by fixing the building loan rate at 6 per cent were condemned and their repeal asked.

Another resolution adopted calls upon the license committee to draw a standard state license bill and work for its passage in states where brokers are not requried by law to conform to the association standard of business ethics.

Charging that the present income tax law blocks large real estate transactions, the realtors urged that changes be made to relieve the profits from sale of real estate from operation of the income tax in lump sums since March 1, 1913.

General Charles G. Dawes' work in Washington economizing cost of government departments was approved.

The following recommendations were made to the senate committee on reconstruction and production:

Approval of an amendment to federal reserve act to permit use of savings and time deposits for long-time loans, thus supplying a source of long-term money for home building.

Fostering of local home-financing and home-loan associations.

Creation of a broad and liberal policy in assisting people financially to own their homes.

That savings banks and insurance companies be urged to loan money on medium and low-priced dwellings.

These recommendations were followed by a resolution of the realtors to aid in lowering building costs by directing their influence against all combines acting in restraint of trade and in securing the adoption of standard building laws.

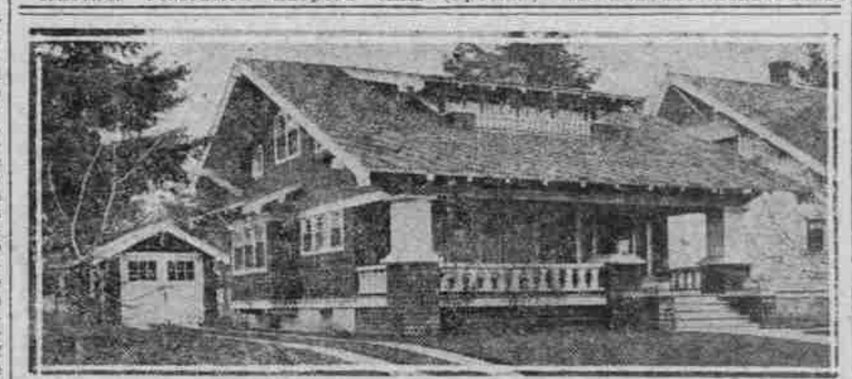
Natatorium Interest Sold.

SOUTH BEND, Wash., July 23.—(Special.)—The announcement is made that Frank E. Strauhal, who has been operating the Long Beach natatorium in partnership with Victor H. Allen, has sold his interest in the concern to his partner and will resume his real estate and insurance business in Ilwaco. The partners had bought the natatorium early this spring from Carl Noske of Long Beach and had thoroughly renovated the place.

Single Taxers to Have Outing.

Single taxers of Portland and vicinity will have an outing at the campgrounds at New Era, five miles south of Oregon City, Saturday afternoon July 30. J. R. Herman and Alfred Cridge will speak.

Phone your want ads to The Oregonian. Main 7070. Automatic 560-95.



22 Houses Now Under Construction

Built to Endure—See Them YOUR OWN DESIGN

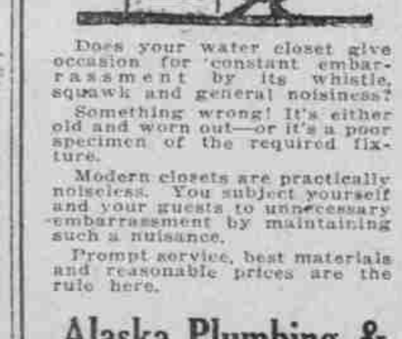
PORTLAND CONSTRUCTION COMPANY

Successors to Fancher-McLean Co.

DESIGNERS AND BUILDERS

308-9-10 Lewis Building Phone Broadway 3852

Oh! That Horrid Noise!



Does your water closet give occasion for constant embarrassment by its whistle, squawk and general noisiness?

Something wrong! It's either old and worn out—or it's a poor specimen of the required fixture.

Modern closets are practically noiseless. You subject yourself and your guests to unnecessary embarrassment by maintaining such a nuisance.

Prompt service, best materials and reasonable prices are the rule here.

Alaska Plumbing & Heating Co.

363 E. Morrison St. East 2954.

HOME BUILDERS—*USE*

MILLER'S Oregon Standard Paints

Made in Oregon

Wears longer—goes farther—costs less

MILLER PAINT CO.

172 First Street

HOUSE PAINTING

BERGER BROS.

BROADWAY 500

RELIABILITY and SERVICE

Make the Old Room New With PERFECTION Plaster Wall Board

The Original Plaster Wall Board for Walls and Ceilings

Fire retardent; strong; easy to apply. Can be painted, tinted or papered.

PLAIN OR PANELED WALLS

Timms, Cress & Company

Sole Distributors. 184 Second Street.

FURNACE

We have the Richardson-Boynton Furnaces—both the pipeless and the regular kind. We are experts on heating and ventilating. We will give you the benefit of our forty years' experience in this line. It will save you future trouble and expense by installing the right furnace in the right way.

J. C. Bayer Furnace Company

204 MARKET ST.

Windows, Doors, Glass

Builders' Hardware, Finish Lumber, Paints and Roofing

We Manufacture All Our Special Work

Prompt and Free Delivery

HEACOCK SASH & DOOR CO.

212-214 First St. Main 4956-539-56