

Oregon Wasting Natural Resources

John T. Whistler Gives Note of Warning in Address Delivered Before the Commonwealth Conference at Eugene.

Oregon has no adequate water power conservation and development policy. The results are a hampered future, millions of dollars, thousands of lives, unestimated earning power and development opportunity lost to the state. Unmeasured power of streams prohibits practical invitation to practical investors. Water supplies carelessly obtained by cities of the state cause 1000 deaths annually in Oregon from water borne diseases. Besides 3000 continually ill from the same cause, with a total cost of \$4,500,000.

Such was the text of a warning delivered to Oregon citizens by John T. Whistler during an address to the second annual commonwealth conference at Eugene yesterday. Mr. Whistler is a member of the Portland firm of Whistler & Stubbsfield, civil and hydraulic engineers. He was formerly connected with the United States reclamation service and is a member of the American Society of Civil Engineers.

State control for development and conservation of water power, systematic estimates of unused power by gauging streams, with purification of water supply sources were suggested by Mr. Whistler as effective remedies for the deplorable condition he described. Power site promoters, loggers, irrigators, land flooders, now fight for control of streams, while the state actually has no power, but no knowledge to advise or direct, he said. Concerning alleged water monopoly, Mr. Whistler added:

Awake Public Opinion.

"Muckraking and trust baiting as such are regrettable, but to repeat the quotation from a prominent public man, 'There is but one protection—an awakened public opinion.' In the end we will have something better than we ever had before, I am sure."

Sanity in planning power site development was commended by the speaker. He appealed to the people to take the middle ground; to allow and invite combinations of capital sufficient to develop power sites where power sites should properly be located, but not to allow monopolies harmful to popular good.

He told of bearing from the director of the geographical survey an offer to give the state \$25,000 a year for stream gauging work, provided the state appropriated a like amount, then said:

"What the state legislature actually did, in my utter amazement, was to appropriate only 10 per cent of the full amount offered, or \$2500. The United States geological survey, true to its offer, has allotted an equal amount each year, and the state continues to appropriate the same meager amount."

Economic Value of Lives.

"It is difficult to make any estimate of the economic value of human lives to a state," said Mr. Whistler, referring to impure water supply. "But if we capitalize the earning power of the average individual, leaving out of consideration questions of sentiment, the estimate will certainly be conservative. Professor Fisher calculates the average economic value of lives not sacrificed by preventing the deaths of 1000. Dr. Kober places it at \$5000. If we take \$2300 as the economic value to the state of each death loss and apply it to the estimated deaths there is a total loss to Oregon of \$2,300,000 each year from deaths due to water borne diseases alone. This, he added, is the estimated expense on account of illness from such diseases, and the loss to the state in earning power each year from water borne diseases alone, \$4,500,000.

"This does not take into account such indirect losses as those due to reduced earning power of the near relatives and friends of the ill or dead. At the same time, George C. Whipple, in his report to the New York commons on 'The Value of Pure Water,' estimates that a loss of \$10,000 for every death from typhoid fever is a conservative estimate."

Deaths From Bad Water.

"If we apply this same estimated loss to all water borne diseases, the total loss to the state in vital resources each year is the enormous amount of \$10,000,000. Two thirds of all the deaths, and presumably illness, from water borne diseases are reasonably preventable, and it would consequently appear that such preventable loss to the state each year in money is from \$3,000,000 to \$6,500,000, or more than the total appropriation by the last state legislature."

Mr. Whistler denominated the state's policy in failing to learn the extent of its water power as "short sighted," then added in explanation:

"I can call to mind now irrigation projects which would involve the expenditure of millions in construction in this state, but which cannot be financed because of the very meager knowledge of the available water supply. The same can be said of power projects. If the people generally throughout the state could only have known what I happen to know in this respect there would not be a legislator returned to Salem next year who did not support or favor an ample stream gauging appropriation last year."

"The value of this knowledge of stream flow is not alone in connection with the development of new projects, but also in the better and more equitable distribution of existing water rights."

Costly for the State.

"I recall an irrigation project in this state with which most of you are familiar, taken up with little more than a guess as to the water supply, available, that has cost, directly and indirectly several times as much as the total of all the years' appropriations for stream gauging work by the state and may yet cost much more."

"The diversion of water from a stream is almost invariably an interrelated with other uses of water from the same stream, either present or future, that economic development of our water resources requires that each new use of the water proposed, whether by diversion alone or by storage and diversion both, be considered in connection with all other possible uses of water from the same stream before the right is granted to construct."

"The illustration of the irrigation interests of a valley or drainage basin appear after a thorough consideration to be superior to power interests—that is, of more value to the state—the granting of a power right on the stream below the irrigable lands should only be done as inferior to all subsequent diversions above for irrigation. If, on the other hand, after full consideration and with all the data essential to such considerations and studies, it appears that the stream is more valuable for power purposes, then diversion for irrigation should be made inferior to power diversions."

Waste of Resources.

"If this is not done we may see the spectacle of a power plant worth, say, \$1,000,000, on the lower course of a stream holding up irrigation development above worth \$50,000,000. If the power right be condemned and the owners fully compensated for all expenditures and all values of the site as a power site, it will have been an economic waste."

"It may be said by some, 'Let the fellow who gets there first have it; finding is having,' as the boys say. This is also what the cattle rustler says as he brands the maverick. Now the

facts are that the value of all water rights is made by the people and the increasing desire to use or utilize such resources. Should they not have the privilege of saying in what manner the water right shall be developed? I have reference only to the value made by the people as a whole and not to any value added to the natural value by individual labor or effort. The individual right to this latter will hardly be questioned.

"I do not know which member of the state conservation commission prepared the article on 'Water Resources, Their Conservation and Use,' in the commission's report to the governor in 1909, but I commend to all a careful reading of it. One sentence of it reads: 'The utter lack of data on the natural resources of the state is almost appalling.' The commission was composed of 15 as representative and well qualified men as the governor could have selected, and they all signed the report."

"Any systematic study and development of water resources must include mining and navigation. The question of hydraulic mine tailings has caused many a California statesman to lose sleep. The interest of this state in river navigation may in years to come, if not now, be greater than that of mining."

"There comes under navigation the use of certain streams for logging. I know of one stream on which the logging interests are dominant, through earlier use at the expense of irrigation interests. It may be in this particular case that the logging interests should have the superior right; that the stream in that way yields a greater service to the state, but it may not, and we can conceive of a stream being held for logging purposes when it would be of infinitely greater value to the state as an irrigation stream."

"So much has been said in recent days

of a threatened water power monopoly and the attitude of a majority of the people is such that the man who is not decidedly for or against somebody or something in connection with water power development cannot always hope to have listeners.

"It is not the trust in principle that is at fault. I refer now to the broad use of the word 'trust' as meaning a great combination of capital or of interests, and not to individual organizations which have committed crimes just as individual people have. It is rather the conditions which induce, not large combinations of capital, but unjust uses of the power of such combinations."

"If, by combining capital, the cost of production of the things of everyday use can be lessened, should we not offer inducements to capital to do so? If such combination occasionally or even frequently commit crimes, is that a good reason for destroying or undertaking to prevent all such combinations?"

"Why, then, although we have done practically nothing to develop a knowledge of our water resources, do we say to capital as in effect we do now, 'Don't you come here looking for our hidden water powers. If you find one and undertake to develop it we will make you pay for the privilege.' Would it not be better to develop the fullest knowledge of our water resources as we do of our apple resources and advertise it to the world—even offer special railway rates to prospective purchasers of orchard property?"

"I would even say to the prospective investor in power projects, 'We will remit the taxes on all your improvements for 10 or 20 years or 40 years or forever, as an inducement to construct a plant, only retaining the right to tax the natural power site at its actual value as a power site.'"

Who Shall Have Say?

"A question continually coming up is that of just how far all these matters, the obtaining of water resources data, the construction of irrigation systems, the maintenance of navigable channels, the conservation of our forests, should be left to the federal government and how much the state should take care of. It is a question as old as

our government. The advocate of a strong central government will argue that in union there is strength. This is very true and it is equally true that what is everybody's business is nobody's business.

"The federal government may be better equipped to maintain navigation channels and harbors. It undoubtedly can more cheaply develop the topography and more cheaply obtain stream flow data, but we have seen that we will drop behind our sister states if we do not look after our own interests even in these matters."

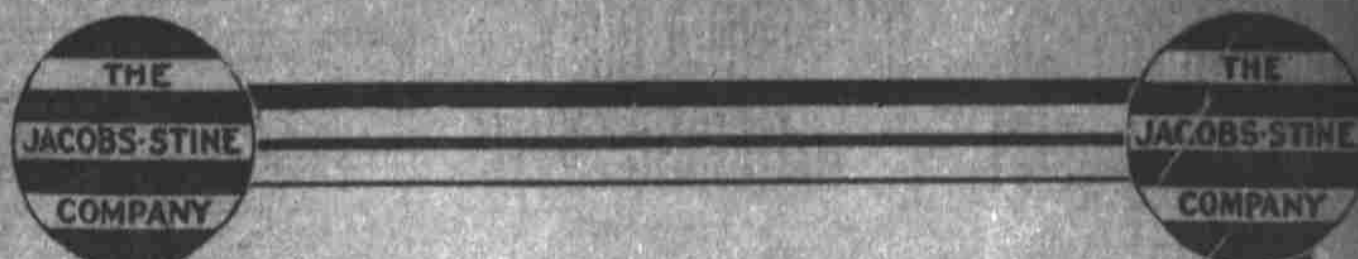
"The argument was advanced recently by a prominent Pacific coast paper that the regulation of our water powers, our forests, and our natural resources generally will be most efficiently administered by the federal government—that the states are too corrupt. Do you believe that in the end we will get better administration of our own affairs through representatives from Maine and Florida, or even from our sister states?"

"Does the administration of our public lands during the past 30 years lead you to expect the best service from the federal government for Oregon's interest in the natural resources in the future? Turn to one of the land grant maps of Oregon and see the streaks of graft extending across the state in every direction. Did Oregon ever do anything any worse than this?"

"I say, let us not delegate to the federal government the administration of any matters coming wholly within the state until we have had at least ample time to discuss it. Let us assist and support our legislature that we may speak of our state government with pride, and that the national government will rather ask us to administer even the strictly national matters coming within our state."

Yakima Union Extends.

North Yakima, Wash., Feb. 12.—The North Yakima Agricultural Union, anticipating a very heavy business this year, at its annual meeting today purchased a lot adjoining its present property and will build another warehouse this summer. Last year the sales of the union amounted to \$58,898.26, this being the income from the sale of 265,000 packages.



IF YOU DIE

How Will Your Wife Be Left?

This question suggests a situation not pleasing to contemplate, but why not consider it fairly?

In purchasing real estate, or making a contract of any kind, be certain that the following questions can be answered to your satisfaction:

FIRST—Is the company or the party from whom I am buying reliable and financially able to carry out the agreement?

SECOND—When I pay for the lot will I surely get my deed?

THIRD—If I die, what will happen to the contract?

When you find a homesite that looks good, and if the price and terms of payment are reasonable and fair, then ask yourself the three questions proposed above. And be sure they can be answered to your complete satisfaction.

Our extensive holdings of land in and about Portland have been selected after fullest consideration and investigation by Fred A. Jacobs, senior member of The Jacobs-Stine Company, admittedly the best acreage authority in Oregon. He is a past master in the art of **BUYING LOW**. If we buy low, and upon favorable terms, we can sell low, upon corresponding favorable terms, and still make our fair profit—that's reasonable, isn't it?

We own or control in the city of Portland today 499 acres of unplatted and 570 acres of platted residence property. This grand total of 1069 acres makes us the largest owners of residence property in Portland—with the possible exception of the Ladd Estate. But we want more acreage. We want it at present values because we believe and **KNOW** that the growth of Portland during the next decade is going to be phenomenal. And if you become a Jacobs-Stine customer, you will aid in the development of Portland and you will be wisely directed in the purchase of the very best homesite or investment property. We can meet almost any desire regarding location. Lots as low as \$150 and as high as \$3000. In every case our terms are: Small payments down and little monthly installments. You see we encourage and make it easy for you to buy and own real estate.

This company is a partnership of responsible Portland business men—an established firm that has been successful from the start. Today we have assets of more than a million and a half dollars. We give employment to hundreds of men and women—including office assistants, field workers, grading crews, cement workers, engineers, etc.

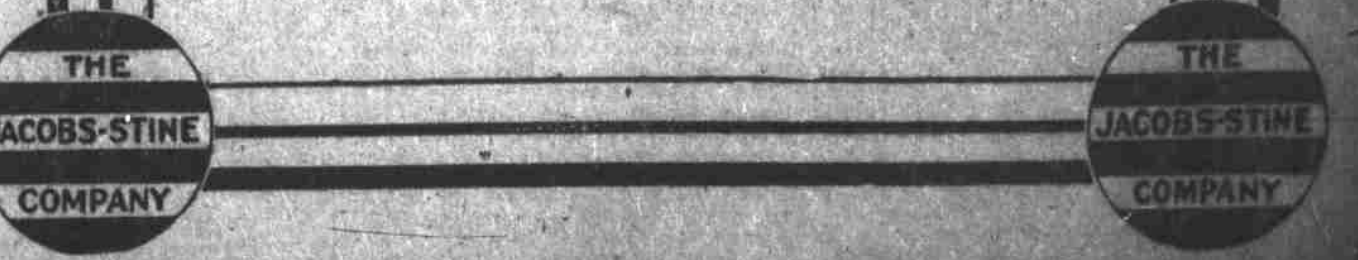
Judge our ability for the future by our record of past performance. We have kept every promise and agreement in the past. We will faithfully keep all future promises and agreements. The Canadian Bank of Commerce has done our banking for years. If you are not personally acquainted with our methods, we urge you to get a report on us through the Canadian Bank of Commerce (Lumber Exchange building, Portland). Dun's or Bradstreet's will also give you a report. But the best of all our references—the one most highly prized—is the good opinion of the thousands who have done business with us. They will tell you that the moral force behind The Jacobs-Stine Company is one of our best guarantees.

And note this particularly: Whenever you buy real estate keep in mind that the contract is of vital importance. A few days ago one of our prospective customers submitted a Jacobs-Stine contract to his lawyer for examination. After carefully considering the document this legal authority expressed himself in these words: "It is the most liberal real estate contract I have ever read."

If you are considering the purchase of a homesite—or if you desire an investment, something that will not take too much money and will insure good profit returns, call upon or write us tomorrow.

The Jacobs-Stine Company

Largest Realty Operators on the Pacific Coast
Assets More Than a Million Dollars
138-146 FIFTH STREET, PORTLAND.



McALLEN & McDONNELL THIRD AND MORRISON McALLEN & McDONNELL

We Are Now Selling Our Women's Coats and Suits at Half Price

We've almost 200 Tailored Suits and about half as many Coats on hand right now. The situation requires drastic measures, and we're taking them by cutting the prices exactly in the middle. The styles of the garments are all such as will be in vogue during the coming season, this sale therefore giving you opportunity of securing your new wardrobe at a small outlay.

- \$20.00 SUITS AND COATS AT..... \$10.00
- \$22.50 COATS AND SUITS AT..... \$11.25
- \$25.00 SUITS AND COATS AT..... \$12.50
- \$30.00 SUITS AND COATS AT..... \$15.00
- \$35.00 SUITS AND COATS AT..... \$17.50
- \$40.00 SUITS AND COATS AT..... \$20.00
- \$45.00 SUITS AND COATS AT..... \$22.50
- \$50.00 SUITS AND COATS AT..... \$25.00



\$1.50 Lawn Waists at 98c

This is beyond doubt the best value in new 1910 Lingerie Waists in this city. There are no less than 12 very dainty styles. Some button in the back, others in front; some are made of plain lawn, others of crossbar dimity, trimmed with embroidery, tucks and pleats. Actual value is \$1.50, but we bought 150 dozen and saved thereby, and we turn the saving over to you.

Dress Goods Linen Spe'ls Draperies

- \$1.75 Napkins Now \$1.29 Full dinner size, large variety of new patterns.
- Loom Dice Crash Special 7c This item is well worthy of note. Extra heavy, bleached, plain and also with red border.
- 15c Huck Towels Now 11c Hemstitched Union Huck Towels, 18 by 36 inches.
- 18c Turkish Towels 12 1-2c Bleached extra heavy Turkish Bath Towels, 18 by 40 inches.
- 40c Table Damask for 25c Full bleached, 40 inches wide; floral and loom dice designs.
- 65c Table Damask for 50c Full bleached, extra heavy, satin finish, 60 inches, floral designs.
- \$1.00 Linen Damask at 69c All pure linen, 70 inches wide; a dozen patterns to pick from.
- \$2.00 Curtains for \$1.39 Swiss Curtains, plain and figured, lace insertion and edge; also tucked border.
- 35c Fancy Scrim Now 19c Fancy Oriental designs; double face; 36 inches wide.
- Curtain Scrim, Special at 5c Ten pieces of lace stripe Curtain Scrim, one only; big value at 5c.
- Curtain Swiss, Now 12 1-2c 28-inch Curtain Swiss in figured and dotted designs. Very special at 12 1-2c.
- 90c Curtains, Special at 69c Nottingham Curtains, 2 1/2 yards long, 45 inches wide, white only; floral designs.
- \$1.50 Curtains, Special 98c Nottingham Curtains, 2 1/2 yards long, 45 inches wide, white only; floral designs.
- Swiss Curtains, Special 98c Ruffled Swiss Curtains, dots and figures; white, 2 1/2 yards.

The shelves and tables of our roomy and well lighted dress goods section are fast filling up with the choicest products of the world's best makers. And there's a thread of economy apparent in every price.

65c Novelty Fabrics at 50c In this price group are plain and striped mohairs, chevrons, tweeds, Panamas, plaids, checks, etc.

New Gray Fabrics at \$1.00 In plain and striped effects, diagonal, Panama and serge weaves—45 inches wide.

Satin Prunellas for \$1.00 In plain and self stripe weaves, 45 inches.

Gray Stripe Serge for 85c A very handsome fabric, 45 inches wide.

\$1.00 All Silk Shantung 79c In natural color only, 27 inches.

Himalaya Cloths Now 35c All colors, 27 in. wide, very pretty.

American Habutai Silk 35c Washable, plain and polka dotted.

75c Corset Covers 53c \$2 Warner Cor's \$1.47

Made of fine cambric, with yoke consisting of three rows of Val. lace insertion, one row each of beading and lace edge. Extreme value.

Genuine Warner Rustproof Corset, medium high bust, extra long over hips and back, made of extra fine white coutil, lace and ribbon-trimmed, front and side hose-supporters.

McAllen & McDonnell

Corner Third and Morrison Streets

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