

## \$12,000 NOT ENOUGH FOR ADEQUATE MARKET SAYS REALTY BOARD

Commissioners Asked to Provide Place So Farmers May Be Independent.

Local realty men are much concerned over the action of the city commissioners in appropriating only \$12,000 for a public market. This sum is characterized by leading men of the realty profession as a pitiful pittance for a project so much needed in Portland and with such wide public concern.

At the meeting of the Realty Board last Friday at the Commercial club, the public market question and the proposed \$12,000 appropriation came up under a resolution introduced by the Public Market committee, memorializing the commission to rescind its action and make an adequate appropriation for a large public market building.

In presenting their resolution, Chairman Atchison of the Public Market committee, called attention to the fact that there is now no place where the farmers of the territory adjacent to Portland can bring their produce and meet the retailers and consumers and thereby get a fair price for their product. He said as the situation is now the farmers are forced to take any price the wholesalers and commission merchants see fit to offer. In many instances, the producer barely gets enough for his produce to cover the cost of bringing it to town.

Good Vegetables Expensive.

C. C. Craig reminded the board that it was common knowledge last summer that thousands of dollars worth of perfectly good farm produce was sent to the incinerator by the wholesalers in order to reduce the supply and hold up the price to the consumer.

Charges were made by other members of the board that there was some outside influence at work against the public market and that unless the people were aroused to the importance of the situation, that this city is likely to drag along another year with no adequate public market facilities.

The following is a copy of the resolution passed by the board memorializing the commissioners to make an adequate appropriation for a public market building.

**\$12,000 Not Adequate.**

To the Honorable Mayor H. R. Albee and the commissioners of the city of Portland, Or.

Gentlemen: Whereas your honorable body is about to pass the city budget for the ensuing year, in which is included \$12,000 for a public market, and whereas, a commodious public market will have to be built in the near future to relieve present market conditions and we feel that \$12,000 will not adequately handle the problem.

Whereas, the Portland Realty Board feels that the farmers adjacent to this city should have some central place to market their produce direct to the retailer and consumer and not be forced to take any old price arbitrarily established by the wholesaler or leave the crop unharvested as hundreds of the valley farmers did last year, and whereas, we feel that the public market will do more than anything else to give the producer a better price for his products and the purchaser a lower price on all farm produce, and whereas, the city of Portland has a market block which is available for such purpose, therefore

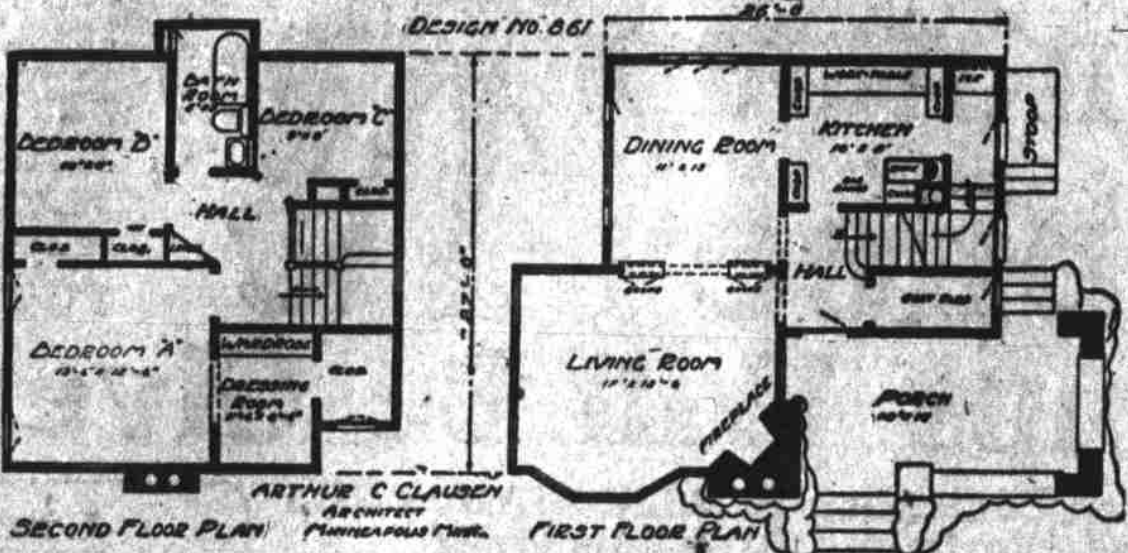
Be it resolved, that the Portland Realty Board, in regular meeting assembled on Friday, October 10, 1913, does hereby petition your honorable body to rescind the item of \$12,000 for a public market and make an appropriation large enough to build, if not a permanent, at least a temporary market on the market block, large enough to accommodate all farmers and gardeners who can conveniently be assembled in that place.

COMMITTEE ON PUBLIC MARKET.

**CHICAGOANS PURCHASE A COOS BAY TRACT**

A syndicate of Chicago investors headed by Joseph Kreis, a construction engineer, has closed a deal for the purchase of the property of the Coos Bay Townsite company, located across the bay from Marshfield and consisting of about 600 acres of platted land. Involved in the deal was

## PERTINENT HINTS TO HOMEBUILDERS ON TRICKS OF SCHEMING BUILDERS



Exterior and interior arrangement of ideal residence.

By Arthur C. Clausen.

In a previous article the writer briefly mentioned some of the most frequently met defects in building construction. In this article attention will be called to several more tricks of the trade commonly used by builders as a means of increasing their profits.

A little trick occasionally met with in the installing of electric work is to omit some of the lights and switches, which fact is usually overlooked by the home builder, in the confusion of wires, pipes, and scaffolding during the first stages of construction, and is seldom noticed until after the plastering is done and the light fixtures are to be bought.

The builder then informs him it is too late to put them in as shown upon the drawings without tearing up a great deal of plaster which would leave a permanent mark upon the wall, because plaster can seldom be patched without showing; especially if the walls are of sand float finish. And in allowing the owner a rebate he allows him but a very small part of the actual saving by the omission.

While this might mean a saving to the builder of only \$10 or \$15, this amount added to other similar amounts soon makes \$100, and in this way he gets his profit and makes up for the fact that his bid was very much lower than other contractors who figured on doing honest work.

Putting in plumbing fixtures of quality inferior to those specified is a very common trick. When this is done the contractor will usually remove labels on the fixtures either before or after delivery, and then claim they are the goods specified. The only way when the architect is not superintending to detect the difference, is to call a disinterested party, preferably some workman in the plumbing trade, or what is still better, insist on all fixtures being

delivered to the job with the proper labels on, and refuse to accept any without them.

Bath tubs cost from \$18 to \$125, a \$50 tub being used in moderate priced homes. The lowest priced tub has no guarantee on the enamel. When the contractor can save \$10 or more on each plumbing fixture by the simple process of soaking off the labels he receives a good return for the small effort, and probably commends himself with some such mental statement as "this fellow is getting a whole lot more in his house, for the price, than he ought to have, anyway," and no doubt really feels justified many times in getting his profit by such unfair means.

**Heating Plant Also.**

Reducing the radiation of the heating plant is also a great temptation with some contractors. The writer knows one contractor who makes a regular practice of informing the prospective home builder that in his opinion the architect has not specified enough radiation and that he had his heating man figure on a greater amount. When Mr. Homebuilder thinks that he is getting more than is called for at a lower price than anybody else has figured on in the first place, he naturally feels inclined toward this man.

This little trick, however, is merely a blind to mislead the homebuilder, and when it comes to really putting in the heating plant he invariably puts in less than the amount specified, this being really what he figured on in the first place. On one occasion at least the lithe game did not work, and the heating man had to put in an entire new plant. The way to check up the amount of radiation is to send either to your architect or to a reliable heating concern the exact height, the number of the coils in each radiator, and the catalogue number on the boiler, together with the size of the pipes used, and have it determined whether or not the radiation is up to the amount specified.

**Paint Should Be Unopened.**

When it comes to painting materials, shingle stains, varnish, etc., the only way to be sure that the right quality is being used is to insist that the cans be delivered to the job unopened and carefully watch the workmen to see that

they do not adulterate them with turpentine.

Shelac is frequently substituted for varnish, but this can be detected by a strong acid odor in the house soon after it has been applied. One shellac coat on woodwork does not harm it and is a good wood preserver, but no more than this should be used, and at no time should shellac be used on any floors for any purpose, because it is too brittle.

A very common trick of the trade is for a contractor to put doors and windows in wrong in various places, where he thinks he can claim they are in the right location, according to the drawings. Sometimes a matter of a few inches difference in the location of an opening will require the omission of a built-in buffet, bookcase, cupboard, sideboard or cause the opening not to line up with some opening above it in the second story.

About the time the job is planned the contractor will call the owner's attention to these things and persuade him to consent to a change at an exorbitant price. The only way to detect such things when the architect is not superintending, is to carefully study the drawings and demand the changes be made while the building is in the "rough," or if not observed until later or until the contractor calls his attention to it, then refer the matter to some disinterested builder to check up.

## GROWING VOLUME OF SMALL REALTY SALES TAKEN AS GOOD SIGN

Market So Far as Big Transactions Are Concerned Affected by Stringency.

That the local realty market, especially investment propositions, is generally affected by the general financial stringency is admitted by the leading operators in Portland. Except in the residence construction line, building operations are limited to property owners with sufficient cash to carry on their operations or to those who made their financial arrangements long before the present stringency set in.

If it were not for the unusual amount of residence construction under way and the consequent buying of home sites, the market for Portland realty would be at a low ebb. This condition, however, saved the day, and holds up the general average of realty sales and building construction.

Savings banks and individual lenders

continue to supply in a large measure the demand for money for residence construction purposes. The daily needs for the considerable building progress in the suburban residence districts is met largely by individual capitalists or by builders operating through the large savings banks.

It is the opinion of thoughtful realty brokers that the market so far as unimproved residence property is concerned will continue fairly active throughout the fall and winter. Several of the most prominent subdivision operators report their weekly sales as being within a fraction of the totals of last year.

Something has happened in the last week that imparted a better tone to the trading than has prevailed for the past 60 days. Not that there were any transactions of very great magnitude, save the sale of the Blake-McFall building and the purchase by a firm of subdivision operators of a block of east side acreage, but there was a volume of small business of a widespread nature and it served to restore confidence in the ranks of a large number of dealers who were becoming restless. This slightly better market condition may not be more than a mere passing episode, but brokers generally believe that it indicates a return to some extent of the old time confidence manifested by buyers of realty.

The strike of the granite cutters of Greater New York, which began on May 1, has ended, the strikers returning to work with a wage increase of 50 cents a day.

**White Slaves Get Ten Years**  
Davenport, Iowa, Oct. 11.—Mrs. Mary De Grompa, who says she is an African count, was sentenced to 10 years imprisonment for white slavery.

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