

OVER TO REALTY FRIENDS

Cavalcade Will Start at 6:30 o'Clock Tuesday Morning on Way to Victoria Convention.

ROUTE TO BE VIA VANCOUVER

Stop for Night Will Be at Shelton, Port Angeles and Victoria Being Reached Wednesday.

More than 100 realty dealers and their friends will join The Journal auto tour to Victoria Tuesday morning. The cavalcade will start Tuesday morning at 6:30 o'clock from the Journal building at Union avenue and thence to Vancouver, Wash., and on to the convention city.

Officials of the Portland Realty board are determined that this city shall lead all others in the Northwest in attendance at the third annual convention of the Interstate Realty association, to be held at Victoria, B. C., Thursday, Friday and Saturday.

The route chosen for the auto tour, as indicated on the accompanying map, goes via Vancouver, British Columbia, Port Angeles and ferry to Victoria, the return being by way of Vancouver, B. C.; Seattle and Tacoma.

The Journal scout car, a Patterson Light Six from the Louis E. Obye Motor company, made the run to Shelton last week and posted the road with big red arrows advertising the convention. Arrangements were made for the entertainment of the Oregon dealers at Shelton, 15 miles beyond Olympia, on Tuesday night.

There are numerous hotels and camps along the way where lunch may be procured at moderate cost. There are also three good garages and filling stations. Numerous trails lead from the highway back into the mountains, which rise abruptly from the Hood canal. These are all well marked and there is not the slightest chance for the tourist to go astray.

From Maynard to Port Angeles, about 40 miles, the country is well farmed and the road is in fine condition. The Olympia bridge rises to the left and a fresh breeze from the north brings the tang of the sea. The realty men are scheduled to arrive at Port Angeles at 5 o'clock and proceed by ferry to Victoria. Dinner may be secured either at Port Angeles or at Victoria.

From Victoria to Port Angeles, about 40 miles, the country is well farmed and the road is in fine condition. The Olympia bridge rises to the left and a fresh breeze from the north brings the tang of the sea. The realty men are scheduled to arrive at Port Angeles at 5 o'clock and proceed by ferry to Victoria.

From Victoria to Port Angeles, about 40 miles, the country is well farmed and the road is in fine condition. The Olympia bridge rises to the left and a fresh breeze from the north brings the tang of the sea. The realty men are scheduled to arrive at Port Angeles at 5 o'clock and proceed by ferry to Victoria.

From Victoria to Port Angeles, about 40 miles, the country is well farmed and the road is in fine condition. The Olympia bridge rises to the left and a fresh breeze from the north brings the tang of the sea. The realty men are scheduled to arrive at Port Angeles at 5 o'clock and proceed by ferry to Victoria.

From Victoria to Port Angeles, about 40 miles, the country is well farmed and the road is in fine condition. The Olympia bridge rises to the left and a fresh breeze from the north brings the tang of the sea. The realty men are scheduled to arrive at Port Angeles at 5 o'clock and proceed by ferry to Victoria.

From Victoria to Port Angeles, about 40 miles, the country is well farmed and the road is in fine condition. The Olympia bridge rises to the left and a fresh breeze from the north brings the tang of the sea. The realty men are scheduled to arrive at Port Angeles at 5 o'clock and proceed by ferry to Victoria.

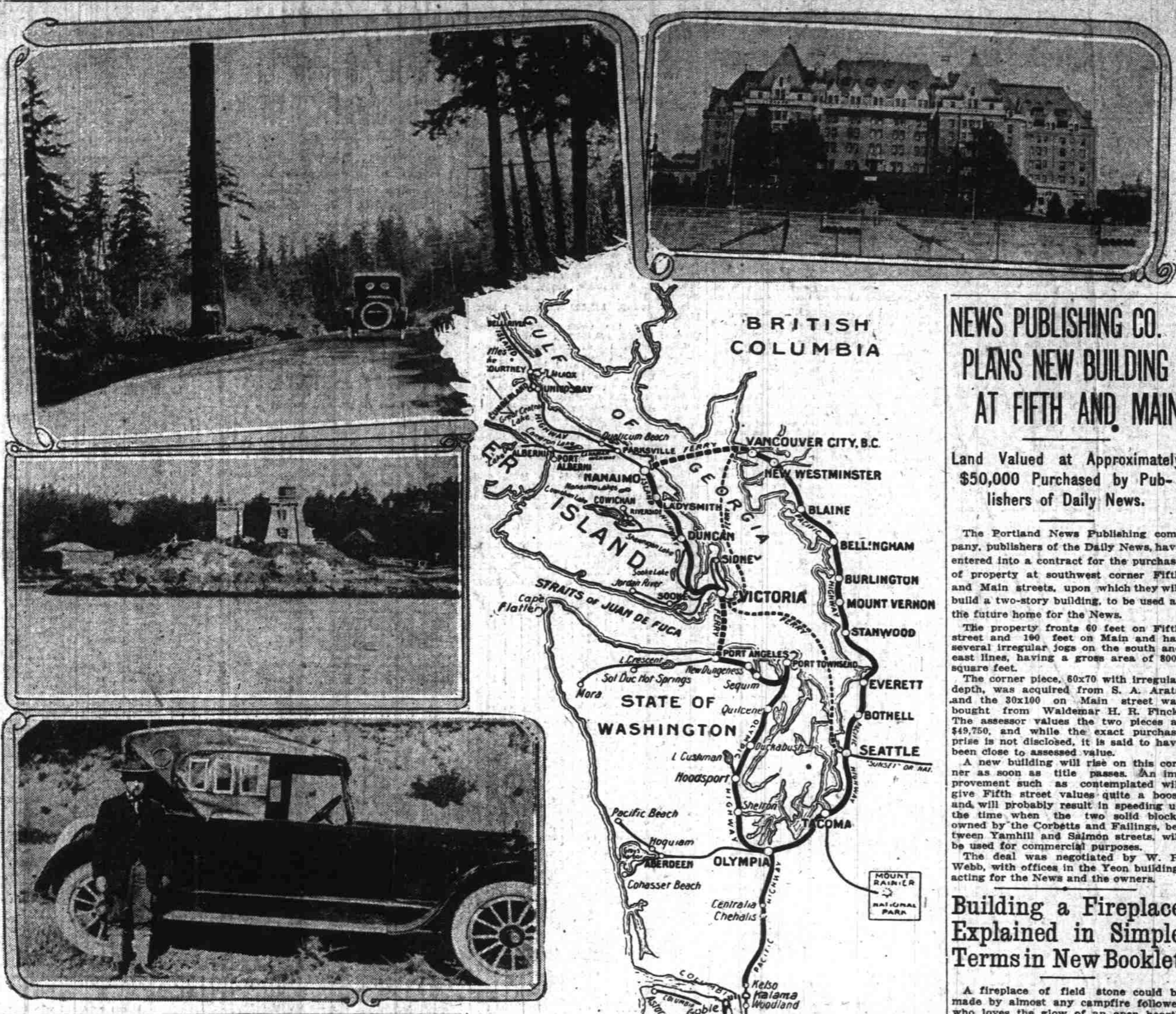
From Victoria to Port Angeles, about 40 miles, the country is well farmed and the road is in fine condition. The Olympia bridge rises to the left and a fresh breeze from the north brings the tang of the sea. The realty men are scheduled to arrive at Port Angeles at 5 o'clock and proceed by ferry to Victoria.

From Victoria to Port Angeles, about 40 miles, the country is well farmed and the road is in fine condition. The Olympia bridge rises to the left and a fresh breeze from the north brings the tang of the sea. The realty men are scheduled to arrive at Port Angeles at 5 o'clock and proceed by ferry to Victoria.

From Victoria to Port Angeles, about 40 miles, the country is well farmed and the road is in fine condition. The Olympia bridge rises to the left and a fresh breeze from the north brings the tang of the sea. The realty men are scheduled to arrive at Port Angeles at 5 o'clock and proceed by ferry to Victoria.

From Victoria to Port Angeles, about 40 miles, the country is well farmed and the road is in fine condition. The Olympia bridge rises to the left and a fresh breeze from the north brings the tang of the sea. The realty men are scheduled to arrive at Port Angeles at 5 o'clock and proceed by ferry to Victoria.

SCENES ALONG ROUTE WHICH PORTLAND REALTY DEALERS WILL FOLLOW TO VICTORY



REEDSPORT REPORTS MANY NEW BUILDINGS UNDER CONSTRUCTION

Reedsport, July 12.—Many new buildings are in the course of construction in Reedsport. Lack of material and a shortage of labor is delaying work to some extent. In several cases the building was stopped pending the arrival of needed material.

Chamber Takes Up Question of Labor Investing Surplus

Believing that the workingman will be a more important factor in industrial development in the near future than ever before, the department of industries of the Chamber of Commerce has decided to take up consideration of ways in which the laboring man can invest surplus wages in the stocks of the corporation for which he works, thus placing himself on a partial ownership basis.

General Insurance BONDS

McCargar, Bates & Lively Yeon Building—Main 168, A-2694

LINOLEUM AND CORK TILINGS

CORK FLOOR PRODUCTS CO. 325 BROADWAY, NEAR TAYLOR

REEDSPORT REPORTS MANY NEW BUILDINGS UNDER CONSTRUCTION

Reedsport, July 12.—Many new buildings are in the course of construction in Reedsport. Lack of material and a shortage of labor is delaying work to some extent. In several cases the building was stopped pending the arrival of needed material.

Chamber Takes Up Question of Labor Investing Surplus

Believing that the workingman will be a more important factor in industrial development in the near future than ever before, the department of industries of the Chamber of Commerce has decided to take up consideration of ways in which the laboring man can invest surplus wages in the stocks of the corporation for which he works, thus placing himself on a partial ownership basis.

General Insurance BONDS

McCargar, Bates & Lively Yeon Building—Main 168, A-2694

LINOLEUM AND CORK TILINGS

CORK FLOOR PRODUCTS CO. 325 BROADWAY, NEAR TAYLOR

NEWS PUBLISHING CO. PLANS NEW BUILDING AT FIFTH AND MAIN

Land Valued at Approximately \$50,000 Purchased by Publishers of Daily News.

The Portland News Publishing company, publishers of the Daily News, have entered into a contract for the purchase of property at southwest corner Fifth and Main streets, upon which they will build a two-story building, to be used as the future home for the News.

The property fronts 60 feet on Fifth street and 190 feet on Main and has several irregular jogs on the south and east lines, having a gross area of 8000 square feet.

The corner piece, 60x70 with irregular depth, was acquired from S. A. Arata and "the block" on Main street was bought from Waldemar H. R. Finck. The assessor values the two pieces at \$49,750, and while the exact purchase price is not disclosed, it is said to have been close to assessed value.

A new building will rise on this corner as soon as title passes. An improvement such as contemplated will give Fifth street values quite a boost and will probably result in speeding up the time when the two solid blocks owned by the Corbets and Fallings, will be used for commercial purposes.

Building a Fireplace Explained in Simple Terms in New Booklet

A fireplace of field stone could be made by almost any campfire follower who loves the glow of an open hearth and is willing to be a little particular in receiving abundant draft, as is frequently supposed, but in observing the right relation between the size of the flue, and the size of the opening into the room. A second vital consideration is to install a "smoke shelf" or "smoke chamber" which is the only preventive for a smoking flue.

Ritter-Lowe Company Handles Homesites in Irvington Addition

Sales of 200 choice building sites located between East Twelfth, East Thirtieth, Tillamook and Fremont streets, in the Irvington district, will be handled by Ritter, Lowe & Co. for the Elliott Building Trust.

Mitchell-Ripsey Co. Establish Quarters

B. E. Mitchell and O. B. Ripsey have opened offices in the Henry building and propose to enter upon an active campaign in the sale of residence and farm property. Both members of the firm are members of the Portland Realty board and are well known in this city.

Big Farm Sale at Astoria

Astoria, Wash., July 12.—P. R. Bevis has purchased from George Ruddle 2160 acres of pasture land on the Grand Forks river in the Astoria section, for \$46,000. The place is fenced and has a house and several outbuildings.

Old Lebanon Firm Changes

Lebanon, July 12.—The third interest in the corporation of Everett, Kyle & Epperly, owned by the Astoria section, for \$46,000. The place is fenced and has a house and several outbuildings.

REEDSPORT REPORTS MANY NEW BUILDINGS UNDER CONSTRUCTION

Reedsport, July 12.—Many new buildings are in the course of construction in Reedsport. Lack of material and a shortage of labor is delaying work to some extent. In several cases the building was stopped pending the arrival of needed material.

Chamber Takes Up Question of Labor Investing Surplus

Believing that the workingman will be a more important factor in industrial development in the near future than ever before, the department of industries of the Chamber of Commerce has decided to take up consideration of ways in which the laboring man can invest surplus wages in the stocks of the corporation for which he works, thus placing himself on a partial ownership basis.

General Insurance BONDS

McCargar, Bates & Lively Yeon Building—Main 168, A-2694

LINOLEUM AND CORK TILINGS

CORK FLOOR PRODUCTS CO. 325 BROADWAY, NEAR TAYLOR

NEWS PUBLISHING CO. PLANS NEW BUILDING AT FIFTH AND MAIN

Land Valued at Approximately \$50,000 Purchased by Publishers of Daily News.

The Portland News Publishing company, publishers of the Daily News, have entered into a contract for the purchase of property at southwest corner Fifth and Main streets, upon which they will build a two-story building, to be used as the future home for the News.

The property fronts 60 feet on Fifth street and 190 feet on Main and has several irregular jogs on the south and east lines, having a gross area of 8000 square feet.

The corner piece, 60x70 with irregular depth, was acquired from S. A. Arata and "the block" on Main street was bought from Waldemar H. R. Finck. The assessor values the two pieces at \$49,750, and while the exact purchase price is not disclosed, it is said to have been close to assessed value.

A new building will rise on this corner as soon as title passes. An improvement such as contemplated will give Fifth street values quite a boost and will probably result in speeding up the time when the two solid blocks owned by the Corbets and Fallings, will be used for commercial purposes.

Building a Fireplace Explained in Simple Terms in New Booklet

A fireplace of field stone could be made by almost any campfire follower who loves the glow of an open hearth and is willing to be a little particular in receiving abundant draft, as is frequently supposed, but in observing the right relation between the size of the flue, and the size of the opening into the room. A second vital consideration is to install a "smoke shelf" or "smoke chamber" which is the only preventive for a smoking flue.

Ritter-Lowe Company Handles Homesites in Irvington Addition

Sales of 200 choice building sites located between East Twelfth, East Thirtieth, Tillamook and Fremont streets, in the Irvington district, will be handled by Ritter, Lowe & Co. for the Elliott Building Trust.

Mitchell-Ripsey Co. Establish Quarters

B. E. Mitchell and O. B. Ripsey have opened offices in the Henry building and propose to enter upon an active campaign in the sale of residence and farm property. Both members of the firm are members of the Portland Realty board and are well known in this city.

Big Farm Sale at Astoria

Astoria, Wash., July 12.—P. R. Bevis has purchased from George Ruddle 2160 acres of pasture land on the Grand Forks river in the Astoria section, for \$46,000. The place is fenced and has a house and several outbuildings.

Old Lebanon Firm Changes

Lebanon, July 12.—The third interest in the corporation of Everett, Kyle & Epperly, owned by the Astoria section, for \$46,000. The place is fenced and has a house and several outbuildings.

ESSENTIAL TO NATIONAL WELFARE

Reports to National Association of Real Estate Boards Shows Decrease in Home Owners.

HIGH PRICES WILL CONTINUE

Persons Contemplating Building Homes Advised to Do So at Once; Cost May Be Higher.

Fred E. Taylor, executive committee member of the National Association of Real Estate Boards, and Paul C. Murphy, director of the National "Own Your Home" campaign, returned last week from attending the annual convention of the association at Atlantic City. Mr. Murphy read the following report at the special meeting of the Portland Realty Board in the Crystal room of the Benson hotel, Friday noon:

The convention of the National Association of Real Estate Boards held at Atlantic City was unusually interesting this year on account of the great amount of work done by the association for the government during the war period. The program of the convention was particularly marked by a number of the prominent realtors having charge of government work at Washington.

J. B. Tracey, realtor from Louisville, Ky., and manager of real estate division of the United States Housing corporation, spoke in honor of the question of "Some real estate problems of the United States Housing corporation." Mr. Tracey explained the general policy of the Housing corporation and its difficulties in instructing the various projects throughout the country.

William E. Shannon, realtor from Washington, D. C., and ex-manager of the real estate and commanding division of the United States Housing corporation, spoke on "Some observations in government housing abroad and at home." His address was unusually interesting as he contrasted housing conditions in Europe with those in America. There were many other interesting discussions by prominent realtors on the national situation.

Fred E. Taylor, executive committee member from Portland, and myself, attended the banquet given by the Angeles board in honor of President Garland, which was attended by 42 prominent members and past presidents of the association. This was a very brilliant affair. Mr. Taylor is regarded as one of the big men of the national association and has made a great many friends among past presidents and the prominent members. He was placed on the nominating committee of the national association and 1663 cities have become interested to the extent of making inquiries for organizing local campaigns. The cities that have already put on campaigns are 1663 cities and represent a large percentage of the population of the United States. The cities included are located in 33 different states.

Building permits for the month of July were issued in many cities of the United States where campaigns have been started show an enormous increase over the corresponding months of previous years and mark an important step toward the cities not putting on campaigns. Over 3,000,000 posters were printed and distributed throughout the country and 14,268 newspapers throughout the country arranged to publish free magazine, many of the latter class being supplied with specially illustrated articles. The movement has attracted some of the biggest financial institutions of the country, who have written a vast amount of material on the subject.

In conducting the nation wide "Own Your Home" campaign, we divided the country into 10 districts. In each of these districts we appointed a regional director, whose function was to cooperate with the government in having "Own Your Home" campaigns started. All these 10 directors appointed were realtors. This proved to be a wonderful success, as is brought our government in Washington in touch with each district throughout the country.

I will give you a brief outline of what was accomplished by one of our directors, Mr. Putman, which in my opinion appears to be the best. Mr. Putman represented Louisiana, Tennessee, Alabama, Mississippi, Oklahoma and Arkansas. He was successful in getting the government to issue proclamations setting aside an "Own Your Home" day in each state. He arranged for meetings in various capital cities where appropriate programs were carried out, and the meetings were attended by a very large number of people, some of them running as high as four and five thousand in number.

We had a statistician gather data relative to the increase or decrease in the number of people who owned their own homes in the United States during the last 10 years. We found that home ownership has been decreasing in this country at the rate of three per cent for each 10 year period. In France but 20 per cent of the people lived in rented homes. In this country in 1890 25 per cent lived in rented homes. In 1910 55 per cent, and at the present time probably about 65 per cent. This means that the tenantry, if extended, is a most ominous sign of coming disaster. If today but 43 per cent of the people live in their own homes, with the same decrease of the people lived in rented homes, it will be 80.

One can readily see that the landlord class is increasing and the home owning class is decreasing. This is a very dangerous situation, and if continued, will, in my opinion, bring on single tax or some other form of confiscation of real estate. I firmly believe that a wider distribution of real estate is essential to our national well being.

France would never have stood the enormous abuse of the war as long as it had not been for the fact that the fighting for his own home. One of the big problems confronting the prospective builder in the East, as well as in this locality, is the element of doubt over the possible reduction in price of labor and building materials. When in the East, last January, the general impression among the larger manufacturers of building material was that prices would continue to make a gradual decline. Later when I returned to Washington in March, I had a very slightly different opinion when in Philadelphia on this trip. The general impression is that prices in a great many of the building material commodities will go higher.

A questionnaire was sent out by the National Federation of Construction Industries to 1400 leading manufacturers of building material asking for their opinion on the price level. Ninety-three per cent stated that they believed the present price would be maintained or go higher. I will give you a few very brief reasons for this viewpoint. Prior to the world war we were receiving in exchange for our exports, commodities manufactured in Europe, consequently our supply of commodities was kept up to a normal basis. Since the world war started the demand for our commodities increased, and as commodities in payment we received money and credit. Naturally this has created a shortage of commodities in this country as well as of raw materials, and as long as we continue to receive money or I. O. U.'s in lieu of commodities for our exports, our commodities become scarcer and therefore, prices will have a tendency to become higher.