

# SALEM WELL DESERVES THE NAME: THE CITY OF BEAUTIFUL HOMES

## REAL ESTATE LAW CHANGE EXPLAINED

Increase of 310 Licenses Reported by State Department

The new Oregon Real Estate Brokers' law which was adopted at the last session of the legislature and known as Chapter 277 as passed through the efforts of Representative Fred Gorman, of Multnomah county with the backing and influence of the Portland realty board. This law is similar to the one now in force in about twenty states with this exception, that Oregon has no examination or qualification test before a license can be granted as several other states have. California examination consist briefly of questionnaires which merely covers deeds, abstracts, mortgages, loans and a full knowledge of the license law.

The Portland realty board, through its officers, were very desirous of putting over the qualification test as one of the essentials for a license through the last legislature. However, this was opposed by the representatives and senators from outlying districts who believed this would work a hardship on a number of the country boys who ambitions towards the real estate profession but would be unable to qualify due to this rigid examination. Will Moore, insurance commissioner, and ex officio real estate commissioner, also was opposed to the qualification test as being too severe, also that Oregon had not yet arrived at the stage where it would require a college graduate to sell property. Will Moore comes from that wheat belt over in Umatilla county and his sympathies are usually with the country people.

The new law elevates the real estate agent to a higher level. It also place two distinct titles in the real estate business world, that of real estate broker and real estate salesman. It is a case where the broker is in a measure responsible for the salesman's actions. The new law also includes standing timber; a real estate license must be secured before the sale can be made.

The law clearly points out that licenses shall be granted only to persons who bear a good reputation for honesty, truthfulness and fair dealing, and who are competent to transact the business of a real estate broker or a real estate salesman in such a manner as to safeguard the interests of the public. This gives the commissioner wide discretion in entertaining the application for a real estate license as to their mental competency.

In view of this new law, taking effect January 1, 1926, all applicants, old and new, must furnish a recommendation signed by ten resident freeholders in the county in which applicant intends to carry on his business as a real estate broker. Furthermore every applicant must make a sworn statement together with his application. The salesman's application must be accompanied by a written statement by the broker in whose service he is about to enter stating whether or not he is qualified.

Every application for a license must be accompanied by a bond in the sum of \$1000, running to the state of Oregon. It can be a bond furnished by a surety company or one furnished by two good and sufficient sureties to be approved by the real estate commissioner. Should the commissioner reject an application the applicant is then entitled to receive a hearing

at which time he may show cause why a license should be granted. When each license is granted a certificate is mailed which is to be displayed conspicuously at the office of the licensed broker, also a pocket card to be carried by the broker or salesman to show that he is duly licensed in the state of Oregon to transact real estate business.

The original fee for each real estate brokers license will be \$7.50 and the renewal fee will be \$5. If the broker has a license in 1925 he is then exempt and is only required to pay \$5 as original fee.

The state real estate department reports 310 more licenses issued this year than in the past three years and that the outlook is that the coming year will be one of the biggest in its history.

## COMPLETE POURING CONCRETE FOR YMCA

Problem Presented by Underground Springs Solved During Last Week

Pouring of concrete in the walls of the YMCA's new building on Court street between Cottage and Church streets, was completed Saturday. In order to finish that phase of the work while the weather is still ideal for building, the men at work on the structure consented to work Saturday afternoon and the completion of the walls is the result. The base of the roof is nearly completely over the gymnasium part of the building, and the roofing is up on top ready to be laid at the beginning of the week. Even the roof over the rest of the building is expected to be begun before the end of the week, according to the contractor.

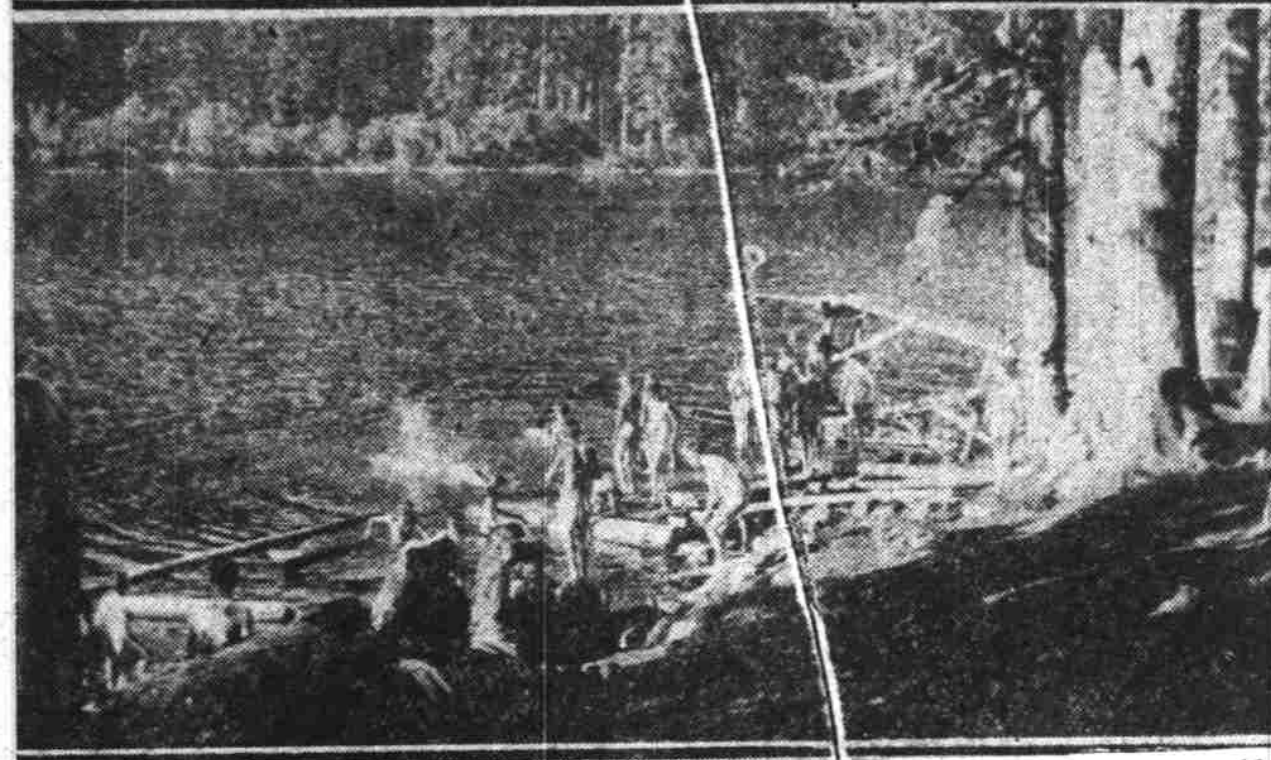
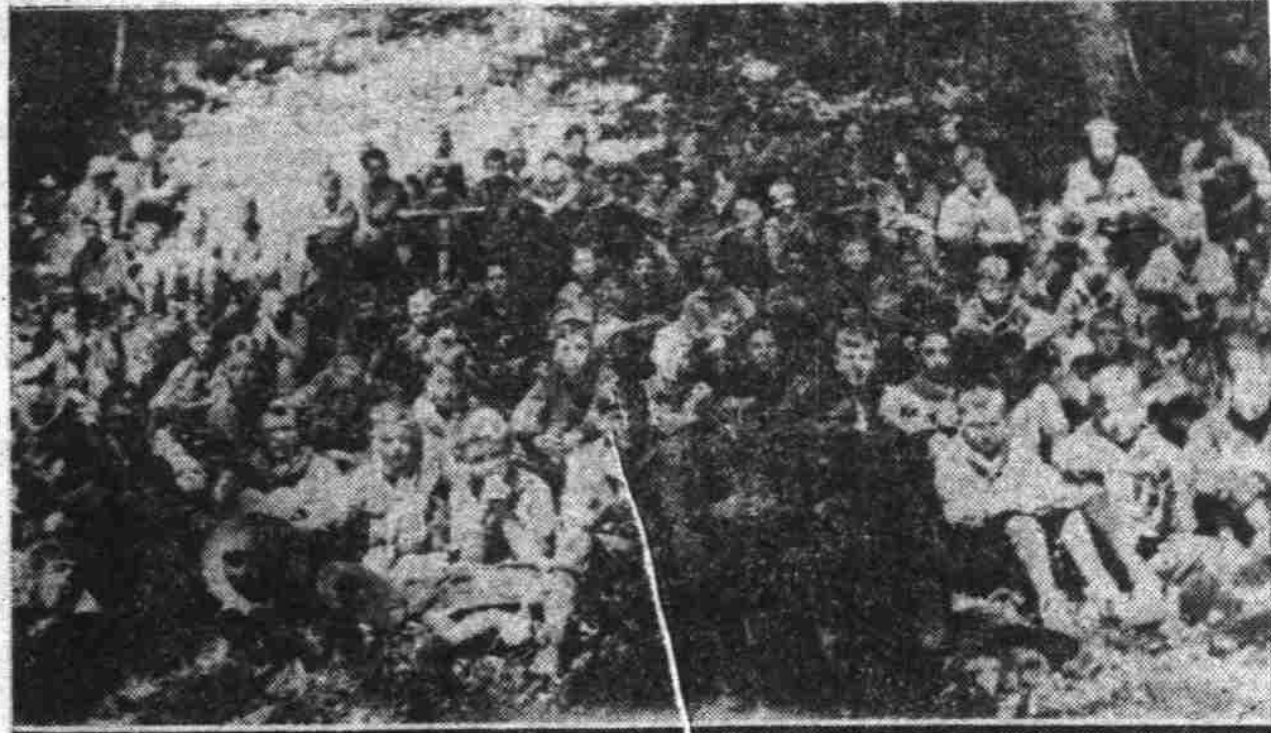
One of the greatest problems confronting the contractor has been the part of the basement to be used as boiler room, and the swimming pool. Water from underground springs have gushed up and flooded these parts, and it was a problem to work out a way in which to exclude the water, in order to insure a dry boiler room and a sanitary tank. The problem has been solved completely during the past week. The water was pumped completely out of the boiler room space and the room has been cemented with a water-proof composition. This was allowed to settle and dry, and now the boiler room is completely devoid of water, and the work done is of such an excellent nature that there is no danger of trouble from that source. The contractor declares that the same method can be used to keep water from seeping through into the swimming tank.

The form boards have been removed from the concrete walls up to the third story on the two sides of the building, and up to the second story on the front wall. On the back wall, and on the sides of the gym division the boards have been removed clear up to the gymnasium roof. It is the hope of the contractor to have the roof on before the rain sets in, so that the interior work can be carried on uninterrupted, irrespective of weather conditions.

## Salvation Army Quarters Are Being Re-Decorated

A contract job of kalsomining being done for the Salvation Army by the Hutecheon Paint company. This will greatly improve the interior of the Army's meeting hall at 241 State street. Other improvements have and will soon be made.

## SCENES OF "Y" ACTIVITY



Three views showing summer camp activities of the YMCA. These camps do much to acquaint boys with woodcraft and provide an opportunity for wholesome recreation.

## RIPE STRAWBERRIES GROWN IN COUNTY

Crate of Fruit From Silver Creek Falls District Given Judge Hunt

A crate of large ripe strawberries, with a flavor at least equal to that of berries ripening during the usual strawberry season, was brought into County Judge J. T. Hunt's office yesterday by Sam Matheny, of the Silver Creek Falls district. The berries are of the Marshall variety and are exceedingly large and well formed.

Mr. Matheny has 50 acres of strawberries about three miles southwest of Silver Creek Falls, and is making a specialty of that kind of small fruit. Other farmers in that district are now planting strawberries and report wonderful success with the crop. According to S. H. Van Trump, county fruit inspector, the soil in that section is of the black shot variety, and according to him, appears to be better suited to berry raising than any soil in the northwest. Growers are now planting strawberries on that range from Silver Creek Falls to Lebanon. The land is high, and as yet the

farmers have not been troubled by frost. The vines brought to Salem yesterday had ripe berries, green ones, half grown ones and blossoms.

## Rapid Progress Is Made on New Wills Building

Rapid progress is being made on the George Wills two-story building being constructed on Liberty street, between State and Perry. The rough lumber on the first floor has been laid. The concrete walls are up to the first floor. The forms to receive the concrete are completely erected on the two side walls, and over half completed on the front. It is expected that the concrete will be poured in up to the second story by the end of the week. The beams to support the second floor have been laid.

## BUILDING ACTIVE THROUGH COUNTRY

No Immediate Let-up Is Seen From Permits Issued During September

Unprecedented building activities continue throughout the greater part of the country with no indications of an immediate let-up. September permits and plans filed in 369 leading cities and towns showed a gain of nearly 40 per cent over the same month last year and 17 per cent for the nine-months period ended September 30.

While gains are fairly general a somewhat spectacular situation exists in New York City where there was a 91 per cent gain over September last year. For the nine months period, however, New York is only 11 per cent ahead of 1924.

The South again led all sections of the country. Miami established a record of unusual interest, ranking eleventh among the cities of the United States in building activities since January 1. The fourteen principal cities of Florida reported building permits of \$25,582,231 for September as against \$5,447,341 for the same month last year. Birmingham, Ala., Louisville and several of the larger cities also displayed great activity. The indications seem to be that the ensuing winter will witness a continuation of extensive building operations in many parts of the South.

For the first time in the history of the country, the 25 leading cities passed the \$2,000,000,000 mark for the three-quarters period. In Boston more than \$10,000,000 of plans were filed in September, giving that city fifth place with a gain of more than 170 per cent. St. Louis, Pittsburgh, Portland, Ore., Kansas City, Seattle and Buffalo also reported greatly increased volumes of current building.

The situation in the building crafts was reported generally well stabilized. The settlement of the jurisdictional dispute between the International union of bricklayers and plasterers was looked upon as an important factor. No acute shortage of labor was reported and employment conditions seemed to be in a very wholesome condition. In Florida many contractors were working their employees nine and ten hours a day, the wage scale for skilled mechanics ranging from \$12 to \$15 a day with time and a half for work in excess of the standard eight-hour work-day. Notwithstanding the

abundant construction now in progress in Florida contractors there reported that sufficient labor was available.

The pronounced strength in material prices noted in August was not maintained throughout September. While many building materials maintained the previous month's level a number of items registered declines of 1 to 3 per cent. The net effect of the changes was weakness rather than substantial decline.

Last month's strength in soft woods, Douglas fir and Southern pine was short-lived. The earlier part of September witnessed the continuation of higher levels, but during the last two weeks of the month price concessions were prominent.

Structural steel prices showed only slightly increased firmness. Inquiries and awards continued satisfactory and the trade looked for a fairly firm market during the final quarter of the year.

The Boy Scout movement is not to magnify an organization; or to build an institution; or to duplicate any other activity for youth; But to lead boys into useful lives.

## PERMITS SHOW INCREASE

TOTAL OF \$13,500 ISSUED DURING PAST WEEK

Due to the commencing of work on the B. L. Steeves building on Liberty street next to the Salem Bank of Commerce, building permits for the week reached a greater total than for the week before. Altogether, permits were taken out for building representing \$13,500. All of this, excepting \$800 for repairs, represents new construction. Represented in the permits taken out this week are two \$2500 homes and one \$1800 home. Last week the total amount represented in building permits issued was \$8780. City Recorder Poulsen has been expecting a drop in the permits issued with the coming of winter, but the total for the year continues to be added to, indicating, according to Poulsen, that the population of the city is increasing so rapidly as to make the building of homes immediately necessary.

New power line put into use between Springfield and Junction City.



## Our advice is free

If you have building plans—whether for small repairs or large construction—drop in and talk the matter over with us. You won't be obligated because you get estimates and any suggestions we may be able to furnish. If you decide to use building materials such as we furnish, you will be satisfied with the quality.

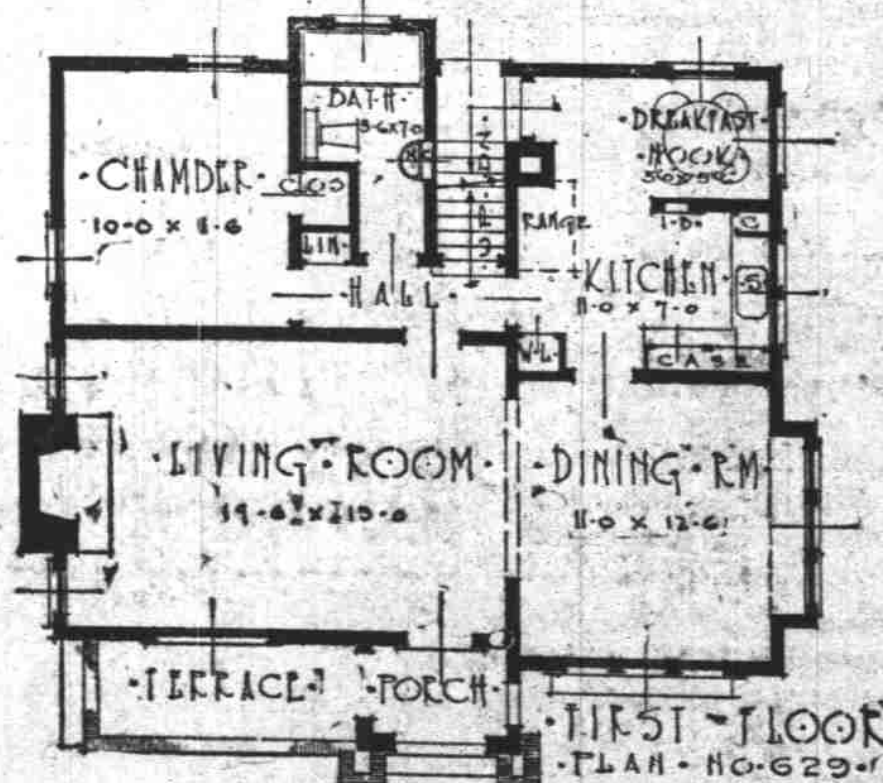
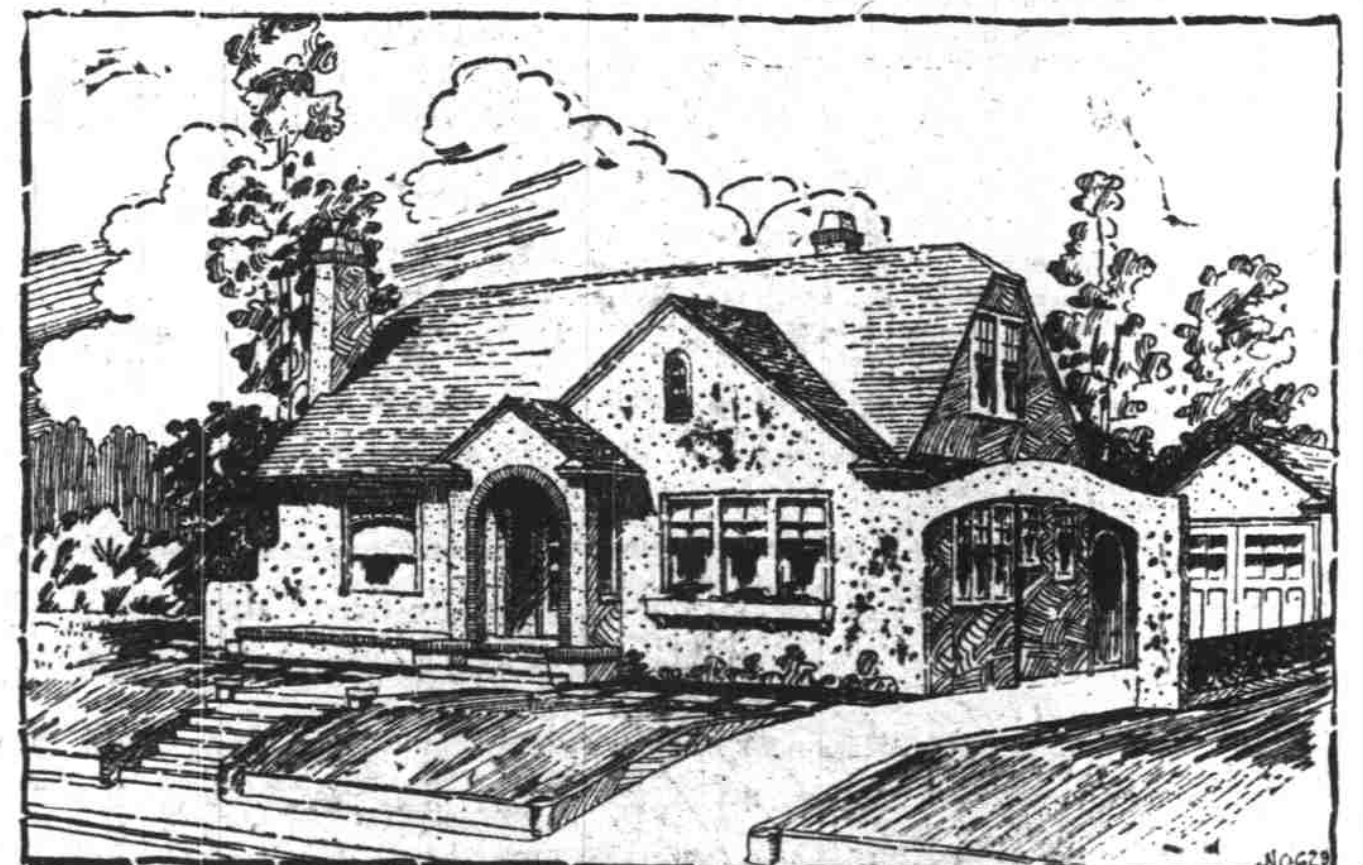
- Shingles—Roofing Paper—Wall Board—Lath—Plaster—Lime—Cement—Gravel—Brick—Sewer Pipe—Drain Tile—Nails—Interior Wood Work

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Entrance is through a covered porch, convenient to the driveway, and leads to a living room 13x13 feet in dimensions.

The dining room is of ample size to meet the requirements of the average family and the kitchen and breakfast nook are well arranged. Hallways connect all parts of the lower floor.

Two large airy bedrooms occupy the upper story. Both chambers are large, well lighted and equipped with closet space. This house may be built at a cost of less than \$5000.

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