

TRUSTEES' HOUSING COMMITTEE REPORTS TO COMMERCE CHAMBER

Reaches Conclusion That It Is Not Feasible to Raise Community Fund to Relieve Housing Situation Because Capital Needed to Meet Losses

Coming to the conclusion that it is not feasible to raise a community fund for the relief of the housing situation in Olympia, the trustees of the chamber of commerce at the meeting held today noon in the Hotel Olympian, adopted the report of the housing committee that individual effort be encouraged and "let him build who can." The committee, composed of J. L. Peters, chairman; Adolph Schmidt, P. M. Troy, Robert Wright, and Fred W. Stocking, found that the business men of the city needed all the capital that they have to meet losses on their stocks caused by deflation.

It was generally agreed that there was a crying need for apartment houses and bungalows, and that the unprecedented demand was not the result of a "boom" but of steady and substantial growth which would warrant individual investment. Whether investment on a large scale would be advisable the committee considered doubtful on account of the decreasing cost of building material and the future uncertain income on investment at the present cost of construction. Already about forty houses are being built in Olympia and vicinity, causing the committee to believe that a partial relief is in sight.

The committee submitted the following report:

"There can be no question of the urgent need of building residences in the city of Olympia to meet the actual needs of sheltering the people who desire to live here. It is our belief that 100 new houses would not entirely relieve the situation and probably twice that many could be easily rented and sold.

"The market for new houses is good and rents commensurate with building costs can be obtained at the present time, although if there is a further reduction in the cost of building a proper rent to obtain proper return on the investment in a few years from now, on a house built at the present time, might be hard to obtain.

No Reason for Less Demand.
"There is absolutely no reason to believe that there will ever be any less demand for houses in Olympia than at the present time. It is our firm belief that the demand of the

present time is built upon a firm basis; that it is not caused by any so-called "boom" and that the demand will go on increasing. There is no single, great industry such as the shipyards which we might lose, and thus create a surplus of houses. Olympia's industry is firmly and soundly fixed. It will be rather sure to increase than decrease.

"Another large apartment house or bungalow apartments could all be rented before the foundation was laid. This is one of the greatest needs of the housing situation, and one which we believe could be worked out.

Need Is Unprecedented.
"Having satisfied ourselves that there was an unprecedented need for new houses in Olympia, your committee next considered the best means of obtaining them.

"The first plan considered was that of a so-called "second mortgage" company, or a housing corporation that would take up the difference in what the individual might be able to pay, what the building and loan associations might loan, and what the actual cost of the houses would be.

"This plan, were it possible to get the money, would no doubt get the quickest and best results, but the committee was soon forced to discard the idea, for the reason that the money could not be obtained.

"For the benefit of the citizens of Olympia who may think that it is possible for the businessmen of the city, upon whom the burden of raising this fund would fall, to continue indefinitely to take from their businesses large sums of money for the upbuilding of the city, the committee desires to say that the time has finally arrived, during this acute period of deflation, when it can no longer be done, and that once more individual effort will have to assume its proper place in the upbuilding of the city. The truth is simply this. The businessmen of the city of Olympia, as well as in all other towns of the Northwest, need what capital they have to take care of the losses they must take on the falling markets.

Let Him Build Who Can
"Therefore, your committee has come to the conclusion that the

building of residences in Olympia must be brought about by individual effort. In other words let him build a house who can.

"This does not mean, that the Olympia chamber of commerce, as representative not only of the business interests, but of the professional and many other walks of life, to the salaried man and the wage earner, will not do all that it can to promote the building of houses this year. But it cannot and should not undertake the raising of a sum of money from the citizens for that purpose.

"Every time that a house is built it means room for one more family, either in the new house or the vacated one, so that it is plainly plausible for individual building to relieve the situation.

Make Recommendations.
"We therefore desire to recommend to the chamber of commerce that:

"They attempt to interest individual capital in the formation of a company to build an apartment house, purely on an investment basis, and not as a philanthropic proposition. This step is taken in the belief that such an undertaking would be made a good business investment, and the certain knowledge that the tenants will be here for such a building.

"We would recommend that the chamber open at once a list of the names of people in the city who have some cash that they could pay down on a house, and a list of those people who might be induced to build a house for sale on long payment terms, in case the proper person made application for a house. That the amount that the person would be willing to pay down be stated along with the size house desired and that the chamber thus attempt to bring the prospective tenant and the prospective builder together.

Ascertain Approximate Cost.
"We recommend that the chamber ascertain the approximate cost of an apartment house, that it open a list of prospective tenants for such a house, with the amount of rental necessary to pay a proper return on the investment, and that these people be brought together in this manner.

"The chamber of commerce should go to what ever lengths it may feel that it is justified to have the costs of building brought to a point where it may be profitable and feasible to build, and a constant campaign of publicity should be continued all through the summer to interest the people of the community in the building of homes.

"The records of the city clerk show that since the 1st of January, 1921, permits have been issued for the building of 20 residences in Olympia and there are no doubt a few others who have started building, but have not yet secured permits. In addition to this there are probably 15 houses just outside the city limits under course of construction for which permits do not have to be secured.

"Therefore, considering all the conditions that now exist, the undoubted and extreme need for houses, the committee from the Chamber of Commerce can do no more than to ask that you accept the above recommendations as your course of action, regretting at the same time that the sines are not at hand with which to conduct an aggressive building campaign.

"Olympia hasn't its 'back to the wall,' nor is it a question of 'fight or die,' yet the need of houses is undoubtedly the most serious problem that confronts the community at this time.

"It is to be hoped that the Chamber may give sufficient stimulus to the individual members of the community that the matter will be taken care of.

"The committee desires to be dismissed and asks that the Chamber appoint a new committee whose duty it shall be to attempt the organization of a company to build an apartment house, laying stress purely upon the matter as a business venture."

BARNEY OLDFIELD WANTS RACE WITH DE PALMA

OKLAHOMA CITY, April 28.—Barney Oldfield, dean of the automobile speed demons, now in retirement, would like to drive one more race—against Ralph de Palma.

"Ralph de Palma and I have an old score to settle and I have made him a proposition for a 50-mile heat," Oldfield said. "I don't know yet whether he will take me up, but I am going to give sport writers another chance to alibi for that bird. There is always a chorus of alibis from the sport world when he loses. Believe me, he'll need the biggest buggy he can get if he races me."

Oldfield is en route to Indianapolis from Los Angeles.

DO YOU KNOW

- Why "thru" is wrong, and violates the rules of English?
- Why children pronounce "are" as if it were spelled "air"?
- Why the so-called "simplified spelling" often mutilates English words?
- That English spelling can be modernized, without "reforming" it or "simplifying" it?

ARE YOU AWARE

- That the NEWSPAPER and the MAGAZINE practically control custom in spelling?
- That the DICTIONARY only records custom after it is formed?

THEREFORE

Every printer as well as every teacher and pupil ought to find out all about Modernizing English Spelling by studying the book recently published by a Washington Newspaperman. Four bits sent to the Washington Standard, Olympia, Washington, will bring it postpaid to you. Write today.

WHOLE FAMILY IS OBLITERATED

Provincial Police of British Columbia Investigate Case

WILL HOLD DAVID CLARK

Arthur Halden, Wife and Son Disappear in Cariboo Ranch from Cattle Ranch

United Press
VANCOUVER, B. C., April 26.—The weird case of a family obliterated is being investigated by leading officials of the provincial police. Last October, Arthur Halden, his wife and their 13-year-old son disappeared. Halden was half owner of a ranch and cattle range near Quenel, in the Cariboo country. Hearing nothing from her for months, sisters of Mrs. Halden living in Vancouver demanded an investigation. Police visited the ranch, where David Clark explained that the Haldens had left the ranch months ago, for Vancouver. Clark was wearing some jewelry belonging to Mrs. Halden, but claimed this had been given him as security for a loan.

Saturday police officials' careful examination was rewarded by discoveries of human bones on the ranch, some of which were found in the ashes of the heating stove inside the house, and will be turned over for medical examination.

Soldiers Become Suspicious
Two former soldiers who were employed about the place were startled to one day notice the odor of human flesh decomposed, but later could find no trace either of any remains or of the odor.

Police are assembling a party of Indian trappers and woodsmen to look over the ranch with the hope of finding signs of disturbed earth and to search old prospecting holes. Advertisements have been scattered far and wide to find the chauffeur whom Clark claims took the family away in the automobile last autumn. Meantime police are holding Clark under arrest on an open charge.

Lauck Outlines Railroad Saving Billion Dollars

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and utilization of water routes for relief of crowded rail lines.

Pooling of locomotives and cars were recommended to meet traffic congestion. He said this would be impossible under private control.

Lauck charged failure to adopt economic devices, to standardize locomotives, over-development of motive power in respect to other facilities, inefficient freight handling at terminals, labor turnover waste, preventable loss and damage, poor accounting and other alleged extravagances cost the railroads \$963,500,000 annually.

Engine Terminals Out of Date
"Engine terminals and shops are from 10 to 30 years behind the times, rendering them about 50 per cent efficient," the witness charged.

"The 'permanent way' of railroads

classification yards, roadbeds, passing sidings, coaling and water facilities, bridges, signal equipment and communication—has been so neglected as to be another source of waste and inefficiency."

Bridges, it was declared, are, in many instances, too light to permit the hauling of maximum load trains. Installation of permanent bridges, while calling for a big outlay in cash, would net millions in savings to railroads each year, Lauck said.

Freight System Primitive.
Lack of proper signal systems means slow handling of trains, according to Lauck. He characterized the system of loading and transferring of freight and baggage as primitive.

Freight cars moved an average of 26.1 miles per day in 1917 in comparison to 24.9 miles in 1920, Lauck said. An increase of two tons per car in the load carried was noted in the same period. There was also an increase of 5.6 per cent in 1917 to 7 per cent in 1920 of the number of unserviceable freight cars.

"Freight cars traveling loads moved two-thirds of the time and were loaded to two-thirds of their capacity," Lauck alleged.

Thurston County Temperance Union Elects Officers

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has fallen to the W. C. T. U. for its support. One of the larger questions to be brought up at the state W. C. T. U. convention this fall is whether or not the organization will keep the large building or sell it and move into smaller quarters.

Miss Louise Hollister, national W. C. T. U. organizer, spoke during the afternoon and the reports of the committee were given. At 6:15 dinner was served in the basement of the church after which prizes were awarded to the winners of the W. C. T. U. essay contest, which was held some months ago in the public schools here. Mrs. Brown and Miss Hollister spoke, Mrs. Maude Christopher gave a reading, and the Mandolin club, under the direction of Mrs. Roy Guggert, played during the evening.

DISTRIBUTION OF STATE SCHOOL FUND INCREASES FIVE THOUSAND DOLLARS

Enlarged Allotment Due to 10-20 Apportionment Granted by 1919 Legislature

In the April distribution of state public school funds there is a total increase of \$503,036.74. This applies to the 10 first class districts of the state and was noted in the regular allotment of cash made by Mrs. Josephine Corliss Preston, state superintendent of public instruction. This increase is due to the 10-20 apportionment of school funds authorized by the special session of the legislature in 1919. School fund apportionments are made six times a year.

In the larger school district classification of the state, Seattle by the April apportionment received \$567,000 an increase over 1920 of \$220,961; Spokane, \$232,693, increase \$93,927; Tacoma, \$195,816, increase \$72,444; Bellingham, \$57,538, increase \$17,202; Walla Walla, \$40,919, increase \$17,202; Everett, \$62,286, increase \$233,593; Yakima,

\$47,068, increase \$20,951; Aberdeen, \$33,194, increase \$11,972; Vancouver, \$28,426, increase \$10,276; Hoquiam, 23,043, increase \$9,594.

Proportionate gains are registered by counties for other than first class.

MAKES VOCATIONAL SURVEY OF REFORMATORY

John Pace, Assistant Director of Business Control, Finds Farm Hands in Lead

A very interesting vocational survey has been made of the state reformatory at Monroe by John Pace, assistant director of business control. Out of a total of 416 inmates the following have been segregated according to their vocations: Farm hands, 77; auto mechanics, 63; auto drivers, 45; bakers, 13; barbers, 10; carpenters, 16; clerks, 17; cooks, 35; electricians, 26; steam engineers, 17; firemen, 20; mechanics, 39; painters, 11; plumbers, 10; school teachers, 1; teamsters, 24; musicians, 1.

ELIAS MATSON GOES TO MONROE REFORMATORY

Elias Matson was taken to the Monroe reformatory yesterday by William Shay, a guard from the institution. Mr. Matson will begin serving an indefinite sentence of two to five years, imposed following conviction upon a charge of criminal syndicalism.

CAPTAIN BARTLETT APPOINTED MASTER OF SILVER STATE

SEATTLE, April 25.—Captain E. P. Bartlett, captain of the ill-fated steamer Governor when she was rammed two weeks ago and sunk, has been named commander of the Silver State, one of the new vessels recently allocated to the Admral line. He left Saturday for the East coast to take over the new ship.

DENVER, April 25.—A cow cannot be guilty of contributory negligence. Such is the opinion of the Colorado supreme court in a decision handed down recently.

John Sample struck Fred Adams' cow with an automobile. Sample refused to pay. The supreme court held Sample must pay for these reasons: Cow has same right to highway as automobile; cow does not possess reasoning power. This knowledge would make driver careful. Cow cannot be guilty of contributory negligence to its own death.

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