

REALTY BOARD SETS TELEPHONE FEES

F. W. German and F. McGrillis Run for President.

YEAR'S WORK IS ACTIVE

Passage of Housing Code Among Accomplishments - Business Men's Excursions Begun.

With the year 1919 drawing to a close, a year that has been one of the most successful in many ways in the history of the organization, the Portland Realty board will hold its annual business meeting and election Friday, January 3, 1920.

Officers to be elected at the forthcoming session include the president, secretary, three vice-presidents, treasurer and five members of the appraisal committee.

The present officers will retire this week after a most successful administration which is expected to be completed within four months. The house is of the English cottage type, with red roof and stone exterior.

Mr. Von Borstel is active. Mr. Von Borstel was elected first vice-president in January and became chief executive of the board upon the resignation of Paul C. Murphy.

The law already has proved its usefulness in the opinion of the members of the board, in raising the general standard of the business and protecting the legitimate interests of the public.

Housing Code Important. Passage of the housing code, brought about with the aid of the board, is another development of the year which the members look back upon as marking an important step toward the measure which was aimed to benefit the health and well being of tenants and the same time to benefit the owner.

The proposed city zoning has also been studied with great interest by the board and a committee headed by Fred Staver has been following the activities of the city planning commission and making frequent reports upon the matter to the board.

The national anti-home movement received heavy support from the board, two active members of the organization, Harry E. Murphy and O. H. Skotheim, directing the local campaign.

Development Work Reviewed. The board worked for the industrial development of Portland during the year the board began the movement which culminated in the appointment of the mayor's committee of 15 on industries and industrial sites.

This action led to the recent formation of the industrial sites committee of the associated civic clubs of Portland, headed by Charles H. McKenna as chairman.

Excursion Is Held. Under the leadership of this committee one excursion to a Portland industrial site was held on Sunday at St. Johns, already has been held, and other excursions are planned to bring the local business men into touch with the city's manufacturing plants.

The forthcoming election has been the center of interest among the realty men for a week past and a lively campaign for the presidency was developed. Fred W. German, Frank McGrillis and Coe McKenna are being prominently mentioned for the position.

J. W. Crossley, secretary of the organization, has the field so far as the race for this position is concerned. His past record has been an excellent one and he is expected to be re-elected. The same is true of B. Lee Faget, who is practically sure of being re-elected treasurer.

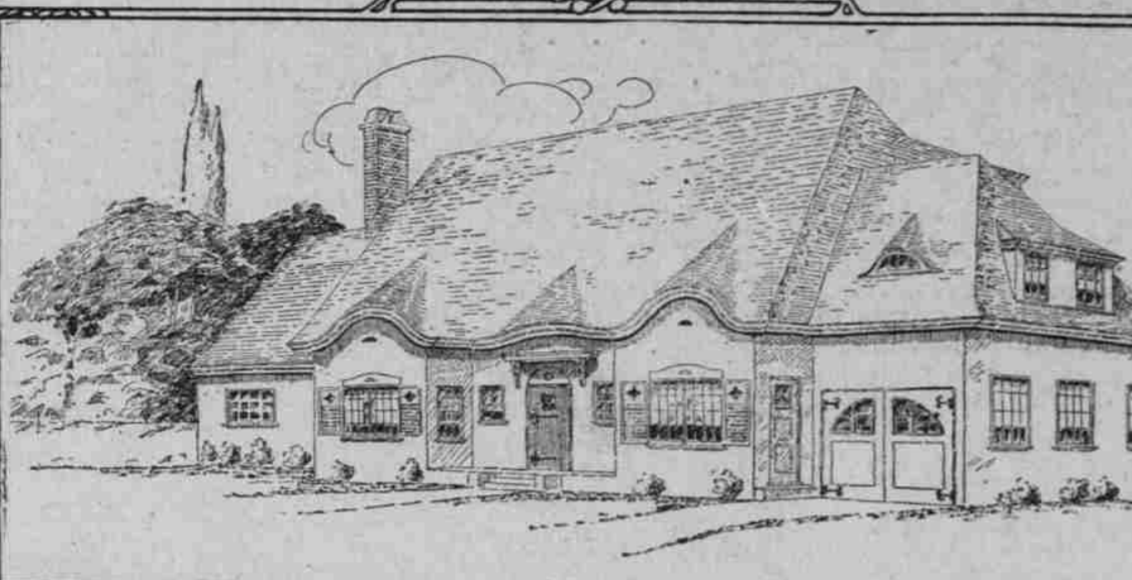
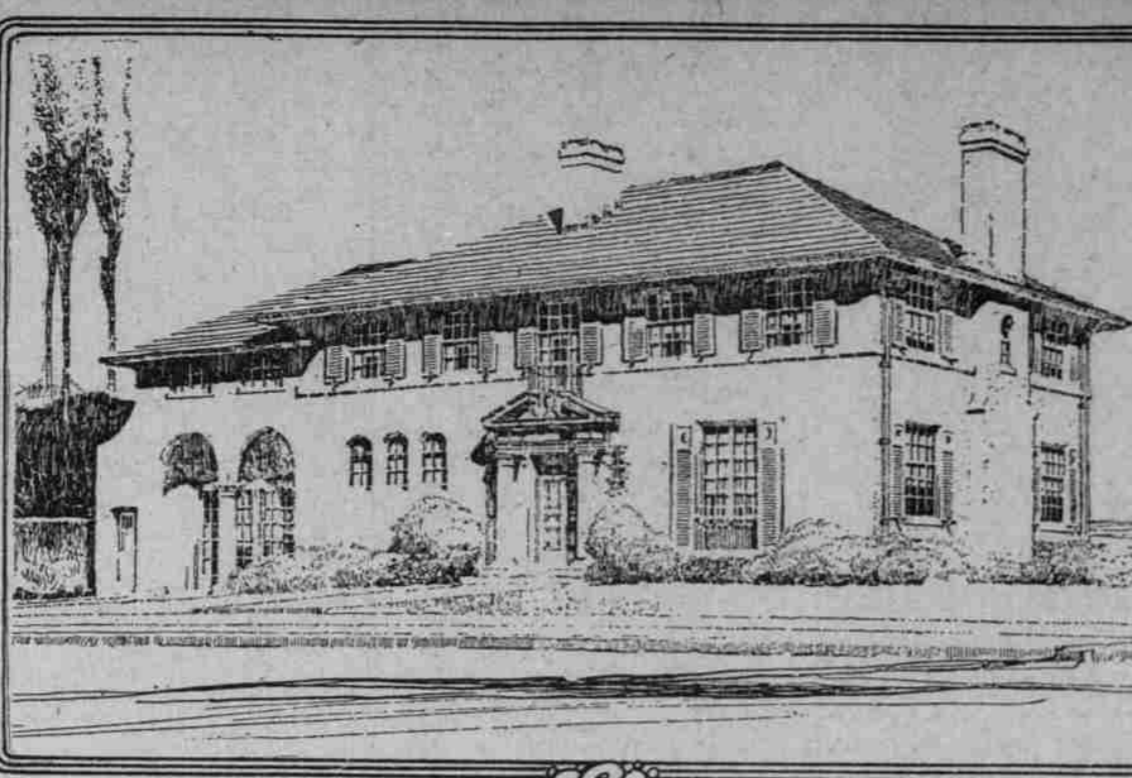
KELSO REAL ESTATE ACTIVE

Fifty-Acre Farm Near Mount Solo Is Sold to Karl H. Johnson.

KELSO, Wash., Dec. 27.—(Special.)—A number of transfers in realty have been made the past week in Kelso by O. R. Hubbard, who has sold a 50-acre farm at Mount Solo in diking district No. 1 to Karl H. Johnson. Mr. Johnson has purchased the O. R. Hubbard residence at Carroll and the buildings occupied by Halbot & Stridell, blacksmiths and machinists, who moved their shop to Kelso early this year. He will open a repair shop and garage.

Donald Van Der Horst, who has been in the realty business in North Kelso, and E. R. Sterling purchased a residence from the Peck estate on the west side of George F. Hallock road, which is a block on the east side of Third street between Cedar and Cherry streets.

TWO MORE HANDSOME RESIDENCES WILL BEAUTIFY WESTOVER TERRACE.



Above—New \$25,000 home of H. H. Torrey, Portland realty dealer, now being constructed on Westover road, opposite the home of J. R. Bowers. The house, which is a beautiful example of Georgian colonial architecture, is expected to be completed within four months. The house is of the English cottage type, with red roof and stone exterior.

LACK OF ZONING RETARDS DEVELOPMENT, SAYS EXPERT

Many Portland Industries Declared Operating on Residential Basis, While Other Cities Establish Boundaries.

BY CHARLES H. CHENEY, Consultant to the Portland City Planning Commission.

This is the third of a series of articles on zoning prepared specially for The Oregonian.

INDUSTRIAL plants, warehouses, laundries, etc., are offensive neighbors in residence sections; so much so, in fact, that cities all over the country are excluding them by ordinance from residential districts.

One of the present drawbacks to many industries in Portland is uncertainty in the new Illinois state zoning act. Newark, N. J., has such a protective provision in its proposed zoning ordinance, now under discussion in that city.

Zone Ordinance Wanted. This can be remedied to a large extent in Portland by the passage of a zone ordinance. The few existing districts established will eliminate themselves in time.

Two Classes Needed. Manufacturers of Portland, in answer to the questionnaire sent out, generally agreed that concentration of like kinds of business together would prove profitable and that there should be at least two classes of industrial districts, namely, one for ordinary manufacturing of food products, furniture, etc., and one for those plants which have offensive odors, smoke or noise.

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Class VII—Ordinary, not obnoxious factories, warehouses and industries, including any business use from residence and business districts in the larger portions of the city, manufacturers are entitled to have their own zone.

Class VIII—Obnoxious and odor-producing factories, including any kind of business use. The latter type of industry will have to be out along the Columbia river, where the stockyards and similar odorous industries have already located, so as not to be proceeded against as nuisances.

The question was asked, "Would the establishment, adjoining your property, or factories for bone or fat boiling or for making soaps, candles, fertilizer, glue or chemicals, a slaughter house, tannery, tallow chandlery, gasoline or oil storage tanks, or a crematory hurt your business?" One hundred and twenty-one local concerns answered "Yes." Others replied as follows:

A ship plant says: "Yes; could not hold our workmen."

An iron foundry says: "Yes, on account of odors and fire risks."

A flour mill says: "Any of these industries would be quite objectionable."

Rubber mills reply: "Yes, from the standpoint of effect on women employees."

A soap factory: "On account of fire risk, gasoline should be out of the city."

A confectionery manufacturer: "These would be ruinous to our line of business."

Development Is Retarded. Portland's industrial development at present is undoubtedly retarded for lack of definitely settled upon industrial zones. Robert G. Dieck, advisory engineer to the committee of fifteen, now making intensive study of the situation, in a statement filed with the commission, says:

"Whatever may be said ultimately, it is essential that the city should set the first instance just, and that there should be established so that fears of later disturbance may be removed and that facilities in the way of streets, switching tracks and other important physical aids to modern industry may be amply provided."

"If industrial sections are permitted to grow up haphazard, a rational system of operation is impossible, and it is probable that most of the class VIII districts will have to be out along the Columbia river, where the stockyards and similar odorous industries have already located, so as not to be proceeded against as nuisances. No class VIII districts are now recommended for establishment within the present city limits.

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NOVEMBER RECORDS SLUMP IN BUILDING

One City on Coast Shows Gain Over October.

6020 OUTLOOK PLEASES Manufacturing Plants, Apartments, Dwellings and Apartments Included in Programme.

But one city on the Pacific coast—Los Angeles—showed a gain in building operations for the month of November over the preceding month. Portland, Seattle and San Francisco reported a slackening up in construction activities. However, the cities showed substantial gains over November of the previous year. In October there were 219 permits, cost, \$1,424,440; November, permits, 330; cost, \$1,406,715; increase over November, 1918, 128 per cent.

The showing for November is easily accounted for by realty men. This is the only month of the year for building in the north coast cities. Weather conditions interfere with outdoor work to some extent and little work is done during the months of December and January.

Great Activity Forecast. Indications are that Portland and the large cities of Washington will experience an unprecedented activity in all kinds of construction beginning shortly after the holidays. Realty men say, with the new Montgomery Ward & Co. enterprise, the Aladdin company's plan to erect a new building in the north coast cities.

But the November slump seems to be quite general, according to reports from the American Contractor from 132 cities, 65 per cent of which show losses over the month of October. Only five cities showed a gain, namely, Chicago, Boston, Baltimore, St. Louis, Philadelphia, Los Angeles, St. Paul, Cincinnati, Birmingham and Fort Worth.

Year Shows Increase. Every month of this year excepting January has shown a steady increase in building over the corresponding month of 1918, as the following table, prepared by the American Contractor from reports from over 150 cities, indicates:

Month	1918	1919
January	12,899,215	\$29,291,218
February	13,484,325	\$30,829,271
March	12,675,949	\$31,284,716
April	18,726,715	\$47,794,182
May	16,041,233	\$38,510,383
June	12,516,869	\$28,411,113
July	16,612,956	\$38,035,722

Discussions of the conditions and prospects, the American Contractor says: "In the face of a nation-wide coal strike following the general election, which, together with many other disruptive influences, have been hampering building and the realty men, the construction industry has kept its grip mighty well and gives promise of continued activity."

Publicity Is Swept City NATIONAL JOURNAL RECORDS PORTLAND ATTRACTIONS. Conference of Building Owners and Managers Leads to Articles and Photographs.

With 15 of its 45 pages full of Portland news, the issue of Building and Building Management for December 15 was received in Portland last week and proved of unusual interest to local building managers and realty men generally. The magazine, a national trade journal devoted to the interests of building managers throughout the country, is published in Chicago and circulates throughout the United States.

The occasion for the Portland articles, which occupied more than one-half of the space devoted to reading matter and occupied the first and choicest pages of the magazine, was the recent conference of northwest building owners and managers, held here and attended by a large group of business men from Seattle, Tacoma, Spokane and Vancouver, B. C.

Monday, January 12, has been set as the date for a meeting of the Interstate Realty Association at Caldwell, Ida. Realty men from all over that portion of Idaho and from eastern Oregon will be in attendance.

The Caldwell dealers only recently organized, and the meeting in January will be of unusual interest in view of this fact. It is expected to be an important event for southern Idaho realty men.

Among those from Portland who plan to attend are Mr. Cowgill, Frank McGrillis and Fred W. German. They will go from Portland.

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BRIDGE WORK TO START

Material on Hand for Lower Quinalt River Project.

ABERDEEN, Wash., Dec. 27.—(Special.)—Construction of a bridge over the lower Quinalt river at the end of the present Olympic highway will be started, probably in January, for a 300 feet long, in being cut by the mill at Lake Quinalt. The bridge will be a trestle bridge, a section of the Quinalt highway toward the straits.

At present \$200,000 is available for the work. Part of the right of way between the Quinalt and the Clearwater rivers is being cleared. It is also being cleared in the lower section, but through failure to continue the work of road construction the right of way was covered with a considerable growth of grass.

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NEW GARAGE, BEING BUILT BY PORTLAND ELKS CLUB, RISING AT TWELFTH AND ALDER STREETS.

Construction of the basement of the new garage being built by the Portland lodge of Elks, No. 142, was nearly finished last week and the building will be raised to completion.

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CIVIC CLUBS PLAN INDUSTRY INCREASE

Joint Committee Is Named to Take Charge of Work.

PLANTS TO BE INSPECTED

Coe A. McKenna, Chairman, Appoints Sub-Committees to Make Investigations.

To bring additional industries to Portland and to boost those already here will be one of the special aims of the civic clubs of Portland for the coming year. A committee of five members from each club, recently organized, will be in charge of this work, the body being called the industrial development committee of the associated civic clubs.

Realty Board Active. The organization of the committee was brought about largely by the Realty Board, which also was responsible for the organization of the committee of 15 appointed last summer by the mayor. The industrial development committee of the civic clubs plans to co-operate in all ways possible with the committee of 15.

Many Delegates From Northwest Are Expected to Attend Portland Sessions in February.

Builders and contractors of Portland are looking forward with interest to the annual session of the Northwest Master Builders' association, which is to be held in Portland, February 26, 27 and 28. The association has a membership throughout Oregon, Washington, Idaho and western Montana, and more than 100 delegates are expected to be in attendance. The number of hundred or more builders as visitors.

Sub-Committees Are Named. Appointment of sub-committees to make special investigations along the lines of industrial development were named by President McKenna yesterday as follows:

Committee on prepared industrial sites, publicly controlled—George C. Mason, U. E. Mason, Fred W. German.

Finance committee to study and work out financial aid for any new industry—H. E. Stinger, Carl Stinger, James J. Ball, A. G. Clark.

Committee to investigate and determine the functions of the various public bodies, with their powers and duties and influence over industrial development—R. Clark, J. W. Vogel, L. M. Lepper.

Port and transportation committee, to include the Portland Woolen Mills and their development—R. L. Yoke, George L. Rauch, Alfred A. Ross.

Adoption of Resolution Relating Letting of Contracts Seeks to Avoid Former Practices.

Plans for closer co-operation between the architects and the building contractors of the city have been furthered through the adoption of a resolution protesting against submitting bids in segregated bids.

The resolution in question, which marks quite a departure in local building relationships, was first brought forward by the Northwest Master Builders' association at its executive session in Tacoma in November. Being passed there, it was presented to the local organizations in the northwest for consideration.

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