Past Policies to Be Maintained by New Officers.

FINANCES ARE PLENTIFUL

Secretary Proposes Strenuous Membership Campaign and Reduction in Initiation Fre

OFFICERS OF THE PORT-LAND REALTY BOARD FOR 1920.

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German, president. McKenna, first vice-

W. R. Kaser, second vice-pres-A. R. Ritter, third vice-presi-

J. W. Crossley, secretary. B. Lee Paget, treasurer.

With a year promising big things for Portland from an industrial and real estate standpoint, the Portland Realty board, always one of the liveliest and most influential of civic clubs, is looking forward to 1920 as the greatest year in its history.

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At the annual business meeting o Friday officers for the coming year were elected and reports of the officers for the 12 months just closing were given. Secretary Crossley, who was re-elected without opposition, was re-elected without opposition, rendered his report dating from Sep-tember, when he succeeded Paul Cowgill as secretary. His statement showed the board to be in excellent condition financially, with more that \$100 on hand in the bank and all bills

Lower Initiation Fee Asked.

Mr. Crossley urged a strenuous sembership campaign during the nex three months and asked that the initiation fee for members be reduce temporarily from \$25 to \$16. But fenew members had been added to the association lately, he pointed on while more than a score of men in been dropped from the rolls on as count of non-payment of dues. Pro-posed reduction of initiation fee tem porarily was rendered to the board of directors of the association and probably will be acted upon at the regular meeting next Friday, A shor ago a similar suggestion by a group of members was turned down by the board, and i view of this there is some question as to what the fate of the proposal will be when it is brought up again. At the meeting Friday Treasurer B. Lee Paget gave a brief report, showing that the surplus funds of the or-ganization are lying safely in a Port-land bank. The report of George Schalk as chairman of the appraisal committee showed that committee had been unusually active during the past year and had appraised property in excess of \$1,000,000 in value, bring-ing more than \$500 into the treasury

and after residing in Denver for a short time returned to Portland in



Fred W. German, energette realter, who was elected Frifand Realty Board for 1920.

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the past. The new officers will take charge at once Mr. German will preside at the meeting Friday.

and Capital Increased.

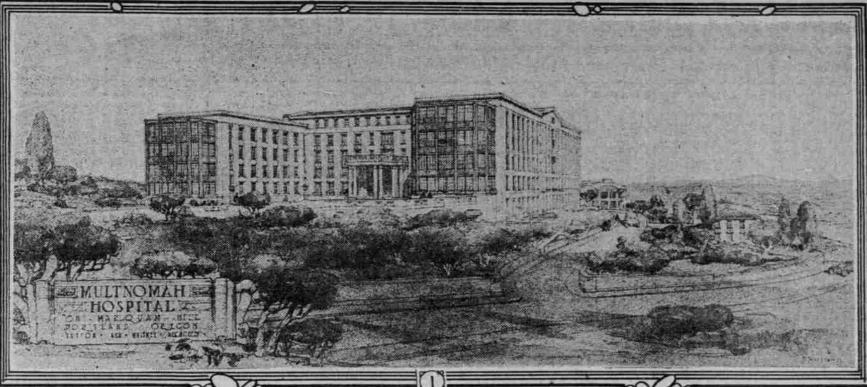
and Capital Increased.

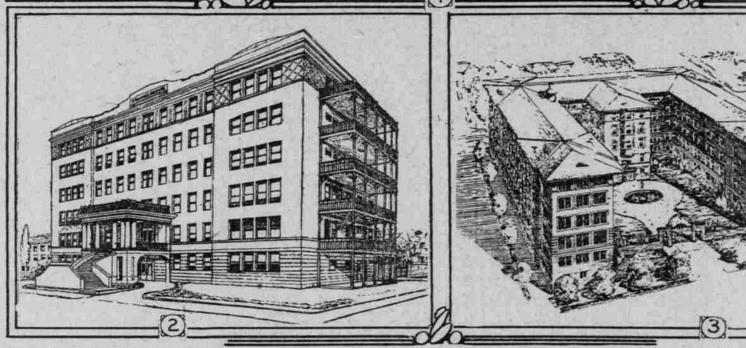
Incorporation of the Interstate Land company, formerly the Scandinavian Realty company, was accomplished remainly, and the company has begun operations on a larger scale than ever operations on a larger scale than ever and has flans for considerable expansion curing the coming year. The name of the company was changed and the capital stock was increased to \$19,000.

The officers of the company has begun such intrigue must be suppressed by decisive measures.

JUAREZ PLANS WAREHOUSE to \$19,000.

BUILDING PROGRAMME OF COMING YEAR WILL MAKE PORTLAND MEDICAL CENTER OF NORTHWEST.





Oregon medical school above Terwilliger drive, and will ultimately cost more a. F. \$14.65,636. The sum of \$200,000 has been appropriated for construction of the first wing. The plan as recently adopted calls for a structure similar to the above, but one story less in height. Below, at left—First unit of proposed new Emanuel hospital, for the erection of which \$250,000 is now being raised. The hospital will rise on the site of the present Emanuel hospital on the east side. Below, at right—Habhemann bospital, as it will ultimately appear. The right wing of the structure was built a dozen years 000,000. ago, but the building was never completed, and a campaign for \$200,000 was recently inaugurated with which to complete this wing and put the hospital in operation. The property is located at East Second, Multnomah, East Third and Hassalo streets.

F. E. TAYLOR OREGON DELE-GATE TO CHICAGO MEET.

Government Post-War Problems Will Be Discussed and Recom-

hers of the organization. He gained to be held in Chicago January 3 and this first knowledge of Portland real points of the city for the Western points of the city for the points of the city for the western points of the city

for a for this section.

and in Mr. Taylor will leave short time returned to Portland in 1899, entering the employ of the Portland Railway Light & Power company. After four years with this company and three years in the employ of the postoffice, he went into the realty business, opening an office at 329 Burnside street, where he remained for some years, later moving to his present quarters at room 732 Chamber of Commerce building.

Under the direction of Mr. German and the new officers the general policy of the board in the past will be maintained. Weekly luncheons on Friday will continue to be a feature of the club activity and the association will take an active part in the industrial and community life as in

dustrial and community life as in formulate plans for the disposal of the millions of dollars' worth of property the government purchased during the war and for which it now has corporation in industrial, naval and shipbuilding regions of America. Just how these holdings will be marketed is a problem which the federal au-thorities have put up to the executive committee largely to solve. "Another matter that is of great importance in the government's fight against unrest and bolshevism is the proposed federal home losn measure," continued Mr. Taylor, "This measure, if it is adopted, will make it possible

for the government to extend finan-cial aid to people who desire to build omes. The question will come before the committee also.
"In addition, the committee will formulate plans for the convention of the association, which will be held in Kansas City in June. It is expected that the meeting will be the largest in the history of the organization." Mr. Taylor will return to Portland the middle of January.

### JAPS URGED TO KINDNESS

Coreans Must Be Aided, Says Nip ponese Administrative Officer.

TOKIO, Jan. 3 .- Dr. Mizuno, direcor of administrative affairs of the Corean government-general, told the Seigukal party the other day that to regard the Coreans as uncivilized and REALTY COMPANY EXPANDS

REALTY COMPANY EXPANDS

Interstate Land Firm Incorporated

Coreans as underwined and ignorant people and merely bring pressure upon them as such for administrative purposes was by no means a timely policy adapted to the existing state of affairs. It was of vital importance, he said, to treat the Coreans with kindness and benevo-

leave the goods there until they are sold, at which time only it will be necessary to pay the imposts that may be due.

## LAWYERS LEAD IN FRANCE GAIN IN PERMITS IS 300 PER

Newly Elected Chamber Has 154 Barrister Members.

PARIS, Jan. 3 .- Lawyers predomi will Be Discussed and Recoming more than \$500 into the treasury
of the board.

Mr. German Active.

Mr. German Active.

Mr. German, new leader of the
realty board, has been active in realty
circles in Portland for about 15 years
and is one of the best known members of the organization. He gained

New Garage to Rise.

CENT OVER 1918.

Estimated Cost of Work Called For in Permits Is \$233,300 as

with an estimated cost that year of \$62,816.

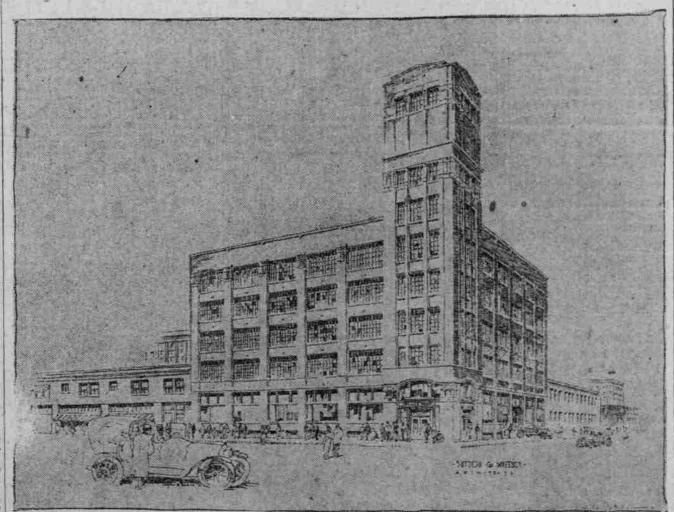
no further use. These holdings inmen were engaged, and which conclude entire additions to cities detinued with brief interruption for
weloped by the United States housing more than a year.

The war and for which it now has
membership is composed of traveling
salesmen, city salesmen and departand restaurant in the Liberty theater
building was forecast last week brokerage firms and factories.

through a lease arranged by the Metager, Parker, Ferguson company, the cost of labor and materials are whereby the Imperial dairy lunch will much higher than they were one year take control of the quarters on the ago. ground floor now occupied by Price & Austin, barbers, and the Hamm brothers' lunch room. The new

league, which is a mutual organiza-The greatest battle of the late war was probably the battle of Verdun. Liberty Thenter Building Leased. The members is a mutual organism with hundreds of thousands of members and reserve. The members of thousands of members and which was a members of the same were engaged, and which was a members of the same were engaged, and which was a members of the same was a mutual organism. membership is composed of traveling

NEW HOME FOR BALLOU & WRIGHT COMPANY WILL RISE AT CORNER OF TENTH AND



Trade Proposed.

Trade Proposed.

Trade Proposed.

Trade Proposed.

JUAREZ Mex., Jan. 3.—Efforts are being made by the Juarez chamber of officials of the company, who have all been engaged in real estate business if Portland for ten years past, announced last week that the company, under its new name, would entinue to do a general city realty business as in the past and would all so that shippers can send large quantabusiness as in the past and would all so that shippers can send large quantabusiness as in the past and would all so that shippers can send large quantabusiness as in the past and would all so that shippers can send large quantabusiness as in the past and would all so that shippers can send large quantabusiness as in the past and would all so that shippers can send large quantabusiness as in the past and would all so that shippers can send large quantabusiness as in the past and would all so that shippers can send large quantabusiness and manually and the past and would all so that shippers can send large quantabusiness as in the past and would all so that shippers can send large quantabusiness and manually and the past and would all so that shippers can send large quantabusiness and the past and would all so that shippers can send large quantabusiness are successed as the shipping and receiving rooms on the back, opening onto Flanders street. A unique feature of the building will ensure the shipping and receiving rooms on the back, opening onto Flanders street. A unique feature of the building will be on the ground floor on the Tenth-street side and the shipping and receiving rooms on the back, opening onto Flanders street. A unique feature of the building will be on the ground floor on the Tenth-street side and the shipping and receiving rooms on the back, opening onto Flanders street. A unique feature of the building will be on the street the purpose.

The advantage of such as corner of Tenth emmany new buildings in prospect for the new year is that of Ballous & Wright, at the corner of Tenth em

## BUILDING ACTIVITY

Future as Bright.

CONDITIONS ARE SOUND

Residences. Apartment Houses Hotels, Listed as in Demand to Supply Increased Population.

According to present indications he coming year will witness the is scarce and business good and bases its statements upon an in-

annual summary, follows:
"All fundamental conditions are right for a great building era. In the principal American cities we shall see much construction of the larger types of residential buildings, such as apartment houses and hotels, as the shortage of servant labor and various precedented demand for living accommodations in buildings of this description. Never before has there been such a demand for his description. been such a demand for structures of all kinds as exists at present. During the past year the population of all our cities has increased considerably, which, together with tremendous business expansion and the large building deficit which has existed 1920 Programme Will Be Outlined. building requirements throughout the

Though the ensuing year will wit ness great activity in the building industry, this will not be commensurate with the heavy demand, as the labor situation has not yet become stabilized and production for some time will necessarily be far below demand. Not only is there a shortage of labor directly engaged in construc-tion work, but the stocks of building materials are low.

Building Total Large. "During the last 12 months the to-

tal building and engineering opera-tions throughout the United States. upon contracts awarded. Portland in regard to industrial site amounted to approximately \$2,300,- and the ways in which the committee of the civic clubs can co-operate with mately \$750,000,000 over 1918. The as these figures might indicate, for it must be taken into consideration that the cost of labor and materials are much higher than they were one very mately \$750,000,000 over 1918.

"During 1919 the heavy demand for housing accommodations of all kinds, increases in costs of operations, taxes brothers' lunch room. The new restaurant will face on both Broadway and tSark street, extending through the building in the form of an "L" About \$15,000 will be spent in putting in new equipment, it is stated, and the new lunch room will be modern in all respects.

in Permits Is \$233,300 as

Against \$62,816.

Against \$62,816.

Against \$62,816.

Against \$62,816.

EUGENE, Or. Jan. 3.—(Special.)—
The estimated cost of building improvements in Eugene for 1919 was between 300 and 400 per cent greater than that in 1918, according to a report of W. H. Alexander, city building inspector.

For the past year the number of permits isgued was 187 with a total estimated cost of \$232,300 as compared with 57 permits in square foot is now commanding 35 to 60 cents, with indications of a similar gains in the first of the showing made during the length should the case of land adaptable for such use with some filling in such tracts, although there is land adaptable for such use with some filling or other figure. Similar advances are expected to approximate the same and where the ling in such tracts, although there is an abundance of land adaptable for such use with some filling or other figure. Similar advances are expected to approximate the same and subundance of land adaptable for such use with some filling or other land adaptable. So that a tag abundance of land adaptable for such use with some filling or other figure. Similar advances are expected to approximate the same and subundance of land adaptable for such use with some filling or other figure. Similar advances are expected to take place throughout the country out a proportive and office buildings, but they have been similar gains in the proportive and office buildings, but there have been similar gains in the proportive and office buildings, but there have been similar gains in the proportive and office of development which will make this advances of land adaptable for such use with some filling in such tracts, although there is an abundance of land adaptable for such use with some filling in such tracts, although there is an abundance of land adaptable for such use with some filling in such tracts, although there is an abundance of land proportive. The figure expected to approximate the same value of the should and appropriate

60 cents, with indications of a similar increase during the coming year.

Work on the construction of a new one-story and garage building at the University of Oregon northwest corner of Sixth and Everett streets was begun last Friday when workmen started tearing down the shacks which have been standing upon the property. To make way for the new structure. The building will cost in the neighborhood of \$20,000 and will be put up as an investment by Wheeler & Monestes, who own the property. The leases for the space in the building are being arranged by E. J. Daly and by the Metzger, Parker, Reports of officers showed that the ent time it is about 70 or 75 per cent,

gains "There are widely divergent opin-ce. The ions as to the length of time which aveiling must clapse before production in is larger than the pre-revolution co-operations."

of demand, but the prevailing belief among leading manufacturers in this country seems to be that after labor conditions have become stabilized such an equalization will occur withi the next few months.

Labor Shortage Acute.

"In the manufacture of most building materials there are two groups
of employes directly concerned in
production, skilled and unskilled.
Even at the present time there is a New York House Regards tremendous shortage of unskilled of wheelbarrow labor, with the result that wages for this group have ad-vanced since 1914 more than 150 per cent, so some reports show. This advance to unskilled labor has resulted in large increases to skilled labor, for the reason that this class of workmen has demanded a proportionate in-crease to that paid unskilled laborers.

played a most vital part in the increated cost of materials.

"Some manufacturers believe that the cost of labor in most building lines has reached its peak and for this reason there will be little or no further increases in the costs of building materials. On the other hand, many manufacturers to the present manufacturers of the costs of in real estate and the mask the present manufacturers. building materials. On the other hand, many manufacturers state that the present upward trend in general costs will continue as long as labor

greatest building activity this coun-try has ever known, according to the ing the past year the public more try has ever known, according to the latest report sent out by S. W. Straus & Co., New York. This concern receives reports from all over the operations We are coming to a thorough realization of the fact that timate study of developments. The these operations. This is opening u report, which is in the nature of an for the benefit of the realty market vast reservoir of capital now en ployed in other industries and it giving the public an opportunity, to eral development of our Ame

MEET THURSDAY.

Co-operation With Mayor's

Board Desired.

The next meeting of the industrial

levelopment committee of the Port-

leadership of the Portland Realty board, will be held on Thursday night, January 8, according to Coe McKenna, president. Plans for the

The feature of the meeting Thurs-

day night will be a report of a sp-cial committee appointed a short lin-ago to investigate special needs

find suitable locations immediately available, in the opinion of Mr. Mc-Kenna and members of the commit-

tee. The coming year is expected to be the greatest in the history of Port-land in the number of new industries

general programme of work for coming year will be worked out.

and Civic clubs, organized under the

## GREAT RECORD AS HOUSE SALESMAN.

RESIDENCE SALES HEAVY

VALUE OF TRANSFERS GREAT-

EST IN RECENT YEARS.

Frank L. McGuire Agency Handles

Property Appraised at \$2,106,-

147 During Past 12 Months.

Transfers of residence property in Portland for 1919 have far surpassed

all records established in recent years.

both in number and in the value of property sold, according to local realty dealers. The movement begun

far as price is concerned.

Operations of the Frank L. McGuire agency furnish a fair barometer of the realty market for the past 12 months. Sales recorded for the period aggregated 868 and the total value is \$2.106.147 compared with 292 sales.

\$2,406,147, compared with 292 sales representing a value of \$500,000 in 1918. Sales from month to month

PORTLAND REALTOR MAKES



Frank L. McGuire, whose agency here sold nearly \$2,500,000 worth of dwellings in 1919.

52; March, 69; April, 70; May 104; June, 72; July, 84; August, 114; September, 87; October, 60; November,

64; December, 44.

There are 12 salesmen on the Mo-Guire staff and the record for the largest number of sales for the year is held by E. R. Thomas, who is credted with 114 transfers of residence property since March 21, when he joined the agency. All members of the staff have made excellent records

for the year.

Special credit is given by Mr. Mc-Guire to the work of Will T. Taylor, sales manager of the McGuire agency

sumed with the passing of the holidays, and during the coming spring it is planned to have excursions to many of Oregon's most important plants. The Doernbecher furniture factory, which was to have been visited in December, but was not because of the snow storm, will be the next plant to which an excursion will be made, this event being scheduled for an early date.

and small acreages and expects to make this kind of business a feature of its 1920 activity. A branch of the business to meet the demand for locations in the downtown district was also established recently and J. Logie Richardson has been engaged to act as head of the leasing and business to meet the demand for locations in the downtown district was also established recently and J. Logie Richardson has been engaged to act as head of the leasing and business to meet the demand for locations in the downtown district was also established recently and J. Logie Richardson has been engaged to act as head of the leasing and business to meet the demand for locations in the downtown district was also established recently and J. Logie Richardson has been engaged to act as head of the leasing and business to meet the demand for locations in the downtown district was also established recently and J. Logie Richardson has been engaged to act as head of the leasing and business to meet the demand for locations in the downtown district was also established recently and J. Logie Richardson has been engaged to act as head of the leasing and business to meet the demand for locations in the downtown district was also established recently and J. Logie Richardson has been engaged to act as head of the leasing and business to meet the demand for locations in the downtown district was also established recently and J. Logie Richardson has been engaged to act as head of the leasing and business to meet the demand for locations in the downtown district was also established recently and J. Logie Richardson has been engaged to act as head of the leasing and business to meet the

Chihuahua Corn Crop Large.

JUAREZ, Mexico, Jan. 3.—The corn crop in the state of Chihuahau during 1513 amounted to 1,986,000 bushies, as compared to 1,027,000 bushies, in 1918 and 1,828,000 in 1909. The state transfer in the compared to 2,000 bushies in 1918 and 1,828,000 in 1909. The state transfer in the compared to 2,000 bushies in 1918 and 1,828,000 in 1909. The state transfer in the compared to 2,000 bushies in 1918 and 1,828,000 in 1909. The state transfer in the compared to 2,000 bushies in 1918 and 1,828,000 in 1909. The state transfer in the compared to 2,000 bushies in 1918 and 1,828,000 in 1909. The state transfer in the compared to 2,000 bushies in 1918 and 1,828,000 in 1909. The state transfer in the compared to 2,000 bushies in 1918 and 1,828,000 in 1909. The state transfer in the compared to 2,000 bushies in 1918 and 1,828,000 in 1909. The state transfer in the compared to 2,000 bushies in 1918 and 1,828,000 in 1909. The state transfer in the compared to 2,000 bushies in 1918 and 1,828,000 in 1909. The state transfer in the compared to 2,000 bushies in 1918 and 1,828,000 in 1909. The state transfer in the compared to 2,000 bushies in 1918 and 1,828,000 in 1909. The state transfer in the compared to 2,000 bushies in 1918 and 1,828,000 in 1909. The state transfer in the compared to 2,000 bushies in 1918 and 1,828,000 in 1909. The state transfer in the compared to 2,000 bushies in 1918 and 1,828,000 in 1909. The state transfer in the compared to 2,000 bushies in 1918 and 1,828,000 in 1909. The state transfer in the compared to 2,000 bushies in 1918 and 1,828,000 in 1909. The state transfer in the compared to 2,000 bushies in 1918 and 1,828,000 in 1909. The state transfer in the compared to 2,000 bushies in 1918 and 1,828,000 in 1909. The state transfer in the compared to 2,000 bushies in 1918 and 1,828,000 in 1909. The state transfer in the compared to 2,000 bushies in 1918 and 1,800 bushies in 1

ent time it is about 70 or 75 per cent.

according to statements made in wellinformed circles.

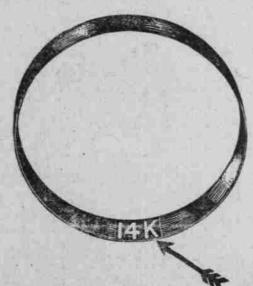
There are widely divergent opinThere are widely divergent opinvield in spite of many difficulties.

There are widely divergent opinvield in spite of many difficulties.

Crowns. It will finance all the party

# BAYER CROSS" ON GENUINE ASPIRIN

Always insist upon true "Bayer Tablets of Aspirin"—In "Bayer package"



The "Bayer Cross" on Aspirin tablets has the same meaning as 14-Karat on gold. Both mean Genuine!

'Bayer Tablets of Aspirin" should be taken according to the safe and proper directions in each "Bayer package." Be sure the "Bayer Cross" is on package and on tablets. Then you are getting the genuine Aspirin prescribed by



physicians for over eighteen years for the relief of Colds, Pain, Headache, Toothache, Earache, Rheumatism, Lumbago, Neuritis,

For a few cents you can get a handy tin box containing twelve tablets. Druggists also sell larger "Bayer packages." Aspirin is the trade mark, of Bayer Manufacture of Monoaceticacidester of Salicylicacid.