

REALTORS TO LEAVE FRIDAY ON SPECIAL

Visit to Convention at Kansas City Planned.

PURPOSES ARE NUMEROUS

Delegation to Include Many Prominent Men of Portland and Northwest.

All aboard for Kansas City! The two special cars assigned to carry the two-score realtors from Portland and other points throughout the northwest to the national convention of real estate boards to take place in Kansas City the first week in June, will pull out of the Union station at 9 o'clock Friday morning.

As a result of the interest and enthusiasm of the local realty men the entire realty field in the northwest has become enthusiastic for the convention and the northwest will be represented at Kansas City by the best delegation for years.

Realtors from Seattle, Spokane, British Columbia points and elsewhere in the northwest will gather here and all will make the trip from here to the middle western convention city in a body according to the latest check which has been made of those expecting to make the trip there will be about 20 from the first week in June points elsewhere in the northwest in the party.

Train Leaves Friday. The train will leave here at 9 o'clock Friday morning leaving in Denver Sunday morning. A stop from Sunday morning until Monday afternoon will be made at this point where the delegation will be entertained by the Denver Realty board. Leaving Monday the delegation will arrive in Kansas City in ample time for the opening of the convention on Wednesday, June 2.

Business and amusement will be intermingled in the programme to be held under the auspices of the Kansas City men. A banquet, minstrel show and theater parties will be among the latter, while the former will include the convention sessions. One of the biggest topics for discussion before the convention will be real estate advertising. Real estate firms in the northwest are expected to take part in the field of advertising heretofore, but it is believed by many that this will be a development of the immediate future and it is expected that out of the Kansas City convention will come one of the most progressive and aggressive efforts ever made to place real estate investments before the public at large.

Purposes Are Many. Other subjects, beside that of advertising to be taken up are expected to create new prospects for real estate investments among that class of people which heretofore has not been considered; how to establish and increase a nation-wide interest in the purchase of real estate; the own your home campaign; the use of real estate to take some of the burden from real estate, which at present bears probably 75 per cent of the entire government revenue. The discussion of advertising will be under the leadership of Ernest Adams, of Seattle, former president of the realty board of his city and an expert on advertising, and it is possible that plans for a national campaign of real estate advertising will be taken up.

The Portland realtors are going eastward with several purposes in view. One will be to impress upon the delegates from other cities the fact that Portland is a live city; the natural distributing center for a large portion of the west and a great seaport; another will be to boost the convention and the five-minute attendance at the Rose Festival; another to land if possible the achievement trophy and the five-minute speaking contest. W. H. Ross has been selected the orator for the latter event.

The latest list of the convention attendees is as follows: From Portland: J. E. Taylor, Paul C. Murphy, F. W. German, Fred Johnson, J. E. Bennett, M. L. Wood, H. G. Bookwith, C. A. McKenna, Frank Strong, Paul Cogwell, H. Ross, Frank L. Morgan, J. B. Ritter, Walker J. M. Healy, J. L. Richardson, C. Lee, A. S. Johnson, J. P. Packer, D. Westler, H. W. Fries, J. C. Reed, R. T. Street and George T. Moore.

From other northwest points: Ira E. High, Boise, Idaho; A. L. Murphy, M. L. Wood, Portland; B. S. Goodwin, B. Arthaud, Hoquiam, Wash.; E. S. Goodwin, Mrs. E. Goodwin, Shirley Goodwin (daughter), John Elliott, George Spencer, C. C. Bennett, Seattle, Wash.; George Elliott, E. Manning, W. H. Miller, H. H. Barnhouse, Mrs. A. H. Barnhouse, Tacoma, Wash.; John W. Sells, Salem, Ore.; Charles Cross, Captain Ivel, Andover, B. C.; P. A. Schiedler, I. G. Frank Hoar, R. K. P. Vancouver, B. C.; Mr. McCormick, Spokane, Wash.; J. Neimeyer, Salem, Ore.

PHILOMATH MILL BUSY SILETZ SPRUCE COMPANY TO DOUBLE CAPACITY. College Practically Completes Endowment Fund; Ground Purchased for Auto Park.

PHILOMATH, Ore., May 21.—(Special.)—The Siletz Spruce company by a recent deal acquired the property of the Benton County Lumber company. The plant is being practically rebuilt. It has just been electrified, is now employing 20 men and within 30 days will employ 20 more. The Philomath college has practically completed its \$100,000 endowment fund, and in connection with the Inter-Church World Movement expects \$40,000 additional endowment from the United Brethren church at large.

The Philomath Brotherhood was recently organized and through its initiative the "old camp ground" belonging to the college near the Mary river bridge on the Alsea road has been purchased by the city and will be immediately fitted up as a public park.

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The new building will be two stories high and cover 55 by 112 feet. It will be used for commercial purposes. The upper portion of the structure just finished is used for the newly opened Hotel St. Francis, Jim Lewis and George Journares being proprietors.

REATOR DECLARES SOMETHING MUST BE DONE TO BRING LIBERTY BONDS BACK TO PAR. That something must be done to place the country on a better financial basis and to bring Liberty bonds to par is the declaration of N. J. Upham of Duluth, in a letter to the Federal Reserve board at Washington. The letter is of interest to Portland realty men in view of Mr. Upham's position as head of the International Realty associates, an organization owning large properties in many parts of the country including Western territories in this city. Mr. Upham was a visitor here a short time ago.

In his letter, Mr. Upham declared that the money of the country is at the present time on an unstable basis and that every effort should be made to place it on a firmer foundation in order that the great extension of credit which will be necessary to carry on the development promised for the next several years can be handled. Mr. Upham urges particularly that the funds made whereby Liberty bonds can be deposited at banks of the country and currency notes be brought back to par. This was done with the federal bonds following the Civil war.

Referring to this proposed arrangement for Liberty bonds, Mr. Upham writes: "It is not necessary to pay for Liberty bonds to be so used, then interest rates could be stabilized for legitimate business at around 5 per cent and we would have ample

DEALS WITH MINORS USUALLY EXPENSIVE

Courts Hold That Infants May Later Void Contracts.

FAIRNESS NOT AT ISSUE

Benefits May Be Derived Because of Agreement but Minor May Repudiate Deal Any Time.

BY W. B. SHIVELY, Chairman Legal Committee, Portland Realty Board.

Is a contract relative to land made

PERMITS OF APRIL SECOND ON COAST

Portland Topped Only by Los Angeles, Figures Show.

GENERAL RESUME MADE

American Contractor of Chicago Finds Month Is Best All Over United States.

Portland building permits for the month of April exceeded in value those of any other city on the Pacific coast excepting Los Angeles, according to statistics compiled by the American Contractor Publishing company of Chicago.

The general resume of the building situation throughout the country made by the American Contractor is as follows: "A continuance of activity is manifested in building statistics for April. Building permits for 200 important cities exceed March permits from 203 cities by over \$40,000,000 or by 25 per cent. March was far from being a lagging month and showed a marked increase over February. Returns for the first four months of 1920 are as follows:

Table with 4 columns: Month, No. permits, No. cities, Total value. Rows for January, February, March, April.

"April is easily the record-holding month for building permits, exceeding month of 1920 has brought more apparent difficulties for the builders.

110 Gains Noted. "Comparing 187 city's returns for April with returns for March shows gains in 110 cases and losses in 77 cases. The average value of permits each city for April, 1920, is \$955,800 as compared to \$784,000 for March, \$582,000 for February and \$610,000 for January.

"The average valuation of permits per city for April, 1919, was only \$467,050, and yet in April, 1919, the first signs of 1919's great activity were apparent. The average value of April permits per city for the years 1914 to 1918, inclusive, is \$671,970.

"This shows that despite the high valuation figures for April, 1920, the really the actual volume of operation is far under normal. The average valuation per city for April, 1920, would have to be over twice this average from 1914 to 1918 to indicate the same amount of volume of construction because conservative index is the estimate that it only costs twice as much to build now as in those years.

A stricter comparison may be made between 1920 and 1919, as it is gratifying that this is indicated in these official returns for 200 cities, which per cent gain in valuation over 1919 permits issued.

"The above tabulation is of cities wherein permits for one or more months in 1920 have gone over the million-dollar mark. There is furnished in it a very valuable basis for comparison.

Chicago, Washington and Boston

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land conferred on him a pecuniary benefit, the furnishing of the money for that purpose at his request does not, by reason of his incapacity to enter into a valid contract, create a binding obligation, because it was not necessary to his sustenance. Thus, in McCarty vs. Carter, 49 Ill. 53 (95 Am. Dec. 572), it was held that a contract made with a minor to furnish labor and material for the improvement of his property was not binding on him, and the contractor could claim no lien therefor against the property benefited thereby.

Mortgage Not Binding. "In deciding that case Mr. Justice Lawrence says: 'An infant is not bound by his contract, except in certain cases, to which the erection of a building for rent does not belong. A conveyance or mortgage by him of his real estate would not be binding upon him, and the legislature certainly never intended to allow him to incur his property indirectly by a contract for its improvement, when he cannot do the same thing in a binding mode by an instrument executed expressly for the purpose. A minor who has nearly attained his majority may be as able in fact to protect his interests in a contract as a person who has passed that period.

"But the law must necessarily fix some precise age at which persons shall be held sui juris. It cannot

measure the individual capacity in each case as it arises. It must hold the youth who has nearly reached his majority to be no more bound by his contract than a child of tender years, and neither in one case nor in the other can it permit a contractor to claim a lien against his property because conservative index is the estimate that it only costs twice as much to build now as in those years.

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CLEAN UP IS EFFECTIVE

PORTLAND MADE ATTRACTIVE FOR COMING VISITORS.

UNDER DIRECTION OF REALTY BOARD CITY IS THOROUGHLY SCOURED AND WASTE DISPOSED OF.

Under the direction of the Portland Realty board, Portland last week carried on what proved to be one of the most effective clean-up campaigns in her history. Beginning bright and early Monday morning the scrubbing up of the city to make it bright and attractive for the thousands of visitors in June continued throughout the week, until by Saturday thousands of tin cans had been gathered from vacant lots and properly disposed of, and almost limitless quantities of brush, old paper and burnable material had gone up in smoke and the ashes scattered to hide the only scar which might be left.

No small part of the credit for the campaign is given to the realty board committee under the direction of Sec-

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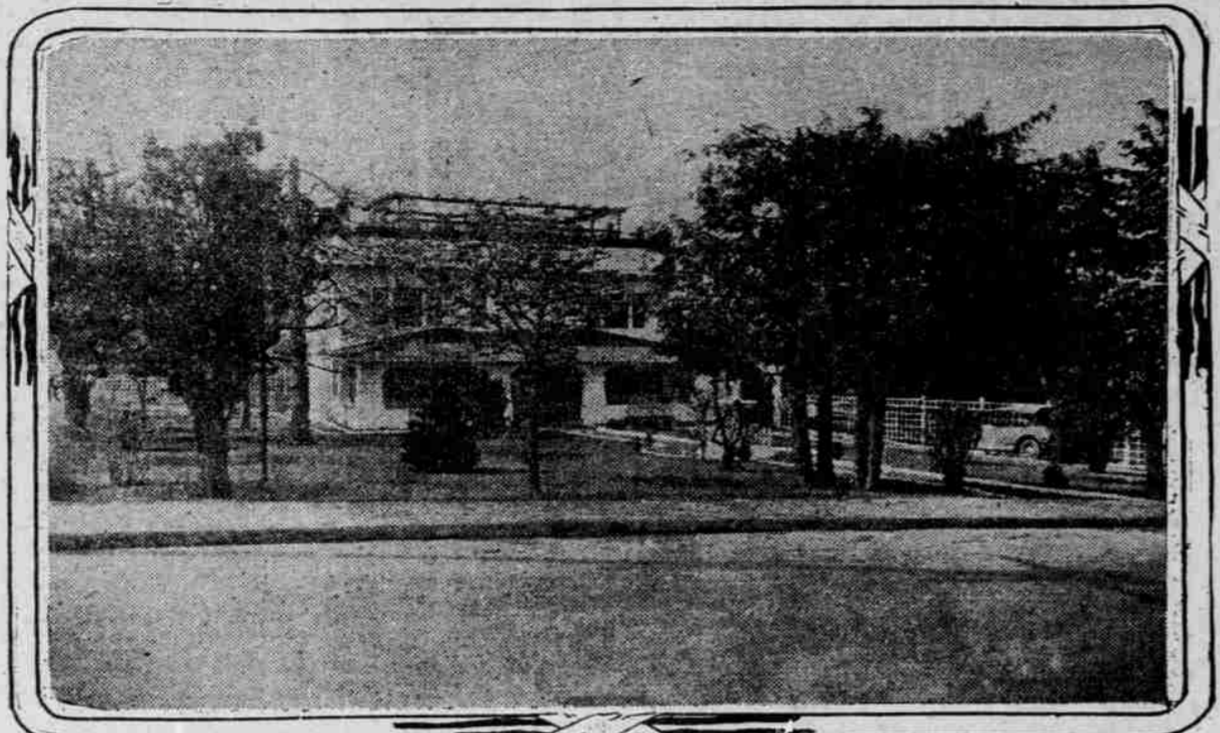
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BEAUTIFUL SPANISH COLONIAL DWELLING ON EAST SIDE IS COMPLETED.



One of the most beautiful homes to be completed in Portland this spring is that of H. O. Triplett, at the corner of Fifty-seventh and Hawthorne. The dwelling has just been finished and occupied by the owner. The house is of Spanish colonial architecture, finished exteriorly in white cement stucco and red tile roof. There are nine rooms, including a large living-room, billiard-room and sunroom. A feature of the house is the large porch extending clear across the front. Following the Spanish design, the roof is nearly flat, and a roof garden has been provided as a special feature. The building stands upon a plot 102 by 220 feet, and the landscaping, including a driveway system, fountains and formal garden, has been done by Mr. Triplett, who is a local designer and builder. He designed the home entirely himself, both inside and out, and installed many features of comfort and convenience not found in the usual dwelling. He built it as his family home, after study of many dwellings of similar general architecture. The cost of the structure is given as \$25,000, and the property and landscaping as \$10,000.

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HANDSOME NEW FRONT PLANNED FOR EMPORIUM STORE TO DOUBLE WINDOW DISPLAY SPACE.



Plans for remodeling the quarters of the Emporium store at 126 Sixth street, to provide a more handsome entrance to the women's clothing store and to practically double the show window space, are being prepared by Z. Sweet, manager of the store and secretary-treasurer of the Z. Sweet company, owners. Plans and specifications have now been practically completed and preliminary work will start at an early date. The remodeling work being done at the present time is the tearing out of the present front and building the new front. The new front will not begin until after the Shrine opening, however, and it is planned to have the entire improvement completed in time for the fall opening.

The equipment on the third floor is to be entirely new, according to plans, and will include 30 tables with adequate mirrors for trying on hats. Small show rooms also will be provided for handling the highest-grade hats. The entire improvement is expected to cost in the neighborhood of \$20,000.

ore Worth \$1000 Per Ton. KASLO, B. C.—The Utica mine is working on a 5 1/2-foot vein which will run \$1000 to the ton.

retary Brookman, president German and the other active realtors who acted as general in the field. Perhaps the greatest worker of the entire week was Fire Marshal Grenfell, who approved an inspiration to the youngsters, and directed the efforts of thousands of boy scouts and school children in the different sections of the city. Mr. Grenfell was ably seconded by the fire captains and the firemen generally, and great steps were taken

books. The reading rooms will be closed June 1.

Vancouver Laying Cable. VANCOUVER, B. C.—Another development at this city is the laying of a second telephone cable to Vancouver island. It will cost \$500,000 and is being made by W. T. Henley Telegraph Works of London, England.

No Need to Wait for Prices to Drop

When You Buy at the Schwan Piano Co.'s Store

Prices Now as Low as Before the War Local Market Prices

New \$375 Pianos in 1917 you buy here for \$375 now.

New \$595 Player Pianos in 1917 you buy here for \$595 now.

Terms Just as Easy (on 2 1/2 Years' Time)

If You Consider Purchasing a Piano

—player or grand, you really owe it to yourself to visit the Schwan Piano Quality Store, as also the Downstairs Store, 101 Tenth at Washington and Stark streets.

A demonstration of the Steger & Sons, the most valuable pianos and player pianos in the world, in our piano salons, will be a revelation to you.

Remember, that you have any piano here on very easy terms. A small initial payment and gradual monthly installments will pay for it.

Thousands of people have bought pianos, players and grands here on this plan. You probably have friends who came to the Schwan Piano Co. for their pianos—Four carloads of 1920 Models just arriving.

Here Is One of Those Splendid 1920 Models.

\$395 buys this otherwise \$525 local market value—\$25 sends it home—then \$12 monthly.

Your home, or any home, that is devoid of music is lacking in one of the essentials that go to make for happiness. We, as a people, owe much to progress—to the player piano now. For where there is no one in the home to play there is good music just the same.



STORE TO HAVE MORE ROOM Management of The Famous to Enlarge Its Quarters Soon.

The management of The Famous, ladies ready-to-wear store located at the corner of Park and Alder streets, in the first floor of the Medical building, has prepared plans for enlargement of its quarters so as to give the store about three times as much ground floor space as at present. Work of remodeling and rearranging partitions will start about June 1 and will be rushed to completion.

The entire first floor of the Medical building will be taken over, the store occupying the quarters now in use by Estes grill on Park street and extending to the corner of Alder and Pantages street.

COTTAGE GROVE GARAGE SOLD.

(Special.)—The West Side garage has again changed hands. W. C. Applewhite, who has been in the contract and binding himself to pay for returns to his former position with Woodson Bros. Mr. Applewhite has been a resident of the city for a number of years, coming here from Eugene when he became interested in the Cottage Grove Manufacturing company.



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