with important problems of finance

Senator Harding Interviewed.

Although conscious of the signal

onor which has been paid him Mr.

done by the Inter-State Realty asso-

ciation of the Pacific northwest rather than merely a personal honor and yes-terday expressed his indebtedness to his friends in the inter-state associa-

tion and the local boards in various parts of the country who were in-fluential in naming him as the unani-mous choice of the Kansas City con-

PORTLAND, THE CITY OF HOMES, SEES MANY SCORE OF HANDSOME DWELLINGS ERECTED WITHIN ITS, LIMITS DURING THE SPRING OF 1920.

# MANY FINE HOMES BUILT THIS SPRING

Total With Flat Buildings Reach \$1,819,845.

VIEWED RECORDS ARE

Period From Jonuary 1 to June 19 Spanned in Estimate-Westover Terraces Get Many.

Portland, for many years known as the home city of the Pacific coast, has added materially to its large number of handsome dwellings this spring, and building now in progress will do much to relieve the existing housing shortage. Since January, construction of this nature, including only new homes and flat buildings, has totaled \$1,819,845, according to the

has totaled \$1,812,845, according to the records of the building inspector's office up to June 19.

Perhaps not in years has Portland witnessed a building period in which so many high-class dwellings have been constructed, homes costing anywhere from \$20,000 up, than during the six-months period just closing. Nearly every one of the high-class residential sections has witnessed some building of this nature, and there has been a steady development of handsome suburban homes of this class up the Willamette valley and cisewhere which is not reflected in the city's official figures.

Perhaps the greatest home-building activity of this class has been on Westover Terraces, where a dozen or more homes of the \$20,000 and \$30,000 class have been built since last win-

class have been built since last win ter, and construction work has begun or plans drawn for a considerable number more. The terraces were beaufiffed this spring by the planting of trees along the parkings, and re-cently the work of smoothing out and centry the work of smoothing out and planting the parkings to grass was completed. Sales in lots alone in this handsome addition have exceeded \$160.000, and nearly every lot sale has forecast the erection of a house. The entire turnover, including sales of lots, erection of new homes and sales of lots, erection of new homes and sales of homes, on the terrace since the first of the year is estimated at \$500,000.

### Report Made at Session

At a recent meeting of the National Association of Real Estate Boards at Kansas City a report of the International Realty associates, a property owner organization affiliated with the association, was given by N. J. Up-ham, head of the associates, and it

continue the development campaign on Westover which he inaugurated

Other sections along the heights have witnessed excellent development this year. Several new homes of the highest type have gone up in Portland Heights, and particular activity has been noted on the heights immediately back of the City park. On the east side building has been pretty general throughout all sections.

New Homes Bullt Elsewhere. In Irvington, Alameda, Laurelhurst nd East and Westmoreland new omes have added materially to the from a housing standpoint. One de- falfa tract as an investment

ing on a unit plan, with architectural harmony and similar landscaping throughout. These dwellings will be in the \$5000 class and up.

Of the smaller homes, the further outlying districts have seen much construction along this line, particularly Rose City Park, where several building companies have been at work erecting the homes in blocks of a dozen or more. These dwellings, of the bungalow class from \$3500 to \$55000, are proving intensely popular with would-be home owners and the dwellings have been readily sold upon completion. St. Johns and the vicinity around Peninsula park have also witnessed considerable building of this nature.

From every standpoint the home-

From every standpoint the home-building developments in Portland since the first of the year have been since the first of the year have been highly encouraging and point the way to solution of the housing problem. From January 1 to June 18, according to the figures of the building department of the city, permits have been taken out for erection of 457 new dwellings at an aggregate cost of \$1,819.845. For the same period last year a few more permits were taken out, but the aggregate cost was not nearly so great. The figures for the out, but the aggregate cost was not nearly so great. The figures for the 1912 period were: Number of permits, 537; aggregate cost, \$1.477.855. The average cost of the dwellings during the period last year was \$2750, while the average cost this year has been \$3900. This great difference can be traced only partially to the increased cost of building. The high average is caused partially by the fact that an unusually large number of the highest class of dwellings are being built this year and also to the fact that the genyear and also to the fact that the gen-eral character of all dwellings being built is high.

## PORTLAND BIDS BUILDERS

SECRETARY SENT TO GET 1921 NATIONAL CONVENTION.

Minneapolis Meeting to Be Asked to Select Portland Since Coast Has Been Neglected Long.

Portland will be the choice for the 1921 convention of the national association of building owners and managers, if efforts to be put forth by the northwest delegation at the annual convention at Minneapolis, June 22 to 26, meet with success. James J. Sayer, secretary of the Portland association of building owners and minneapolis to attend the convention, and was authorized to extend to the national body an invitation to hold its next annual session here. The invitation has the indorsement of every other building owners' and minneapors' association on the Pacific coast. A successful convention was held in Seattle nine years ago, and it is believed it is now time for the Pacific coast to again be favored by a visit of this organization. Owing to the fact that this week is Shrine week, Mr. Sayer will be the only delegate from Portland. Dean Vincent, president of the local association, is treasurer of the Shrine committee on arrangements, and other

HEALTOR PRESIDENT

What will probably become the most constructive and practical work ever undertaken by the national association is to be launched in the near future and carried forward through the office of the national secretary. The national association consists of managers in a large number of cities throughout the country, and the delegates which attend the annual conventions usually number about 300 and are representative of \$200,00,000,000 worth of highly improved real estate investments.

HEALTOR PRESIDENT

Pennsylvania, Michigan, Louisiana, Nebraska and Wisconsin.

What will probably become the most constructive and practical work ever undertaken by the national association is to be launched in the near future and carried forward through the office of the national secretary. The new department will be known as the publicity bureau and it is to be financed entirely by realtors.

Those in active charge of the publicity bureau will gather from all cities and all available sources statistics and information showing the condition of rentals in all parts of the country. They will also study carefully the various methods of taxation affecting real property and will watch all tendencies relative to property legislation in congress, the respective state legislatures and even in city wo

Realty Board Urges All Members to Sign Petition.

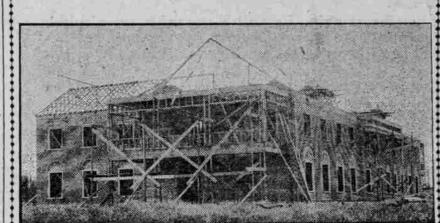
Indorsement of the port develop-ment plans as outlined in the recent report of the committee of 15 has

active members of the association are taking an active part in Shrine activities and thus are unable to attend the

PORT DEVELOPMENT NEEDED Constructive and Practical Work Planned by New Officials to Benefit Public in Many Ways.

ment plans as outlined in the recent report of the committee of 15 has been given by the Portland realty board. The board last week sent out letters to the entire membership calling attention to the fact that petitions to put the port consolidation bill on the ballot in November are now in

CORNER STONE OF NEW BABIES' HOME BUILDING WILL BE LAID TODAY.



New Albertina Kerr nursery, at the corner of Sandy boulevard and East Twenty-second street, as it appears today. The structure will cost in the neighborhood of \$50,000 and will be devoted entirely to the care of homeless and abandoned bables

The corner-stone laying will be held today at 3 o'clock, with fitting services, a feature of which will be the placing of the stone by Mrs. Ben W. Olcott, wife of Governor Olcott. The architects for the structure are Johnson, Parker & Wallwork.

Idaho Purchaser Takes Ten-Acre

Tract as Investment. PROSSER, June 19 .- (Special.)-The Central Yakima Ranches com-pany reports two sales completed Monday. Earl W. Richey of Fort Lapbeauty and usefulness of the localities | wai, Idaho, purchased a ten-acre al-

vention.

During his stay in Chicago Mr. Taylor enjoyed a pleasant interview with the republican nominee. Senator Harding, and found him extremely interested in the affairs of the Pacific northwest. Incidentally he was gratified to learn of Senator Harding's high regard for the realty profession and his familiarity with the true meaning of the word "realtor" which can be applied legally only to members of the national association.

Mr. Taylor's first public appearance since his election as president will be circulation and that all necessary signatures must be secured by July 1.

In ham, head of the associates, and it
was announced that development of
properties owned by the company in
various parts of the country, including Westover Terraces here, would
continue for the coming year as in the
past.

Harold Jungck, secretary of the
company and in charge of local development, made a report which was
well received, and was instructed to
continue the development campaign

consolidation bill on the November ballot. It has only until July 1 to get enough signatures. Your public duty is to sign the petitions and to urge every voter to do so. Portland's life is in the balance. Work hard to make her a great scapert."

TWO PANCH SALES COMPLETED TWO RANCH SALES COMPLETED pointment of association committees on such important subjects as national

CITY AIDING IN ERECTION OF INEXPENSIVE HOMES.

Campaign Expected to Result in dences During Summer.

city council to further the campaign much cheaper construction than was within the city. However, the dwellings will be altered within two o three years to come up to the specifi-

cations generally demanded. In an effort to aid in the house building movement the city building department has prepared four differ ent sets of plans for three and four gested the enactment of similar laws in other states.

Before returning from the Kansas City convention Mr. Taylor visited Chicago, where the 1921 convention of the national association will be held under the auspices of the Chicago Realty board, which has over 6000 members. The Chicago realters have already guaranteed a fund of \$50,000 to finance the next convention and there is every indication that the 1921 meeting will be the largest ever held by the association. The secretary of the Chicago board predicts that at least realtors from all parts of the United States, Canada, Alaska and Hawail will be assembled when the president's gavel fails calling the 1921 convention to order.

frame house which can be erected for about \$1000, thus far is proving the most popular design of the building department. Other designs call for

Concrete work for foundation, \$24.10; chimney, \$39; rough fir lumber, \$82.58; nails, \$5.06; roof boards, \$14; flooring, \$41.92; cedar shingles, \$35.75; siding, \$55.15; other finishing lumber, \$12.94; millwork, including doors, windows, frames, etc., \$150; sheet metal, \$18.14; painting, \$80; sheet metal, \$18.14; painting, \$80; sheet metal, \$18.16; labor, rough carpentry \$45, finish carpentry \$55, total \$100.

The total for the above, which since his election as president will be before the members' forum of the Portland Chamber of Commerce at would complete the dwelling's exterior, including \$100 for labor, is \$655.30. The builder has the option of two methods of finishing, mentioned specifically in the plans, as follows: First—Primary cost, \$655.39; wall board wall finish, \$46.35; plumbing, the regular weekly luncheon meeting Monday, June 28. He will also appear as one of the principal speakers of the programme of the Inter-State

More than 100 sets of plans for inexpensive houses, such as are rec-ommended by the city building bu-reau of the department of public works for erection at this time to relieve the housing shortage, have been given out to prospective builders within the last week or ten days, otect realtors and property owners. and indications are that the campaig but will also be of great assistance to the public bodies which are grappling inaugurated by the emergency hous ing committee, of which H. E. Plummer of the building department is and taxation. When called upon, this bureau will furnish representatives to appear before investigating committees and legislatures to submit data and information describing the result of experience with like problems in other parts of the country.

Under Mr. Taylor's leadership a campaign will also be conducted for the enactment of state license laws throughout the nation. While Mr. Taylor was president of the Inter-State Realty association, the present Oregon law governing the ethical conduct of real estate men became a law and the wholesome influence of this measure on the realty profession has suggested the enactment of similar laws in other states. and taxation. When called upon, this chairman, will result in decided in crease in house construction this

Under the ordinance passed by the

honor which has been paid him Mr. structures costing from \$750 to \$1500 to construct. The four-room dwellognition of the splendid work being lng which can be completed for \$1495

ing which can be completed for \$1485 is also popular.

Design "C" is an attractive little one-story house, measuring 22 by 22 feet on the exterior. The rooms provided are a living room 10 by 15 feet, bedroom 7 feet 9 inches by 10 feet 6 inches, kitchen 7 feet by 10 feet 6 inches, bathroom 5 feet 6 inches by 7 feet, and a small front porch and small back porch.

The estimates on this house are given as follows:

Concrete work for foundation,

Concrete work for foundation,

ture Mr. Taylor will announce the appointment of association committees on such important subjects as national legislation, state legislation, municipal ordinances, ethics, taxation, board organization. "own your own home" work and the national city planning commission.

Leading Realtors to Visit Portland.

Frequently during the year the leading men of the country in the realty profession and allied lines of business will visit Portland to discuss important topics with Mr. Taylor and

falfa tract as an investment. There are no buildings on the property. Mr. Richey intends taking possession affire blocks of houses, each block being highly improved with a modern home. He has ordered is 15000 class and up.

Of the smaller homes, the further six miles west of Prosser. This carry in the \$5000 class and up.

Of the smaller homes, the further attract as an investment. There are 1820 realty in districts have seen much construction along this line, particularly flower on concrete bungalow. At the bungalow class from \$4300 to the bungalow class from \$3500 to the property, Mr. Raylor and its understood that portland to discuss from \$4500 to the property and its understood that Portland to discuss from \$4500 to the property with \$1500 to the property with \$15

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MCGUIRE SYSTEM CALLED "CAFETERIA" PLAN.

(2)=

Guire was the speaker, with some 600 goal has been set at 1200. The averrealty men present as listeners. He explained his house selling system, by which he probably made a record of house sales last year which was a record throughout the United States, RANCH PROPERTIES BOUGHT and answered the volleys of questio

Portland Realtor Is Speaker at Convention of Estate Boards

Kansas City, Mr. McGuire mentioned particularly his method, whereby houses are appraised within 24 hours after listing, and no house is handled

In speaking before the realtors at 1600 Acres Sold at \$40 Per Acre and 320 at \$25. IONE, Or., June 19 .- (Special.) -- One

Under the has taken place here for some time McGuire system, he explained, a total of \$69 houses, valued at \$2,406,000, were sold during the year 1919. Thus far this year a total of 527 houses, valued at \$1,765,954, have been sold, he said, as compared with 367 houses valued at \$939,463 up to this date last year. The record thus far this year and the consideration was \$40 per year. The record thus far this year acre. Mr. Scott also purchased 320 surpass last year, and the McGuire \$25 per acre.

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oup of attractive homes, built this spring or now in process of construction, of the type for which Portland is famous throughout the length and breadth of the land. They are: (1) Delightful English type home just completed by Mr. and Mrs. F. E. Taylor on Shenandonh Terrace, in Westover Terraces. This home commands a panoramic view of the city, Williamette and Columbia rivers and the snow-capped peaks. It was completed just two weeks ago at a total cost, including property and landscaping, of about \$35,000. Mr Taylor has just been elected president of the National Association of Real Estate boards, 2—Handsome type of Georgian colonial home just being completed on Westover road by R. H. Torrey. This dwelling will be ready for occupancy within a week or two. The total investment is in the neighborhood of \$30,000. 3—Two residences may under construction on Albernarie Terrace by the Westover Homebuliders, Inc. The house at the left will be of Dutch colonial architecture. At the right of the picture is seen the foundation work and scaffolding of an English type dwelling. 4—Sketch of attractive country residence upon which work was recently commenced at Ewahwe station, Riverside. The dwelling is being erected by Dr. E. W. Rockey, F. E. Bowman & Co. being the contractors. The plan is old New England colonial and the dwelling will be located among the natural evergreen trees, with a view of the Willamette river. The total investment will be about \$15,000.