

BOOK APPEARS BRIGHTER

Gotham Banker Sees Signs of Change for Better.

LABOR BEING STABILIZED

Conditions Held to Indicate Considerable Construction Activity in Coming Spring.

Tendencies toward a more stabilized labor situation have resulted in somewhat better ton in the building industry...

Gradual Improvement Likely.

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SALE COMMISSIONS RULED ON BY COURT

Agent Must Fulfill Contract to Collect Fee.

RULINGS ARE GIVEN

Compensation Denied Where Entire Tract of Land Is Not Sold as Agreed Upon.

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

NEW GARAGE BUILDING ERECTED AT COST OF \$19,000 FOR EAST SIDE MILL & LUMBER COMPANY.



CONCRETE STRUCTURE AT EAST SEVENTH AND UMATILLA AVENUE IS WELL EQUIPPED.

Among the buildings recently completed in Portland was a large garage erected at East Seventh street and Umatilla avenue for the East Side Mill & Lumber company.

ELKS OF SALEM TO BUILD

Lodge Plans to Build \$200,000 Temple in Capital City.

Members of the Salem lodge of Elks plan to erect a \$200,000 temple at the corner of State and Cottage streets in Salem, according to advices received in Portland.

COTTAGE OFFICIALLY OPENED

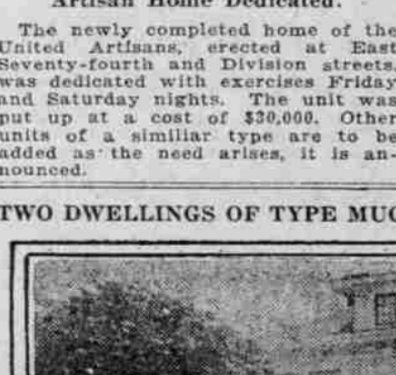
Girls at Reed College Give Party in Anna Mann Building.

The Anna Mann cottage, erected on the Reed college campus as a social center for girls, was officially opened Friday night with a "house warming."

Artisan Home Dedicated.

The newly completed home of the United Artisans, erected at East Seventy-fourth and Division streets, was dedicated with exercises Friday and Saturday nights.

TWO DWELLINGS OF TYPE MUCH IN DEMAND RECENTLY SOLD.



Above—Home at 1372 Belmont street, purchased by William Kaiser for M. B. Block, consideration \$5500. Below—Residence at 467 East Fifty-seventh street North, bought by R. A. Abbott from Mrs. E. Padden for \$4200.

LOTS TO BE AUCTIONED

LAURELHURST COMPANY TO SELL 200 HOMESITES.

SALE TO TAKE PLACE DECEMBER 11.

All Properties to Go Regardless of Sacrifice.

An innovation in real estate sales in Portland is to be inaugurated by the Laurelhurst company, original developers of the Laurelhurst addition.

STUDENTS EXPECT ALIENS

Mexicans Want News of Conditions at Agricultural College.

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MODIFICATION OF THE CONTRACT EITHER IN WRITING OR BY PAROL.

The mere fact that defendants sold to the purchaser brought to them by plaintiffs a portion of the tract does not, in the absence of a new contract, or conduct of the parties that would justify the inference that the original contract was modified, allow performance by plaintiffs of their agreement.

Landlord's Side Told.

"Few people know how to determine a fair rental, nor do they care," said Mr. Taylor, "many renters never have had a figure on necessary items of taxes, insurance, maintenance and depreciation, nor do they appreciate how high surtaxes run on real estate profits."

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Country Lacks 1,800,000 Houses.

"May it be expected that arbitrary laws restricting rents, and popularly known as rent control, rent stabilization, or rent regulation, will relieve the housing shortage. We are told that the country lacks approximately 1,800,000 houses, or three years of normal production, and we are also told by reliable authorities that the cost of building a new house is \$10,000 for years to come.

Wagoner's Side Told.

"One of the surest and quickest ways to relieve the housing stringency is to encourage the rental of houses to such a point that investment capital was again attracted to the building of new houses."

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BIG HOUSING SHORTAGE

Builders Have No Incentive, Says Real Estate Man.

RETURNS NOT EXCESSIVE

Fred E. Taylor Declares Problem Is Made Worse by Laws Which Only Hurtle Landlord.

The quickest way to produce housing accommodations and force rents downward would be to allow a good rental return and provide other incentives for building, instead of placing obstacles and discouragements in the path of the man who is willing to invest in building enterprises, according to Fred E. Taylor, of Portland, president of the National association of real estate boards, in an article on the rental question, which appeared in a general understanding as to what constituted a fair rental was responsible for much of the agitation against the so-called rent control laws.

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SCREEN STAR TO APPEAR THIS EVENING AT AUDITORIUM IN IBSEN PLAY.

Henry B. Walthall Will Appear in the Stage Production of Henrik Ibsen's "Ghosts" This Evening at the Public Auditorium.

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DEVELOPMENT PLAN RESULT OF MEETING

Realtors to Seek Government Reclamation Aid.

LICENSE LAWS WANTED

Gathering at Seattle Declared Most Enthusiastic and Well Attended in History.

Efforts to secure reclamation by government appropriation of arid and out-crover lands in the northwest, a programme of general development for the entire state, and a campaign for putting through a uniform license law for real estate dealers in various northwest states and provinces are to be some of the results of the recent meeting of the executive committee of the Inter-State Realty association, according to returning delegates.

Delegates Are Welcomed.

The gathering at Seattle was characterized by Fred W. German, president of the Portland realty board, as the most enthusiastic, well attended and constructive session of that kind ever held by the association. There was a large delegation present from all sections of the northwest.

Delegates Are Welcomed.

The session was opened by John A. Carter, president of the Seattle Real Estate association, who welcomed the delegates to the city. Ira E. High of Boise, president of the inter-state association, responded.

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