

CLIP AS NORTHWEST METROPOLIS SEEN

Nation's Business Men Are Looking to Advancement.

F. E. TAYLOR HOME AGAIN

Portland Realtor, After Lengthy Trip Through East, Reports of Interest in Rose City.

Throughout the entire east there is a growing interest among business men and financiers in Portland as the future metropolis of the Pacific northwest, according to Fred E. Taylor of the F. E. Taylor company, president of the national association of real estate boards, who returned to Portland yesterday after a month's tour, which embraced stops in 15 or 16 of the big cities of the east.

White House Visited. While in Washington, D. C., Mr. Taylor called at the White House by appointment to advise President Harding regarding the 14th annual convention of the national association of realtors, over which the Portland chapter will preside in Chicago next July.

Unless official business of an emergency nature compels him to remain on duty in Washington, Herbert Hoover, secretary of the department of commerce, will deliver one of the other three principal speakers scheduled to appear at United States Senator Calder of New York, an eminent authority on housing problems, and Major-General Dawes of Chicago and Frank Branch Riley of Portland, who will deliver addresses on "Selling America to Americans."

Chicago Raising Fund. Mr. Taylor said that the realtors of Chicago are raising a fund of \$50,000 to stage the convention and that the realtors of the northwest are making it one of the most important gatherings of business men in Chicago or any other American city.

Conservative estimates place the probable attendance at 7,500 delegates, and the convention is expected to be the largest convention of business men in the northwest since the war. Although the convention is still two months away, it is said that all of the hotels on the lake front in Chicago have already been sold out for the convention week.

Entertainment is Given. In all of these cities the Portlander was entertained at public gatherings by the local realty boards and was invited to attend at various banquets and luncheon meetings to deliver addresses before large audiences of realtors, property owners and business men.

While in New Haven, Conn., Mr. Taylor presided over a meeting of the executive committee of the national association, attended by 28 representatives from all parts of the country. At this meeting the realty board of 79 cities was voted into the national association, which brought the total membership to 353 affiliated boards, representing an inventory of property valued at approximately \$100,000,000 and approximately 1,500,000 acres and affiliated property owners.

Realty Firm to Give Prize for Description of Home Site. In connection with the "Build-A-Home" exposition last week Ritter, Lowe & Co. announced that they will give a prize of \$50 for the best article setting forth the advantages of home site property which they are selling in the vicinity of Mount Tabor park.

Business Property Bought. Drygoods Merchants of Eugene Pay \$200,000 for Block. Eugene, Or., May 14.—(Special.)—George M. McMoran and Carl G. Washburn, owners of one of the largest dry goods stores in the Willamette valley, located for the last eight years at the corner of Eighth and Williams streets, in this city, have purchased the four-story brick block and the site upon which it stands, from A. T. Cockerline and J. H. Wetherbee. The purchase price was said to be near \$200,000.

Mr. McMoran and Mr. Washburn announced that a fifth story may be added to the structure in the near future. They occupy two floors with their store, the other two being devoted to office rooms.



DEATH ENTANGLES LEASE

LANDLORD CANNOT ASSUME POSSESSION OF PROPERTY.

Administrator May Sell Contract to Third Person, Whom Owner Is Bound to Recognize.

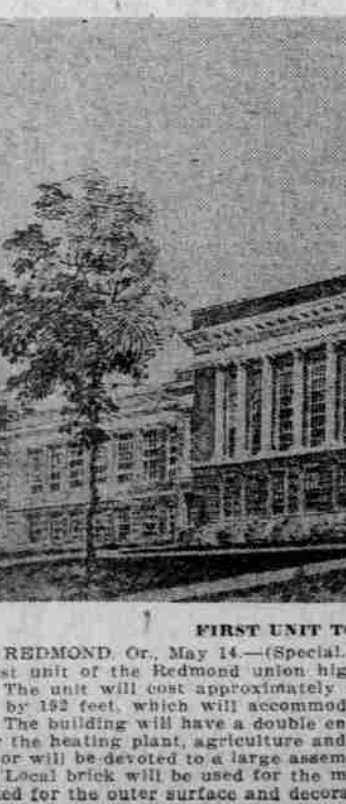
BY W. B. SHIVELY, Chairman Legal Committee of the Portland Realty Board.

Where a lease is not assignable without the owner's consent, and the tenant dies, and his administrator sells the lease to a third person, is the landlord obliged to accept the new tenant, or may he cancel the lease?

There is no decision upon the point in Oregon, and in fact there are but few decisions on the subject anywhere. Many of the reported cases turn one way or the other, based upon slight differences in the language used in the covenants prohibiting assignments. It is, therefore, possible only to give a few general observations as to the law. Readers are reminded that the particular words used in a lease may swing the decision as to that particular lease one way or the other. Each case must be determined upon its own particular facts.

Business Situation Better. RALEIGH, N. C.—The general business situation in this state is considerably better than in the latter part of last year, and there are indications of greater improvement in the early spring.

UNION HIGH SCHOOL BUILDING TO BE ERECTED THIS SUMMER AT REDMOND, OR.



FIRST UNIT TO COST \$75,000 AND TO ACCOMMODATE 400 PUPILS.

\$35,000 HOME IS SOLD

RETIREE MERCHANT ACQUIRES SENOSKY PROPERTY.

Residence Constructed of Cement Stucco Surrounded by Beautiful Grounds.

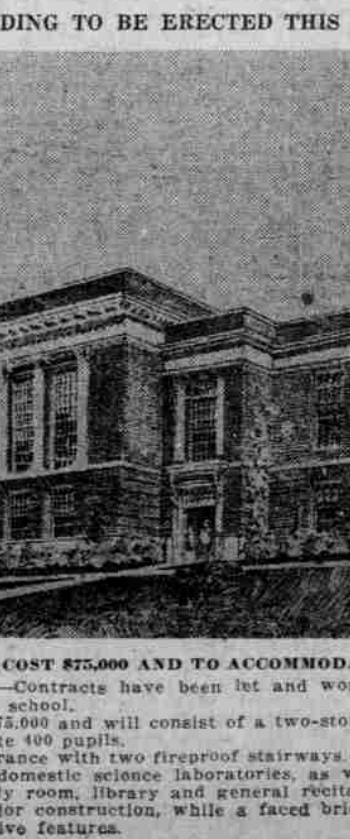
One of Portland's most beautiful homes was sold last week when the residence at the southwest corner of East Fifty-second street and Hawthorne avenue was sold by L. E. Senosky, Grace Senosky and Samuel Swirsky of the Baron Shoe store, to A. G. Wolfard, retired merchant of Silverton, Or. Mr. Wolfard will immediately occupy the premises for his future home.

The residence is constructed of white cement stucco and is completed in the Spanish colonial style of architecture. The house has nine rooms including large living room, dining room, kitchen, billiard room and four bedrooms. There is a tiled bathroom and the building is fitted throughout with oak and mahogany floors. The structure has beautiful grounds 192 by 220 feet and decorated with a fountain, shrubs and trees.

ELLAHURST BEING LAID OUT. Owner Places Tract on Market as Home Sites.

The work of laying out the 400-acre tract known as Ellahurst, on the Columbia river highway opposite Beacon rock, is proceeding rapidly. The tract has been placed on the market as home sites by Samuel J. Gorman, owner. The structure has beautiful grounds 192 by 220 feet and decorated with a fountain, shrubs and trees.

WICKMAN BUILDING COMPANY FINDS ACTIVE MARKET. Ten Homes Nearly Completed, With Plans Laid for Several More, Is Record of Season.



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THE THOMPSON REPRODUCING PIANO

differs from the mere piano as a living, healthy man differs from a wax figure or carved statue.

—It has life

It does, indeed, seem as if a master musician must be seated at the keys of this superb instrument, so perfect is its reproduction, not only of the composition, but of the human touch, the characteristic and individual expression of the great artists from whose playing its records are made. Only at the Schwan Piano Co. is this marvelous Thompson Reproducing Piano to be found in Portland.

As Before the War \$15 Cash, \$10 Monthly Buys New \$325 Pianos for \$395 \$25 Cash, \$15 Monthly Buys New \$900 Pianos for \$805 \$15 Cash, \$ 6 Monthly Buys Used \$195, \$215, \$295 Pianos

You can afford to pay \$15 cash, \$6, \$8 or \$10 monthly. You can, therefore, afford to buy now during our Anniversary Sale, "45 Years in the Piano Business." Your old piano, organ or phonograph or city lot taken as first payment. Your boy or girl now working can save \$10 monthly for a new piano and a musical education.

101-103 Tenth St. at Washington and Stark Sts.

Portland's Largest Piano Distributors

Auto Leases Negotiated

BETTER CONDITIONS ARE DECLARED INDICATED BY DEALERS.

Lincoln Company Takes Space at Eleventh and Couch Streets for Four Years.

A large number of leases recently negotiated by the Metzger-Parker company is significant of the improved conditions in the automobile business, according to Bernard Metzger, who negotiated the majority of them.

Hotel Built at Springs Lafayette Sees Cottages and New Bath Houses Rise as Well.

Lafayette springs, 25 miles from Portland on the Capital highway, has been the scene of activity since it was taken over by Davis Brothers of this city for a 30-room hotel and four cottages have just been completed to take care of visitors.

New Homes in Demand Wickman Building Company Finds Active Market.

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The demand for new homes is greater at the present than it has been at any time for the last four years, according to J. A. Wickman of the J. A. Wickman company.

Brick Market Settling Supply and Demand Law Governs Prices.

Tendency Throughout Country Said to Be Downward—Freight Rates Still Handicap.

HOME BUILDERS USE MILLER'S Oregon Standard Paints Made in Oregon Wears longer—goes farther—costs less MILLER PAINT CO. 172 First Street

Make the Old Room New With PERFECTION Plaster Wall Board The Original Plaster Wall Board for Walls and Ceilings Fire retardant; strong; easy to apply. Can be painted, tinted or papered. PLAIN OR paneled WALLS Timms, Cress & Company Sole Distributors. 184 Second Street.

THE EXPOSITION TO BE MADE ANNUAL

One Just Completed Makes Big Success.

ATTENDANCE IS 100,000

Increase in Volume of Building in Portland Expected as Result of Auditorium Show.

The success of the "Build-a-Home" exposition, held last week at the auditorium under the auspices of the Realty board was so great that the board is already planning on making the affair annual.

Coe A. McKenna, president of the board, said that the organization would start immediately on planning for the exposition to be held next year.

Many of the firms which had exhibited during this exposition have already asked to be allowed to sign up for next year, he said, "they have been so pleased with the results and the popularity of the exposition. Consequently we will immediately lay plans for the floor arrangement for next year's space."

Increased Building Forecast. Mr. McKenna predicted that there would be a great increase in volume of home building this year as a result of the exposition and that at the same time many others would be stimulated to purchase homes or home fixtures and furnishings.

All Building Phases Shown. All phases of home building and home furnishing and furnishing were shown and the exposition was in consequence a valuable one from the standpoint of the home owner and those intending to build. Many new features in construction and arrangement were shown, thus giving the visitor a chance to get the latest information on home building.

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ELKS MEET IN AUGUST

MARSHFIELD TO DON GALA DRESS FOR CONVENTION. Arrangements Are Being Made for Three-Day Gathering for Oregon; Thousands Expected.

MARSHFIELD, Or., May 14.—(Special.)—This city will have on all its gala attire during the annual meeting of the State Association of Elks in August. The city council and various bodies in the county have agreed to cooperate.

Many of the prominent men of the county are at the head of the arrangements for three days, among them being James E. Montgomery, Peter E. Rue, Ben S. Fisher, Rev. J. T. Anderson, Henry G. Kern, A. L. Martin, J. W. Hindenbrand, T. S. Harvey, Ben H. Chandler, Frank D. Cohen and others.

The Southern Pacific railroad will provide parking for the many special trains that will bring the several thousand visitors and the cities of Marshfield and Astoria will double their population during the period.

A special feature of the session will be a big dairy food dinner, given by the Elks of the Coquille valley and southern points. Marshfield and the county have long had a reputation for hospitality.

Phone your want ads to The Oregonian, Main 7070, Automatic 569-25.

Windows, Doors, Glass Builders' Hardware, Finish Lumber, Paints and Roofing. We Manufacture All Our Special Work Prompt and Free Delivery HEACOCK SASH & DOOR CO. 212-214 First St. Main 4058-5208-58

A Whole Carload of Wallpaper At Less Than Pre-War Prices Dainty bedroom patterns from 7¢ per single roll up—formerly 21¢ per roll. Washable Varnished Tile Papers, 30¢ per single roll—regularly 45¢ per roll. Moire Ceilings, regular 25¢, now 12¢ per single roll. High grade Tapestries, regular \$1.50, special 40¢ to 65¢ per single roll. Best Duplex Oatmeal, regular 45¢, now 20¢ per single roll. Other Papers at 1/2 price and less per roll. Special Dry Paste, 15¢ per lb. All tints of Kaisomine, special 10¢ per lb. Sizing Glue, special 30¢ per lb.

BOLLS WALL PAPER CO. 220 Morrison Street, Between First and Second. Wholesale and Retail. Main 600.

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