

REALTY MEN WILL CONVE... INTEREST IS REVIVED IN SUBURBAN ACRES

Interstate Session to Be at Paradise Valley. 3000 SLATED TO ATTEND

About 600 or 700 Dealers to Take Families to Convention in Rainier National Park.

Between 500 and 700 real estate dealers will attend the sixth annual convention of the Interstate Realty Association of the Pacific Northwest at Paradise Valley, Rainier National Park, August 21 to August 27, according to the pledge cards which have been sent to Robert G. Walker, chairman of the program committee here.

According to Mr. Walker this will mean that a record attendance of some 3000 will be on hand when the sessions open Wednesday, for the dealers will bring their families and friends with them.

President Ira E. High of Boise will preside at the convention and will have as his guest the governor of the state of Idaho, H. H. Hatfield. The committee will extend the official welcome to the delegates and their friends and, in addition, the governor of Washington will be on hand to assure a proper reception to the Idaho delegates.

Accommodations in Demand. Reports from the Tacoma headquarters, where the officers of the association have gone to assist the Tacoma board in making the arrangements, state that the requests for accommodations have been so heavy that the committee in charge has issued a final request to the touring parties urging that they bring their camping outfits wherever it is possible to do so.

The latest noted student of public affairs to make his acceptance of an invitation to attend the convention is Bishop Walter Taylor Sumner of Portland.

Speakers Are Scheduled. Among the speakers who will take part in the discussions are the following: Irving T. Hiatt, president of the Interstate Realty Association; Fred E. Taylor, president of the California state association; Fred E. Taylor of Portland, ex-president of the national body; Mayor C. M. Hildreth of Tacoma; Judge Charles P. McCarthy of Boise; C. T. Cross, vice-president of the Victoria, B. C., board; H. H. Hatfield of Calgary, Alberta; A. I. Murphy of Caldwell, Idaho; Herbert C. Cuthbert of Seattle, executive secretary of the Pacific Northwest Tourist Association; C. C. Moore of St. Anthony, Idaho; E. H. Clark of Pocatello, Idaho; Frank Dargatzis of Spokane; W. H. Poe of Tacoma; P. R. Clark of Ritzville, Washington; C. J. Brown of Walla Walla, Idaho; Aggie of Lewiston, Mont.; Paul Davis of Boise, Idaho; W. H. Wintree of Spokane; Samuel Collier of Seattle; Winnie Pettijohn and A. C. Bohrer of Salem.

About 75 real estate dealers of Portland will join the convention, according to Paul Cowgill, secretary of the Portland Realty board, who has charge of the reservations. In addition to this number quite a few of the Portland dealers have made railroad reservations. On the first of the convention the Portland men will also be very much in evidence, according to Mr. Cowgill, who has charge of the reservations. In addition to this number quite a few of the Portland dealers have made railroad reservations.

That the programme of addresses at the convention will be of an interesting nature is evident in the topics listed for discussion. Among these topics are: "How to Advertise Real Estate," "Exclusive Listings," "Marketing," "Leasing and Rentals," "Sales Laws," "Office Systems and Secretary Work."

The entertainment feature of the visiting delegates has not been overlooked by the committee and according to the advance information, a splendid program will be given during the convention, while campfires and dancing will be given during the business sessions throughout the day.

BOARD MEETS SEPTEMBER 2. Considerable Business Expected to Be Brought Up.

The first regular meeting of the Portland Realty board for the two months' vacation period, will be held Friday, September 2, according to Paul Cowgill, secretary. Considerable business is expected to be brought up and a big attendance is expected. The subject of the report to be made by Will Ross, while Loggie Richardson will make his report on the subject of the proposed amendment in regard to allowing women to become members of the board, will be discussed at the previous meeting both pro and con and was not definitely settled. The meeting will vote to either adopt or reject the amendment as its final disposition.

As an interesting feature of the meeting, a number of the members who attended the convention of the National Association of Real Estate Boards held in Chicago recently will make their reports on various phases of the questions and discussions which arose at the gathering. Farm lands will be the subject of the report to be made by Will Ross, while Loggie Richardson will make his report on the subject of the proposed amendment in regard to allowing women to become members of the board, will be discussed at the previous meeting both pro and con and was not definitely settled. The meeting will vote to either adopt or reject the amendment as its final disposition.

SMALL TRACTS ARE SOLD. Purchasers of Hudson Subdivision Begin Erection of Homes.

The Fred W. German company reports the sale of 32 tracts in Hudson Homes, a subdivision planned under the direction of Mr. German about one year ago. Thirteen of the purchasers of these parcels already have started to erect houses. An other addition to this plat being surveyed is contiguous with the new extension of the Terwilliger boulevard. The necessary land for this boulevard having been donated to the county by the owners of the tract. This company has also taken over the re-subdivision of River Villa acre tracts, a tract of land lying between

the River road and the Willamette river, near Courtney station. This has been platted in tracts ranging in size from a quarter of an acre up to several acres. The most notable feature of this subdivision is the fact that a tract of several acres on the river front has been set aside for the sole use of purchasers of this tract. Regardless of where the purchaser buys in this plat he has equal river front rights with the privilege of picnicking, bathing, fishing and mooring boats.

Mr. German also reports the sale of a 160-acre tract of land in Clarke county, Washington, sold for A. A. Nozler to Zoe Marie Haser, a non-resident, to Frances DeConinck and wife. A 27-acre tract in the Tualatin district was sold for Frederick Lalat, a non-resident, to Frances DeConinck and wife. A one-half acre tract in the River Villa acres tract was sold to F. H. Lewis, a two-acre tract just off of the Base Line road, near Acot acres, was sold for A. A. Seekatz to James P. O'Brien, a 20-acre tract on the Laurel road, five miles from Hillsboro, was sold to Mr. Letts for Mrs. Zella Hildner, and a five-acre tract on Buckley avenue, between the Base Line and Powell Valley roads was sold to C. C. Morgan and wife for Mrs. E. Kirkman and wife for A. E. Eastman.

Mr. German reports a healthy demand for small acreage tracts and is contemplating a brisk call for closely spaced suburban tracts in the fall. A tract of 12 1/2 acres on the Lake road, near Millwaukie was sold to C. E. Rhoades for A. B. Combs, the purchase price being \$10,000. The new purchaser has just completed a neat bungalow on their land, having bought it solely for home purposes.

PARKING GROUND SECURED. Station for Accommodation of Cars to Be Opened Soon.

Opening of a parking station at Fourteenth and Salmon streets, containing approximately 2 1/2 acres of land and capable of caring for a large number of cars, has been announced by the Oregon Auto Parking company, a concern recently organized here.

A trade of \$8000 worth of property, consisting of two houses and four lots in the vicinity of 6015 Fifty-eighth avenue for a 50-acre farm, seven miles south of Oregon City, was reported by Blockhold Bros., real estate dealers. O. A. Peterson was the owner of the Portland property while the 50-acre tract was the property of L. A. Russell before the trade.

HOMES WHICH HAVE JUST BEEN COMPLETED FOR PORTLAND RESIDENTS.

400 ATTEND REALTY FROLIC. Evening of Dancing and General Good Time Passed.

More than 400 merry-makers attended the annual frolic of the Portland Realty board held on the Bluebird excursion boat last Tuesday evening. The frolic, which was the first of its kind in the city, was a real estate men and their families and friends, all of whom boarded the boat about 8 P. M., when an evening of dancing was a general order. The annual frolic of the board is one of the festival occasions of the season, and according to all reports, the excursion was fully up to the expectations of the committee in charge.

Heights Bungalow Sold. Mrs. John Brooke, dealer in Portland heights property, announces the sale of a seven-room modern bungalow at 745 Montgomery drive, near Frances T. McMillan. The residence was owned formerly by Josephine Tully and is in the Greenway addition.

Old Landmark to Be Razed. HARRISBURG, Or., Aug. 20. (Special.)—One of Harrisburg's oldest landmarks, a two-story structure on Smith street which has been sold by Mrs. Nora Smith to J. E. Woolley, who will use the material. Old-timers are not agreed as to when the building was erected, but it appears to have been somewhere about 1865, when it stood on First or River street. It is removed to its present location in 1875. For many years the bungalow has been a place for parties and scenes of the liveliest merriment. It also served as a place for fights, and even murder has been enacted within its walls.

Attractive bungalow on East Twentieth street near Killekit street, which was built for L. W. Thacker, a Dutch kitchen and bathroom, and is completed with oak floor. Finished in old ivy throughout. A tile bathroom and the fireplace are features of the interior. No. 14 residence of D. G. Duncan, just finished at 704 East Nineteenth street North. Contains five rooms on the ground floor and one in the attic. Has hardwood floors, tile bathroom and fireplace and finished in golden oak. Both were built by H. O. Crouch.

INTEREST IS REVIVED IN SUBURBAN ACRES

About 20 Tracts Are Sold in Plympton District. TERMS ARE LIBERAL. Practically All Purchasers Are Declared to Be Planning Immediate Home Construction.

One of the most striking features in the real estate market of the last several weeks has been a keen revival of interest in suburban acreages, according to Ritter, Lowe & Co., realtors in the Board of Trade building.

Practically all purchasers are planning immediate construction of homes and occupancy of the property, stated E. J. Lowe, of the firm. Already seven homes are being erected in the Plympton tract.

Liberal Terms Offered. Liberal terms are being provided to purchasers and many are taking advantage of this, he said.

Plympton acres is located between the Section Line road and the Powell Valley road about ten blocks east of the city, and contains approximately 30 acres. It has been divided into acre tracts. The property is declared to be particularly desirable in the eyes of prospective owners of suburban homes, as it is piped with city water and has improved streets, making access to the city easy.

Ventura park is located on the Base Line road two miles east of the city and is particularly attractive because of its high location and excellent water system, the tract having a system of its own.

Property Split Into Tracts. This property has been divided into tracts of from one-quarter to one acre in size. The third tract being pushed by Ritter, Lowe & Co. at this time is known as Rittow acres and is located on the Base Line road about ten miles out, near the Mount Hood car line. The tract has been divided into five-acre plots and is being sold to

arrangements that have been made to accommodate delegates who travel in their own automobiles. Camping accommodations in Tacoma and in Rainier national park have been available for these, with running water, cooking and tenting facilities. The business session will be held in Paradise Inn.

BOARD OFFERS TROPHY CUP. Award for Best Showing at Convention This Week.

As a feature of the annual convention of the Interstate Realty association, which will be held at Paradise Valley, Rainier national park, beginning Wednesday, the Portland Realty board is offering a silver trophy cup to the board which makes the best showing in its report at the convention. The cup is a handsome one, standing about 18 inches high on an ebony base, and has been purchased by the Portland board and presented to the association as a trophy to be competed for each year by the board members of the Interstate association.

The merits of the boards competing will be chosen from their records in achievements during the last year. What the board has accomplished for itself, what it has accomplished for the Interstate association and what it has accomplished for the community are the points that will be considered.

The Portland board will not compete for this trophy, but will make a strong bid for the trophy cup awarded to the board which makes the best showing in its report at the convention. The cup is a handsome one, standing about 18 inches high on an ebony base, and has been purchased by the Portland board and presented to the association as a trophy to be competed for each year by the board members of the Interstate association.

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Convention of Pacific Northwest to Be Held on Rainier. TACOMA, Wash., Aug. 20.—Real estate men of Washington, Oregon, Idaho, Montana, British Columbia and Alberta, belonging to the Interstate Realty association of the Pacific northwest, will hold their 1921 convention on Mount Rainier, near here, during four days beginning August 24. Ira E. High of Boise is president.

A feature of the convention will be a speaking contest between delegates from various cities. Each speaker will be given five minutes to advance arguments why his is the best city in this section for a man to establish a home.

A special message from Herbert Hoover, secretary of commerce, will be read to the delegates, and a man of national prominence in real estate work will speak.

The 75 real estate men of Portland who will make up the auto caravan to the annual convention of the Interstate Realty association at Mount Rainier, will leave Portland from the Portland Realty board headquarters Tuesday morning, according to Frank Barton, chairman of the transportation committee. They will go to Tacoma by way of Chehalis and Olympia and then take the road from Tacoma to the Rainier National park.

The road conditions and the route to be followed from Portland are as follows: Leaving realty headquarters the caravan will take the Columbia River highway down to Goble and will cross the Kalama ferry. Trip costs \$2.50 a car. Those who do not want to use the ferry may go by the Interstate bridge and Vancouver and then north over the Pacific highway to Kalama. In the event of going this latter route there is a small detour to the west between Pioneer and La Center. The Columbia River highway, however, is in the best condition, and Centralia will take the main road. This is now undergoing repairs, but it will be open again for traffic August 22. The road between Kelso and Castle Rock is reported as being slow and Leon Bilsland, between Chehalis and Toledo is in bad shape. The rest of the road is all in pretty good condition.

After the arrival at Tacoma the caravan will take the road leading out from Pacific avenue, and it will lead straight to the park. It is marked with signs so that the caravan will have no trouble. Those who start on the trip on Wednesday will arrive there about noon time. It takes between four and five hours to make the trip from Tacoma to the park. This will land the caravan at Paradise Valley inn in time to have a meal and be ready for the opening of the interstate conference at 2 o'clock Wednesday afternoon.

The Portland committee which has been making the arrangements for the trip is headed by Harry Beck with the other members being C. A. McKenna, A. R. Ritter, T. O. Bir, Leon Buller, Webster Kinzie, J. J. Richardson, J. Fred Staver, Chester Fuller, W. R. Ross and John Martels.

BUILDING IS GOOD IN EUGENE. 210 Permits Issued From January 1 to August 15.

EUGENE, Or., Aug. 20.—(Special.)—Building permits issued in Eugene from January 1 to August 15 this year amount to a total of 210. This is a record value of improvements which represent a total of \$279,118, according to a statement issued by the Eugene chamber of commerce.

These figures included the cost of erecting the fine arts and gymnasium buildings at the Eugene Bible university, which was \$35,000, and directly concerned in the growth of the city.

During the year 1919 there were issued 189 permits, representing an estimated value of \$233,850, and in 1920 there were issued 253 permits, representing a value of \$724,491. This included five new buildings at the University of Oregon, the cost of which was approximately \$400,000, leaving \$246,000 as representing the actual growth of the city proper.

The total number of permits issued during 1921, 1824 and 1920, for the year 1921 was 662, representing an estimated cost of \$1,256,456.

PORTLAND REALTORS TO LEAVE WEDNESDAY

Caravan to Mount Rainier to Compose 75 Men. FINE TRIP IS PLANNED. Party Plans to Leave Portland by Auto on Way to Annual Interstate Convention.

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BETTER CLASS HOMES SOUGHT. Demand for Laurelhurst and Rose City Park Property Reported.

The realty firm of Hiller Bros., with offices in the Railway Exchange building, is finding a ready market for the present time for homes in Rose City Park and in the Laurelhurst district, and all indications point to a record business being done in these districts this coming fall. The real estate market now demands a restricted district, and this feature, together with the other advantages of these districts, have made them an ideal home site. This firm maintains a branch office in Rose City Park and they are having a large display of homes at that office, which shows that the tendency of the home buyers is to a better class of homes.

They report the sale of the following residences: C. J. Johnson to Halvor Dahl; D. A. Austin to A. Bule; Laurelhurst company to W. M. Chandler.

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NEW 1921 MODELS At 25% Reductions. 1 \$1300 Steiger Grand \$975 1 \$1000 Steiger Grand, Upright \$750 1 \$750 Steiger mahogany \$562 1 \$900 Steiger, Cretanian wall \$675 1 \$800 Reed & Sons, oak \$562 1 \$750 Reed & Sons, walnut \$562 1 \$750 Steiger, mahogany \$562 1 \$750 Thompson, mahogany \$562 1 \$750 Thompson, mahogany \$562 1 \$750 Thompson, mahogany \$562

REDUCED NEW 1920 MODELS Savings \$100 to \$305. 1 \$900 Steiger, mahogany \$595 1 \$900 Steiger, mahogany \$595 1 \$900 Steiger, mahogany \$595 1 \$900 Steiger, mahogany \$595 1 \$900 Steiger, mahogany \$595

PLAYER-PIANOS. 1 \$1300 Steiger, mahogany \$975 1 \$1000 Steiger, mahogany \$750 1 \$750 Steiger, mahogany \$562 1 \$900 Steiger, mahogany \$675 1 \$800 Reed & Sons, oak \$562 1 \$750 Reed & Sons, walnut \$562 1 \$750 Steiger, mahogany \$562 1 \$750 Thompson, mahogany \$562 1 \$750 Thompson, mahogany \$562

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