

### PARTIAL BUILDING PLANS FOR HIGH

#### Next 60 Days to See \$2,000,000 Mark Passed.

#### FIGURES ARE COMPILED

#### 23 Structures Valued at \$15,000 Each or More Under Construction or Contemplated.

Building construction now in progress in Portland or to be started within the next 60 days aggregates over the two million mark and places this city in the front rank from the standpoint of construction work among the cities of the nation, according to Building Inspector Plummer.

Figures compiled by Mr. Plummer show that 23 structures, each valued at \$15,000 or more either are under construction or are to be started within the next two months. In addition Mr. Plummer estimates that more residences have been built in Portland this year than in any other city in the United States with the possible exception of Chicago, Los Angeles and Detroit.

Figures compiled at the office of the building inspector show that up to September 1 a total of 1975 permits had been issued by the building department for homes since the beginning of the year. It is estimated that residence construction for the year will reach \$7,000,000.

#### Apartment Largest Building.

The largest building definitely scheduled for erection this fall, according to Mr. Plummer's figures, is the Sovereign apartment building to be built at the southwest corner of Sixth and Madison streets and will cost \$300,000. This building is being backed by Donald E. McBride and Richard F. Wassell with the financial assistance of Struss & Company. The structure is to be a five-story building 100 by 100 feet and is to be nine stories high.

#### Hospital Construction Under Way.

Hospital construction under way or to be started immediately amounts to an expenditure of \$455,000. This includes six structures, three of which are now in progress.

#### Sanitarium Is Planned.

It was announced that a permit for the \$100,000 building and sanitarium to be erected at East Sixtieth and Belmont streets, will be issued within the next few days. The structure of this building is now completed.

#### Hospital Work Now Under Way.

The addition to the Wilcox Memorial hospital, the addition to the Good Samaritan hospital and the completion of the Hahnemann hospital. These three include an expenditure of \$455,000.

A list of buildings contemplated or under construction at the present time compiled by Mr. Plummer follows:

- South Portland branch library, \$20,000; John Manning, warehouse, \$25,000; Portland Vegetable Oil Mills, new plant, \$25,000; Portland Gas & Coke company, \$100,000; Portland Gas & Coke company, holder, \$150,000; Hahnemann hospital, \$150,000; Portland Medical hospital, \$175,000; Wilcox Memorial hospital, \$100,000; Good Samaritan addition, \$200,000; Sovereign apartments, \$500,000; Reed Institute, five-story building, \$250,000; Sanitarium, East Sixtieth and Belmont streets, \$100,000; Auto stage terminal, Park and Yamhill streets, \$15,000; Portland Oil Mills company, refining building, \$50,000; J. T. Barron, store, \$43,000; University of Oregon Medical school, \$250,000; Eastern Dental college, \$25,000; Willamette Iron & Steel works, office, \$17,000; Crown Mills, warehouse addition, \$25,000; V. A. Brown, picture studio, \$25,000; Pacific Dental college addition, \$20,000; B. C. Ball, residence, \$45,000.

### 72-Year-Old Man Building and Selling Houses.

#### Near Octogenarian Takes Up Golf and Says He Will Live to 100.

**NEW YORK, Sept. 17.**—Although entering his 72nd year with enough money to retire and take up golf, Frank D. Johnson, president of the Realty board who handles farm properties to erect houses, all by himself, and sell them.

For the last 50 years he has worked 12 to 16 hours a day, and now is putting up a one-man house on Gravesend avenue. No hands but his own have touched the structure since he began construction of the next day.

Years in Boston of revolutionary war stock, Johnson expects to live to 100. He has all but two of his original teeth and scarcely a hair has fallen from his locks.

"I could have knocked off and taken it easy, but if I had done so I would now be reposing in some graveyard," was the way Johnson put it.

Besides being a stonemason, bricklayer, carpenter, plasterer, plumber, tinsmith, painter, paper hanger, decorator, glazier, electrician, wood carver and cabinetmaker, Johnson studied all the ins and out of laws governing real estate, so as to save all time searching and allied fees.

#### HOMESEEKERS COMING SOON

Members of Realty Board to Entertain Eastern Visitors.

A party of homesekers who will arrive in Portland from Kansas City and Omaha Tuesday, September 27, will be entertained by members of the Realty board who handle farm properties, according to arrangements now being made. The Portland men will meet the visitors at Multnomah Falls and ride to Portland on the train with them. Entertainment features include a dinner and a drive about the city and surrounding country.

Not long ago a party of homesekers visited Oregon and all purchased farms in the state. It is hoped that the state will prove to be the same charm for the second party.

#### Residence Plans Drawn.

Whitehouse & Foulthroux, architects, have just completed plans for a residence to be erected by Percy A. Smith on four lots in Dunthorpe recently purchased from the Oregon Iron & Steel company. Work on the residence will be started in the near future.

### HOME SELLING ACTIVE IN CITY IN PAST WEEK.



Above—Bungalow at 659 East Fifty-fifth street, north, in Rose City Park, sold by M. McGrath to Charles E. Neale for \$4800. Below—Bungalow at 4847 Sixty-second street, southeast, sold by W. V. Upgrave to William X. Hanson for \$2500. Both deals were handled by Frank L. McGuire.

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### EUGENE WILL BE HOST

#### REALTORS' CONVENTION TO BE HELD OCTOBER 29.

#### Prominent Speakers on Program—Subject of Taxation to Be Problem Attacked.

The first district convention of Oregon under the auspices of the recently reorganized Northwest Real Estate association will be held in Eugene Saturday, October 29, according to an announcement made last week by Fred O. Bruckman, secretary of the association.

Mr. Bruckman made a trip to Eugene last week for the purpose of conferring with officials of the Lane county realty board with a view to making arrangements for the gathering. The gathering will be presided over by C. A. McKenna, who is president of the district of Oregon and vice-president of the Northwest real estate association, and present indications are that between 250 and 300 realtors from all sections of the state will be present.

Arrangements are being made for a program of prominent speakers. Among those who will be invited to speak Mr. Bruckman announced are: Percy Livesey of Bellingham, president of the Northwest Real Estate association; Mayor Baker and Governor Olcott.

Among the more technical questions to be discussed at the gathering will be the subject of taxation, realty board activities, office organization and multiple listings. The tax problem will be made the outstanding question in the afternoon and the body may decide to make some recommendation to the state tax investigation commission, of which Mr. McKenna is a member. Realtors are especially interested in procuring some relief from

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### BOOKED IS STRICTLY DUBIOUS BY CONTRACT

#### Sale After Stipulated Time Voids Commission.

#### RULING MADE BY COURT

#### If Owner Disposes of Property to Prospect of Dealer's Same Conditions Hold True.

#### BY W. B. SHIPLEY, Chairman Legal Committee, Portland Realty Board.

Where a real estate broker has a 60-day exclusive contract for the sale of real estate and is promised a commission if the purchaser is introduced within that time thereafter buys the property and he does not procure a prospect until after the expiration of the 60 days, is he entitled to a commission if the owner soon thereafter makes a sale to the broker's prospect?

This question is involved in the very late case of *Perdue vs. Davis* in 199 Pac. 152. In that case a broker was employed to sell a tract of land for real estate, the agreement providing that the broker was to have the exclusive irrevocable right to sell the property. The agreement provided that in the event a buyer was furnished within 60 days or if a deal was "otherwise" made with a party previously furnished, the broker was to receive a 5 per cent commission. It appears from the testimony in this case that no sale of the property was made during the 60-day limitation, but that about 12 days after the expiration of the 60 days a prospective purchaser visited the broker with the idea of renting the property. This prospect was referred to the owner, who within a very short time there after sold him the property for some \$12,000. When the deal was closed the broker brought an action against the owner to recover his commission.

#### Commission Is Denied.

The court in denying the right of the broker to recover a commission said: "As we analyze the modified contract, before the plaintiff can recover, he must produce a purchaser within the 60-day limitation, and if the deal is made with the purchaser so produced within a reasonable time after the expiration of the 60 days, plaintiff would then be entitled to his commission."

The question as to whether or not the broker was the procuring cause of the sale which actually took place, but that inasmuch as the purchaser was not made within the 60-day limit, the broker was not entitled to recover a commission.

A further note on this rule frequently reiterated by our supreme court, that a broker to earn his commission must produce a purchaser ready, able and willing to purchase the property within the time limited by the contract is found in the early case of *Watson vs. Forney*, 11 Ore. 271. There, a broker was authorized to sell certain property at any time within a certain date. On the last day of the time he introduced a purchaser who stated he was willing to purchase the property for the agreed price of \$50,000 if the owner would execute a deed to him. The owner refused to grant an extension, but tendered him a deed to the property, which was accepted by the purchaser in receipt for want of an opportunity to examine the title. In deciding the broker's action to recover a commission, the court said: "The essence of the contract and that a reasonable time for the examination of the title was not allowed, unless in cases where the limit for acceptance is definitely fixed and settled, that the broker was bound to produce a purchaser ready, able and willing to consummate the purchase within the stipulated time in order to collect commission."

The senate committee on finance has agreed to support the recommendation of the Secretary of the Treasury that the increase be fixed at 15 per cent, according to dispatches received here.

The substitution of the increase in tax on net incomes of corporations for the excess profits tax is adopted building owners and managers, who are a promoter of the bill, assert in the revenue law which will exempt from payment of the additional tax all corporations whose principal business is the holding of real estate for development and investment.

"The protest of the association does not exempt building owners from paying the normal tax of 10 per cent of the net income of corporations," said C. S. Holbrook, president of the local association. "The proposal to substitute an increased tax on net incomes of corporations for the payment of the excess profits tax is a matter which the association goes, but it puts an added burden on corporations holding improved property for purposes of investment, for none of these has been reached the point of paying excess profit taxes. Furthermore, real estate now carries an undue share of the burden of taxes and it is manifestly unfair to put this additional impost on the owners of improved real estate."

The national association is expected to have a representative before the senate committee on finance when the matter comes up for public hearing.

### NEW AGENCY ESTABLISHED

#### Overland and Willys-Knight Autos to Be Handled.

A second retail organization in Portland for Overland and Willys-Knight automobiles was established last week, through arrangements concluded between the Portland branch of the Willys-Overland Pacific company and the Roberts Motor Car company, Park and Everett streets.

Under the new arrangement the Roberts motor car will become associate city dealers for the Overland and Willys-Knight, the big factory branch at the corner of Broadway and Davis continuing to handle retail as well as wholesale business, as in the past.

Roberts Motor Car company is one of the best-known truck organizations in Portland, being distributed in the city by a number of branches at the corner of Broadway and Davis. Under the new arrangement, however, the two lines of automobiles will be handled, while the truck business will be continued without change. The quarters of the company at Park and Everett have already been transformed into a show room for the cars, and a number of the new Overland and Willys-Knight have been placed on display.

### HOME BUILDING ACTIVE

#### STRUCTURES RISING IN PRINCIPLE ADDITION.

#### \$2 Lots With Total Value of \$39,000 Sold; Plans Laid for Widening Avenue.

#### The Steger—\$85 \$5 Cash \$4 Monthly

#### The Steger—\$115 \$10 Cash \$5 Monthly

#### 101-103 Tenth St. at Washington Park Street

#### Schwan Piano Co.

#### PREST-O-GRAPH EXPANSION

#### LOCAL ADVERTISING CONCERN HAS NEW QUARTERS.

#### Ten Thousand Feet of Floor Space at First and Ankeny Streets

#### Leased by Company.

Ten thousand feet of floor space in the building at the southwest corner of First and Ankeny streets was leased last week by Prest-O-Graph, Inc., and will be the future headquarters of that concern, which has announced its intention of putting on a national campaign. The concern has been manufacturing advertising posters and novelties in Portland for a number of years and the acquisition of the new space on First and Ankeny streets will be the first step in the plan for enlarging its business.

At present the local plant is handling all of the business for the northwest, the trade originating from Seattle branch being even greater than that developed in Portland. The present corporation is an Oregon one and this will be its headquarters for some time to come. C. W. Dibble is the originator and developer of the unique process the concern employs. Associated with him are J. G. Meeko, vice-president and sales manager, and L. D. Howe, secretary-treasurer and general manager. The company employ about 20 people at present and are planning to erect houses fitted by the state loan.

### Brownville Has \$103,000 Improvement Awakening.

#### Boulevard System Built and Water Works Developed and Apparatus Installed to Eliminate the Fire Hazards.

#### BROWNVILLE, Ore., Sept. 17. (Special.)

—There is such a thing as waking up with a bang, and cities do that just as individuals. Especially in the case of Brownville, where the awakening was a few days ago, when the city of Brownville, located in the heart of the valley of the historic Calapalooza river valley slept serenely for a quarter of a century and then jumped to its feet in 1921 when the city fathers of Brownville, a gentle vanguard, the result of this amazing awakening was the improvement of the city to the extent of some \$103,000. And the good work still goes on.

An expenditure of \$75,000 gave the city a system of sewers, drainage, and water supply. The improvement included the building of a boulevard through residence sections and business parts alike. Macadamizing also was done on the main thoroughfare, and a new water system was installed. Twenty-five thousand dollars of the city's bonds have been sold for this purpose.

Brownville has long needed fire protection, and a city which springs from a meadow fire is bound to minimize the fire hazard. The city of Brownville does not mean again to be burned out, but means to be burned out in two years.

Bonds have been sold and are being used for the purpose of buying fire trucks, chemical, new hose and other necessary apparatus.

And in old town is not head-over-heels in debt as a result of the \$100,000 worth of improvements. The street improvement bonds cannot, under the Bancroft bonding act, be charged up to the city, or to any city, as an indebtedness, and so the actual indebtedness as shown on the city's books according to the officials, is but \$44,850, and this comes to only 12 per cent of the assessed valuation of town property.

### BUILDING CAPITAL AVAILABLE

#### Loan of \$375,000 on New Apartment House Cited as Example.

The loan of \$375,000 made by S. W. Straus & Co. for the erection of a new nine-story apartment house at the southeast corner of Sixth and Madison streets in this city, as announced in The Oregonian some time ago, is given by the big financial house, the prominent example here as an indication that capital is steadily available for building operations.

Straus & company announced that it had also underwritten a first mortgage loan of \$750,000 on a new apartment house to be erected in the land. It was declared that both the Portland and Cleveland projects will provide needed housing facilities in the two cities.

The Portland apartment house is to be erected by Donald B. McBride and Richard F. Wassell and is to cost about \$200,000. Permit for the excavation work was taken out two weeks ago.

### "The Best Phonograph Sale!"

#### Is Always the One Where You Can Buy the Best Phonograph for the Least Money

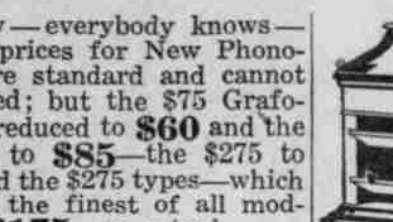
#### You know—everybody knows—that the prices for New Phonographs are standard and cannot be changed; but the \$75 Grafola was reduced to \$60 and the \$120 one to \$85—the \$275 to \$150 and the \$275 types—which represent the finest of all models—for \$175—an actual

### Saving of \$100

#### And then you may buy on easy monthly payments of but \$3, \$5, \$8 and \$10 monthly.

#### New Records—October Releases

All by Myself—Fox Trot  
The Happy Six  
One Kiss—Fox Trot  
The Happy Six  
No. 3434—10-inch—\$5c  
Ain't We Got Fun—Fox Trot  
The Happy Six  
No. 3428—12-inch—\$5c  
Not So Long Ago—Fox Trot  
Yerkes Orchestra  
No. 3429—10-inch—\$5c  
Wang Wang Blues—Fox Trot  
Van & Schenk Orchestra  
Ain't You Comin' Out, Malinda—Fox Trot  
No. 3427—10-inch—\$5c  
Happiness—One-Step  
Hickman's Orchestra  
Shunshine—Fox Trot  
Art Hickman's Orchestra  
No. 3426—10-inch—\$5c  
Wyoming—Waltz  
Metropolitan Dance Players  
Where the Lazy Mississippi Flows—Waltz  
No. 6182—12-inch—\$12.25  
Metropolitan Dance Players  
Peggy O'Neil—Waltz  
Prince's Dance Orchestra  
The Last Waltz—Waltz  
Prince's Dance Orchestra  
No. 6183—12-inch—\$12.25



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At present the local plant is handling all of the business for the northwest, the trade originating from Seattle branch being even greater than that developed in Portland. The present corporation is an Oregon one and this will be its headquarters for some time to come. C. W. Dibble is the originator and developer of the unique process the concern employs. Associated with him are J. G. Meeko, vice-president and sales manager, and L. D. Howe, secretary-treasurer and general manager. The company employ about 20 people at present and are planning to erect houses fitted by the state loan.

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### Attention

#### Prospective Home-Owners and Building Public

#### We invite your inspection of the first

### Thermo-Wall Home

#### now nearing completion at East Thirty-second and Lambert Sts. in Eastmoreland.

#### Convince yourself by a personal investigation and then have your architect specify

### Thermo-Wall

#### for your new HOME.

#### For your convenience, we will have a representative on the job

#### Sundays and evenings—or see us at our office at the

### Builders Exchange

#### 201 Worcester Bldg. Main 4907.

#### THERMO-WALL CONCRETE CONSTRUCTION COMPANY

#### Finish the Job!

#### Housecleaning is all well enough, but it doesn't go far enough. Make it renewal time as well.

#### Inspect the whole house, look for things that should be given attention—things that should be replaced—improvements that should be made.

#### Pay particular attention to your plumbing fixtures. They are very important. Both the standpoint of convenience and the safeguarding of health.

#### "A stitch in time saves nine" applies particularly to bathroom and kitchen fixtures.

### FURNACE

#### We have the Richardson-Boyston Furnaces—both the pipeless and the regular kind. We are experts in heating systems. We will give you the benefit of our forty years' experience in this line for a minimum of \$150.00. Trouble and expense by installing the right furnace in the right way.

#### J. C. Bayer Furnace Company

#### 204 MARKET ST.

### Alaska Plumbing & Heating Co.

#### 303 E. Morrison St. East 2054.



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