

COMMITTEE NAMED TO RESECURE CITY'S BUILDING CODE

Jesse A. Curry Made Chairman
of Board Delegated to Under-
take Important Civic Task.

Portland's building code is to be revised. The work of revision has been delegated to a committee appointed by President H. B. Van Duzer of the Chamber of Commerce at the request of Mayor George L. Baker. The committee is headed by Jesse A. Curry, and other members are John F. Daly, E. H. Sennelich, George Mason, Carl Stebbings, Robert L. Rankin, Roy T. Bishop, H. C. Huntington, Coe A. McKenna, T. H. Williams and H. A. Whitney.

According to Van Duzer and other members of the Chamber of Commerce, the building code fails to conform in many important details with the codes governing building construction in other cities. Requirements of the local code added \$25,000 to the cost of structural steel used in the new Montgomery Ward building nearing completion at Gull's lake, compared to the cost of a similar structure in Kansas City, Chicago or a number of other eastern cities.

PRESENT CODE RIGID

The American Can company was obliged to make many modifications to its specifications for a million dollar plant in Portland, though identical specifications had been used in the construction of 60 buildings erected by the concern in major cities of the United States. The protest of the American Can company's engineers was largely responsible for the appointment of the mayor's committee.

According to Coe A. McKenna, who as chairman of the industrial development committee of the Associated Civic clubs has made an exhaustive study of the building codes of various cities, it is impossible to develop many desirable industries here because of building restrictions. He believes that the Portland code should conform with those in effect in other cities so far as public safety will permit.

CAREFUL STUDY PROMISED
Commissioner Barbour of the department of public works is in sympathy with the movement for essential modifications of the building rules, and H. E. Plummer, chief of the building department at the city hall, states that certain changes in the present code will lessen the difficulties of passing upon plans and specifications submitted by prospective builders.

Through the efforts of the Portland Realty board and the Chamber of Commerce, concessions have been made by the building department in the restrictions governing the erection of dwelling houses. The effect of these modifications is reflected in an increasing number of residence permits.

Jesse A. Curry, chairman of the committee appointed from the Portland Realty board, announced before any change in the building code is recommended, careful study will be given to the rules in force in other cities.

**August 2 Will See
Realty Dealers in
High Jinks on Boat**

The aggregate mentality of the entertainment committee of the Portland Realty board is being taxed to the utmost to outline a proper course of stunts for the realty dealers' excursion on board the good ship Blue Bird, Tuesday evening. The Blue Bird is a two-decked steamboat 210 feet long and 48 feet beam. It will carry 100 passengers according to F. O. Brockman, secretary of the board.

Over 300 tickets have been sold at 50 cents each for the round trip. The boat will leave the east end of the Morrison street bridge at 8:30 p. m. and head for the big river. Dancing, singing and general high jinks will prevail until a late hour. The committee will distribute 500 balloons among the passengers. There will also be eating and other surprises. Tickets are on sale at the office of the secretary in the Oregon building.

Fraternity House Assured
Moscow, Idaho, July 31.—Subscriptions to the fund for building a home for the Phi Delta Theta fraternity went over the top when A. T. West, owner of the Moscow Telephone & Telegraph company, gave \$500. Today it is announced the full sum has been subscribed and the house is assured. It will cost \$30,000 and be erected near the University of Idaho. The Delta Gamma sorority house is nearing completion and will be ready for occupancy with the opening of the university about September 15 is the announcement made today.

Power Company Sale
Raymond, Wash., July 31.—After several weeks of dickering the Willapa Power company, owned largely by South Bend Electric company of Raymond, has been sold to the Willapa Electric company of Raymond. The latter company is owned by Sanderson & Porter of New York. The South Bend company accepted \$100,000 in payment for its property, taking \$16,000 from the people of South Bend and \$84,000 worth of Willapa Electric bonds, bearing 6 per cent interest.

LIGHT ON A DARK SUBJECT

Most home owners are much in the dark about the things that make their fuel bills too high. There are lots of things that affect the cost of heating which are apparent only to experts. If your heating equipment failed to operate economically and satisfactorily last winter, better let us look it over. We can probably improve conditions at small expense. Now is the best time to do it.

Alaska Plumbing & Heating Co.
415 E. Morrison St. East 2554.

NEPPACH BUILDING SOLD FOR \$90,000



Three story structure at the northwest corner of Third and Burnside purchased last week by Dr. Sol Miller. The building was erected 35 years ago and was considered one of the finest structures in the business district at that time.

One of the most important real estate deals of recent weeks was closed last week in the transfer of the Neppach building at the northwest corner of Third and Burnside streets from the Neppach Estate company to Dr. Sol Miller for \$90,000. The transaction was handled by Fred J. Reverman of Wakefield, Fries & Co. and the firm of Dekum & Jordan. The building was erected in 1885 and

has been in the hands of the Neppach estate for many years. It is three stories in height, of brick construction and has a frontage of 100 feet on Burnside and 50 feet on Third street. This corner is considered one of the choicest in the west side retail district, being a transfer point and easily accessible to all bridge approaches.

DWELLING HOUSE BUILDING LAGS

Demand Exceeds Supply; Lumber
Used Mostly in General Con-
struction in U. S.

Washington, July 31.—More lumber used in the United States for general building and construction than for any other purpose, says the U. S. forestry service report of June 1, 1920, before the senate. In normal years probably 28 billion board feet is used in this way out of an average annual cut of 40 billion feet.

For the five years before the war, 1910-14, the average annual building bill of the country shown by building permits was approximately \$670,000,000.

COSTS INCREASE
After dropping to \$445,549,493 in 1918, it rose in 1919 to \$1,325,936,702; but with building costs increased 100 percent or more, actual construction did not much, if any, exceed the pre-war average. Apparently construction work throughout the United States is behind requirements. The deficit is greatest in dwelling houses.

The building permits issued in 21 cities of various sizes widely distributed over the country show that, in values, housing construction formed 35 per cent of all building in 1913; 21 per cent in 1918 and 27 per cent in 1919. The amount of housing construction in 1913 was exceeded in 1918 in only two of the 21 cities, and in 1919 in only six. In spite of the "build-a-home" campaign.

CONSTRUCTION LAGS
The falling off in house construction, continues the forestry service report, generally appears to have been particularly marked since the latter part of 1919, when the greatest upward movement of lumber prices began.

The United States housing corporation states that normally 30 per cent of the number of buildings constructed are dwellings; that in 1919 dwellings were only 15 per cent; that 1,000,000 families in the United States desired houses even before the war; that the shortage has since increased very rapidly; that there were but 70,000 houses built in 1919, when to have met the requirements there should have been 500,000, and that in 1920 an average of 110,000 families occupied 100 houses, but today 121 families occupy 100 houses.

Portland Man Buys Tract
Sandy July 31.—A tract of 235 acres of logged-off land two and a half miles south of Sandy, belonging to the J. W. Root estate, was sold last week to M. Rettig of Portland. Rettig will move three families onto the tract and will personally supervise its development. George Beers of Sandy handled the deal and the price paid was \$8000. Another sale reported by Beers was the transfer of six acres four miles from here on the Bluff road from T. Thorndsen to C. McGourty of Boring, consideration being \$3300.

Recruise Shows Big Timber Gain
Kelso, Wash., July 31.—The latest report submitted by Thomas & Meservy, who are recensing the timber lands of Cowlitz county, show an increased cruise of 72 per cent on approximately 200,000 acres of land. The new cruise shows 264,000,000 feet, compared with 200,000,000 feet on the old farm. An other report on 5000 acres shows a slight decrease. This is due to the fact that several sections included in the recruise have been partially logged off in the intervening time.

CIVIL ENGINEERS WILL HOLD PICNIC AT LAUREL HURST

Aim of Meeting Is to Discuss
Plans for Portland Convention
to Be Held Week of August 9.

Members of the local branch of the American Society of Civil Engineers will hold a picnic supper at Laurelhurst park Friday evening, followed by dancing at Laurelhurst club. The purpose of the meeting is to announce plans for the fifteenth annual convention of the national society, which will be held here the week beginning August 9.

The convention will bring to this city a distinguished engineer and technical men from all parts of the United States. The society is the oldest organization of engineers in the country and has approximately 10,000 members. Its membership is not confined to resident engineers and the society has representatives in remote provinces of India, China, Siam and Africa.

MEETING IMPORTANT
The meeting in Portland is one of the most important ever held by the society for it will not only mark the passing of the half century mark of the organization but it is very probable that plans of reorganization which have been in contemplation for some time, will be given consideration. The part of the Portland meeting will be devoted to the discussion of technical subjects but will be entirely a business gathering looking toward further development of the organization along with the other national technical organizations, including the mining, electrical and mechanical engineers, all of which are now co-ordinated.

The first Portland meeting will be held on Monday, August 9, when the board of directors, which is the governing body of the society, will meet.

RECEPTION PLANNED
On Tuesday the convention will hold an all-day session and in the evening there will be a reception and dance. Wednesday will be devoted to a trip on the Columbia river highway with luncheon at Eagle Creek, preparations being made to serve about 600 persons.

The evening there will be a smoker at the Multnomah hotel, at which Frank Branch will deliver his famous lecture on the great outdoors of the Pacific Northwest. Thursday will be devoted to varied interests, as there will be excursions to the power plants at Estacada, the paper mills at Oregon City, a tour of the harbor, including the development at St. Johns, the engineers visiting those in which they are most interested.

\$14,000 Ranch Purchased
Eugene, July 31.—One of the most important recent real estate sales recorded here was closed last week in the transfer of a 70 acre dairy ranch five miles west of Eugene from Jens V. Olsen to E. J. Boyd of Davenport, Wash., for \$14,000. The property is highly improved and the dairy herd includes a number of registered Holstein cattle. The purchaser secured the herd, crops and other personal property.

EASTERN REALTOR VISITS PORTLAND

Thams Shallcross Jr. of Philadel-
phia Avers Home Building
Is of Vital Importance.

Thomas Shallcross Jr., of Philadelphia, accompanied by Mrs. Shallcross and their two daughters, arrived from California last week and spent several days in Portland as guests of Fred E. Taylor, president of the National Association of Real Estate Boards. Shallcross is one of the biggest realty operators in Philadelphia. He is a past president of the national association and past president of the Philadelphia Real Estate board.

"This is my first visit to Portland," said Shallcross, "and I am more than satisfied that the city is deserving of all the splendid advertising it is receiving from Shriners and Kiwanis who attended the conventions here in June. One of the best assets of the Northwest in the advertising line is Frank Branch Riley, whose lectures in Eastern cities have turned the attention of thousands of men and women to the Pacific coast."

The housing shortage in Eastern cities continues acute, according to Shallcross, and will assume the nature of a crisis during the winter months unless immediate action is taken to stimulate building. "In Philadelphia only 2800 dwellings were built during the past year," he said, "compared with a normal construction of 7500. An immediate needs of the population call for the erection of at least 10,000 homes."

"This condition prevails generally throughout the country and its only remedy lies in a nation-wide building campaign. Laws regulating rents would prove useless. The only legislation which can prove effective in relieving the housing shortage must have for its purpose the encouragement of home-building and home ownership. The national association of real estate boards is backing such a movement and it has the indorsement of the national educational association and all students of social and economic conditions."

Iowa Man Buys Barlow Farm
Canby, July 31.—The largest sale made in this locality in some time consisted of the transfer of the old Seatons place of 100 acres near Barlow by John McGowan to Ray W. Smith, a recent arrival from Knoxville, Iowa. The place, which is in a high state of cultivation, was purchased by McGowan only two or three years ago at \$18,000. The deal was made through the Hargrove Realty company of Portland.

Want Logged-Off Land
Dee, July 31.—Ten people arrived here this week by automobile from Minot, North Dakota, with the intention of acquiring logged-off land from the Oregon Lumber company. They report that a party of 14 farmers from the same section of North Dakota headed this way and that others will follow before autumn to take up logged off land.

\$17,000 Paid for Jersey Farm
Albany, July 31.—E. H. McDonald, Malheur county man, is reported to have purchased from Robert L. Burkhardt one of the finest registered Jersey stock farms in Linn county. The farm comprises 57 acres and the consideration was \$17,000. It is located near Albany, adjoining the site of the Albany Lumber company's plant. Mr. Burkhardt will retire after selling his cattle at auction.

COUNTY REALTY MEN MEET; PLANS TO BE PERFECTED

Prominent Dealers to Attend Ban-
quet; Clarke County Will Have
Organization Started.

Ira E. High of Boise, Idaho, president of the Interstate Realty association, accompanied by Paul A. Cowgill, secretary of the association, E. B. Arthaud of Hoquiam, Wash., and officers of the Portland Realty board, will be the guests of honor at a banquet in the main dining room of the St. Elmo hotel, Vancouver, Wash., Thursday night.

Steve Thompson and George Floyd of Vancouver head the committee on arrangements and 25 real estate men of Vancouver, Washougal, Camas and Yacolt, Wash., will participate in the meeting. The meeting is called for the purpose of organizing the Clarke county realty board and all realty dealers in the county are eligible to membership.

TAYLOR MAKES SUGGESTION
The movement for the organization of county real estate boards was started at the suggestion of Fred E. Taylor, president of the National Association of Real Estate Boards, and it is proposed that every county in the United States and Canada shall be organized during the next year. The movement had its inception in the Northwest and several counties in the jurisdiction of the Interstate Realty association already have been organized.

Not only will special advantages accrue to dealers in farm lands and large acreage propositions through the organization in the county boards, but men will be in a better position to study the needs of legislation governing their profession. Interest in real estate license laws, similar to the one in effect in Oregon, has been aroused in other Northwestern states through the work of the local organizations, but is little understood by dealers in outlying sections. Prejudice against such legislation will be removed by open discussion in the county boards.

ORGANIZATION TO BE MADE

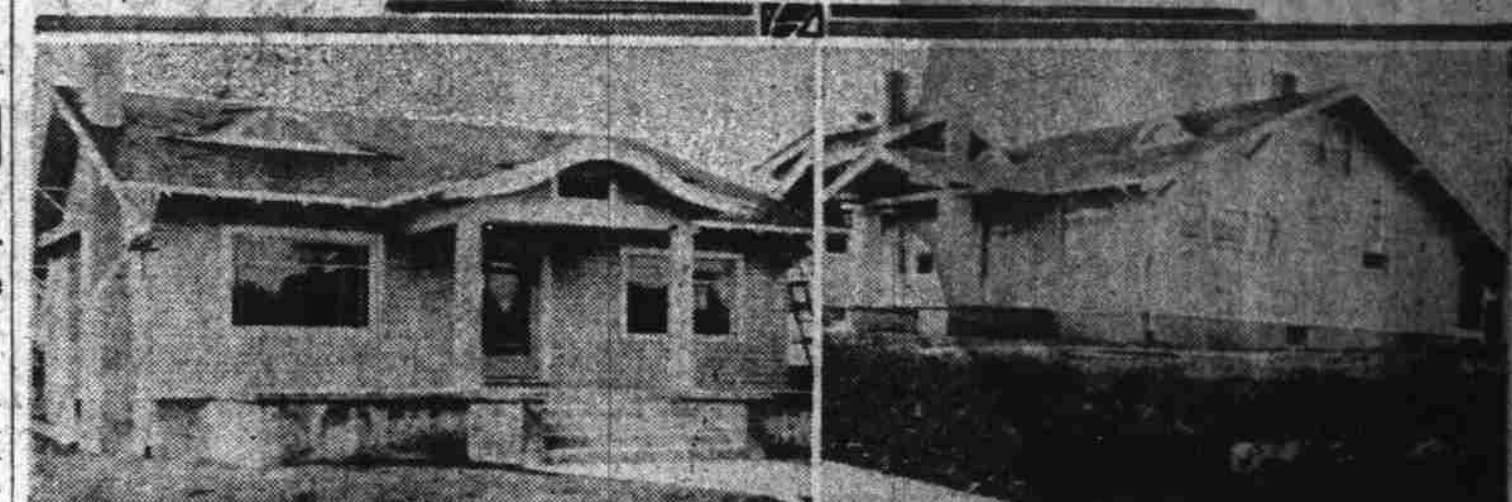
Fred W. German, president of the Portland Realty board and vice president of the farm land division of the national association, is heartily in sympathy with the new movement and believes that it will result in a more scientific handling of the colonization of the idle acres of the Northwest. Through cooperation with real estate dealers in the East and Middle West it will be possible to study the needs of prospective settlers and place them on land suited to their particular operations at a great saving in time and money.

Organization of the farm land division of the National Association of Real Estate Boards will be perfected at a meeting of the executive committee of the association at Denver in September. The work outlined for this division by German embraces the agricultural development of millions of acres of land in all sections of the North American continent, and the success of its activities depends upon the proper functioning of county real estate boards.

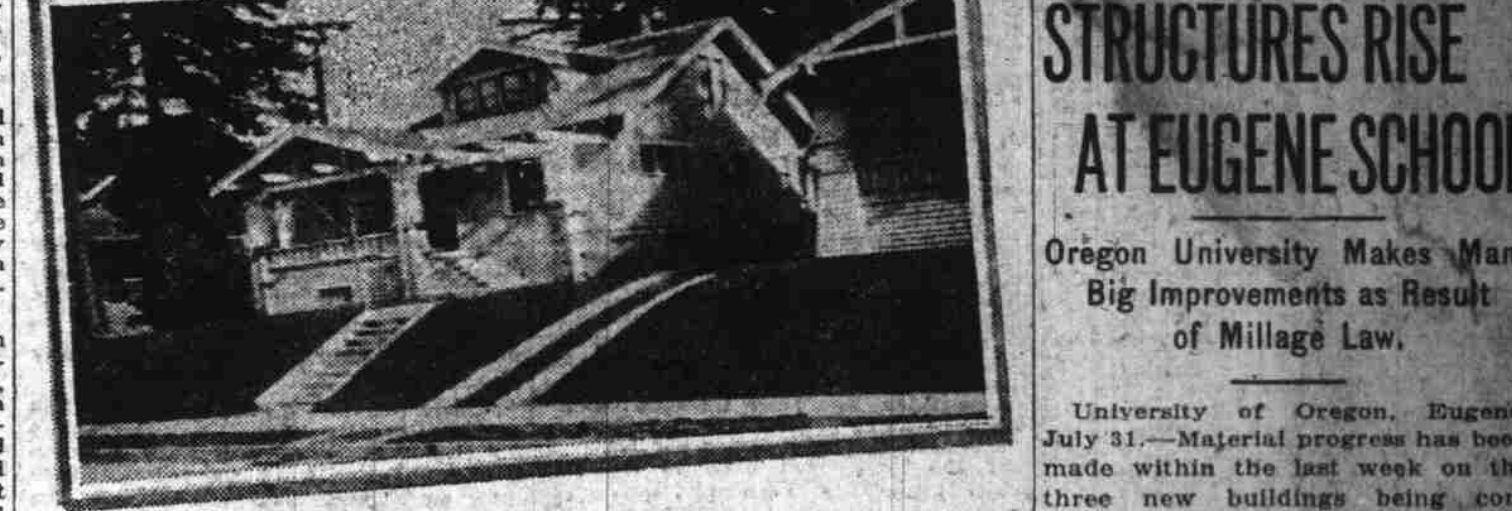
Prune Ranch Sold
Corvallis, July 31.—A. H. Wilhelm of Benton county has just sold his prune orchard for \$50,000 to A. H. Laughlin of Carlton. There are 100 acres of prunes and 150 acres of good farm land besides, with fairly good improvements. The property is well watered and the crop is good. Laughlin is already in the prune business, having a 100-acre orchard near Carlton. He is a son of Mr. and Mrs. Craine, residing in Portland.

Wilsonville, July 31.—C. E. Crane and wife, recent arrivals here from Minnesota, having made the trip by automobile, have just purchased the river front property of H. D. Aden consisting of a house and acre of land, for which they paid \$1750. The property, which occupies a site overlooking the river just above the Wilsonville road to the ferry, will make an ideal country home, and it is the intention of Craine to remodel the house and greatly improve the place. Craine says he will get a motorboat and enjoy some of the pleasures of river riding. A son of Mr. and Mrs. Craine resides in Portland.

BUNGALOW HOMES FIND READY MARKET



Three charming houses recently completed by a Portland firm. Top, left—Bungalow home at 1233 East Flanders street. Right—House at 1195 Hancock, purchased by C. L. St. Clair. Below—Bungalow at 1032 Oregon street, Laurelhurst, bought by R. J. Peterson.



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The bungalow home is finding increasing favor from year to year and houses of this type are sold as rapidly as they can be completed and placed on the market. During the past two months Weller and Rinehart, a newly organized firm of builders, have finished the disposal of a dozen bungalows in Rose City Park, Laurelhurst and other east side residence districts. The firm has two bungalows in Laurelhurst, three in Rose

City Park and four in East Holladay addition nearing completion. One of the recent sales was a five-room bungalow at 1235 East Flanders, transferred to E. J. Hendrick for \$1250. This home has a slightly location and is well equipped for comfort and convenience. All floors are of hard wood; there is a large fireplace in the living room; the bathroom is finished in tile and there is a modern furnace in the concrete basement.

E. J. Daly Acquires Two Grizzly Bears

E. J. Daly is recuperating his powers for the autumn realty campaign on vacation tour through Yellowstone National park. In a letter to The Journal-Daily suggests that the next annual convention of the National Association of Real Estate Boards be held in Yellowstone park. He writes that he has purchased two grizzly bears at the park and will place them on exhibition at his office in the Fairing building.

Minnesotans Acquire Home in Wilsonville

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New Association to Build Residences in Peninsula District

At a stockholders' meeting of the Peninsula Housebuilding association Monday night Thomas Autsen was chosen president, Harry Bonham vice president, A. D. Doyle treasurer, and Mrs. S. W. Durban secretary. Directors of the association are Thomas Autsen (chairman), A. A. Aye, F. C. Knapp, J. N. Edlefsen, Harry Bonham, P. E. Drinker and C. L. Thompson. The association is capitalized at \$25,000.

The purpose of the new organization is to build and sell dwellings in the Peninsula district. It is proposed to erect five houses as an initial unit. These will be offered on liberal terms, first payment of 5 per cent being required and the balance of the purchase price to be paid in installments, little above the rental value of the property.

Lumber Company Improvement
Dee, July 31.—The Oregon Lumber company is erecting a stock shed here and preparing to take care of local lumber trade. Officials of the company state that during the 15 years the concern has been operating here it has been too busy with outside orders to handle local trade.

STRUCTURES RISE AT EUGENE SCHOOL

Oregon University Makes Many
Big Improvements as Result
of Millage Law.

University of Oregon, Eugene, July 31.—Material progress has been made within the last week on the three new buildings being constructed on the campus of the University of Oregon. Work on shingling, plumbing, heating and wiring is being done on the new women's building, while foundation work is taking place on the new commerce building and the second unit of the women's dormitory.

All of the outside masonry has been completed on the women's building. The swimming tank, which will be in the east wing of this building on the basement floor, has been partially completed, and workmen are now digging a large trench leading from the building through which the intake and outlet water pipes will run.

Bids have been received by the university for plumbing, wiring, heating, roofing, composition floors, painting, cork floor coverings, glazing, black boards, mill work, finish hardware and plastering for both the new commerce building and the second unit of the women's dormitory. Workmen at present, however, are at work on the foundations of the two buildings. The work on the dormitory is slightly more advanced than that on the commerce hall, but both are expected to be completed at the same time.

Both the new women's dormitory and the new commerce hall are to be duplicates of present campus structures, as far as outside architecture is concerned. The new commerce structure will be a replica of Oregon hall, the present home of the school of law, and school of education, while the second women's dormitory unit will be similar in detail to Hendricks hall, the present women's hall of residence.

Construction of the new buildings has provided much work for students of the university, several of them being employed in various ways on the structural work.

Condemnation Ordered
Centralia, July 31.—An ordinance for the purpose of doing away with certain buildings about town, damaged by fire, and considered public nuisances, passed Tuesday morning by the city commissioners. This will abolish such structures as the old I. W. W. hall on First street and the buildings on North Tower avenue, which are unsightly and unsafe.

The Book of Better Bungalows

ROSE CITY

1645 Sandy Boulevard

Two of the classiest 5-room bungalows in Rose City. This one faces Sandy Blvd. and contains a large living room with fireplace, plate glass windows and doors and leading into beautiful dining room with built-in buffet. Two large bedrooms and Dutch kitchen with breakfast nook, bathroom, and a full bath. All built-ins and floor tub and pedestal lavatory. All ivory enamel (except kitchen and bath room, which are white enamel). Oak and maple hardwood floors. Indirect lighting fixtures with convenient plugs for appliances. Glass floor knobs throughout. Large floored attic.

ROSE CITY

666 63rd Street North

This one is a beautiful corner lot. These two bungalows are built so that description fits them both. They contain Gasco automatic furnaces. Large cement basement constructed throughout. Three coats of lead and oil on the outside. Stationary tub and drains. Both are triple concrete slabs and shade trees. Sewers are in and connected. These houses have garages with cement driveways and new lawns. These are right in without further expense. They are open for inspection from Sunday on. Don't miss this chance to find the owner on the premises.

WELLER & RINEHART

212 Chamber of Commerce BUILDER AND OWNER Main 4803