

PORTLAND, OREGON, SUNDAY MORNING, MAY 15, 1921.

## BUILDING OWNERS AND MANAGERS TO MEET JUNE 21-25

National Convention in Portland  
Will Be the Largest in History  
of the Association.

The annual convention of the National Association of Building Owners and Managers, to be held here in June, will be the largest convention in the history of the organization, according to Charles S. Holbrook, president of the Portland association. The convention will be one of the most important assemblies of business men ever held in the Northwest and special trains will carry hundreds of delegates from the Atlantic seaboard and other sections of the East and Middle West.

Approximately 100 cities in the United States and Canada are represented by the 1100 members of the national association, Holbrook stated, and the aggregate value of buildings owned and controlled by the membership is in excess of \$2,000,000,000.

The convention will be attended by many men of great wealth and powerful position in the financial world. Clarence T. Coley of New York, manager of the Equitable building, which is valued at \$7,000,000, is one of the delegates, and there are others of equal prominence.

Cleveland will send a large delegation, and a special train will be run for the convention early in June, making a tour of the Southwest en route and returning East via the Great Northern, with stops at Glacier and Yellowstone national parks. One of the Cleveland delegates is F. L. Swetland, owner of \$5,000,000 worth of office buildings in that city. Swetland is a cousin of Lot Q. Swetland of Portland.

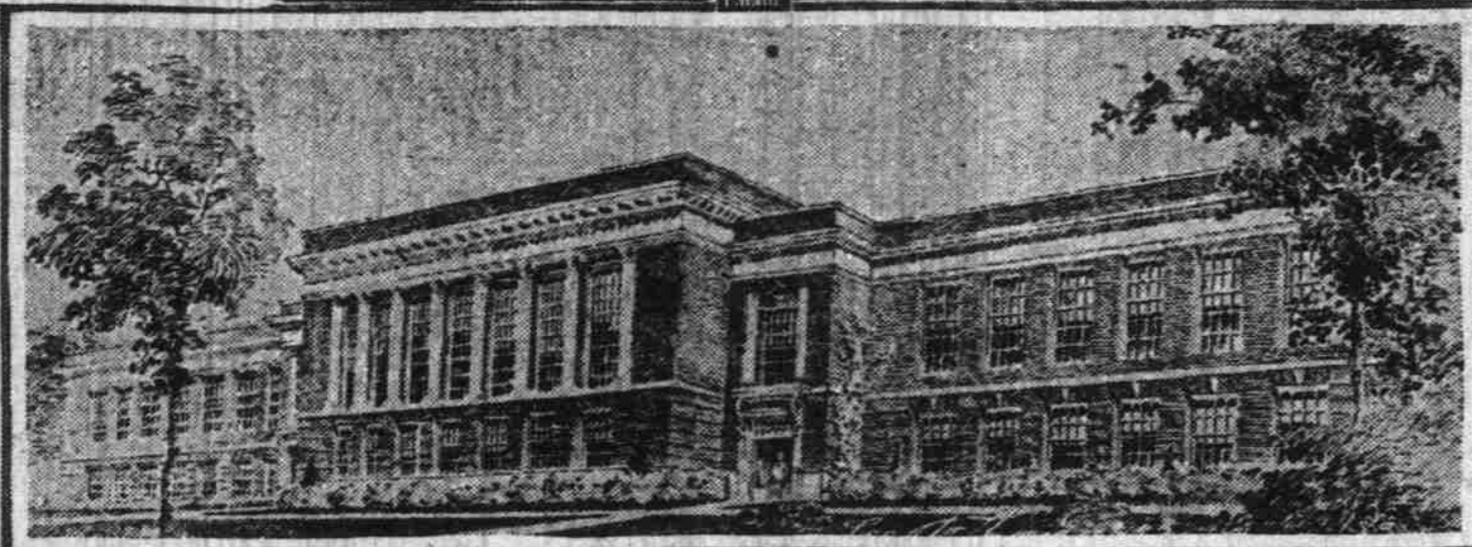
A large representation will come from Southern cities, and E. M. Horine, owner of office buildings valued at several million dollars in Atlanta, will head the delegation from that city. Augusta, Birmingham, New Orleans, Jacksonville and other towns in that section will also be represented, according to James J. Sayer, secretary of the local association.

One of the principal speakers at the convention will be Gordon Strong of Chicago, owner of the Republic building. The 21 stories of this building are entirely occupied by retail stores, and the rental rates for floor space in the building are determined by conferences of the tenants, who have been organized by the owner into a cooperative association. Strong is scheduled to speak before the Portland Chamber of Commerce on June 23.

Problems of taxation will receive special attention on the convention program, Holbrook stated, and the relation of rental rates to tax levied by municipalities will afford a wide field for discussion. Statistics compiled by Secretary Sayer show that the net earnings of 15 of the larger industries of the country average 11.3 per cent. If office buildings were to receive similar net earnings, the present average rental rate would be increased 50 per cent, he stated.

The Portland Association of Building Owners and Managers has 41 active members, representing 41 office buildings, and considerable other property. The aggregate value of buildings owned by members of the local association is approximately \$28,500,000, according to

## REDMOND UNION HIGH SCHOOL BUILDING



Construction work was begun last week on the new \$74,000 high school building at Redmond, Or. The building is planned to accommodate increase in school attendance over a period of several years.

Redmond, Or., May 14.—Contract for the building of a new central school for Redmond union high school district has been let to Olson & Erickson of Redmond, who have begun work on the structure, which is to cost \$74,000. The building will have a large assembly hall calculated to care for the growth of the school for several years, and eight class rooms. The completed plan submitted by Lee A. Thomas of Bend,

Sayer, and the total taxes paid by members aggregate \$1,125,000 annually. Offices of the Portland association are Charles S. Holbrook, president; Gwynn G. Jones, vice president; Frank E. Hart, treasurer; Dean Vincent, convention chairman. Trustees in addition to the officers, W. C. North, Robert H. Strong and J. B. Yeon.

The convention of the national association will open on the morning of June 21 and close June 25.

## Physicians to Put Up Hospital Costing \$35,000 at W. Linn

Plans are being prepared by E. E. McClaren for a \$35,000 hospital to be built at West Linn for a group of Oregon city physicians. The building will be built at a height with full basement and 47 by 96 feet in dimensions. It will be constructed of hollow tile with stucco exterior. Besides spacious wards for patients the building will contain nurses' quarters, two operating rooms, X-ray room and a steam heating plant. McClaren has been commissioned to prepare plans for a fireproof residence at Salem for E. W. Wilson. The house will contain eight rooms and will be constructed of hollow tile. Cost is estimated at \$15,000.

The same architect has under way plans for a \$6000 residence for C. E. Edwards of Tillamook.

## Building Plans Are Enlarged 2 Stories

North Bend, Or., May 14.—Plans being prepared by Tourtelotte & Hummel for the proposed North Bend hotel have been changed to provide for a five story structure, instead of the three story building originally planned. The exterior of the building will be of white cement stucco. A large lobby and dining room will be on the first floor and the First National bank of North Bend will occupy a corner of the building.

architect, provides for the addition of another unit to provide a gymnasium and additional class and laboratory quarters. Contracts awarded by the board provide for brick construction and modern heating plant.

The building is to be located on E street, where business men of Redmond through private subscription have bought a block facing the girls' dormitory built last year to accommodate students entering school from remote parts of the large union district.

## TWO NEW LEASES TAKEN BY STORES

Nau Drug Store renews in Selling Building; Protzman Shoe Co. Signs With Imperial Hotel.

Frank Nau has executed a new lease on his ground floor location in the Selling building at the corner of Sixth and Alder streets, for an additional period of five years, it was definitely learned Saturday.

It was rumored a short time ago that the entire lower floor with the exception of the Johnson Music House was being leased to a group of New York ladies' ready-to-wear concerns for a period of 10 years. W. W. Ferguson and Marvin C. White, representing the eastern firms, refrain from any comment other than to the effect that the Nau lease has been definitely closed by Strong & McNaughton, representing Mr. Selling, who prefers to consider the present occupants of the property even at a financial sacrifice to himself.

The leasing of the Pompeian room in the Imperial hotel to the Protzman Shoe company for a period of five years from May 1, is also announced. It is understood that the lessees will spend about \$15,000 in remodeling the premises for their particular purpose and will continue to handle the Edwing Clapp shoes as formerly. The consideration in both transactions is being withheld. Mr. Metchan and the Imperial Hotel company were represented by W. W. Ferguson in the transaction and Marvin C. White represented the lessees.

**Goshen Farm Sold**  
Eugene, Or., May 14.—W. A. Howard bought the 7 acre farm of W. T. S. Patton at Goshen last week.

## TAYLOR IS BACK FROM NEW HAVEN REALTY SESSION

Committee Urges Enactment of  
Gross Sale or Turnover Tax,  
Says President of Association.

Enactment of a gross sale or turnover tax of approximately 1 per cent to apply to all sales exceeding \$6000 annual turnover was recommended by the executive committee of the National Association of Real Estate Boards at its recent meeting in New Haven, Conn., according to Fred E. Taylor, president of the national association, who presided over the executive sessions. Taylor returned home Thursday.

While the New Haven meeting was the primary objective of his trip East, Taylor also visited the realty boards in 15 other Eastern cities and delivered addresses before thousands of realtors and business men. Among the cities visited were Chicago, Cleveland, Buffalo, Boston, New York, Philadelphia, Newark, Camden, Baltimore, Washington, Pittsburg, St. Paul and Minneapolis.

**ATTENDANCE IS LARGE**  
The meeting of the executive committee at New Haven was the largest in the history of the association, 193 delegates being present from realty boards in various parts of the United States and Canada. Another record was broken when 79 new realty boards were voted into the membership of the national association, making the total affiliation 253 boards, having an aggregate membership of 150,000 active and associate members.

In addition to its recommendation of a gross sale or turnover tax, the executive committee also adopted a resolution urging the revision of the revenue laws of 1918 by the repeal of the excess profits tax, the elimination of the surtaxes in the federal individual income tax system, or a reduction thereof, so that the maximum rate will not exceed 30 per cent, and the repeal of the miscellaneous

excise taxes, except those on tobacco and liquors.

**HOME OWNING URGED**  
The committee also by resolution urged realtors and others to foster an encouragement of home ownership by actively building and loan associations, actively by depositing their idle funds with them as a means of promoting the home owning movement.

During his visit in Washington, Taylor called at the White House to urge President Harding's acceptance of an invitation to address the realtors of America at the coming annual convention in Chicago, and received assurances from the president that he will dispatch a special message to the convention in the event he is not able to appear in person. Herbert Hoover, secretary of the department of commerce, promised to deliver one of the keynote speeches at the convention, providing he is not detained in Washington by business of an emergency nature.

**RILEY TO SPEAK**  
The other principal speakers scheduled for the Chicago program in July are Frank Branch Riley of Portland, who will speak on "Selling America to Americans"; Major Dawes of Chicago and United States Senator Calder of New York, who will discuss the housing problem. In consulting with 600 prominent realtors at Chicago, Taylor found that great plans are being laid for the entertainment of 7500 to 10,000 realtors at the

July convention. A fund of \$100,000 has already been subscribed to finance the convention, and space in all of the hotels along the lake front has already been reserved by realtor delegations from different parts of the United States and Canada.

Taylor said yesterday that he found general business conditions to be on the mend in the East, and that Portland occupies a favorable position in the minds of Eastern business men and financiers. He says that conditions are better in Portland than in any other city of similar size visited on his recent trip.

## Residence to Occupy Old Cemetery Site

Elma, May 14.—E. H. Franco, cashier of the Bank of Elma, has purchased a quarter block at the corner of Main and Division streets and is preparing the ground for building a residence there costing \$5000 or more. Many years ago this section of the town was used as a cemetery. This small cemetery was covered by a beautiful grove of fir trees, but now each day Franco's workman is busy rick up a fine lot of firewood.

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# \$1 DOLLAR DAYS

### VALUES THAT OUTSHINE ALL OTHERS

## Three Days of Extraordinary Bargaining—the Kind You'll Like—Monday, Tuesday and Wednesday

No mail, telephone, C. O. D., refunds, exchanges or free delivery reserved. This is larger than our last week sales and you'll find orders taken during our Dollar Days sales and the right to limit many items of interest not advertised. Store opens 9:30 A. M.

<b>Women's Pink Crepe Bloomers</b> Made of best quality material, full cut, elastic at waist and knee. Special, 2 pairs for <b>\$1.00</b>	<b>Hand Emb. House Aprons</b> The Lorraine make. Made of best quality Bleached Muslin, pretty new designs, the regular \$1.95 value at, each <b>\$1.00</b>	<b>Our Complete Line of Georgette Crepe</b> 39-Inch material in all the new shades for spring wear. While it lasts at, per yard <b>\$1.00</b>	<b>White Outing Flannel</b> 36 inches wide and just the weight for gowns and pajamas and undergarments at, 6 yards for <b>\$1.00</b> Buy Outing Flannel at Dollar Days Prices and Save Money!
<b>Boys' Beach Suits</b> Made of serviceable blue chambray and white pique and just the thing for spring, in all sizes 2 to 7. At, 2 pairs <b>\$1.00</b>	<b>Women's Pure Silk Hose</b> with fibre top, mock seam, in black, white, grey, navy and cordovan colors. Our regular \$1.50 values. While they last, per pair <b>\$1.00</b>	<b>Our New Complete Line of Organdy</b> every spring shade included. Just the material for new spring dresses. During our Dollar Days specials, 3 yards <b>\$1.00</b>	<b>Women's House Dresses</b> Made of light and dark Percales in all sizes, including outsizes, long sleeves, roomy pockets. Just the garment for the house. Reg. \$2.95 values, ea. <b>\$1.00</b>
<b>300 Flannelette Kimonos</b> in beautiful floral patterns and colors. Some with elastic waists, others with large ribbon trimmed collars. Your choice on Dollar Days, each... <b>\$1.00</b>	<b>25 Children's Voile Dresses</b> in white with lace trimming, new patterns and styles. While they last at <b>\$1.00</b> our Dollar Days Special price, each	<b>One Broken Line of Very Serviceable Purses</b> for women. Some new styles and all very serviceable styles. Values up to <b>\$1.00</b> \$2.95, Dollar Days Bargains, each	<b>Men's B. V. D. Unions</b> This is the famous Athletic Underwear for spring, in all sizes. Yours during Dollar Days at, the suit... <b>\$1.00</b>
<b>Women's Cotton Union Suits</b> Specially fitted with band top and lace knee or cuff knee, good spring weight. During our Dollar Days Specials at, 2 suits for... <b>\$1.00</b>	<b>27-Inch Mercerized Poplin, 3 Yards for</b> 1000 yards of 27-inch Mercerized Poplin of a high grade, in white and all colors. For Dollar Days Special <b>\$1.00</b>	<b>Window Shades, 2 for</b> 36x72 fine quality Green Window Shades. Special Dollar Days <b>\$1.00</b>	<b>Infants' Shirts</b> Three for Fine quality Infants' Cotton and Wool Mixed Vests, sizes 1 to 4. Special for Dollar Days... <b>\$1.00</b>
<b>50-Inch Mohair a Yard</b> The Dress Goods Section will have many wonderful values these days, but foremost will be 50-inch mohair in navy and black. Excellent quality and good luster. Dollar Days Special... <b>\$1.00</b>	<b>Sateen Petticoats, \$1.95 and \$2.95 Values</b> 500 Wonderful values for 500 lucky women. Finest quality sateen Heather-bloom and Broadway Taffeta Petticoats. Regularly marked to \$2.95. Sizes 36 to 46. For Dollar Days... <b>\$1.00</b>	<b>Children's Dresses, \$2.95 Values</b> 250 Children's Pretty New Wash Dresses of fine quality standard Gingham and Chambrays. Prettily trimmed in contrasting combinations. For Dollar Days, each... <b>\$1.00</b>	<b>English Longcloth and 36-In. Soft Finish Nainsook</b> Regular 25c and 29c values in these two lots. For Dollar Days, 5 yards for... <b>\$1.00</b>
<b>Standard Gingham, 6 Yards for</b> A. F. C. Toll du Nord and Everett Classic Gingham in the prettiest plaids and stripes. For Dollar Days... <b>\$1.00</b>	<b>All Wool Serge, 2 Yards for</b> Another offering from the Dress Goods Section for Dollar Days is 56-in. All-Wool Navy and Black Serge <b>\$1.00</b>	<b>Corsets, a Lot of \$2.25 and \$2.95 Regular</b> From the Corset Section we offer front and back lace in low and medium bust, of pink and white coutil and batiste. Some with elastic inserts at waist <b>\$1.00</b>	<b>Sheets, \$1.50 Values for</b> 120 Sheets, size 72x90, for this sale. Made of good quality muslin. Special for Dollar Days... <b>\$1.00</b>
<b>Women's Knit Bloomers, 4 Pairs</b> Women's Bloomers of good quality knitted materials in pink, made with elastic knee and waist. A special for <b>\$1.00</b> Dollar Days	<b>Kute Kut Play Suits</b> This famous style of pegged top Play Suits, made of khaki blue denim and galathea. Size 4 to 8 years. For <b>\$1.00</b> Dollar Days	<b>Children's Coats, Values to \$10</b> 12 Children's Pretty Coats of serge and checks, broken sizes. Super special for Dollar Days... <b>\$1.00</b>	<b>Dress Shirts, Extraordinary Values</b> 300 Men's Dress Shirts in fine new patterns with French cuff and band top. Special Men's Store offering for Dollar Days... <b>\$1.00</b>
<b>Women's Gowns, \$1.49 Values</b> Women's fine quality Muslin Gowns, made with square neck, trimmed with lace and colored stitching, full cut, short sleeve... <b>\$1.00</b>	<b>Men's Blue Chambray Work Shirts</b> Made of good serviceable Chambray Shirting, full cut and made to wear. Only a limited amount of broken sizes left. Special at our Dollar Days Sale, 2 shirts for... <b>\$1.00</b>	<b>Men's Round Up Seamed Hose</b> We have 300 pairs full seamless rib top, heavyweight, built for long wear, made to fit, in black and brown. Sizes 9 1/2 to 11 1/2. During our Dollar Days Special, <b>\$1.00</b> 5 pairs for	<b>Men's Silk Dress Ties</b> in all new colors and patterns, including the new spring shades and just the weight for spring dresses. Our 69c Special, 2 ties for... <b>\$1.00</b>
<b>Children's Good Weight Medium Ribbed Stockings</b> Just the weight for vacation time, in black and brown. 6 pairs for <b>\$1.00</b> This is One Regular Bargain for Our Dollar Days Specials	<b>Hair Bow Ribbons</b> Three Yards for In light and dark colors, floral patterns; also all staple plain colors, suitable for summer time. Hair Bows for the girls. Dollar Days Special... <b>\$1.00</b>	<b>Women's Kid Gloves</b> We have 100 pairs of our regular stock. Some of these are slightly mused up, having been tried on but not defective. They sold at \$3.25, \$3.50 and \$3.75; in white, tan, black, grey and brown. Dollar Days Special, per pair... <b>\$1.00</b>	<b>36-Inch Light and Dark Figured Voiles 69c Values</b> Our complete assortment of patterns in both light and dark figures, including all the new spring shades and just the weight for spring dresses. Our 69c values. Dollar Days Special, 2 yds. <b>\$1.00</b>

PUBLISHED EVERY SUNDAY

# The Home Builder

HOME EDITION      Portland, Oregon, May 15, 1921.      VOLUME 1, NO. 10

## BUILD FROM A BUSINESS POINT OF VIEW

### PROPER PLANS ESSENTIAL

Practical Side of Home Building Shown

Portland, Or., May 15.—Building your home is a serious business, and should not involve risks if you go at it in a business-like way. It should net you a profit just as any other well managed business should, depending upon the sound judgment you use in the conducting of your building operations.

**The Investment Standpoint**  
The way to consider the proposition is from a dollar and cents point of view—an investment. If you would figure up the sums you must pay for the privilege of shelter and home convenience, it would surprise you, especially when you remember that money spent for rent does not buy one dollar's worth of ownership.

**Mental Costs Lowered**  
The same amount of money put into building a home as you would spend for a rental home, will not only prove to be a better investment, but will at the same time lower your rental costs. The return that you will get on your investment all depends upon the type, character and class of home you build. If you build a modest, attractive home on a plan designed to eliminate waste, your rental charge will not only be low, but your investment should increase in value.

## X-Service Men

Should take advantage of the State Home Loan of \$3000 if the Oregon state bonus bill passes on June 7.

We will gladly send you some very valuable information as to how this money may be obtained and applied toward the building of a home.

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