

BUILDING ACTIVITY EXHIBITS GAIN AS YEAR GROWS OLDER

Increase of April Permits Over Those of January in 203 Cities Shown to Be 144.7 Per Cent.

Building permits for April issued in 203 cities of the United States totaled \$182,100,000, according to a report just issued by the American Contractor. The increase in building activity during each succeeding month of the current year is reflected in a compromise of this total with the January total of \$62,150,461 from 203 cities. This is a gain of 144.7 per cent. giving January the advantage of two cities. February totals from 195 cities amounted to \$96,493,229, and March reports from 184 cities aggregated \$124,450,629.

The value of permits issued in April, 1921, in the 203 cities included in last month's report, totaled \$200,234,263, showing a 24 per cent loss for the fourth month of 1921 as compared with the corresponding period of year year. The number of permits issued in April, 1921, totaled 54,152, compared with 46,785 for April, 1920, and it is estimated by the American Contractor that the increase in volume of construction work for the month more than offsets the loss in dollar value.

PORTLAND IS THIRTEENTH The following tabulation of 23 cities whose permit valuations have exceeded the million dollar mark during one or more months of 1921 shows Portland in thirteenth place among the cities of the country and exceeded only by Los Angeles and San Francisco on the Pacific coast. The tabulation covers the first three months of the year. The records show that while only 13 cities on the list passed the million mark in January, the number was increased to 16 in February and to 23 in March. April statistics show 23 cities past the million mark:

Table with 3 columns: City, Total for first three months, April valuation. Lists cities like New York City, Chicago, Los Angeles, etc.

MATERIAL PRICES DECLINE

The increase in construction operations since December, 1920, has been accompanied and encouraged by a spectacular decline in the price of building materials. The downward trend of construction costs has been constant, though not rapid, during the first four months of 1921. Reports of the United States department of labor show building materials next to the end of the list in the race for normal price levels, farm products coming first, fuel and lighting second, structural materials third, and furniture and house furnishings fourth.

HOME CONSTRUCTION GROWS

There continues to be great improvement in the construction of homes, Straus stated, particularly in multi-family types. Measured in square feet, the total volume of new residences since the first of the year has been slightly behind the showing made during the same period of 1920, when building was at the height of its activity.

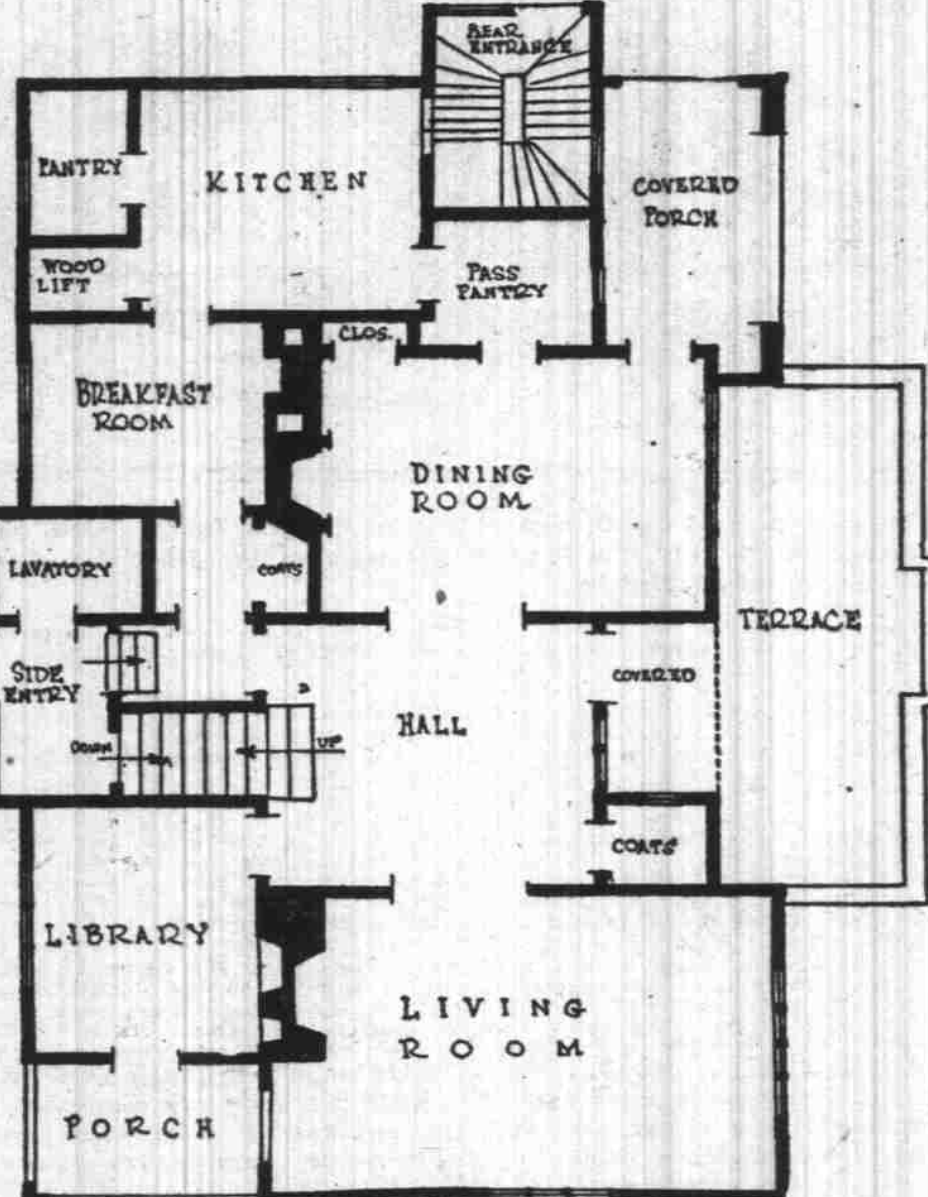
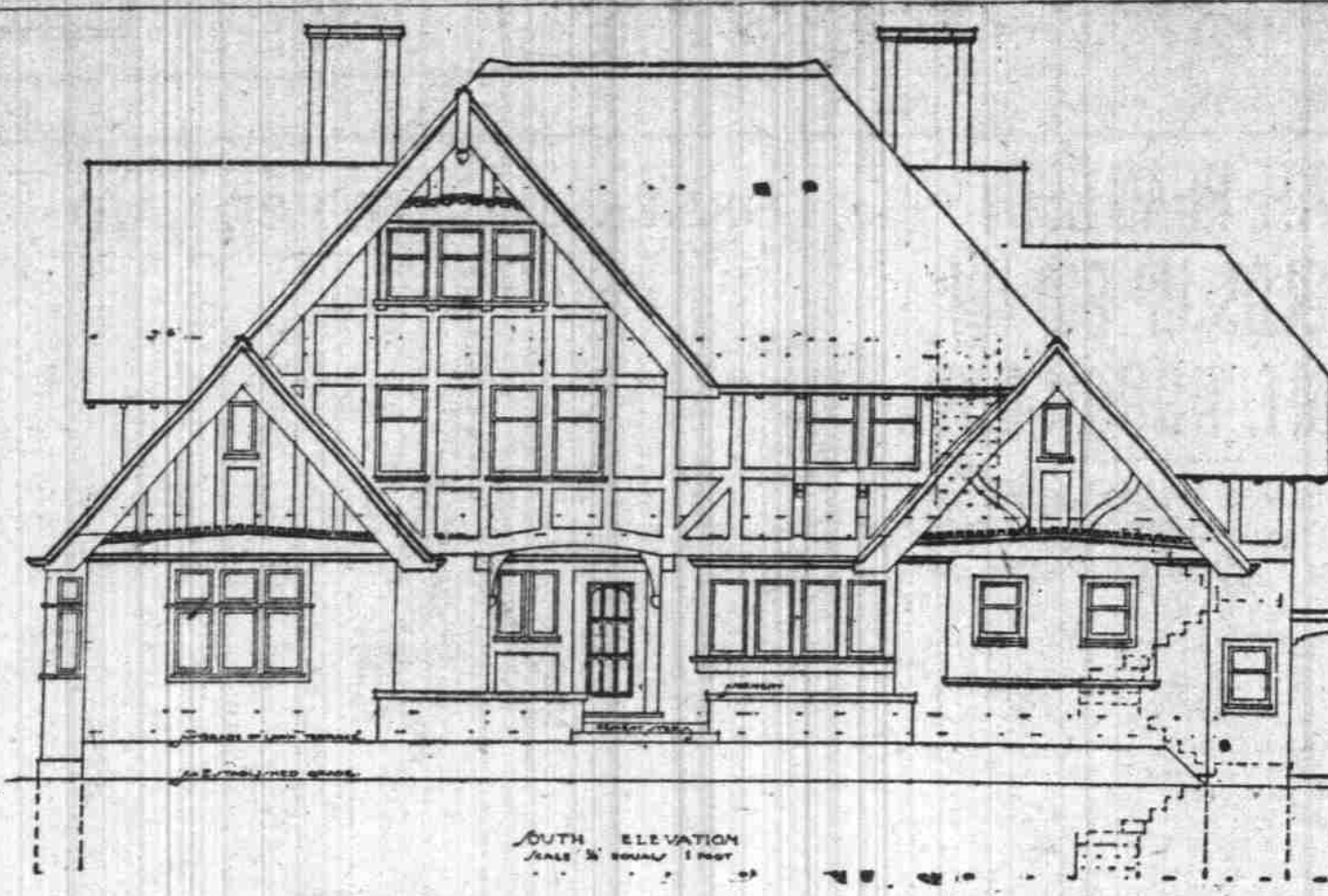
Road to Cary Tract

Estacada, May 28.—A plank road is being built across the river from the main road so as to have access to the Cary Real Estate acreage, which has recently been surveyed off into five and 10 acre tracts.

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ARCHITECT PLANS ENGLISH TYPE HOUSE



An attractive exterior of brick with half timbered upper story, features the plans for this charming home, prepared for a client by Carl Linde. Ground floor rooms are conveniently arranged and there are four bedrooms and two baths on the upper story.

The above plans for an English type home, prepared for a client by Carl Linde, have brought forth a great deal of favorable comment from builders and home-lovers. One of the charms of the house is the approach from a formal garden through a terrace to a covered porch, from which entrance is gained to a large reception hall opening into the living-room, dining-room and breakfast-room.

New Fish Hatchery Will Cost \$15,000

Seaside, May 28.—Announcement has been made by the fish and game department of the state that as soon as water conditions permit, the site for the Necanicum hatchery here will be selected. Fifteen thousand dollars has been appropriated for the work. Over 50 building permits have been issued within the past two months for new buildings in the city. Every available carpenter in the city is employed.

New Realty Company Formed at Reedsport

Organization of the Reedsport Realty company, with a capitalization of \$30,000 and headquarters at Reedsport, is a reflection of the increasing construction activity in the new town at the mouth of the Umpqua river. Officers of the company are Margaret H. Reed, W. P. Reed and James K. Carvers. Articles of incorporation were filed at Salem last week.

Advertising Firm Leases New Home

The Commercial Advertising company will move on June 1 from its present quarters in the Couch building to the second floor of the Blake-McFall building. The concern recently secured 3000 square feet of floor space at the new location on a five year lease from the Hughes estate.

Farm Traded for Ranch

Corvallis, May 28.—A. Y. Wilson traded his 200 acre farm near Eugene last week to G. G. Bagley of Spokane for a stock ranch of 1240 acres and 250 horses. The Wilson place was valued at \$60,000. The deal was handled by F. I. Kinney of Corvallis.

Legion Builds Clubhouse

Stanfield, May 28.—The American Legion has commenced work on a club house on Main street. The building will be in the bungalow style and will be 100x100 in dimensions. It will be used for dances and other social events.

MARION MACRAE WINS \$50 PRIZE

Writes Best Essay in Contest Conducted by Real Estate Company.

With the closing of the contest on "Magnificent Homesites" conducted by Ritter, Lowe & Co., last Monday evening, Marion MacRae of the Oregon State Motor association was awarded the prize of \$50 cash, announced by the realty firm.

W. H. Ross, a local realtor, and Clara Smith, 548 Westover road, were given honorable mention. ESSAY ON TRACT The contest called for the best essay of not over 250 words on the beauties and advantages of Belmont Villa, a new tract on the southwest slope of Mount Tabor which the firm recently put on the market. The judges were: Harold Jungck, C. F. Peck and George Mahoney.

The winning essay follows: "A prominent feature of Belmont Villa, the desirable homesite property offered by Ritter, Lowe & Co., is its scenic and topographical beauty. A panoramic view of mountains, city and river sweeps north, west and south, holding one spellbound—even in this city of wondrous scenery. This beauty of location is enhanced by a background of Mount Tabor park's giant trees. SPEAKS OF ARTISTS "In addition to the essential features desired by the discriminating home-builder, such as a good neighborhood of property owners with high class residences, nearby schools, churches, markets, good car service, paved streets, cement walks and curbs, electricity, gas, water and sewer connections, Belmont Villa possesses the further advantages of a site which is health insurance; permanent protection from the undesirable east wind, close proximity to a beautiful city park, fully equipped children's playground, community club house (contracted), natural drainage, topography which obviates danger of land slides and expense of retaining walls, immunity from encroachment of the business section, a scenic aspect which insures future increase in valuations, the pleasures of suburban life within city limits, 10 minutes by motor and 35 by trolley from health district; a present premium on health, inspiration and satisfied living; desirable purchase terms and priced right.

Carlson Wins Prize In Membership Drive

A spirited membership drive, continuing over a period of several weeks, closed at the Friday noon meeting of the Portland Realty board. A prize of free transportation to the annual convention of the National Association of Real Estate Boards at Chicago was captured by Arthur D. Carlson, who turned in 21 active and 21 affiliate applications for membership. The campaign netted the board a total of 65 new active members, 54 affiliate and two associate members. The campaign will be continued during the month of June, with prizes consisting of credits on the expense of the Chicago trip for all new members secured.

Johnson-Dodson Co. Opens Branch Office

The Johnson-Dodson company opened a branch office last week at the corner of Albina avenue and Lombard street to handle the sale of the residence sites in the Swinton addition. The company undertook the disposal of the unsold portion of the addition about two years ago and has succeeded in placing a large number of homebuilders on the tract. Principle addition was placed on the market at about the same time by the Johnson-Dodson company and more than 20 houses have been erected on sites sold along Interstate avenue and parallel streets between Portland boulevard and Alinsworth avenue.

Company to Promote Land Development

Development of agricultural lands of Southern Oregon will be promoted by the Lane County Colonization company, organized last week at Eugene with a capitalization of \$5000. Incorporators of the firm are George Melvin Miller, John Baird and R. A. McCully.

Building Room Continues

Centralia, Wash., May 28.—The building boom which has overtaken Centralia this spring does not slacken. Building permits have been granted to G. D. Vandall for a six room bungalow and W. D. Richards for a five room bungalow this week.

Contracts Let for Baker Natatorium Call for \$45,000

Baker, May 28.—Contracts for the completion of the natatorium building will be let next week, according to A. S. Shockley, who spoke at the weekly luncheon of the Chamber of Commerce Thursday. Shockley is a member of the advisory committee named last winter by Mayor Gardner to consult with the city officials regarding the work of completion of the natatorium. Shockley stated that the total of the bids opened call for \$45,000 to complete the building. As an instance he cited a number of separate items, as: Plastering \$10,000, completion of carpenter work \$4500, steamfitting \$6000. Part of the work is considered too high. It will probably be two or three days before the successful bidders on the contracts for completing the natatorium building are announced. Mayor Gardner, with the city commissioners and the special advisory committee appointed last February, are in consultation over the bids.

Invents Lock Nut Kelo, Wash., May 28.—George LaFever of this city has invented a lock nut and washer declared by expert machinists who have examined it to be the most practical nut ever devised. E. E. Hawley of Kelo has purchased an interest in the nut and he and LaFever are preparing to manufacture it here for distribution in the Northwest. Hawley was in Portland and Seattle last week looking for machinery for use in the manufacture.

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taken at a high rental the rooms in the old postoffice building occupied by W. A. Davenport, who is finding great difficulty in getting offices. Rental and purchase values of real estate have advanced rapidly during the past few months. The Spanish railroads will be changed to electric power this year.

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