METROPOLIS SEEN

Vation's Business Men Are Looking to Advancement.

F. E. TAYLOR HOME AGAIN

ortland Realtor, After Length Frip Through East, Reports of Interest in Rose City.

Throughout the entire east there is growing interest among business en and financiers in Portland as the ture metropolis of the Pacific thwest, according to Fred E. Tayof the F. E. Taylor company, sident of the national association real estate boards, who returned Portland yesterday after a month's which embraced stops in 15 or of the big cities of the east.

It seems to be generally known hat Portland is in far better condiion, relatively, than other cities of is size and that few, if any, cities Mr. Taylor.

"The nation has not as yet emerged m the readjustment period which ne as a natural aftermath of the war and uncertain internaand conditions, but I found that financiers and business men are at they have great faith in the ility of President Harding and the perplexing problems which have confronting them."

White House Visited.

While in Washington, D. C., Mr. aylor called at the White House by pointment to invite President rding to address the 14th annual vention of the national ention of the national associa-of realtors, over which the Port-

sit to the White House by Raiph E filliams, republican national com-itteman for Oregon; Edgar B. Pipe nd W. E. Hartmus, of The Orego an; Fred Upham of Chicago, treas ere of the republican national com-ittee, and a dozen or more promnent realtors from various parts e country. In case he is unable take the trip to the Chicago conver on President Harding promised the would prepare and send a specissage to the realtors of America read by his personal representa at the convention. Inless official business of an emer

duty in Washington, Herber oover, secretary of the department commerce, will deliver one of the synote speeches at the convention to other three principal speakers heduled to appear are United State: nator Calder of New York, an em merica to Americans."

Chicago Raising Fund.

Mr. Taylor said that the realter f Chicago are raising a fund of 100,000 to stage the convention are being made to make it one of the most apportant gatherings of business mer er held in Chicago or any other

hich, it is said, will make it the trgest convention of business men to lilinois metropolis has ever enter-sined. Although the convention is of the hotels on the lake front in icago have already been sold ou

The fact that Pertland and the ther two cities of the northwest ave arranged to send two special rains of realter delegates to the con-ention has aroused considerable in-crest in the cust, due to the length f the trip for far westerners.

Mr. Taylor's itinerary on the nonth's tour included Cleveland, Buf-alo, New Haven, Beston, New York ity, Newark, Philadelphia, Camden, lattimore, Washington, Pittsburg, bicago, St. Paul and Minneapolis Entertainment In Given.

In all of these cities the Portlander s entertained at public gatherine the local realty boards and was illed upon at the various banquet of luncheon meetings to deliver adesses before large audiences While in New Haven, Conn., Mr.

Paylor presided over a meeting of he executive committee of the na-jonal association attended by 193 representatives from all parts of the ountry. At this meeting the realty oards of 79 cities were voted into he national association, which rought the total membership to 353 ffillated boards, representing an invidual membership of approximate y 150,000 active realtors and affil-ated property owners.

550 OFFERED FOR ESSAY

Realty Firm to Give Prize for Description of Home Site.

In connection with the "Build-A-Home" exposition last week Ritter, Lowe & Co. announced that they will give a prize of \$50 for the best article setting forth the advantages of home site property which they are seiling in the vicinity of Mount Tabor park. The competition will close Monday, May 23.

According to the terms of this co words. Each competitor must submit is article to the office of Ritter, cowe & Co., and at the close of the competition the articles will be judged by three men selected from the momership of the Realty board.

The preparty is bounded by East The property is bounded by East Sixtleth street, Mount Tabor park, East Salmon and Taylor streets.

BUSINESS PROPERTY BOUGHT

Drygoods Merchants of Eugene Pay

\$200,000 for Block.

EUGENE, Or., May 14 .- (Special.) orge M. McMorran and Carl ashburne, owners of one of rgest dry goods stores in the W lamette valley, located for the last eight years at the corner of Eighth and Willamette streets, in this city, have purchased the four-story brick block, and the site upon which it stands, from A. T. Cockerline and F. R. Wetherhee. The purchase pilce was said to be near \$200,000. Mr. McMorran and Mr. Washburne mnounced that a lifth story may be added to the structure in the near fu-ure. They occupy two floors with heir store, the other two being de-

oted to office rooms.



ANDLORD CANNOT ASSUME POSSESSION OF PROPERTY.

dministrator May Sell Contract to Third Person, Whom Owner Is Bound to Recognize,

BY W. B. SHIVELT,

hairman Legal Committee of the Port-land Realty Board. nant dies, and his administrator ells the lease to a third person, is landlord obliged to accept the tenant, or may he cancel the

urn one way or the other, based upon turn one way or the other, based upon slight differences in the language used in the covenants prohibiting assignments. It is, therefore, possible only to give a few general observations as to the law. Readers are reminded that the particular words used in a lease may swing the decision as to that particular lease one way or the other. Each case must be determined that the particular lease one way or the other. nined upon its own particuar facts.

It may be said generally that all cases which do not contain a provision prohibiting an assignment thereof without the owner's consent are assignable by the lessee; siso that clauses prohibiting assignments are trictly construed against the lessor; that is to say, the courts do not favor clauses prohibiting assignments, and if it is not absolutely certain that the partles intended to prohibit a par-licular assignment, the assignment may be made. Accordingly, it is gen-erally admitted to be the law that where the lessee dies, his interest in the lesse will be transmitted to his

administrator, who thereafter may continue to occupy and possess the premises to the end of the lease. This is on the theory that the trans-fer of possession from the tenant to his administrator takes place, not from any voluntary act of assignment on the part of the lessee, but rather from the operation of the law directing the disposition and handling of estates—16 R. C. L. 837. And where the lease merely provides that the lessee shall not assign and does not lessee shall not assign and does not sidepably better than in the latter land.

used for the outer surface and decorative features.

administrator is not prohibited, and if such an assignment takes place, the lessor will be obliged to accept the new tenant.—16 K. C. L., 837. the new tenant.—16 K. C. L., \$37.

In the case of Squires vs. Learned.
156 Mass. 134, \$1 N. E. \$30, 11 L. R. A.
N. S. 524, it is said that if it had been
the intention of the parties to bring
the lease to an end upon the leases
death, a provision to that effect could
have been inserted in the lease, and
that in the absence of such a provision and in view of the fact that
covenants against assignments are covenants against assignments are strictly constructed against the land-lord, the court would hold, in the event of the death of the tenant, that his interest in the lease could o transmitted to the administrator of

A different rule prevails, however, where the lease provides that neither the lessee nor his heirs, executors or administrators shall assign the lease.
If a lease contains such a covenant
it is held that upon the tenant's death There is no decision upon the point here is no decision upon the point the possession of the property passes to the administrator, who is the only one privileged to occupy or collect one. Many of the reported cases rents from the premises for the baifempte to do so, and the landlord does not consent, the lease may be can-celed forthwith.

The few cases in which this point is discussed fully support the above conclusions, though, as stated above, there are some cases holding to the contrary, which cases, however, turn largely upon the particular language used in the leases there under con-

propounded above is this: Where a not assign the lease without the land-lord's consent, and the lessee then dies, his administrator may sell the tenant's interest in the lease to a third person and the landlord will not/be permitted to cancel the lease by reason of such assignment. But If the lease provided that neither the lessee nor his administrator shall assign the lease without the landlord's consent, such provision is enforce-able, and in case of the lessee's death no assignment by the administrator will be valid without the landlord's consent.

provide that the lessee's adminis-trator shall not assign, a sale and transfer of the lease by the tenant's the early spring.

RETIRED MERCHANT AC-QUIRES SENOSKY PROPERTY.

Residence Constructed of Cemen Stucco Surrounded by Beautiful Grounds.

One of Portland's most beautiful homes was sold last week when the residence at the southwest corner of residence at the southwest contents. East Frity-seventh street and Haw-thorne avenue was sold by L. B. senosky, Grace Senosky and Samuel Swirsky of the Barou Shoe store, in A. G. Wolfard, retired merchant of

ker vs. Wadley, 124 Ga. 275, 52 S. E. ing large living room, dining room, 594. Under such circumstances the sunroom, kitchen, billiard room and administrator cannot sell the unexpired term of the lease, and if he atroom and the building is fitted throughout with oak and map!e floors. The structure has beautiful grounds 102 by 220 feet and decorated

with a fountain, shrubs and trees. Mr. Wolfard exchanged a residen in Albina as part payment and the remainder was cash and mortgage. The price was not made public, but it was announced by E. J. Gelser, who represented both parties in the trans-action that the ground, landscaping and buildings cost more than \$35,000

ELLAHURST BEING LAID OUT

Owner Places Tract on Market as Home Sites.

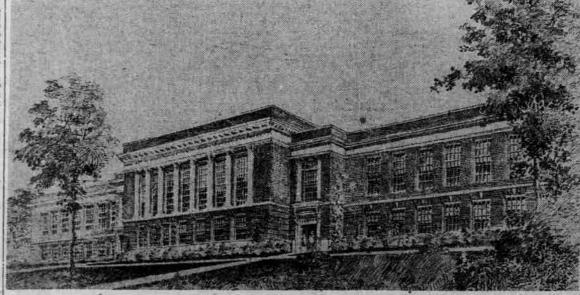
The work of laying out the 400-acre tract known as Ellahurst, on the acre tract known as Elianust, on the Columbia river hishway opposite Beacon rock, is proceeding rapidly The tract has been placed on the market as home sites by Samuel J. Gorman, owner. Tom J. Sinnott is acting as sales manager.

The tract has been subdivided into sites ranging from one-fourth acre to the content of the

two acres, with winding streets, and the street grading is now being done. The property is 35 miles from Port-

Phone your want ads to The Ore-gonian. Main 7070, Automatic 560-95,

UNION HIGH SCHOOL BUILDING TO BE ERECTED THIS SUMMER AT REDMOND, OR.



FIRST UNIT TO COST \$75,000 AND TO ACCOMMODATE 400 PUPILS.

REDMOND Or., May 14.—(Special.)—Contracts have been let and work will be begun immeditaely on the first unit of the Redmond union high school.

The unit will cost approximately \$75.000 and will consist of a two-story brick building covering an area 70 by 182 feet, which will accommodate 400 pupils.

The building will have a double en trance with two fireproof stairways. The first floor will have large spaces for the healing plant, agriculture and domestic scionce laboratories, as well as a large cafeteria. The second floor will be devoted to a large assembly room, library and general recitation rooms.

Local brick will be used for the major construction, while a faced brick and cast stone structure will be used for the pulser surface and decorative features.

One Just Completed Makes Big Success.

ATTENDANCE IS 100,000

Portland Expected as Result of Auditorium Show.

The success of the "Build-a-Home exposition, held last week at the auditorium under the auspices of the Realty board was so great that the board is already planning on making he affair annual.

Coe A. McKenna, president of the board, said that the organization would start immediately on planning for the exposition to be held next

year.
"Many of the firms which had ex hibits during this exposition have al ready asked to be allowed to sign up for next year," he said, "they have been so pleased with the results and the popularity of the exposition. Consequently we will immediately lay plans for the floor arrangement for next year and procure signers for next year's space.

Increased Building Forecast. Mr. McKenna predicted that there would be a great increase in volume of home building this year as a result of the exposition and that at the same time many others would be stimulated to purchase homes or home fixtures and furnishings.

"I consider that the exposition wa one of the biggest and most success ful things ever put over by the Real ty board and I think that the benefi

to the city of Portland cannot be measured." he said. It is estimated that the attendance during the week at the show ran well over the 100,000 mark. No record was kept, but the show was one of the best attended affairs of the kind over held in the city and was sig-nificant of the popularity of the "own your home" movement in this

All phases of home building an those intending to build. Many new features in construction and arrange-ment were shown, thus giving the visitor a chance to get the latest inemation on home building.

formation on home building.

The arrangement of the exhibition was in charge of the officials of the Realty board, including Coe A. Mc-Kenna, president; Frank McCrillis, first vice-president; A. R. Ritter, second vice-president; B. Lee Paget, treasurer, and Paul A. Cowgill, secretary. The advisory board of the organization, consisting of past presidents, also co-operated, as did members of the organization. ers of the organization.

HOTEL BUILT AT SPRINGS

Lafayette Sees Cottages and New Bath Houses Rise as Well.

been the scene of activity since it was taken over by Davis Brothers of this thorne avenue was sold by L. B. Senosky and Samuel Swirsky of the Baron Shoe store, to A. G. Wolfard, retired merchant of Silverton. Or. Mr. Wolfard will immediately occupy the premises for his future home.

The residence is consructed of white cement stucco and is completed in the Spanish colonial style of architecture.

The house has nine rooms including large living room, dining room, campers.

Taken over by Davis Brothers of this being remediated for company. It is being remealed for campany. It is being remealed for campany. It is being remealed for the new concern. The lease was for four years, and involves the payment of \$20,000 in aggregate rentals.

A space fex follower of the house has him completed in the vicinity of the hotel bas, been cleared of underbrush to provide room for five years and involves payment of \$18,000.

A. B. Skinner will open a general

NEW HOMES IN DEMAND

Ten Houses Nearly Completed, With Plans Laid for Several More, Is Record of Season.

the J. A. Wickman company.

"In anticipation of such a condition we originated the Wickman Building company," he said, "and now have ten houses nearly completed. We plan to start several more in the near fu- in Eugene for many years

to start several more in the near future."

Recent sales reported by the J. A. Wickman company follow:
Lot 3. block 25. Rose City Park, to E. S. Couch 1900.
Lot 10. block 33. Alameda Park, to Mrs. Works, 1800.
Lot 5. block 30. Alameda Park, to Wickman Building company, 1800.
Lot 5. block 26. Alameda Park, to Wickman Building company, 1900.
Lot 5. block 26. Alameda Park, to Mr. Arf, 1850.
Lot 5. block 26. Alameda Park, to Mr. Arf, 1850.
Lot 2. klock 1. Electric Heights, Dr. Conneil to Wickman Building company, 1800.

Residence, 149 East Sixty-first street.

H. R. Wiley to John Schoenstein, \$3200.

Wickman Bullding company to F. C. Short, house to be erected at East Fifty-second and Halsey streets, \$3590.

Wickman Bullding company to M. T. Hoye, house to be crected at East Twenty-first street and Toiman avenue, £3900.

Wickman Building company to E. S. Jurnesan, house to be erected at East Freenty-first street and Clayborne avenue, £3950.

Wickman Building company to G. Kettleberg, house to be crected at East Thirtieth and Skidmore streets, £4500.

Wickman Building company to H. C. Pitton, house to be erected on East Thirty second street hear Skidmore street, £4800.

E. S. Couch to H. E. Davis, house to be rected on East Fifty-fourth street, near Stanton street, £3000.

E. S. Couch to C. O. Hall, house to be rected on Mason street man East Thirty-first street, £3500.

Residence at 606 East Sixtleth street rect. fig. Porth. [da P. Weil for Neither.]

The Thompson Reproducing Piano

differs from the mere piano as a living, healthy man differs. from a wax figure or



Buys This Quality Reproducing Piano-\$100 Cash, Balance at \$25.00 Monthly. Your Player Piano, Silent Piano or Phonograph Taken as First Payment.

Souvenir \$45.00 Piano (Floor) Lamp Included With the Sale of Our New Pianos During Anniversary Sale

As Before the War \$15 Cash, \$10 Monthly Buys New \$525 Pianos for \$395 \$25 Cash, \$15 Monthly Buys New \$900 Player for \$595 \$15 Cash, \$6 Monthly Buys Used \$195, \$215, \$295 Pianos You can afford to pay \$15 cash, \$6, \$8 or \$10 monthly. You can, therefore, afford to buy now during our Anniversary Sale, "45 Years in the Piano Business." Your old piano, organ or phonograph or city lot taken

SAM BELLAH BUYS HOME

Sold for \$30,000.

Mining Situation Looking Up. HELENA, Mont.-The shutdown of

Mills Report Conditions Normal

PROVIDENCE, R. L.—Reports of in-justrial conditions in Eliode Island inc. Metal and jewelry trade slumps:

of being better soon.

Anna Kuinenga's beautiful

Schwan Piano Co.

AUTO LEASES NEGOTIATED

BETTER CONDITIONS ARE DE-CLARED INDICATED BY DEALS.

"The introduction of the local brick hollow wall tends also to stimulate the use of brick in home building. This new way of laying brick, which has made it possible to creet an eight-inch hollow wall, using the ordered based building the ordered based building the product and produced building the produced by the produced building the produced by t Lincoln Company Takes Space at Eleventh and Couch Streets dinary brick units, at a cost no greater than frame, opens to the brick manufacturers a field that heretofore produced him little business—that of for Four Years.

usually the cheapest construction is sought." A large number of leases recently negotiated by the Metzger-Parker company is significant of the im-proved conditions in the automobile business, according to Berhard Metzger, who negotiated the majority o

Mr. Metzger said that a large num-ber of automobile agencies, some of them new ones, are making leanes Mrs. Anna Kuizenga's Residence residence at Briarwood station was sold last week to Sam Bellah, Mult-

"The conditions are significant of the return of better business conditions," he said.

Among the leases reported was one taken by the Lincoln company, headed by F. W. Pranp, for space at the southeast corner of Eleventh and Couch streets. This space formerly was occupied by the Ray Motor car company. It is being remodeled for the new concern. The lease was for four years, and involves the payment.

Lafayette springs is a mineral sarage and repair station at Four-springs and was popular with the Indians because of medicinal properties.

NEW HOMES IN DEMAND.

WICKMAN BUILDING COMPANY
FINDS ACTIVE MARKET.

The Olympic Sweet Shop 1008 a lease on property at Grand and Hawthorne avenues. The lease was for five years. This concern formerly was at Morrison and Park streets. The Monte Carlo restaurant took a ease on property at 283 Grand ave

A card, room will be opened by M. Carnese at 285 Grand avenue in a building leased last week.

The St. Reges restaurant took a
five-year lease last week on property at the corner of Grand avenue
and East Washington street. The demand for new homes is greater at the present than it has been at any time for the last four pears, according to J. A. Wickman of the J. A. Wickman company. and J. S. Mills, formerly of Eugene. The lease will run for five years and involved the payment of \$20,000. The building is a four-story structure.

SUPPLY AND DEMAND LAW GOVERNS PRICES.

Tendency Throughout Country Said to Be Downward - Freight Rates Still Handicap.

The law of supply and demand governs brick prices as it does others and throughout the country there is a gradual rettling of quotations, according to announcement of the Common Brick Manufacturers association

mon Brick Manufacturers association of America in its monthly digest for April.

The report shows that the average price on brick throughout the country dropped from \$17.49 a thousand in March to \$16.97 a thousand in April. Oregon quotations are declared to range from \$12.50 to \$25 a thousand and to have shown no decline during

a thousand to a thousand in a contations are declared from \$12.50 to \$25 a thousand to have shown no decline durit the month.

"High freight rates continue to be a serious handicap in the distribution of brick and greatly limit competition." says the report. "Generally throughout the country a slight improvement in building company to E. W. Redd bouse to be erected on Gienn avenue noar Shaver \$1500.

Welkman Building company to E. W. Redd bouse to be erected on Gienn avenue noar Shaver \$2500.

Welkman Building company to Alex Booth house to be erected on East Washington street near Forty-first sincet, \$3350.

H. L. Fortgatt to G. E. Honry, residence at 80% Irving street, \$1500.

George Brice to D. MacDonnel, residence at 80% Irving atreet, \$1500.

There are general interests and the streets of the considerable volume accepts a considerable volume. There are general interests will be accepts and the streets.

other buildings financed by public money are likely to loom large in the operations of the year. Next to public buildings, it is believed, will composition. Brick manufacturers must look to these two outlets largely for their sales.

carved

statue.

—It has life

It does, indeed, seem as if a master mu-

sician must be

seated at the keys

of this superb in-

strument, so perfect is its reproduction, not only of the com-

position, but of the

human touch, the

characteristic and

individual expres-

sion of the great

artists from whose

playing its records

are made. Only at

the Schwan Piano

Co. is this marvel-

ous Thompson Re-

producing Piano to

be found in Port-

MARSHFIELD TO DON GALA DRESS FOR CONVENTION.

Arrangements Are Being Made for Three-Day Gathering for Oregon; Thousands Expected.

MARSHFIELD, Or., May 11-(Speial.)-This city will have on all its gala attire during the annual meet-August. The city council and various bodies in the county have

Many of the preminent men of the rangements for three days, among them being James E. Montgemery, Peter E. Bue, Ben S. Pisher, Rev. J. T. Anderson, Henry G. Kern, A. L. Martin, J. W. Hindenbrand, T. S. Harvey, Ben R. Chandler, Frank D.

their population during the A special feature of the session will be a big dairy food dinner, given by the Elks of the Coquille valley and southern points. Marshfield and the county have long bad a reputation for howitallies.

mines effects the majority of other county have leading businesses including railroads. Very for hospitality. Phone your want ads to The Ore-onian. Main 7070, Automatic 560-95

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A Whole Carload of Wallpaper

At Less Than Pre-War Prices

Dainty bedroom patterns from 7e per single roll upformerly 21c per roll. Washable Varnished Tile Papers, 30¢ per single roll-

regularly 65c. Moire Ceilings, regular 25c, now 12c per single roll. High-grade Tapestries, regular \$1.50, special 40¢ to 65¢ per single roll.

Best Duplex Oatmeals, regular 45c, now 20¢ per single roll. Other Papers at 1/2 price and less per roll. Special Dry Paste, 15¢ per ib. All tints of Kalsomine, special 10¢ per lb. Sizing Glue, special 30¢ per lb.

BOLLS WALL PAPER CO. 229 Morrison Street, Between First and Second.

HOME BUILDERS_USE

MILLER'S **Oregon Standard Paints** Made in Oregon

Wears longer-goes farther-costs less MILLER PAINT CO.

172 First Street

Make the Old Room New With

PERFECTION Plaster Wall Board The Original Plaster Wall Board for Walls and Ceilings

Fire retardent; strong; easy to apply. Can be painted, PLAIN OR PANELED WALLS

Timms, Cress & Company