NEW METHOD USED TO WIRE BUILDINGS

Electric Conduit Replaces Baseboard in Rooms.

DEVICE HELD PRACTICAL

Invention Declared to Provide for Changes in Equipment Wanted by Various Tenants.

The numerous uses of electrical appliances and the necessity of making provision for these is one of the problems which confront the builder of the modern office and business building.

There have been numerous campaigns to acquaint the householder and builder with the need for making provision for all the latest electrical devices for the home. However, but little has been said about the needs of the office or public building. As a consequence of this but little is known generally on this important phase of building, and many buildings which are models of modern convenience in every other respect are far behind the times, from the standpoint of electrical esuipment and the provision for the use of the modern electrical devices now common in the business office.

Plenty of Light Required.

In the modern office one of the primary needs is plenty of light, which means plenty of lighting equipment. Added to this there are the numerous modern pieces of office equipment operated by electricity, such as electric adding machines, electric fans, addressographs, dictaphones and electric bells. All of this equipment means that there must be sufficient provision made for outlets for the convenient tapping of the electrical power.

In the construction of the ordinary office building, the architect makes provision for a certain number of ceiling and wall outlets, sufficient for the ordinary office, and lets this phase of the construction trouble him no more. It is impossible to make provision for all the tenants who may occupy a certain office by this means, but ordinary demands can be taken care of. With the use of this ordinary method of wiring, however, a change of tenants may mean that the wiring may have to be changed to take care of the new demands for electrical current.

New Method Developed.

With a view to allowing for more extensive use of electricity in offices and public buildings, a new method of installation has been introduced recently tending to give increased flexibility. This method solves the problem of increased outlets by using as an electric conduit a metal base in the place of the baseboard run around the room.

This is both attractive and practical, it is declared by experts. As a baseboard, the device is handsome and sanitary and may be finished to match any wood, marble or metal. It also provides two large concealed raceways for high and low tension wires, and these are easily accessible by removing the base front. By the use of this installation it is possible to place any number of electric receptacles along any point of the base.

$500,000 PROJECT NEXT

FRANK L. McGUIRE IS TO BUILD 125 HOMES.

Irvington Park Structures to Range in Price From $4000 to $5000 and Be Fully Modern.

A home building project involving an investment of more than $500,000, said to be the largest ever undertaken by a Portland organization, was announced last week by Frank L. McGuire.

It is planned to build 125 bungalows in Irvington Park, which will range in price between $4000 and $5000. Each house will be distinctive in design, with no two alike in the entire project. All the bungalows will be of double-construction and contain all modern conveniences. Practically all will have five rooms, including breakfast nooks. It is proposed to equip the houses with electric heating plants. However, if furnaces are desired by purchasers, they will be installed instead.

The property to be improved lies on East Twenty-second street, north of Hyland street. The district is served by two car lines—Alberta and Woodlawn. It has been announced that Ainsworth avenue is to be paved to East Twenty-second street and the latter street to Dekum avenue. It is expected that the street improvements will be started at an early date.

The district commands unobstructed views of the Cascade mountains, with Mount Hood, Mount Adams and Mount St. Helens in plain sight.

The bungalows will be built in units of ten, work having been started on three houses the last week.

$150,000 APARTMENT BEGUN

Four-Story Structure Started for Portland Attorney.

Construction of a four-story apartment house costing $150,000 has been started by Bingham & McClelland, builders, at 263 Montgomery street for C. A. Sheppard, Portland attorney.

A special feature of the building will be a garage for the storing of automobiles of tenants. The building will have 45 apartments and will be strictly modern in every respect.

The structure was designed by Charles W. Ertz.

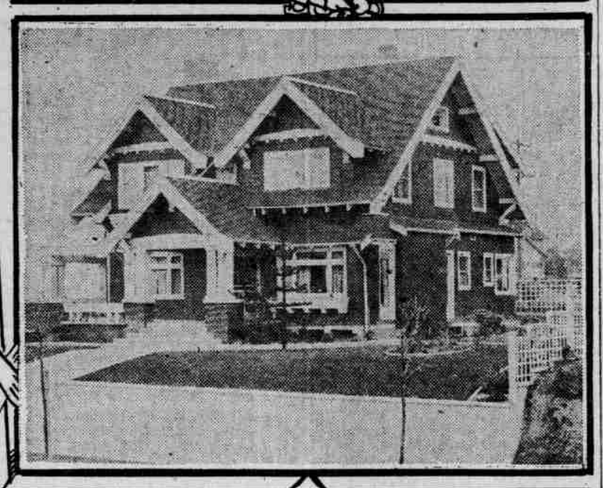
Residences Are Planned.

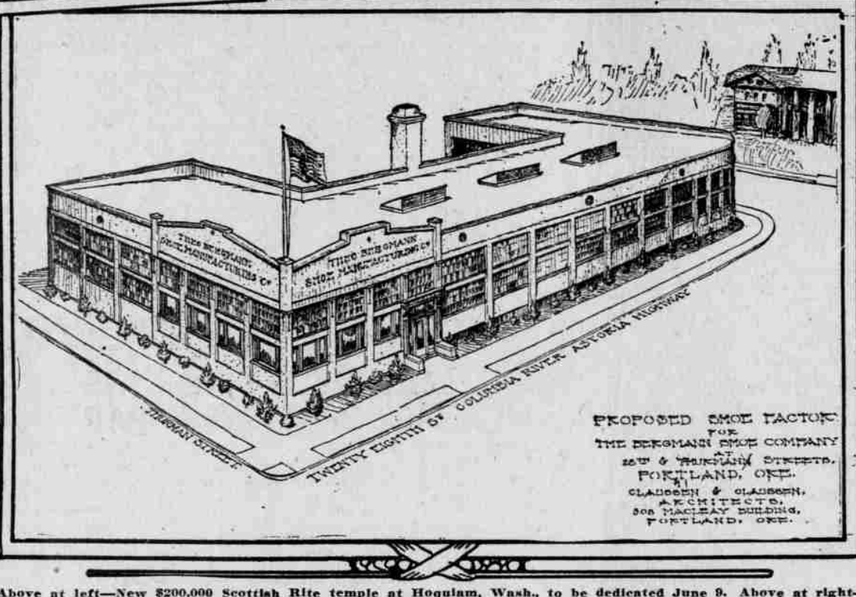
A story-and-a-half residence is to be erected by H. S. Ganco, 553½ East Ankeny street, at 298 East Sixth street, on plans prepared by D. L. Harden. A. P. Sprague of San Diego, Cal., will erect a bungalow cottage at 490 East Fifty-fourth street, at a cost of $4800, and a cottage to cost $4500 will be erected for Emma E. Albert of 415 East Watt street at 1070 Cleveland avenue, on plans prepared by C. A. Dunbar.

Realty Board Official Named.

Oscar Kaufer has been appointed chairman of the realty board's membership committee, taking the place of Ralph Harris, who resigned. Mr. Kaufer is planning a campaign for obtaining many new members for the board. Walter S. Asher has also been appointed chairman of the arbitration committee to take the place of Rodney Glisan, who resigned.

BUILDING ACTIVITY AND DEMAND FOR HOMES CONTINUE TO BE OUTSTANDING FEATURES OF REAL ESTATE SITUATION.





Above at left—New $200,000 Scottish Rite temple at Hoquiam, Wash., to be dedicated June 9. Above at right—Seven-room house at 110 Mirimar place, in Laurelhurst, sold by J. M. Dougan to Mr. and Mrs. Wallace Huntington for $12,500, the transaction being handled by R. H. Torrey. Below—New $25,000 factory to be erected on $15,000 site at Twenty-ninth and Thurman streets by the Bergmann Shoe company. Sketch by Claussen & Claussen.

FACTORY SITE BOUGHT

THEO. BERGMANN COMPANY MAKES PURCHASE.

Ground at Twenty-Eighth and Thurman Obtained—Building to Be First-Class.

The Theo. Bergmann Shoe Manufacturing company has purchased 100x200 feet of ground space on the north side of Twenty-eighth street, between Thurman and Upshur, as a site for a proposed new factory building 200x90 feet in dimensions and two stories high. The ground was purchased from the Ladd Estate company and is valued at $15,000. Plans for the building, prepared by Claussen & Claussen, call for a class A fireproof structure costing about $25,000. Foundations are of sufficient strength to carry four additional stories. There will be a basement under the entire building.

Theo. Bergmann came to Portland in 1887 and entered the employ of William J. Fullam, custom shoe manufacturer, as a cutter and fitter. In 1893 he established a custom shop of his own and operated it in connection with a retail shoe store until 1904, when he incorporated the Theo. Bergmann Shoe Manufacturing company with a capital of $1000.

The capital stock of the company was increased to $5000 in 1906, to $10,000 in 1908, to $25,000 in 1911 and to $50,000 in 1915. At the world's exposition at San Francisco in 1915 the company won the gold medal for manufacturing the best and highest grade boots and shoes.

During the period of its growth the company gradually expanded its market to cover Oregon, Washington, Idaho, Montana and California. In April the capital of the company was increased to $100,000 for the purpose of securing additional capital to finance the construction of the new plant. Several new lines of men's business shoes have been added to the output of the firm and the limited space of the present factory has made it impossible to supply the demand, Mr. Bergmann stated. The new plant will give employment to about 200 operatives. Present location of the plant is at 632 Thurman street.

Officers of the company are Theo. Bergmann, president, and C. E. Cassel, secretary-treasurer.

LITTLE FARMS FIND BUYERS

Tracts Near Hillsboro on Carline Nearly All Sold.

All but three of the 27 tracts in Witch Hazel little farms, east of Hillsboro on the electric line, have been disposed of since the property was put on the market, according to Coe A. McKenna & Co., who handled the property. The tracts sold range from 4 to 10 acres in size.

A heavy demand for that sort of property is reported. Already many of the purchasers are said to be erecting houses and other buildings.

Coe A. McKenna & Co. have also started a building programme in the University Park section, planning the immediate erection of six houses costing in the neighborhood of $3500 each. One of these already has been started. The houses will have four to five rooms and all modern conveniences.

Interest in University Park is growing as a result of the plans for the erection of a new branch library there and the activity of the University Park Community club.

EAST SIDE HAS BOOM

BUILDING ACTIVITY RUSHED IN VARIOUS DISTRICTS.

Residences, Business Structures and Garages Under Construction by Contractors.

Building activity in the various districts in the east side includes not only a large number of residences now under construction, but also business buildings and garages.

A notable acquisition to the Eastmoreland district will be the two and a half story residence to be built for Eugene Kauff, on plans prepared by himself, at 1360 East Twenty-ninth street, between Tolman and Claybourne streets. It will cost $17,500. D. R. Beam will erect a story and a half residence, to cost $5500, at 1173 East Burnside street, and a two-store house has been started at 596 East Sixteenth street, North, for Rufo V. Blake. It will cost $4500.

M. B. Mack of 8 East Twenty-fourth street is to construct a story and a half residence, to cost $6000, at 35 Willamette boulevard, and John Laeffelman will build a $4000 cottage at 1858 East Taylor street.

Wegman & Son, contractors, have in progress several pieces of construction work in east side districts. They are erecting a one-story concrete garage for A. Wildman on plans prepared by A. Dietrich, and which will cost $12,000. They are well along with the construction of a one-story concrete machine shop for Louis Kuhn at East First and Oregon streets, and are building a one-story brick store, 50 by 50 feet, in size, for Sam Holm at East Eighth street and East Broadway.

Six residences, to cost approximately $3000 each, are to be erected in the Irvingwood district by the Ross Building company. Three are to be one-story and three a story and a half. They will be at 665, 673, 675, 679, 681 and 583 East Thirty-second street, North, between Klickitat and Siskiyou streets. An $8500 residence is to be built for Claude E. Rumsey, 1240 East Pine street, in Irvington, at 544 East Twenty-sixth street, North, between Knott and Brazee streets; and a $6000 residence will be constructed for Delia Wildeman at 114 Woodward avenue. W. J. Orme will build a $7000 two-story residence at 769 Clackamas street, in Holladay addition.

Robert Paysee has received the contract for the erection of the business building for G. E. Duke at 1034 Hawthorne avenue. This will be a one-story structure divided into six store rooms and Mr. Duke will move his own meat market business into the corner room from his present site.

CAMP SITE IS PURCHASED

SAMUEL C. LANCASTER BUYS 72 ACRES AT BONNEVILLE.

Work Is to Commence at Once Preparing Property for Outing Place for Summer.

Purchase of 72 acres from the O.-W. R. & N. company at Bonneville was completed last week by Samuel C. Lancaster and work will be commenced at once in preparing the property for another summer camp in addition to the camps Mr. Lancaster will open this summer at Lost and Wahtum lakes.

The property at Bonneville lies between Eagle creek and Bonneville along the Columbia River highway. Fourteen miles up Eagle creek and reached by a beautiful mountain trail will be the camp at Wahtum lake. Another 12 miles over a beautiful trail built by the United States forestry service through the national forest is the camp at Lost lake. Lost lake may also be reached by automobile by way of Hood river over a newly completed road.

Arrangements will be made, according to Mr. Lancaster, and guides will be furnished so that the trip from Lost lake over the mountain trails to the Bonneville camp can be made with maximum comfort for those who desire to view some of Oregon's most wonderful scenery on foot. The camp at Wahtum lake will serve as a halfway camp for those making the journey. Arrangements will be made at Wahtum lake whereby a sojourn of several days can be made at this camp, giving a chance to rest up and view the scenery about the lake.

The property at Bonneville is heavily wooded, and the camp will be as seclusive as one in the heart of the mountains, even thought it is right on the highway. All modern conveniences will be installed at both the Lost lake and Bonneville camps, including electric lights in all of the tents and a radio receiving set whereby concerts sent out from Portland may be enjoyed. Included in the Bonneville property is a high bluff reached in a few minutes by trail from the highway and from which a remarkable view of the Columbia river gorge can be obtained.

TEMPLE DEDICATION SET

MASONIC CEREMONIES AT HOQUIAM TO BE JUNE 9.

Exercises to Be Held in Spacious Auditorium of 3-Story Brick and Concrete Building.

HOQUIAM, Wash., May 20.—(Special.)—Dedication of the Scottish Rite temple in this city June 9 will make another milestone in Masonic history in southwest Washington. Two days will be devoted to the ceremonies and degres work from the third to 14th to a large class of candidates.

The dedication itself will be the feature of exercises to be held in the spacious auditorium of the three-story brick and concrete building at Eighth and K streets. The ceremonies will be followed by a grand ball.

The temple has been built as the result of activity of the Scottish Rite Temple association which sold approximately $200,000 worth of bonds to pay for the building and furnish the lodge rooms which are on the second and third floors reached by a main entrance on L street. The grand lodge of Masons laid the cornerstone on September 3 of last year.

Through the acceptances of the dates by William E. McCrea of Spokane, 33d degree honorary, deputy grand inspector, the Scottish Rite is now going ahead arranging for speakers. Mr. McCrea's acceptance has been received. Ernest Bertrand Hussey of Seattle, 33d degree honorary, formerly sovereign grand inspector-general of Washington, Alaska and Japan, has been invited, as have several others. As the dates follow the three days reunion of Scottish Rite in Tacoma, it is anticipated the gathering here will be unusually large.

NEW ADDITION TO BE OPENED

Corbett Terrace, Containing 40 Tracts, to Be Put on Market.

Corbett Terrace addition, containing 40 tracts, located at View Point station on the Oregon Electric, is to be placed on the market at attractive prices, according to announcement made last week. The property has an unobstructed view of the city, two rivers and mountains and is naturally wooded with maples, dogwood and evergreens.

The sites vary in size up to one-half acre. The property is located inside the three-and-a-half-mile circle and has all the city conveniences, including pavement, sidewalks, curbs, sewers, Bull Run water, gas and electricity. There is an electrical station on the tract and graded school within two blocks. The property has 10-minute car service to the city and is served by the Red car line as well as the Oregon Electric.

Strong & MacNaughton, estate managers, have appointed Henderson, Bankus & Co. exclusive sales agents for the property.

BRICK BUILDING TO RISE

WESTERN ELECTRIC COMPANY CLOSES 5-YEAR LEASE.

Structure to Be Occupied by Oregon Branch of Concern to Be at Park and Flanders.

The Western Electric company of New York, one of the largest electrical jobbing house in the world, has just closed a five-year lease through the F. E. Taylor company for a three-story brick building that will be immediately erected for its exclusive use at the northwest corner of Park and Flanders streets. The structure will cost about $35,000 and will be ready for occupancy the latter part of August.

The property is owned by E. D. Van Dersal and the building is being financed and built by Strong & McNaughton, estate managers. Chester A. Moores represented both parties in the lease, which has been under negotiation for approximately a year.

The building will contain many new innovations for the storage and display of electrical goods and will carry supplies of a value ranging from $150,000 to a quarter of a million. It will also be the headquarters for the 350 persons the Western Electric employs locally.

The Portland branch is the 49th of the 54 branches established as a result of the rapid growth of its wholesale business in the Oregon territory.

"We have been looking for a proper location for more than a year," said S. H. Ward, manager of the Portland branch, "and after a most searching survey finally decided on Park and Flanders because we believe that it is in a district best fitted for wholesale and warehouse purposes. It is very close to the business section, trackage and railroad terminals are available and water shipments call for only a short level haul."

Dwellings Are Begun.

C. F. Goodwin, 1311 East Davis street, has begun the erection of a story and a half residence at No. 1305 on this same street, on plans prepared by himself. It will cost $4500. A $3000 bungalow is being erected at 1535 East Thirty-ninth street by the Wickman Building company for W. W. Bray. 1233 East Thirty-ninth street, and J. E. Springer is building a story-and-a-half house, to cost $5000, at 545 Twenty-seventh street North. A new Irvington residence is that being erected at 495 East Fourteenth street North for Fred Bontty at a cost of $3500. Daniel McPherson has begun the erection of two residence buildings at 1626 and 1630 Mississippi avenue.

LOTS IN GOOD DEMAND

BETTER BUILDING SITES ARE FINDING READY SALE.

People Who Intend to Build Own Homes Pay $3000 Apiece for Land Parcels.

A good demand for the better type of building sites is reported by Earl J. Lowe, head of the lot department of Ritter, Lowe & Co. Mr. Lowe said that his company had sold a number of valuable building sites, consisting of some of the remaining lots of the Hughes estate in that district. Some of these sites were priced as high as $2500 and $3000 and all were taken by those intending to use the property for the erection of high-class homes.

"The demand for lots and building sites has a much better tone than that which prevailed a year ago," said Mr. Lowe. "At that time there was a demand for the cheaper lots for the erection of cheap houses for speculation. At the present time the purchases are largely being made by those who wish to erect their own homes. The consequence is that the demand is for the better class of home sites and the buildings to be erected are of a much more substantial and better type.

"This change is one which will prove of greater benefit to the city of Portland inasmuch as it is to the interest of the city to have the erection of the better type of homes by people who will keep their property improved and in good shape."

Mr. Lowe reported that about two-thirds of the Hughes estate lots had been sold by them during the present campaign and that only about 75 remained.

Sales last week of this property included a 75x100 lot on the southeast corner of East Eighteenth and Stanton streets to Mr. and Mrs. Felix L. Dielschneider; the southeast corner of East Twentieth and Fremont streets to Frank T. Angel of the Pacific Telephone & Telegraph company; a 75x100 lot on the east side of East Twenty-second street, between Brazee and Knott streets, to Henry E. Collier, attorney; a lot on East Twenty-second street near Knott street, to P. F. Clodius, and a lot on East Twenty-third street near Fremont street, to E. W. Bredemeier.

NEW STRUCTURES PLANNED

Two Buildings to Go Up Near Park and Alder Streets.

Plans for the improvement of the three-story brick building owned by the Therkelsen Investment company at the southwest corner of Alder and Park streets, and the erection of a two-story addition immediately south of this structure on Park street were announced last week by Cachot Therkelsen of W. P. Merry's office. The improvement will cost in the neighborhood of $40,000.

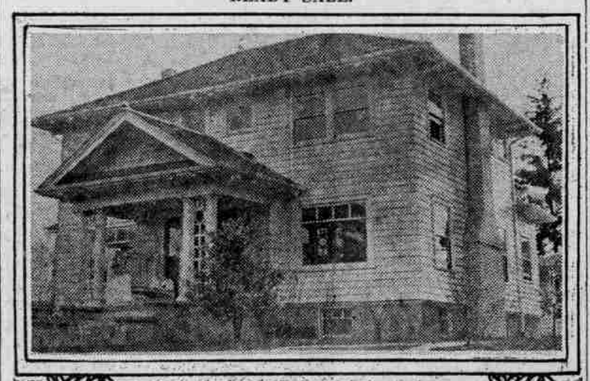
The present building will have glass fronts on both the Alder and Park street sides on the first floor, and the entrance to the upper floors of the building will be placed on the Park-street side.

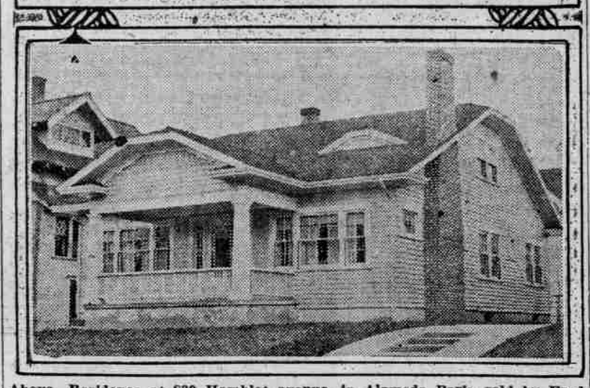
The addition to be erected will have three shops on the ground floor and four on the second floor. Work on this improvement will be started immediately, and it is expected to have it completed in about three months. The shops are to be especially suited to the handling of women's wearing apparel.

Laurelhurst Home Is Sold.

A beautiful seven-room home located on a large view site at 110 Mirimar place in Laurelhurst was sold last week by J. M. Dougan to Mr. and Mrs. Wallace Huntington for a cash consideration of $12,500. The transaction was handled by R. H. Torrey. Mr. Huntington is the president of the Cowlitz Valley bank at Kelso, Wash., and was also the owner of a highly improved 1250-acre farm at that place until recently, when he disposed of the same to the Long-Bell Lumber company for $215,000.

TYPES OF BETTER-GRADE HOMES ON EAST SIDE NOW FINDING READY SALE.





Above—Residence at 830 Hamblet avenue, in Alameda Park, sold by Fred C. Farmer to George C. Hogg for approximately $9000. Below—New bungalow at 484 East Twenty-fourth street North sold by Herman Nelson to B. S. Jones, new superintendent of the Western Union, for $8000.

Both houses shown were sold through the R. T. Street better-homes agency. This concern reports a good demand for the better type of homes and also a ready sale for homesites.

Among other sales which they negotiated recently was that of a home at 448 East Twenty-second street North, sold by S. P. Jennings to Mrs. C. A. Pruitt for approximately $8000, and a house at 766 East Broadway, sold by C. M. Pierson to J. L. S. Snead of the Irvington garage for $7000.

MISTAKE MAY MAKE LABOR LIEN INVALID

Good Faith Test by Which Courts Decide.

HONEST ERROR PASSED UP

Claimant Held Liable for Wrong Statement of Facts Which Could Be Ascertained.

BY W. B. SHIVELY,
Chairman Legal Committee, Portland Realty Board.

Where a workman or materialman intentionally claims excessive amounts in filing a mechanic's lien, what is the effect thereof upon the lien?

The mechanics' lien statute of this state requires a lien claimant to file with the county clerk of the county in which is situated the property on which he desires to claim a lien "a claim containing a true statement of his demand, after deducting all just credits and offsets."

In construing this portion of the statute the supreme court said in Equitable Savings and Loan association vs. Hewitt, 55 Ore. 329; 106 Pac. 447: "If, in filing such claim, he puts on record a statement of the account which he knows to be untrue, or which, by the exercise of reasonable diligence, he could have known to be untrue, he loses his lien." At the trial of this case it was proved that the lien claimant had received a substantial payment on his account for which no credit was given.

Ruling Is Quoted.

"The receipt of payment," said the court, "is a fact which is particularly within the claimant's knowledge, and he is bound to state it truly. * * * There is no room here to entertain the supposition that the inaccuracy of the statement of account in the lien notice was the result of an honest difference of opinion as to the amount of the payment. * * * The statement of account in the lien notice not being true, the lien did not attach."

A similar ruling is found in Lewis vs. Beeman, 46 Ore. 311; 80 Pac. 417, where a lien claimant had failed to give credit for $5 which he had received in groceries. The reason for these rulings is stated in Nicholai vs. Van Fridagh, 23 Ore. 149; 31 Pac. 288, where the court said: "So far as the property holder is concerned, * * * the sub-contractor or material man subjects his property to an incumbrance or burden without any contract with him; it is a special and extraordinary remedy or privilege given by law; and nothing, we presume, is better settled than that one attempting to avail himself of the advantages of a remedy or privilege of this character, must fully comply with the provisions of the law conferring it. * * *

Accuracy Is Required.

"There is good reason for requiring strictness, accuracy and truthfulness in filing these statements. * * * The effect is to tie up the property, to prevent sales and the raising of money by mortgage. * * * Lienors, with knowledge of the status of the account, or with information thereof at their disposal, cannot be excused for a failure to file this truthful statement, so wisely and clearly required by the statute. To hold otherwise would result in offering a premium for thoughtlessness and carelessness, and in establishing liens contrary to the provisions of law."

A different rule applies, however, where there has been no intentional fraud on the part of the claimant, as for instance where an honest mistake has been made in the amount or price of labor, or the quantity or value of materials furnished about which there may be a difference of opinion requiring evidence to ascertain the true facts. Johnson vs. Paulson, 83 Ore. 238; 163 Pac. 435.

Wage Dispute Cited.

In that case there was a dispute as to whether or not a workman was to be paid at the rate of $3.50 a day or $3 per day. A lien was filed at the higher rate. The court found that $3 a day was the true rate of pay, but also found that the workman had been honestly mistaken in claiming the larger sum, and therefore refused to invalidate the lien.

In Columbia River Door Co. vs. Todd, 90 Ore. 147, 175 Pac. 443, 860, the supreme court applied the same rule to a case where excessive amounts were claimed due to errors in bookkeeping. There being nothing in the record to indicate "that these errors were willful or anything more than an honest mistake," the court held the lien valid, notwithstanding the errors.

An analogous question has arisen many times where a claimant had included in his claim lienable and nonlienable items.

Foreman's Pay Included.

For instance, in Allen vs. Elwert, 29 Ore. 428, 44 Pac. 824, a claim had been filed of $132, a part of which was for the services of a foreman in making repairs to a building, and a part of which was for the rental of tools used by workmen on the job. While a lien could undoubtedly be claimed for the services of the foreman on the construction work, no lien could be established for the rental of the tools. There was nothing to indicate on the lien, as recorded, how much was chargeable for the foreman's services and how much for the use of the tools. The supreme court said that oral evidence could not be received to establish how the various charges were to be apportioned, and the whole lien was thereupon thrown out.

In this case the supreme court laid down the following rule: "Where lienable and nonlienable items are included in one contract for a specific sum, or are made the basis of a lumping charge, so that it cannot be perceived from the contract or account what proportion is chargeable to each, the benefit of the mechanics' lien law is lost.

Separate Items Alter Case.

"In such cases the court cannot, by extrinsic evidence, apportion the amount of the entire charge or contract price between the lienable and nonlienable items. But where the claimant's demand, made in good faith, consists of several different items, separately charged, some of which are by law a lien upon the property, and others do not come within the scope of the statute, he may enforce his lien so far as given by law, and it is not vitiated because he has included therein nonlienable items."

Where the lien as filed shows on its face the items of the account so that it will be possible for the court to separate the lienable from the nonlienable items, the segregation will be made and the lien enforced for the lienable items only. "When, however," as stated in Stewart vs. Spalding, 71 Ore. 310, 141 Pac. 1127, "a lien is claimed for a lumping sum, and lienable, and also nonlienable, items are mingled together to make up the lumping sum for which the lien is claimed, and there is no separation in the statement of the demand of the lienable from the nonlienable part of the lumping sum, the supposed lien is invalid and the defect cannot be cured by oral proof showing the part that is lienable, and separating it from the nonlienable portion of the lumping demand.

Statement Held Untrue.

"A statement of the demand for a lien in which lienable and nonlienable items are merged in a lumping sum is not 'a true statement' of the claimants' demand, within the meaning of the statute." In this case a lien had been filed for an amount aggregating more than $56,000. In the trial it was found that the sum claimed included charges for postage, telephone, typewriter rent, express charges, railroad fares, stenographic charges, premiums on surety bonds and a number of other nonlienable charges. The court said that "it was constrained to believe" the lien claimants had knowingly inserted the numerous items in bad faith. Wherefore the court held the lien was wholly invalid.

REALTORS' ARTICLE IS FILED

Competition for National Achievement Cup Is Entered.

A 1200-word article telling the achievement of the Portland Realty Board for the city and community, for the national association and for itself has been submitted to the authorities of the National Association of Real Estate Boards in competition for the national achievement trophy cup, to be awarded at the convention of the national association at San Francisco, May 31 to June 3.

The various activities of the board for the past year include portions of the administrations of Coe A. McKenna and A. R. Ritter as presidents and Paul A. Cowgill secretary.

The Portland board captured the attendance trophy at the last convention held at Chicago.

About 40 realtors have signed up to go from Portland to the convention at San Francisco. Some will go by train, others by auto and others by steamer.

Advices received by Paul A. Cowgill are that the doings of the convention will be broadcasted by radio throughout the west.

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Appropriate patterns for floors, large or small. Very moderate in cost. Clean, sanitary, dustless, attractive.

The Ideal Floor Covering for Homes and Public Buildings

Cork Floor Products Co.

Broadway at Taylor Street

"Made in Portland"

Safeguard the Health of Your Family

ENJOY MODERN CONVENIENCES
BATH, TOILET, KITCHEN SINK IN THE HOME

Perfection Septic Tank

Sewage Disposal Without Sewers
FIRST COST THE ONLY COST
NO UP-KEEP REQUIRED

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Crane Co., Wholesale Distributors
160 Fourteenth Street North

Alaska's Little Plumber

WE'RE full of pep and we've got a good rep but at that we watch our step. Each plumbing job accomplished by this shop lives up to the character of the work which won us such an enviable place in the business of this community.

ALASKA PLUMBING & HEATING CO.
363 E. MORRISON STREET
East 2954

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We have the Richardson-Boynton Furnaces—both the pipeless and the regular kind. We are experts on heating and ventilating. We will give you the benefit of our forty years' experience in this line. It will save you future trouble and expense by installing the right furnace in the right way.

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