

DEAN VINCENT PUT ON "ETHICS" BODY

Best Business Practices to Be Supported.

CHARLES GEIGER AT HEAD

Building Owners and Managers United in Efforts to Promote Fair Dealings.

Dean Vincent of Portland has been appointed by Earle Shultz of Chicago, president of the National Association of Building Owners and Managers, a member of a committee of building owners whose task will be to support the highest type of business practices among building owners and managers, according to advices received here last week from Chicago.

This new committee is on "ethics" and is headed by Charles Geiger of the Dayton Savings & Trust company of Dayton, O.

Other Members Announced.

Besides Mr. Vincent and Mr. Geiger other members of the committee are Fred Buck of Duluth, C. E. Horton of Seattle, W. S. Schmidt of Cincinnati, William Martin of Baltimore, A. J. Browne of Chicago, P. E. Von Kuster of Minneapolis, A. Lachman of San Francisco, Louis W. Mack of Denver, Albert Kern of Detroit, C. D. Vincent of Indianapolis and C. C. Ogilvie of Memphis.

The code of ethics adopted by the National Association of Building Owners and Managers at the 1921 convention has been in turn adopted by the local associations of building owners and managers in Portland, Memphis, Louisville, Seattle, Dayton and Salt Lake City, it is announced from the Chicago headquarters. The Chicago association has had such a code for a number of years.

Fair Dealings Required.

This code of ethics provides that all members of the association must deal honorably and fairly with the public and specifically provides that premises must not be rented for illegal or immoral purposes. The penalty for failure to observe the rules of practice is suspension or expulsion from the national association. Under the code of ethics the services rendered to office building tenants are also specified.

RETAIL BUILDING TO RISE

Two-Story Structure to Be Built at Park and Washington.

A two-story retail store building is to be erected on the site of the present Star theater at Park and Washington streets. It was announced last week by W. C. Metzger, the new building will cost with basement about \$50,000, it is estimated. The property is owned by A. C. Miller.

The theater building, which was condemned by the building inspector several months ago, will be wrecked.

The new building will be 50 by 100 feet in ground-floor dimensions and will be of steel construction. It will have an abundance of show windows on both floors, according to present plans.

6000 TRACT IS OFFERED

PROPERTY NEAR OAK POINT FOR SALE TO SETTLERS.

Campaign Is Launched to Dispose of Land in Small Blocks and Demand Is Strong.

A big sales campaign for the disposal of about 6000 acres of logged-off land located near Oak Point, Wash., on the Columbia river has been inaugurated by the Johnson-Dodson company of this city. J. A. Webster, salesman in the office of that company, has been put in charge of the campaign and he has employed ten salesmen to assist him. It is the intention to dispose of the land in 10, 15 and 20-acre plots to settlers.

The property lies within about 15 miles of the new town of Long View, now being built by the Long Bell company adjoining Kelso. It is in a rapidly growing district and the property promises to grow in value. The Johnson-Dodson company originally took over 7000 acres in a large tract there, but already 1000 acres have been sold. A number of settlers are now clearing land in the district and about seven new homes are going up.

The property is declared to be especially well adapted to berry growing, truck raising or bee or chicken farming. The land is rich and slightly rolling. The town of Oak Point has a dock and shingle mill and a hotel.

From the interest which is already being shown in the sale it is believed that the property will be disposed of rapidly.

NEW APARTMENT PLANNED

Two-Story Building on East Side to Cost \$10,000.

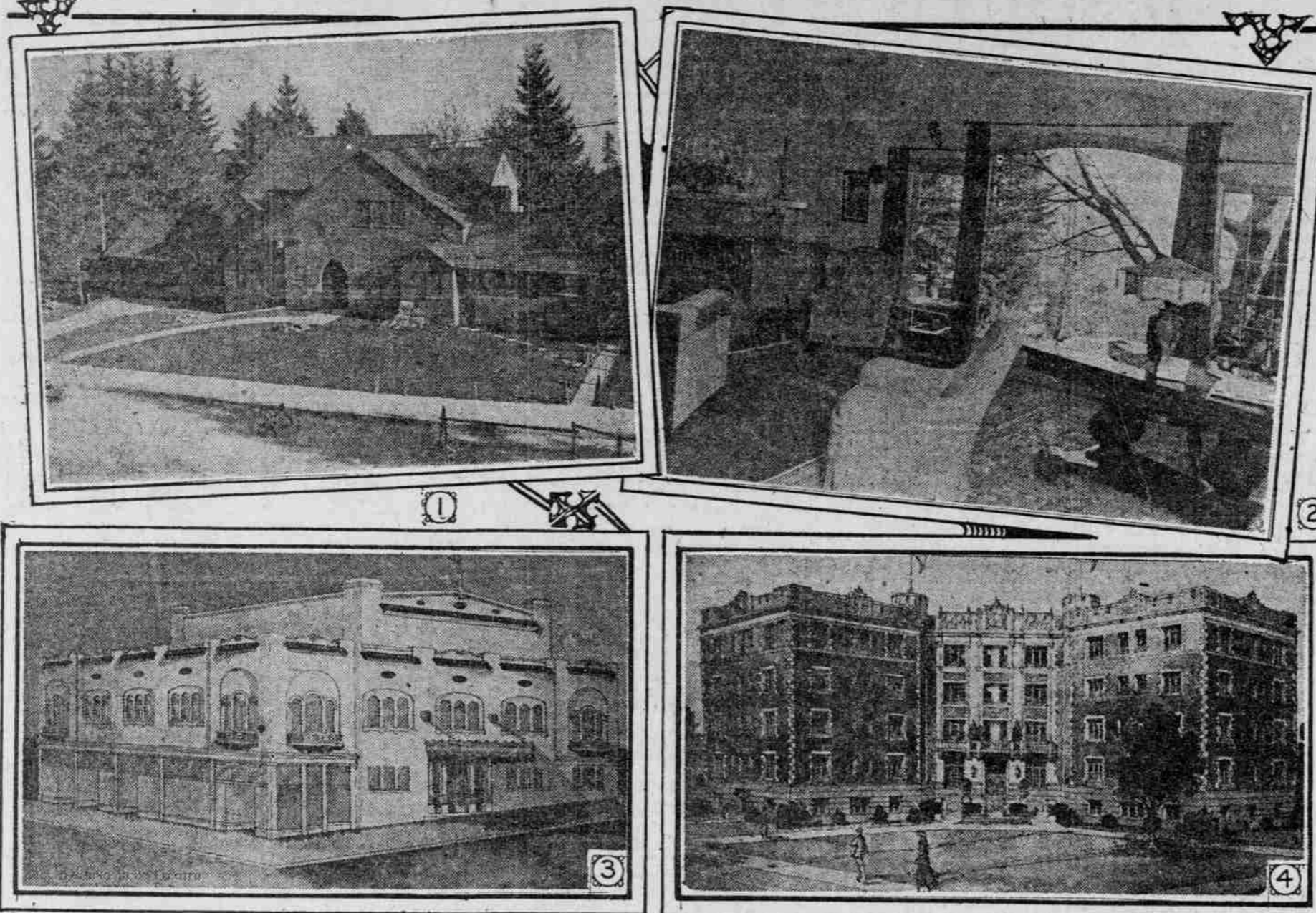
A new \$10,000 apartment house is to be erected at 19 East Thirteenth street, between Ash and Ankeny streets by L. D. Walker of 2 Union avenue North, according to plans just prepared by A. H. Irvine, architect.

The structure will be one of the four apartment type buildings of two stories and will be 36 by 41 feet in dimensions. Construction work is to start immediately.

D. W. Richards Heads Company.

Interest held by Dale Campbell in the real estate firm of Campbell-Richards company has been taken over by his partner D. W. Richards, it was announced last week. As a result the concern will operate in the future under the name of the D. W. Richards company. The concern operates from an office on Sandy boulevard. Mr. Richards has been in the insurance and real estate business in Portland for the past 12 years. He said that the company's prospects are bright for a good year.

ERECTION OF APARTMENT HOUSES, BUSINESS AND LODGE STRUCTURES AND HOMES CONTINUES ACTIVE.



STORE SPACE IN DEMAND

LEASES INCREASE WITH APPROACH OF HOLIDAYS.

Deals Aggregating \$75,000 Are Closed by Metzger-Parker Company in Week.

Demand for retail store space seems to have increased rather than decreased with the approach of the holidays, according to B. L. Metzger of the Metzger-Parker company, who announced that during the past week he had closed leases aggregating in excess of \$75,000 in rentals. Gross rentals of leases negotiated by his firm for the first three weeks of November will closely approach \$300,000, Mr. Metzger said.

Among the leases negotiated, Mr. Metzger announced the following: A lease on the storeroom at 232 Alder street, having a frontage of 20 feet on Alder street and a depth of 40 feet, together with a basement and balcony, by Barney Metzger to the S. Kohara company, pioneer Japanese merchants. This concern does a big importing and exporting and wholesale business in addition to a retail business. Mr. Kohara recently returned from a trip to the Orient and has opened this branch store in the heart of the business district to dispose of the stock contracted for. The location is facing the Gas company and immediately adjoining the 6 and 10-cent store. The storeroom has been fitted up like an oriental bazaar.

A lease to the Acorn Press by Dr. S. A. Brown and Dr. E. C. Brown of space at 423 Morrison street. The Acorn Press has been located in the Buchanan building for ten years, but the expansion of its business necessitated a change to larger quarters.

A lease covering 411 North Broadway by Dr. S. A. Brown and Dr. E. C. Brown. Mr. Bennett is the representative of the Henderson Motor cycle company, and it will be remembered he is the man who broke the transcontinental record between New York and Los Angeles, covering 3490 miles, in 6 days, 15 hours and 13 minutes, including all stops.

Mr. Bennett has been associated with motorcycle racing for a great many years, and it is his intention to open a first-class agency for his motorcycle in the quarters leased. The showroom has a width of 25 feet on Broadway and extends back a depth of 90 feet. It has splendid basement elevators and a balcony. Mr. Bennett is a newcomer in Portland.

New Realty Firm Formed.

The William A. Hughes corporation is a new real estate firm which has just been established in the city. It has just been established in the city with offices in the Couch building. The firm is planning on handling farm lands, city lots, houses, short and long-term leases, apartments, hotels and business chances. The incorporators are William A. Hughes, A. C. Gegenheimer and Milton S. Smith.

CORN MAY HAVE QUEEN

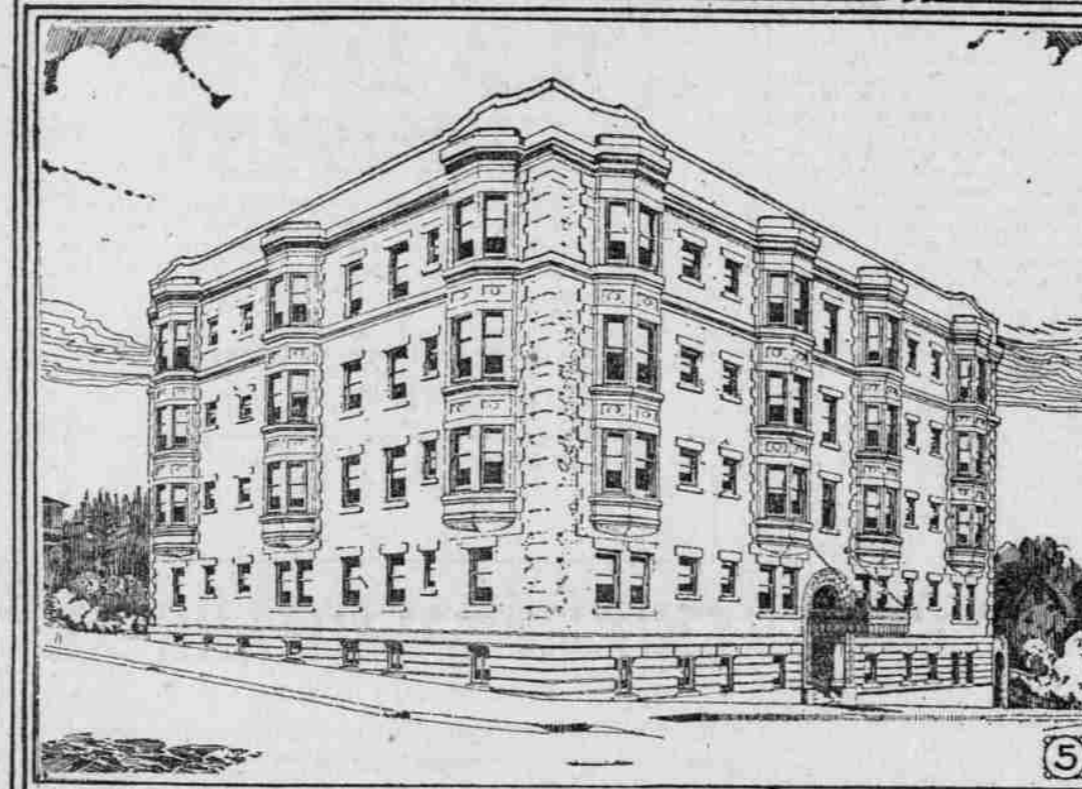
Indiana "King," Sick, His Wife Carries on His Work.

CHICAGO, Nov. 25.—The "Corn King of the World," a title given to the sweepstakes winner each year at the International Grain and Hay show, may be a queen when judges decide the winner at this year's show, which opens here December 2. W. J. Ulrey of Attica, Ind., winner of the sweepstakes in 1920 and 1921, and 1922 shows with his ten-year exhibit of yellow corn, laid plans to enter this year's contest, but was stricken with a fatal illness.

Mrs. Ulrey, undaunted, took up the work of her husband and is planning to enter the race in her husband's place. Assuming active management of the farm, she completed the crop planted by her husband and selected the ears which will form her exhibit.

Oregon Development Discussed.

Plans for the proposed Oregon development campaign were outlined by W. D. B. Dodson, manager of the Chamber of Commerce, in an address at the luncheon of the Realty board at the Multnomah hotel yesterday noon. Mr. Dodson declared that there is an agriculturally available land in this state than in California. He expressed the belief that in time there would be from 18,000,000 to 20,000,000 acres of land under cultivation in Oregon.



1—Beautiful new concrete stucco residence of Dr. Ralph C. Walker at 645 Summit drive. 2—Interior of living room in Dr. Walker's home, showing unusual view through large window which looks out upon Mount Hood. 3—New building to be erected by United Artisans at southwest corner of Third and Columbia streets at cost of \$75,000 on plans prepared by Adolph Burkhardt. 4—Sketch of new \$250,000 apartment house to be erected at Court and Capital streets in Salem on plans prepared by Carl L. Linde. 5—New \$150,000 apartment house to be erected by Jason C. Moore at southeast corner of East Twenty-fifth street and Hawthorne avenue on plans by Edward A. Miller.

REALTY BODY IS LAUDED

PROTECTION OF PROPERTY OWNERS IS LIKED.

Representative of National Journal Comments on Washington Move to Restrict Levies.

Development of this section and the protection of the interests of property owners which is being done by the Northwest Real Estate association was highly praised by S. Wolstencroft of Chicago, representative of the National Real Estate Journal, who was in Portland last week.

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Alaska's Little Plumber YOU'LL put your O. K. on our plumbing and on the bill that we render you. Our plumbing is scientific and sanitary. Our bills are less than expected. Let us inspect the plumbing of your home and do the necessary work upon it. You'll be pleased with the result.

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CATTLE AUCTION IS SET

Highest Grade of Cows to Be Offered December 9.

CHEHALIS, Wash., Nov. 25.—(Special.)—Preparations now are well under way for the third annual Chehalis Holstein sale, which will be held at the southwest Washington fair grounds Saturday, December 9. H. B. Shoultes, president of the Lewis County Holstein-Friesian club, will have eight head of cows and heifers in the sale. King Korn-dyke, Pietertje Pontiac and Matador Segle breeding are available in the lot. A. C. Mills of Klaber will consign 12 head, including the cow that was grand champion at the August southwest Washington fair. Two fine young cows will be offered by C. A. Ives of Ford's Prairie; also a bull calf sired by Milky King Pontiac. One daughter of Sir Colantha Prilly will be offered by E. A. Donaldson of route 1, Chehalis. James C. Chamberlain of Ceres is consigning a daughter of Greenbank Blossom Pontiac; also a 2-year-old bull that won second place at the 1921 Pacific International. Many other consignments are promised for the sale.

Waste Fruit to Be Utilized.

SPOKANE, Wash., Nov. 25.—Fruit evaporation and fruit by-product manufacture will become industries in the Spokane valley if plans considered at the Spokane Valley Apple show materialize. Plans under consideration call for the construction of a plant at Otis orchards, where all apples and other fruit now going to waste can be transformed into a usable commodity.

FRANK J. MCCARTHY

Begs to announce the opening of his new LIGHTING FIXTURE STUDIO and cordially invites your inspection. ELECTRICAL REPAIRS AND APPLIANCES. COLONIAL LIGHTING FIXTURE COMPANY 171 PARK STREET Between Morrison and Yamhill Streets PORTLAND, OREGON Phone Main 4940

ANCIENT BONES DUG UP

Jawbone Fragments May Be Those of Prehistoric Men.

RIPERT, Idaho, Nov. 25.—A number of pieces of petrified jawbone which were recently unearthed in Owyhee county may have belonged to a race of men who roamed Idaho in the prehistoric past, according to persons who have examined the ancient bones. The bones are to be sent to the Smithsonian institution at Washington, D. C., for further examination.

WHATSOEVER USE YOU'LL PUT IT TO—WE'VE THE LUMBER HERE FOR YOU



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EAGLE LUMBER CO'S LUMBER SEXTETTE 642 1/2 & HALSEY STS. PHONE TABOR 3361

FURNACE We have the Richardson-Boyston 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. J.C. Bayer Furnace Company 204 MARKET ST.

EXCAVATION BEGUN BY ARTISAN LODGE

Plans Are Completed for Building to Cost \$75,000.

JOB WILL BE LET SOON

Preliminary Work Started on Site at Southwest Corner of Third and Columbia.

Excavation Started for East Side Building.

Four-Story Concrete Structure to Be Erected at East Twenty-fifth and Hawthorne.

Excavation was begun last week preliminary to the erection of a four-story and basement apartment house at the southeast corner of East Twenty-fifth street and Hawthorne avenue by Jason C. Moore.

The structure, which is to be of reinforced concrete, will cost in the neighborhood of \$150,000. The plans were prepared by Edward A. Miller, local architect.

The building is to be known as the Colonial Heights apartment and it will stand on a slightly elevated location.

The apartment house will be finished on the exterior with white cement plaster. It will have a marble entrance and will be equipped in the most modern manner with electric ranges and a refrigerator and with a refrigeration and incinerator system. It will have a total of 52 two and three-room apartments.

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and Park streets, it was announced by representatives of the Burkhardt estate. This estate already owns the site which is a piece of ground 75 by 80 feet.

The building to be erected will be of reinforced concrete. The ground floor will be arranged for occupancy by retail stores and the upper floors will be for general office purposes.

Plans are being prepared by D. L. Williams.

Dr. Walker Has \$25,000 Home. One of the most beautiful new homes in the Portland Heights-Capitol Crest district is the residence of Dr. Ralph C. Walker at 645 Summit drive. The residence, which was built of concrete stucco, cost in the neighborhood of \$25,000. It is considered one of the view places of the city. A large living room has a beautiful view across the city and a valley with Mount Hood in the distance.

SALEM GETS APARTMENT

NEW FOUR-STORY BUILDING TO COST \$250,000.

Carl L. Linde, Portland Architect, Preparing Specifications for Capital City Structure.

A four-story apartment house is to be erected immediately at the northwest corner of Court and Capitol streets in Salem, to be known as the Capitol apartments, it was announced last week by Carl L. Linde, Portland architect, who is preparing plans for the structure.

The erection of the building is to be financed by the newly formed Capitol Apartments company, composed of prominent Salem business men. The structure will cost, with furnishings, \$250,000, and will be the most magnificent building of its kind in Salem, it is declared.

The building will be of reinforced concrete and will contain a total of 88 apartments. It will be finished in brick and terra cotta on the exterior and the inside walls will be finished with terra cotta tiling.

The structure will have a high English basement, which will contain a grill room, kitchen and two apartments. The first floor will have a large lobby with fireplace.

The entrance will be especially beautiful and will be decorated with a fountain.

It is the intention to start construction work immediately.

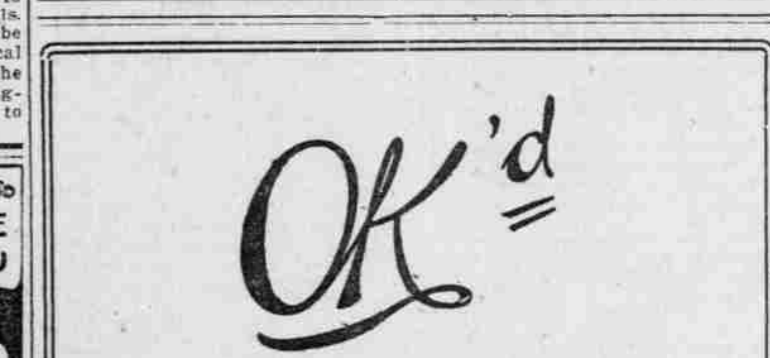
Kinney Property on Market.

MARSHFIELD, Or., Nov. 25.—(Special.)—Cons Bay is anticipating much better times resultant upon the government jettty construction, which will be started as early as possible the coming spring. The various interests connected with the Kinney properties have pooled their resources and plans are now being made to put these properties on the market about January 1. They consist of 3000 planted lots, some of which are waterfront, and 220 acres of unplanted property. The Kinney holdings have been in litigation for 15 years and it has been a big job to straighten out the title.

FOR SALE BY OWNER—



This beautiful new Spanish home at 991 Alameda Drive, corner 33d St. The very latest in distinctive design. 8 rooms, 2 tiled baths, hot-water heat. Carefully planned for your every convenience. Its artistic interior will appeal to the home lover. Open for inspection today, 2 to 5 P. M. Price \$16,000. Owner, phones Walnut 5907 or Broadway 2292.



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EAST SIDE MILL & LUMBER COMPANY

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SYLVAN BRICK

REAL BURNED CLAY BRICK, WITH ALL THE NATURAL BEAUTY AND EVERLASTING QUALITIES TO BE FOUND ONLY IN REAL BRICK. MANUFACTURED LOCALLY BY THE STANDARD BRICK & TILE CO. 83 1/2 ST. PHONES BROADWAY 8274 "IF IT'S NOT BURNED CLAY—IT'S NOT BRICK"