

MANAGEMENT OF OFFICE BUILDINGS NEW PROFESSION

Rapid Growth in Construction of Modern Skyscraper Calls for Services of Experts—Schools May Teach It.

"Building management as a profession" has become, within the past few years, a topic of general interest in every large city in the country...

The present type of office building does not have a very long history. It dates back only 20 or 25 years to the time when the steel frame and electric elevator came into use...

The following recapitulation of facts and figures which have been gathered by an authority on the subject shows that the business of operating modern office buildings has grown beyond the stage when they were left in the hands of a janitor and a rental collection agency...

In an address recently delivered before a gathering of millionaires by the head of one of the largest office building corporations in the world, the following are some of the most interesting observations made by the speaker: "No business will be permanent unless it rests upon a sound economic basis..."

To Become a Profession. "The wonderful thing about office building development is that the great bulk of the property is managed by inexperienced building managers; many of them, for various reasons, incapable of getting good results for the owner..."

"No man should be allowed to handle an important building who does not visit at least a dozen other buildings during a year, and discuss methods with at least a dozen building managers. The building owner should provide time, ways and means for his manager to do this..."

Field Is Broad. "From every standpoint the business is a desirable one. It is a broad field—one that requires industry and talent to reach. To a successful man it offers good reward for his services and an honorable position in the business world..."

"In Chicago, the managers of the larger office buildings are paid salaries ranging from \$5000 to \$7500 a year, and in addition they are allowed ample office assistance. Managers of New York office buildings receive even higher salaries..."



Handsome story and a half residence recently completed by Contractor Cooper at Mallory and Killingsworth avenues.

NEXT SIX MONTHS WILL SEE HOST OF RESIDENCES GO UP

Portland Architects' Offices Are Full of Plans for Bungalows, Chalets, Cottages and Homes of Other Kinds.

Among Portland architects making a specialty of fine residences come reports of an immense amount of construction in this city during the next six months...

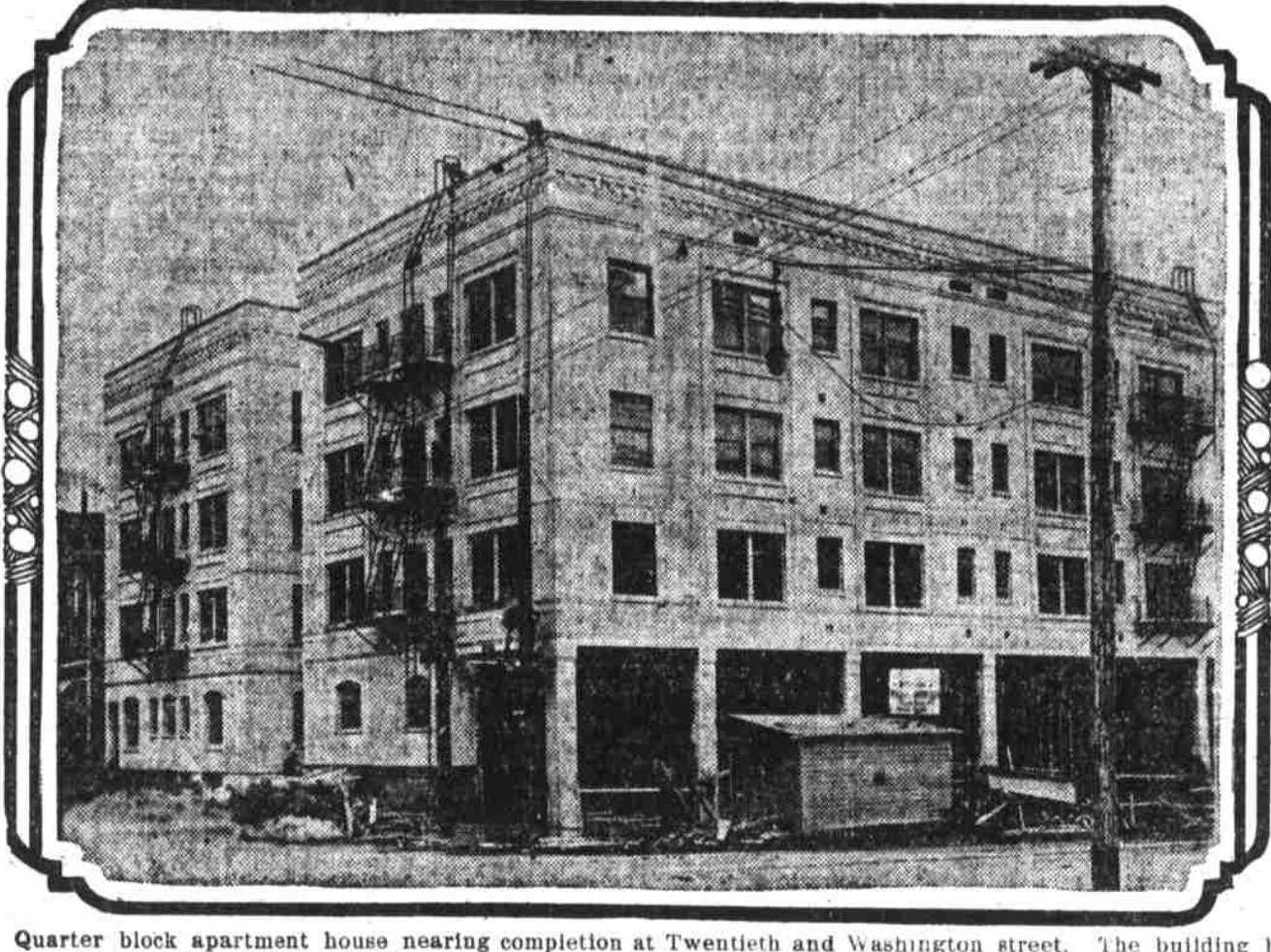
Architects Jacobberger and Smith have prepared plans for a \$3000 residence to be erected on Overton street between Twenty-fifth and Twenty-sixth streets for Mrs. G. T. Willett...

The same firm is drawing plans for a \$6000 home for J. F. Reinhard, which he will erect on Iroquois street and Crystal Spring boulevard in Eastmoreland. The building will contain eight large rooms, and will be finished throughout in hardwood...

Architects Roberts & Roberts are getting up the designs for a number of modern homes to be erected in the Rose City Park district. These houses will cost from \$3000 to \$5000 each, and will be of the bungalow or Swiss chalet type...

This firm is also getting up the design for a bungalow for W. W. Sinclair, to be erected on East Sixty-seventh street near Sandy boulevard at a cost of \$3000; also plans of a building of the same type for M. J. Byrne, which he will build at Rose City Park, at a cost of \$3250...

\$3500 Bungalow Near Milwaukie. The drawings are also under way for a typical California bungalow with a shingled exterior, to be erected near Milwaukie by John Peters of the Peters Manufacturing company. The house will contain six large rooms, and will cost approximately \$3500...



Quarter block apartment house nearing completion at Twentieth and Washington street. The building belongs to Mrs. Phoebe M. Dekum and when completed will represent an investment of above \$100,000.

last week for two two-story frame dwellings to be erected on East Forty-sixth street, between Gibbon and Crook. The houses will cost approximately \$2000 each...

R. S. McFarland has begun erection of three one-story frame cottages, to cost \$1800 each. Two of them will occupy lots on East Fifty-third and Madison streets, and the other on East Fifty-first, between Main and Madison streets...

A permit has been taken out by Peter Nelson for a one and one-half story frame cottage to be erected on Longview avenue, between Shaver and Mason streets. The house will cost \$2000. Albert Gerfin last week took out a permit for a two and one-half story frame residence to be erected on Missouri avenue, between Shaver and Falling streets...

R. E. Blasco took out a permit last Thursday for a one-story frame cottage, which he will build on East Thirty-fourth street, between Clinton and Ellsworth, at a cost of \$2000.

FREE COMPETITION PLAN IN FEDERAL BUILDING DESIGNS

Portland Architects See Opportunity to Capture Honor of Drawing Plans for Portland's New Postoffice.

Portland architects are wondering if there is any truth in the report that the supervising architect of the treasury department is going to hold a competition for the selection of the design of the new Portland postoffice...

buildings which were completed under the provisions of the Tarsney act, in a communication to congress says: "Local Firm to Compete. 'I have to state that the experience of the department with the seven buildings completed and under construction has been on the whole favorable as to merit of design and quality of construction work...'"

HILLSBORO POULTRY SHOW DRAWS CROWD (Special Dispatch to The Journal.) Hillsboro, Or., Jan. 28.—The first exhibition of the Washington County Poultry and Pet Stock association, is being held here...

MANN ACT MAY REACH EVELYN ARTHUR SEE (United Press Leased Wire.) Chicago, Jan. 28.—Federal officials here are working on an investigation which may bring Evelyn Arthur See, founder of the "Absolute Life" cult, which has for a while been perfect motherhood, into the United States courts for violation of the Mann act...

"temple" of his cult, where, as alleged, he has mistreated a large number of his young girl "disciples." Governor Bass, thirty-seven, is the youngest man to whom N. ever confided the chief magistracy.

LOOK AHEAD There is only one last new country on this continent—the richest and best. British Columbia is being opened up by three transcontinental and other lines of railway.

Over 30,000,000 acres of rich agricultural and fruit land; 50,000,000 of the finest timber, coal and mineral lands that have never been touched will be thrown open to the public for development. This is the famous Fort George country.

Do you want a share of the profits? Let us send you free a copy of the "British Columbia Bulletin of Information," giving synopsis of mining, land, mineral and timber laws. Costs you nothing. Write today.

Natural Resources Security Co., Ltd. Paid up Capital \$250,000. Joint Owners and Sole Agents, Fort George Township, 413 Bower Bldg., Vancouver, B. C. RICHARD OBEY District Sales Solicitor, 407 Wells-Fargo Bldg., Portland, Or. Phone Marshall 2248.

You Must Take Your Turn

THERE is only \$60,000 worth of preferred stock of the Oregon Apple Company of Hood River for sale. Shares are \$10 each and any one buyer may purchase as many as he or she feels that he or she can afford to pay for at 20 cents per month per share...

IT IS quite natural that such an opportunity should be taken advantage of by a great many people. The company must be impartial in allotting the stock. Those who make inquiry and application must take their turn. Those who apply first will be served first. There is only \$60,000 of this stock issued and for sale. Many will be disappointed—those who send in their names before the entire issue of stock is subscribed to, will be fortunate.

EVERY share of preferred stock earns 10 per cent first—in addition it earns as much as any share of common stock. The officers of the company decided to give the investor with small means an opportunity to share with those of larger means in the profits of this company...

WE HAVE issued a booklet which describes the whole proposition in detail. It illustrates the profits possible for the preferred stockholders to make in this orchard. Names of inquirers for the booklet will be listed in the order received. Each person will be given ample time to consider the proposition before actually subscribing to the stock—say, six days. After six days, if application for stock has not been made, the name will be removed from the list. Either send, call or write for the booklet.

The Oregon Apple Company of Hood River 337 Railway Exchange Phones: A-2226—Main 3718

S. ROSENBLATT BUYS WAREHOUSE LOCATION

Representing the Lewis Investment company, the firm of Kenney, Humason & Jeffery yesterday sold to Samuel Rosenblatt the Morrison street clothing merchant, three lots at the southeast corner of Twenty-second and Pettygrove streets for \$20,000...

VETERAN LEPER GIVES PENSION TO CHARITY

(United Press Leased Wire.) Honolulu, Jan. 28.—Captain Joseph Dutton, "hero of Micokai," the leper refugee, and a veteran of the Civil war, has ordered the United States government to turn over his entire pension, which has been accumulating for 36 years, to the St. Catherine School of Industry at Memphis, Tenn. The amount is said to run into the thousands...

Freewater Wins Game.

(Special Dispatch to The Journal.) Milton, Or., Jan. 28.—An interesting and well contested game of basketball was played in the gymnasium Wednesday evening when the Empire Business college team played the Freewater team. Freewater, winning by a score of 11 to 7. The lineup was as follows: Freewater—Center, Bert Brinker; forwards, S. B. Sanderson, J. Matthes; guards, A. Clark, A. Matthes and A. Jenkins. Empire Business college—Center, A. Markham; forwards, Malahan and Webb; guards, Roff, Yenn and Dickson (sub.)

FOR SALE BY Mercantile Trust & Investment Co. FOR PRIVATE CLIENTS. New house and lot 50x90 on Broadway, good neighborhood, paved street. Four lots in Wheatland addition to East Portland. Farm on Oregon Electric on Forest Grove division, near Beaverton, with improvements and stock, partly cleared, or will sell 20 to 25 acres of this in 5 or 10 acre tracts. 317 Beck Building, Cor. Seventh and Oak

KENTON NATIONAL ADDITION NOW IS YOUR CHANCE The grades for street improvements are now being established, so that you can get an idea as to how your lot will lie after the streets are completed. Call on us and we will show you where the best locations are and where your money will turn the quickest. A number of people have taken our advice and have already made money by buying in NATIONAL ADDITION. We are advising you NOW — a month from now it will be too late. Every day brings new developments. Read the daily papers and be convinced of the new institutions locating at KENTON. If substantial corporations are willing to invest hundreds of thousands of dollars in locating their institutions in KENTON, you certainly can afford to invest \$100. Fill in the coupon below and mail it to us today and we will mail you literature descriptive of KENTON NATIONAL ADDITION. Co-Operative Realty Co. 520 Railway Exchange MARSHALL 2248 A 1274