

APPEAL ASKED TO HOUSING CODE BY REALTY BOARD

Building of Apartment Houses Declared to Be Practically Prohibited by Code Restrictions.

RENTAL VALUES AFFECTED

Absence of Adequate Housing Facilities Said to Invite High Rentals and Drive People Away

Resolutions favoring proposed amendments to the housing code were adopted by the Portland Realty Board at the regular weekly meeting of that organization in the Crystal room of the Benson hotel, Friday noon. The decision of the board followed a discussion of the code and the proposed amendments by L. R. Bailey, W. W. Claussen and O. G. Hughson.

The three speakers, together with A. E. Doyle and H. M. Estery, constitute a committee appointed by Commissioner A. L. Barbur to listen to complaints of builders and architects and suggest amendments to the housing code which would be effective in the future. The committee was appointed shortly after the code became effective and has held meetings once each week since that time.

BASED ON APPROVAL WORK
The amendments proposed are based upon the Model Housing Code, a publication of recognized merit used in outlining the codes of other cities of the country, and according to members of the committee, proposed changes do not rob the code of its efficacy as a guarantee of comfortable and sanitary residence and apartment houses. The report of the committee has been submitted to the city commissioners and will come up for action at an early date.

Robert Gordon presided at the Realty Board meeting, and in his opening address stated that the provisions of the housing code practically prevent the erection of apartment houses. He called attention to the fact that no permits for apartment house construction have been taken out since the code went into effect, and declared that the intent of the framers of the code is to prevent such construction.

RESTRICTIONS HELD HARMFUL

The result of these restrictions, according to Gordon, has been to drive capital from the city, force up the rental rate and prevent hundreds of people from making their homes in Portland. "There is today awaiting investment in apartment houses in this city an estimated \$1,000,000 of local and outside capital," declared Gordon. "This money would be used in the construction of first-class apartment houses as good as any to be found in any city in the country."

"I want it strictly understood that I am not opposed to a building code," said Gordon, "and I know that the members of the Realty Board are opposed to a housing code; in fact, we, all of us, recognize the value of such a check upon building operations that will keep the city and the people of the city what a reasonable, workable code, and I believe that the proposed amendments will bring the benefits of the one now in effect in Portland."

COMMITTEE WORK REVIEWED
L. R. Bailey reviewed the work of the committee of the proposed amendments. The majority report was concurred in by all members of the committee, except Estery, he said, and was submitted to the city commissioners. Bailey cited several instances of proposed building in proof of the impracticability of the present code. The tract in question was purchased several months ago for apartment house purposes, but the restrictions of the code have prevented its improvement, according to the purchaser.

Claussen called attention to the fact that out of 17 housing codes adopted by the principal cities of the country are found in the present code. He also called attention to the fact that difficulties similar to those faced in Portland have resulted in proposed amendments to the Michigan housing code, which went into effect in 1917.

IMPROVEMENTS ARE RECALLED
Amendments proposed to the existing code, compiled with provisions of the model code, which, he said, was generally accepted as the bible of housing experts. Claussen also called attention to the improvement in housing in Portland during the past 20 years. The apartments found in the older sections of the city, with ill-ventilated, insanitary rooms, were compared with the clean, sanitary, comfortable modern apartment. This improvement, he said, had been brought about by the architects and builders without the assistance of any housing code at all. Consider the excellent work so far accomplished by the architects and builders, he asked the realtors to support them in their appeal for amendments to the housing code.

O. G. Hughson prefaced his remarks with the assertion that he is not a builder, but a social worker, hired by the Portland Building Exchange to look after the social welfare of contractors and their employees. His announcement that agreements had been entered into with the various building trade unions which would prevent strikes for several years to come was greeted with applause by the realty dealers.

DISCOURAGED
Hughson told of the troubles of the committee in coming to an agreement on the proposed amendments to the housing code. He declared that the restrictions imposed upon building were actually prohibitive so far as apartments

are concerned, and asked that the proposed amendments be supported as a measure conducive to public welfare. In an interview, A. E. Doyle declared that he would not oppose the adoption of the amendments and that he favored their provisions, except on one or two minor points. The present code is impracticable, he said, and should be modified in many of its provisions. The bad features of the code, he said, were covered by the proposed amendments.

Housing Project at Indiana Harbor
Chicago, Ill., Sept. 20.—One of the largest real estate transactions ever put over in Northwestern Indiana, and recently closed, is a forerunner of a community housing project involving the expenditure of from \$12,000,000 to \$15,000,000. The Indiana Homes company, composed of Inland Steel interests, has purchased a big tract of land and will build 2000 homes. This will provide for an addition to the city of Indiana Harbor of about 10,000 persons.

General Insurance BONDS
McCargar, Bates & Lively
Yeon Building—Main 168, A-2694

LINOLEUM AND CORK TILINGS
CORK FLOOR PRODUCTS CO.
225 BROADWAY, NEAR TAYLOR

BEAUTIFUL BUNGALOWS IN SWINTON ADDITION



Workingmen's homes sold at moderate prices on easy payments; they are easily accessible to the industrial districts of St. Johns, Kenton, North Portland and Vancouver, Wash.

Homes in the Swinton addition, 20 minutes from the west side by the Kenton carline and within easy reach of the mills and factories of St. Johns, Vancouver, North Portland and Kenton, are being offered by the Johnson-Dodson company on easy terms at prices ranging from \$2200 to \$3500. The homes are ideally located on high ground with in easy distance of Peninsula park with its auditorium, swimming pool and playgrounds. Jefferson high school and Kenton grade school are easily accessible and the surrounding neighborhood is settled with a desirable class of residents.

Important Sales of Heights Residence Property Reported
The beautiful home at 581 Buena Vista Drive has been transferred from N. B. Nicholas to Marie K. Knox for a consideration of \$18,000, the deal being handled by Mrs. John Brooke. The house is of colonial design, located on large grounds commanding a magnificent view, and is considered one of the choicest residence properties of Portland Heights.

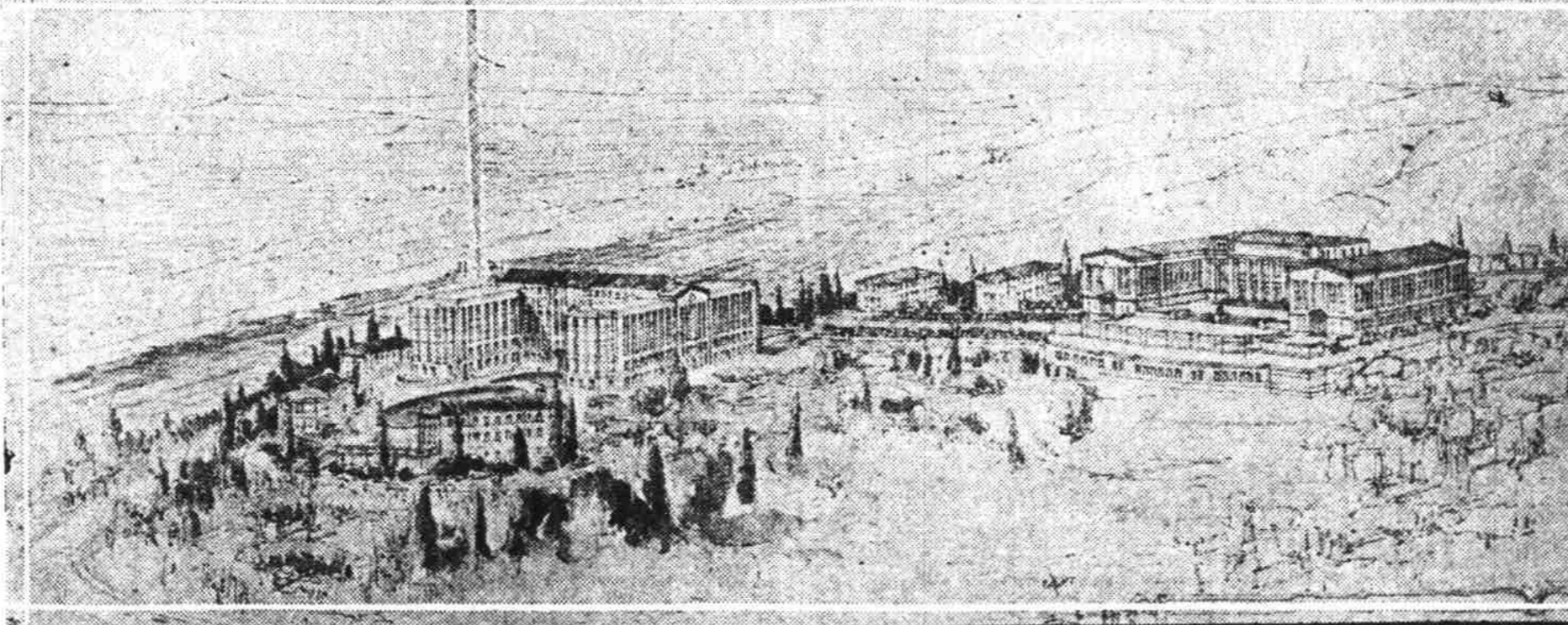
Increasing Demand For Redmond Realty
Redmond, Sept. 20.—H. Jurgenson of Beaverton recently disposed of his farm near that place to purchase an 80-acre irrigated farm near Redmond, the transaction being closed last week. Seven other irrigated farms were sold during the week to outside investors and there is an increasing demand for alfalfa and potato land in this district.

New \$75,000 Hotel Proposed at Union
Union, Sept. 20.—Prominent pioneer families of this city are interested in the construction of a \$75,000 modern hotel. The site chosen is the old Lewis place, now owned by Steve Hutchinson, M. S. Levy is in charge of the project.

Civic Fountain at Corvallis
Corvallis, Sept. 20.—A marble fountain and other improvements aggregating more than \$10,000 have been

made at the Andrews & Kerr confectionery, and Corvallis now has one of the most modern fountains on the Pacific coast, 32 feet long and built of marble, nickel and copper. In connection with the fountain a merchants' hot lunch is now to be served at the confectionery.

MULTNOMAH COUNTY HOSPITAL



Proposed grouping of hospital and medical school buildings on Marquam hill—county hospital at the left

At a meeting of the Multnomah county commissioners Wednesday afternoon plans submitted by Sutton & Whitney for a proposed new hospital on Marquam hill were accepted and construction work will begin at an early date. The plans submitted call for a five-story building of brick and terra cotta to harmonize with the University of Oregon medical building, with solariums at either end of the two wards. The nurses' station will be located midway on the corridors and each wing will be equipped with separate utility rooms, baths, etc. On the second floor the center wing will be divided into single rooms and medical wards for women and men will occupy the east and west wings respectively. The third floor will house the surgical wards of 41 beds each in the east and west wings for the segregation of men and women patients, and in the center wing there will be an orthopaedic department, x-ray rooms and children's ward. The center wing of the fourth floor will be divided into operating suites and preparation rooms. The maternity ward and a creche will also be located on this floor and there will be additional surgical wards in the east and west wings. On the fifth floor will be located bedrooms for interns and mud baths for the hydrotherapeutic section. An entrance will lead from

Fred W. German Co. Reports Many Sales

During the past six weeks the Fred W. German company has made more than forty sales of real estate, the aggregate value being over \$75,000. The majority of these sales were of small, run-down city properties, according to German. He also reports a strengthening demand for small acreage tracts and farms and among recent properties of this class sold are the following: Fort W. C. Goddard, a 75-acre ranch seven miles west of Yamhill, was sold to Mr. Townley, a recent arrival from Walla Walla county, Oregon. For Mr. and Mrs. Fred Wendt, a 15-acre tract one mile east of Gaston, was sold to Fred Fleischhauer; a five-acre tract in the Beaverton-Redville acreage district for A. W. Buchanan to George Petrovitch; a one-acre tract near Kendall station on the Estacada line, was sold to Mr. and Mrs. Nolder, Castle-rock, Wash.; an 80-acre ranch west of Eugene was sold to M. Dunn of Estacada for C. W. Emmons; a 15-acre tract on the Mollala road, three miles west of Oregon City, was sold to Mr. Davis for Mrs. Alford. German also reports some improvement in the vacant lot situation, and has made several sales recently of this class of property, and the firm reports a stronger demand than supply of small workingmen's homes in which this firm specializes.

Farm at Lebanon Sold for \$25,000

Lebanon, Sept. 20.—Through a deal closed this week L. R. Joslin and T. D. Hall became the owners of the John G. Reed farm, located three miles from Lebanon. The place consists of 254 acres and is considered one of the best dairy farms in this section of the county, the greater portion of it being bottom land lying along the south fork of the Santiam river. The price paid for the land was \$25,000. Joslin and Hall will plant a large portion of the farm to berries and will also continue in the dairy business.

Stone Estate Erects Garage on Broadway

Construction of a garage on a 90 by 100 foot tract at the northeast corner of Broadway and Flanders streets has been started by Eriz & Wegman. The property belongs to the Stone estate and the building and ground has been leased for a five-year term to the Oakland automobile agency. The estimated cost of the building is \$18,400.

Many Farm Sales in Yamhill County

McMinnville, Sept. 20.—Recent farm sales recorded in Yamhill county aggregated more than \$200,000 in value, the largest being the James Edson farm near Carlton, which was sold to J. B. McNeerney of Coon, Iowa, for \$65,000. Many inquiries are being received by Secretary Hopfield of the McMinnville Commercial club from farmers in eastern and southern states who wish to locate in the Willamette valley.

MYRTLE WOODS HELPING TO MAKE STATE WELL KNOWN

Plant at Coquille Engaged in Turning Out Number of Novelties and Furniture on Order.

SUPPLY IS QUITE LIMITED

Exhibit at Panama-Pacific Exposition Attracted Wide Attention; East Is Interested.

Coquille, Sept. 20.—Coquille, one of the liveliest towns in Oregon, has given the state a promising industry. It is the myrtle wood industry, owned and operated by J. H. Oerding & Sons of Coquille. The five brothers who are in the business with their father left their interesting and remunerative pursuit during the war and enlisted. Having stepped in the ranks and having done their part, they are now back to the business of making myrtle wood novelties for the world. The name, "myrtle wood," is a commercial term. Its scientific name is "Umbellularia Californica." The trees are native to Southwestern Oregon and are seldom found outside of Coos and Curry counties. Nowhere else is it found to grow in commercial quantities. In 1915 the standing myrtle timber in Coos county alone was 687,000 feet.

Myrtle grows very slowly. In Coos and Curry counties there are trees over 1000 years old. Trees which reach the market are on an average between 18 inches and four feet in diameter. They do not grow close together. Both the bark and the trees contain a large amount of an oil with a pungent odor suggesting cayenne or certain spices. The trees bear a large berry which contains one large nut, and its color, like the leaves, is yellowish green. They ripen during October, then fall from the trees and germinate quickly.

IS FINE HARDWOOD
Myrtle wood is considered to be among the fine-grained hardwoods. Its greatest value lies in its exclusive variety of color in a full development consisting of black, white, yellow, while red is the prevailing color. When the wood is finished it has a most enriching and brilliant appearance, with pronounced grain—every grain possessing its own beautiful identity. Myrtle wood is well suited for the making of novelties, goods, furniture and interior panel work and Mr. Oerding says that the owner of myrtle in furniture and novelty can rest assured that no one in the world has a like design of grain. It cannot be duplicated.

Myrtle wood in its finished state was exhibited at the Panama-Pacific exposition, and attracted much attention. At the Coquille plant it is made into bud vases, nut bowls, jewel boxes, smokers' sets, picture frames and furniture on special order. The work is mostly hand work and requires skilled labor. For lack of craftsmen it is impossible for the factory to fill all its orders at the present time. The work is being done by hand, and the industry is so far advanced that a New York man who could not persuade Oerding & Sons to let him handle the business, made the trip west, hoping that by a personal interview he might influence the company to feel as he did about it. He was unsuccessful, however. The work is mostly hand work and requires skilled labor. For lack of craftsmen it is impossible for the factory to fill all its orders at the present time. The work is being done by hand, and the industry is so far advanced that a New York man who could not persuade Oerding & Sons to let him handle the business, made the trip west, hoping that by a personal interview he might influence the company to feel as he did about it. He was unsuccessful, however.

Unless something is done to prevent it, it is highly probable that in less than a century myrtle wood will disappear, says Mr. Oerding. Myrtle groves should be planted in the future on lands, so as to be ready for the plow. Myrtle is not being planted and perhaps never will be for the purpose of the farmer, but the industry in natural production must be depended upon and Mr. Oerding says this will not keep pace with the cutting.

Death Claimed Man Of Great Ability in Edward J. Nadeau

Edward Joseph Nadeau, who died suddenly September 17, was a man of great ability and made friends wherever he resided. He was born in Monroe, Mich., May 23, 1862, and graduated from Ann Arbor university in 1884. He was the profession of a lawyer, practiced law in South Dakota and then was engaged in railroad construction and promoting in Montana. He served in the military in the Spanish-American war. He was a member of the Grand Lodge, A. O. U. W., and was a member of the Grand Lodge, A. O. U. W., and was a member of the Grand Lodge, A. O. U. W.

To Welcome Hoover

San Francisco, Sept. 20.—(U. P.)—Herbert Hoover, former federal food administrator, will arrive in San Francisco tomorrow afternoon. A delegation of prominent San Franciscans will escort Hoover to this city from Sacramento.

Big Chicken Ranch at Tangent

Albany, Sept. 20.—A chicken ranch with capacity of 20,000, San Francisco, will be established near Tangent by F. O. Newport, who has just purchased 27 acres of the Settlemir ranch, adjoining Tangent. The farm was bought by the late Mrs. L. J. Kelly, who is in consideration being over \$7000. Newport will erect a cement building with a capacity of 10,000 eggs for hatching.

Sutherland Man Sells Minnesota Farm

Minneapolis, Sept. 20.—J. J. Bickel recently sold his farm on Olive, Minn., for \$27,000. This place has been a residence of this family for several years, making his home with his daughter, Mrs. Etta Comstock.

Boisfort Valley Farm Sold

Centuria, Wash., Sept. 20.—Negotiations were closed last week for the transfer of the E. F. Myers farm in Boisfort valley to George Simmonds, consideration being \$3500.

Gresham Farm Will Be Summer Home of Four Portland Men

The old Stout farm at Hogan station, near Gresham, has been purchased by E. G. Crawford, vice president of the United States National bank; L. G. Clark of the Woodard-Clark company; C. S. Gussis of Dant & Russell and George Rodgers of the Rodgers-Hart-Gibson company. The tract consists of 2336 acres of wooded land lying on the south side of the P. R. L. & P. company's right-of-way, with a stream creek traversing it from east to west. The purchasers propose to beautify the grounds and will build artificial lakes in the low land along Johnson creek. On the higher ground four summer homes and a club house will be erected. The tract is covered with a growth of cedar and spruce and the new owners propose to add to the attractiveness of the place by planting ornamental shrubbery and flowering plants. A roadway and walks will lead from Hogan station to the clubhouse and residences.

Housing Problem Is Serious in Yakima

Yakima, Wash., Sept. 20.—The housing problem has grown so acute in Yakima that it has become necessary to bring action in court to oust tenants from houses where the property has been sold. In one instance the purchaser served an ouster on the man from whom he bought, though there was a verbal agreement that no possession should be given till November 1. A widow and three children are also threatened with eviction. Thirty days' notice was duly given, but the woman claims she can get no house into which to move. The eviction papers have been prepared and are hanging over her head as an incentive to helping her move. Owners of rental properties are selling to those who must buy to find shelter. With winter approaching the situation is growing more serious.

McCormic Moves His Real Estate Agency

G. M. McCormic announces that he has moved his real estate agency from 418 Fenton building to new quarters at 242 Washington street. McCormic has achieved considerable success in handling property at Garden Home and other points along the Oregon Electric line, and reports an active demand for homes and small acreages in that section.

F. E. Taylor Builds On Westover Terrace

Plans have been prepared by Lawrence & Holford for a new home on Westover Terrace for F. E. Taylor. The site chosen by Taylor is 270 Strand street and the permit issued at the city hall Friday calls for the expenditure of \$15,500. Building operations will begin at once.

Heppner Elks Start Building Operations

Heppner, Sept. 20.—Construction work was commenced last week on the new Elks building on Main street. The contract price of the building is \$29,000. The Elks will receive several thousand dollars in furnishings. The building will be ready for occupancy by March 1, according to terms of the contractor's agreement with the lodge.

Aberdeen Property Sold

Aberdeen, Wash., Sept. 20.—The Lodge block, a two-story brick structure covering a 50-foot lot in the downtown district, has been sold by the owners, W. B. Lowrie and Mrs. Louise Demerze, to A. Hitar for \$30,000.

"Cure Your Rupture Like I Cured Mine"

Old Sea Captain Cured His Own Rupture After Doctors Said "Operate or Death."

His Remedy and Book Sent Free
Captain Collings sailed the seas for many years; then he sustained a bad double rupture that soon forced him to not only remain ashore, but kept him bedridden for years. He tried doctor after doctor and trust after trust. No results. Finally, he was assured that he must either submit to a dangerous and abortive operation or die. He did neither! He cured himself instead.



"Follow Men and Women, You Don't Have To Be Cut Up, and You Don't Have To Be Tortured By Trusses."

Captain Collings made a study of himself, of his condition—and at last he was rewarded by the finding of the method that so quickly made him a well, strong, happy man.
Anyone can use the same method! It's simple, easy, safe and inexpensive. Every ruptured person in the world should have the Captain Collings book, telling all about how he cured himself, and how anyone may follow the same treatment in their own home without any trouble. The book and medicine are FREE! Finally, he was assured that he must either submit to a dangerous and abortive operation or die. He did neither! He cured himself instead.

FREE RUPTURE BOOK AND REMEDY COUPON
Name _____
Address _____
City _____ State _____
Please send me your FREE RUPTURE Remedy and Book without any obligation on my part whatsoever.