

### BUILDING'S LIFE IS DETERMINED

#### Give Report of National Study—Homes Obsolete After 50 Years.

CHICAGO, May 12.—In the majority of cases obsolescence, due to economic change, not the physical wear and tear on a building determines the end of its useful life and, although physical wear and tear and obsolescence run parallel and coincident through the years, the date at which the building is vacated and left useless is reckoned by that date of its obsolescence and not by the fact that the building is worn out. The one family dwelling may look forward to a long period of useful life of any type of building. The modern steel and concrete skyscraper, however indestructible its material and how ever perfect its architectural lines, is part of a business region where life expectancy cannot be measured in terms of how long it may withstand the wear of time, but must be reckoned on how long it will hold its own against new ideas in interior equipment and against changes in the city itself. The theater-building may pass rapidly through its day of popularity and consequent usefulness, despite expensive efforts to preserve its youth and desirability through alterations and rehabilitations, and so it must reckon on a relatively short life before it is classed as obsolete.

These are some of the outstanding conclusions in a report on depreciation and obsolescence of buildings just made public by the National Association of Real Estate Boards.

Types of buildings included in the report are: office buildings, stores, warehouses, loft buildings, factories, public garages, theaters, hotels and elevator apartments, apartments and flats without elevators, stores with one or two stories of rooms or apartments, two, three and four family dwellings, row houses, and one family dwellings. Types of construction considered for each type of building were: steel frame fireproof; reinforced concrete; slow burning masonry with or without steel frame; masonry with frame interior, and frame construction.

One family dwellings were estimated to have a fifty year period of usefulness in every type of construction except frame, when their usefulness was estimated to continue about thirty three and one-third years. Theaters were allowed a thirty three and one-third year's period when built of fireproof material with a steel frame or of reinforced concrete; a twenty-five year period when the construction was of slow-burning masonry; a twenty-two year period when they were of masonry construction with a frame interior, and a twenty-year period of usefulness when they were built of frame.

Warehouses, in the report, were given a period of usefulness of 55 years when built with the most permanent construction and a period of 35 years when frame construction was used. The committee states that, in general, warehouse buildings are comparatively easily adapted to fluctuating use. However, one type of warehouse gets the lowest rating for useful duration of all types of buildings listed in the report. This is the pier and commodity warehouse, frame constructed and covered with a frame skeleton, which is judged to have a useful period of twenty years.

Stores and public garages were estimated to have a fifty year period of usefulness when of the two most permanent types of construction. In slow-burning masonry construction with or without a steel frame the store usefulness was estimated at forty years and the public garage at thirty-five; in masonry with frame interior the store was given thirty-five years and the public garage thirty, and in frame construction the store building's usefulness was estimated at twenty-eight years and the garage building at twenty-five years.

Useful Periods Vary Widely. Loft buildings were given periods of usefulness varying from forty-five to twenty-five years. The longest period for row houses was forty-five years and the shortest period, the period calculated for the frame row house, was thirty years. The useful period for two, three and four family dwellings ranged from forty-two years to thirty years.

The period of usefulness for permanent construction in the case of office buildings, factories, apartments and flats without elevators, and stores with one or two stories of rooms or apartments was forty years. In each of these four types of buildings, when the construction was of frame the period of usefulness was estimated at twenty-five years.

"The modern steel and concrete skyscraper has not been in use long enough for us to be able to determine absolutely what its period of usefulness might be," Mr. Schmidt declared, in commenting on the committee's estimate of the depreciation of office buildings. "So far as the construction of these buildings is concerned, it is perfectly possible that they may be in excellent condition at the end of fifty or even one hundred years, but we feel that their period of usefulness as regards income will probably be about forty years."

Hotels and elevator apartments were given a comparatively short period of usefulness. For permanent construction their figure was thirty-five years. This period varied with the type of construction to as low as twenty-two years.

Comment in the Atchison Globe to the effect that the man who talks a lot is usually subterfuge must be wrong in one respect at least. We're thinking of the man who can work up an interesting monologue about most anything while the waiter is trying to give someone the check.

### Pondosa P.-T. A. Elects Officers For Coming Year

By Mrs. M. P. Raymond (Observer Correspondent)  
John Stoddard was elected president, PONDOSA, Ore. (Special)—Mrs. Pondosa P. T. A. (Special)—Mrs. Stoddard, president, and Mrs. Maguire, secretary, of the P. T. A. association for the coming year at a meeting held at the school house Thursday evening. Mrs. D. E. Nelson will be vice president, Mrs. Della Johnson, secretary and Mrs. Dell Brown, treasurer. After the election, a lesson, the subject of which was "The Need for Prayer" was given by Henry Maxfield and discussed in general.

A birthday party and election of officers was held at a meeting of the Medical Springs Women's club Thursday afternoon. It was two years ago that the club was organized and now has 59 paid up members and \$160.00 in the treasury. Mrs. M. P. Raymond was elected president for the coming year. Mrs. Raymond has held that office since October of last year when Mrs. John Peffley, who was the president, moved away. Mrs. W. H. Duncey was re-elected secretary and Mrs. P. E. Whitten re-elected treasurer. Refreshments which included a large birthday cake, were served. Mrs. Raymond was given a handkerchief shower and received many beautiful handkerchiefs.

Five officers of the Primary association from La Grande and Baker attended the Primary conference held at the school house Sunday afternoon. This Primary is a branch of the Baker ward and is the children's organization of the J. D. S. church. Mrs. John Stoddard is president of the local branch and with the cooperation of the Primary teachers, arranged an interesting program of songs and recitations in which 46 children took part. Bishop J. W. Eardley of the Baker ward, spoke briefly on the good of the primary, as did Miss Emma Baxter, of Union, a primary board aid. Mrs. Elden Stoddard, president of the Union Stake was also present.

An enjoyable reunion was held at the homes of Mr. and Mrs. Metcalf and Mrs. and Mrs. Edward Lark Sunday. Mrs. Mary Lark, of Emmett, Idaho, mother of Mrs. Lark and Mr. Lark had spent a week visiting here and on Saturday Mr. and Mrs. William Lark and Lee Lark, of Emmett, Idaho, and Mr. and Mrs. Robert Lark, of Hallock, Idaho, arrived. They returned to their homes Sunday evening.

Mrs. H. W. Ittebell left Saturday for Salt Lake, Mont. Mrs. W. H. Hohnekamp will accompany her to visit Tom Arvidson who is taking treatment at Medical Springs. Mrs. William Burke, mother of Mrs. Ittebell, will return with her daughter and spend the summer here.

Neville Von Sline arrived this week from Pittsburgh, Penn. He will probably be in forest service this summer.

Mrs. Virgil Beaudette and daughter, Barbara Rosell, who was born in Baker three weeks ago, came home Sunday evening.

A baby boy was born to Mrs. K. W. Smith in a hospital at Baker Thursday. Mother and babe are reported to be getting along nicely.

Mr. and Mrs. George Curtis drove over from Hereford this week to visit Tom Arvidson who is taking treatment at Medical Springs. The logging camp in the Park is an unusually busy place this spring. About 40 men are now employed getting out logs for the double shift at the saw mill. More track is being laid in order to reach timber further back in the hills.

Mrs. W. C. Howers and Mrs. Terovl Hansen, whose birth days occurred during the week, were given a surprise party by the Relief society at the home of Mrs. W. W. Gray Wednesday evening. Games were the diversion of the evening.

### Improvement Gossip

and at a late hour refreshments were served. About 14 couples were present. Mrs. Charles Dawson and little son, Junior, returned home Wednesday. Mrs. Dawson has been ill at the home of her mother, Mrs. H. A. Maguire in La Grande. Mrs. Ray Bell, of La Grande, and Mrs. Maguire brought Mrs. Dawson over, returning the same day. Mrs. Evelyn Rosenbaum, Relief society state president, and Mrs. Lester Stoddard, both of La Grande, visited the Relief society meeting held at the home of Mrs. Loren Nelson Tuesday afternoon. Mrs. J. C. Lay of the Park, was also a visitor at the meeting.

### HIGH SCHOOL CONCERT IS HELD AT COVE

By Mrs. A. G. Conklin (Observer Correspondent)  
COVE, Ore. (Special)—The concert presented by the high school chorus with J. R. Price as director was a very pleasing affair and much enjoyed by a large audience. The program was as follows:

Part 1, "Gypsy Love Song," Victor Herbert, by the chorus; "Moonlight Trail," Fisher, chorus; "Thou Art My Sunshine," chorus; "Indian Dawn," Zarnouk, chorus. Part 2, "The Robin's Return," Fisher, piano solo, Lola Brothers; "When Song Is Sweet," San Sonci, vocal solo, Vernona Goodell; "Starry Night," Smith, piano solo, Lee Ellen Breshars; "Little Pink Rose," Bond, vocal solo, Archer Antles; "Serenade," Franz Schubert, and "Intermezzo Cavalleria Rusticana," Mascagni, Cove string ensemble.

Part 3, "Elegie, Massenet, chorus; "Song of India," Rinsky-Korsakov, chorus; "Comrades of the Road," Wilson, chorus.

W. A. VOSE DIES  
BROOKLINE, Mass., May 12.—(AP)—William A. Vose, 78, president of Vose and Sons Piano company, and known as the "dean of piano makers" in manufacturing circles, is dead here.

Painting Church—The re-decorating of the First Methodist Episcopal church is well under way, with painters more than half covering the side fronting on Fourth street during the last week. The new colors, a grey with a green trimming, are very attractive.

Install Guard Rails—The city is installing guard rails on several hills in La Grande that are dangerous to motorists. Included in these is the O avenue hill between Fourth and Second streets. This fence was completed last week.

Paint Store Front—The front of C. D. Putman's Ladies' Ready to Wear store has been redecorated with a fresh coat of paint.

Work Progressing—The decorating of Del Hudspeeth's "Green Parrot" in the Foley hotel building is progressing rapidly. The Bugge Paint company is doing this work. A new neon sign has also been purchased and placed above the entrance. Furniture began arriving last week.

Plumbing Jobs—Nate Zweifel has the plumbing work on Mrs. Sherman's new home being erected on First street. He is also working on the plumbing and heating for the George Richardson residence on Pennsylvania avenue, and has the plumbing work for the R. A. Crawford home on Eleventh street.

Electric Work—C. V. Talbot is at present working on the electrical work at the W. H. Bohnekamp company. Tomorrow he is to wire William Rollins new home. He also has contracts for the wiring and electrical work at the state highway shops and at the George Richardson home.

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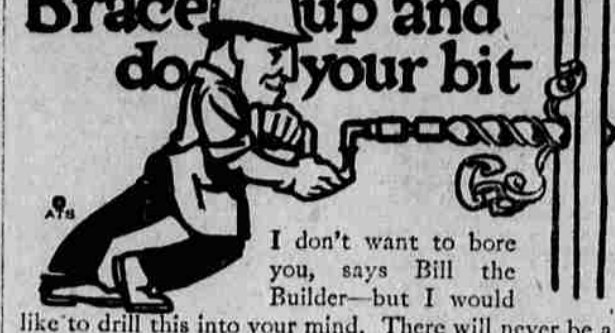
Retail Dept. Phone Main 8

### Quake again hits Bologna.

Some of the new "autobiographies" remind us that Arthur Schnitzler once said "writing one's reminiscences is easy when one has a poor memory."

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