$346,000 ALLOWED FOR NEW SCHOOLS

Benson Polytechnic to Get $200,000, of Which Half Has Been Donated.

WORK IS SOON TO BEGIN

Franklin High, Terwilliger and Capitol Hill Projects Authorized--City Auditorium Plans Are En Route From East.

In fixing the annual state levy last week, the School Board authorized the expenditure of $346,000 on new school buildings to be erected during the coming year. Of this sum, $200,000 will be spent on the Benson Polytechnic, $120,000 on the first unit of the Franklin High School, $16,000 on Terwilliger School and $10,000 on Capitol Hill School.

S. Benson donated $100,000 of the money to be spent on the Benson Polytechnic School, which will be built on the six acres of school property bounded by East Twelfth, East Glisan, East Fifteenth and East Irving streets, in Holladay Addition.

At the present time only the main administration building and three units of the boys' shop buildings will be erected with the $200,000 available.

The working drawings are now being rushed and before many weeks it is expected that the construction contracts will be let and the work launched. Mr. Naramore said yesterday that the buildings covered by the present appropriations would probably be ready for occupancy by September, 1916.

The main administration building, which will be located in the center of the group, will be two stories without basement. The exterior will be of brick with terra cotta trimmings. The shop buildings will probably be of mill construction.

All branches of the mechanical and building trades will be taught at the Benson school, including gas engine construction, printing, binding, sheet metal working, tinning and engineering, timekeeping, and cost accounting. Mathematics, history, civics and science will also be taught, as well as mechanical drawing, pattern making, moulding, architectural drawing, carpentering, plumbing and electrical wiring.

Edwards Contracts Awarded.

C. W. Green, of 394 Ross street, has been awarded the contract for the changes to be made in Edwards Hotel building, situated at the northwest corner of Grand avenue and Belmont street, the cost of which will be about $22,000. A. L. Howard, of 451½ Morrison street, secured the contract for the heating and plumbing of the structure. Plans for the work were prepared by Claussen & Claussen, local architects. The work is to include new partitions of wood and metal lath, new baths and new toilets, changing of the heating plant and the installation of an oil-burning equipment. The upper portion of the building will be remodeled into a modern apartment. The Edwards building is a three-story structure covering a quarter block. It is not contemplated to change the lower portion.

Community Plan May Be Tried Out.

Plans are being prepared for a community apartment to be erected in the Piedmont district, which will include about 40 cottages. A. H. Faber is the architect preparing the plans for this novel structure. The plans as outlined include a group of cottages along the lines of those in California. Service of light and heating will be handled from a central plant. The cottages are to be modern, will contain on an average of five rooms each, and will be 32x40 feet in size. The gain in this sort of construction is said to be in general economy in heating and lighting from the central plant. It will be a complete innovation in apartment-house construction in Portland.

Final Auditorium Plans on Way.

Word was received in Portland last week that the completed plans and specifications of the proposed Portland auditorium had been dispatched from New York to Architects Whitehouse & Foulhoux, who represent the official architect at Portland. The exterior of the new building will be brick, trimmed with terra cotta. It will be 80 feet high and will cost about $100,000.

Mausoleum Plans Go Ahead.

The contract has been let for the foundation of the proposed mausoleum to be built along the Tavler's Ferry road near the Riverview Cemetery for the Portland Mausoleum Company, which recently completed buildings at Salem and at Eugene. According to the plans drawn by Architects Lawrence & Holford, the building will contain 200 crypts, and will cost about $45,000. Granite will be used in the exterior of the building. B. Glidner, who has inspected many mausoleum buildings in Europe, says that the Salem building compares very favorably with the foreign structures and that it is superior in many respects, especially in sanitation.

Big Repair Contract Let.

The contract for the extensive repairs to be made to the Cambridge block, at the southwest corner of Third and Morrison streets, was let last week to McClelland Bros. It is understood that between $25,000 and $30,000 will be spent to fit the structure for the occupancy of the Brownsville Woolen Mills Company. The plans were drawn by A. E. Doyle.

Overlook Gets $2000 House.

Ground was broken last week at 858 Castle street, in Overlook addition, for the construction of a one and one-half story frame residence for G. Kklis. The building permit, issued last week, cites $2000 as the probable cost of the work.

Architects Are Busy.

In addition to work on plans for the extensive repairs to be made to the Edwards Hotel, and the construction of the Hocken residence in Laurelhurst, Architects Claussen & Claussen are busy with plans on two other residences. For William Isensee a country residence is being built under their direction on a four and one-half acre tract along the river bank in St. Johns. This residence, together with a garage and chicken-house of the same pattern, will cost about $5500. A two-story residence is being planned for erection on Mountain boulevard near Patton Road, Portland Heights. The ownership of this proposed home is not yet made public, but it is known that the probable expenditure will be $4500.

Two Modern Homes Projected.

Permits were issued last week for two modern homes. One was for a residence for A. M. Hocken, of Beaverton, Or., in Laurelhurst, the cost to be $4000. The other was issued to S. A. Patterson, of 1186 East Mill street, for a $3500 residence to be erected in Rose City Park for J. A. Hubbell. Claussen & Claussen prepared the plans for the former structure.

The Council has awarded a contract for the erection of a frame building in Mount Tabor Park to E. Selberg. His bid was $1411. The structure will be used as the home for some of the animals now kept in the Washington Park.

Tunnel Will Be Relined.

The tunnel of the O.-W. R. & N. Company from Mock's bottom to Columbia Slough, across the Peninsula, is to be relined with concrete in the near future. It is an extensive piece of work and will cost about $100,000. The distance is about two miles. This tunnel was built five years ago.

R. L. Graves, of 428 Hall street, is having a one-story residence built at 488 Ainsworth street in Highland Park. It will cost $2500.

$1500 Home Is Being Built.

J. A. Carter is having a home built at 193 East Nineteenth street North, between Oregon and Pacific streets, the cost to be $1500.

The combination apartment building for Milton Hager, being erected on the northeast corner of Division and East Eleventh streets, is nearing completion. It is two stories and covers a lot 100 by 50 feet in area. It is of brick construction. The lower portion is occupied by storerooms, provided with large show windows, and the upper portion is for apartments. It has cost $4000.

Two Residences Are Planned.

F. B. Turner is contractor for the erection of two residences. One is for J. B. Turner, to be built at 1249 Laddington Court, Laurelhurst, the cost to be $4000. The other is for W. J. Branch, to be built at 596 East Fifteenth street, in Irvington. The cost will be $3500. Plans have been prepared by W. H. Herdman.

T. H. Cowley to Build Store.

T. H. Cowley has taken out a permit for the erection of a store building of brick construction at 844 Alberta street, the cost to be $4500.

Garage Will Be Erected.

O. L. Arthur is the contractor for the erection of a brick garage for J. C. Jameson Company at 535 Russell street, Railroad Shops Addition, Albina. The cost will be $3570.

F. Gloss has taken out permits for the erection of two residences, one at 200 and the other at 208 East Thirty-sixth street. Each residence will cost $1750.

Giebisch & Joplin are repairing a warehouse on Sandy boulevard and East Thirty-first streets. The cost will be $1500.

REALTY BOARD TO VOTE

CHANGING DATE OF ELECTION IS MATTER FOR BALLOT.

George D. Schalk Explains Idea in Altering Constitution to Give President-Elect Aid.

At the last meeting of the Realty Board to be held this year, December 17, the members will vote upon the question of changing the date of the annual board election ahead from the last Friday in March to the first Friday in January. George D. Schalk, member of the executive committee, who introduced the proposed amendment to the constitution of the board, explained at last Friday's meeting that a president-elect taking office in late March had little opportunity to acquaint himself with the duties of the office before the usual Summer vacation period.

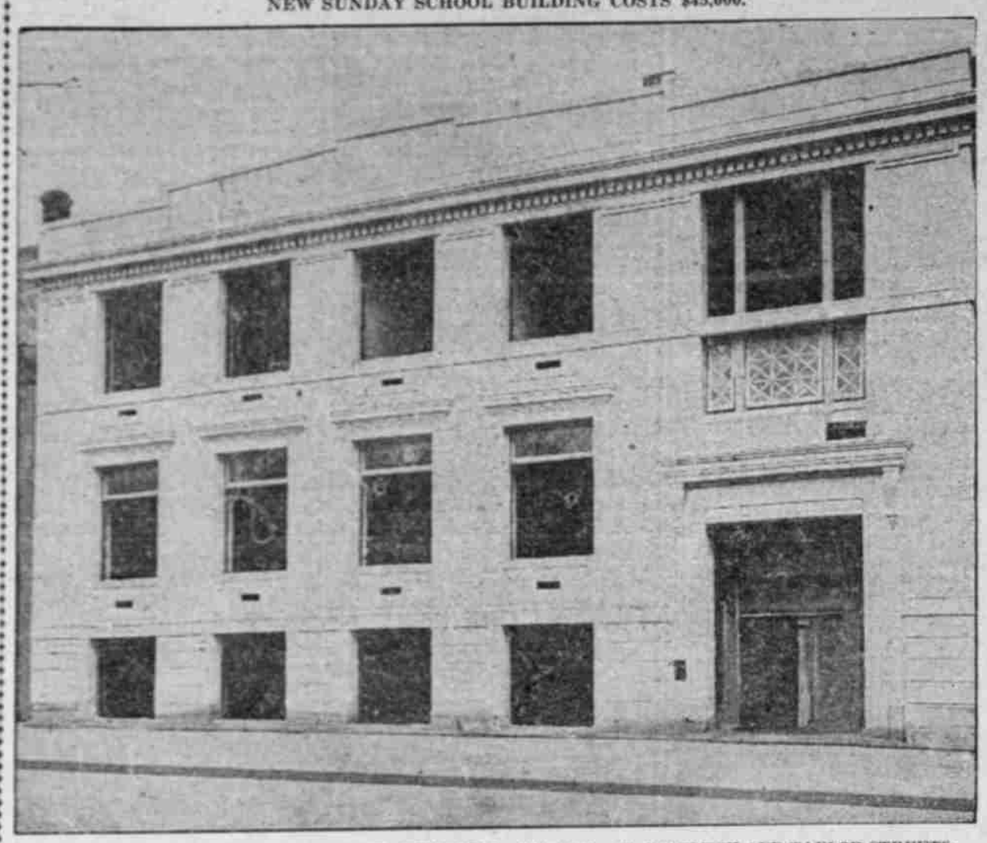
Providing the amendment is adopted, as seems likely, the annual election of officers will be held at the next regular meeting following its adoption, for the board has already decided to adjourn on December 17 until after the first of the year on account of the holiday season.

However, one of the famous Realty Board "jolly-ups" will be conducted on the evening of December 20 in the Arcadian Gardens of the Multnomah Hotel under the title "Good-bye Boose." An elaborate entertainment is being prepared for the occasion by the committee chairman, Fred A. Jacobs, and his fellow workers. Numerous prizes have been offered for those who sell the most tickets for the occasion, F. N. Clark having led the list with the promise of a $5 hat as first prize.

During the business session last Friday E. B. McNaughton, chairman of the committee on the sprinkler ordinance, reported that the committee recommended that existing buildings be allowed to stand without sprinkler equipment unless repairs are made in the building or is used for a more hazardous business. He also recommended that the ordinance be made a part of the regular building code so that it might be enforced more readily.

The report was adopted as the sense of the board. The Realty Board will be present at the special hearing before the Council December 17, and then will explain the board's stand on the question.

NEW SUNDAY SCHOOL BUILDING COSTS $45,000.



FIRST UNIT OF ULTIMATE METHODIST EPISCOPAL CHURCH AT TWELFTH AND TAYLOR STREETS.

The first unit of the First Methodist Episcopal Church of Portland practically is completed on the former parsonage site directly west of the church building on the northwest corner of Twelfth and Taylor streets.

The new building will be used for Sunday school purposes, and will also house the various social entertainments that are given under the management of the church. Together with the furnishings, the new building has cost approximately $45,000, while the proposed new church building that is to be erected ultimately on the site of the present edifice will swell the investment to about $150,000 in buildings. The plans for the entire group have been prepared by Architects Tourtellotte & Hummel. The general contract for the Sunday school has been in charge of E. B. White. The front elevation of the temple has been done in terra cotta.

LARGE EXCHANGES FEATURE REALTY

Half Block of Waterfront Property Is Involved in Deal for Fair Grounds.

CHURCH TO BUY ANOTHER

Lincoln County 1100-Acre Ranch Is Given for Residences and 16 Vacant Lots in Irvington, Vale Market Is Active.

The outstanding realty transactions of the past week were the exchange of properties effected between Percy Blyth, H. L. Pittock and F. W. Leadbetter, the Sanderson-George trade and the decision of the Central Presbyterian Church to purchase the former Central Christian Church property at East Twentieth and East Salmon streets.

Mr. Pittock and Mr. Leadbetter gave to Mr. Blyth title to a half block of land at the southeast corner of Front and Alder streets in exchange for Mr. Blyth's quarter interest in the exposition property bounded by Washington, Nineteenth, Morison and Twentieth streets, and for Mr. Blyth's half interest in property and six residences at the northwest corner of Tenth and Stark streets. A mortgage of $35,000 resting against Mr. Blyth's interest in the latter parcel of property was assumed by Mr. Pittock and Mr. Leadbetter, whose property was free of incumbrance.

Value of Each Exchange Is $100,000.

The Front street property is assessed at $49,000. Mr. Blyth's share in the exposition property at $74,500 and his share in the Stark street corner at $46,500, indicating that the valuation on each side of the exchange was in the neighborhood of $100,000.

Mr. Pittock and Mr. Leadbetter each owned a quarter interest in the exposition property before the acquisition from Mr. Blyth, the other quarter still being retained by Mrs. Lewis Russell.

The site acquired by Mr. Blyth embraces a frontage of 100 feet on Front street and extends 180 feet along Alder street to the river. A one-story brick building on the corner houses the pioneer firm of Everding & Farrel, while the southern 25 feet on Front street is covered by the four-story annex to the Esmond Hotel. A wharf is constructed above the property on the river bank.

Irvington Land Traded For Big Ranch.

W. U. Sanderson, of Nashville, Lincoln County, last week, exchanged 1140 acres of his cattle ranch surrounding that town to E. L. George, a Portland real estate man, for four residences and 16 additional vacant lots in Irvington addition.

Mr. Sanderson valued his ranch at $50 an acre and estimated that his stock and equipment on the place were worth an additional $8500. In return he received title to the 11-room residence at the southeast corner of East Seventeenth and Stanton streets, at a valuation of $16,000; Mr. George's former home at 741 Weidler street, at a valuation of $9000; a $4500 residence property on the south side of Wasco street between East Twenty-second and East Twenty-fourth streets, and a residence on the east side of East Sixteenth street near Stanton, at a valuation of $6500, in addition to the 16 vacant lots scattered throughout the district.

Both Mr. Sanderson and Mr. George assumed some mortgage obligations.

Trustees Authorized to Buy Church.

The trustees of the Central Presbyterian Church were instructed last week by the church congregation to secure possesion of the abandoned Central Christian Church property at East Twentieth and East Salmon streets by assuming the mortgages now resting against it. The property is said to represent an investment of $73,000, but the title will be passed in payment of $35,000 in obligations, part of which will be met by transfer of the Third Church property where the Central Presbyterian congregation now meets.

Big Land Deal Closed at Vale.

Mentie G. Gwinn has disposed of his interests in the Malheur Livestock & Land Company, which owns 31,000 acres of land in Malheur and Grant counties, to P. H. O'Neil and his son, Lewis B. O'Neil, of Los Angeles. Twelve hundred acres are already under cultivation, and an irrigation system has been built to increase the cultivated area to 2000 acres. Mr. Gwinn has been with the company for 14 years.

18 Acres Bring $12,600.

Sidney Strong last week paid Howard Everett, president of the Luse Land & Development Company $12,600 for a desirable tract one mile east of Sutherlin, Douglas County. The place is improved with six-year-old apple trees.

Wheat Ranch Near Cove Is Sold.

Walter Rees last week sold 220 acres of wheat land near Cove to A. B. Conley, who owns several thousand acres in that locality. The price paid is reported at $16,000.

Tilton Lot Brings $4000.

A house and lot in Tilton Addition, lot 4, in block 12, on East Twenty-sixth and East Salmon streets, were purchased last week by Charles McAllister from Edwin W. Wiest, the consideration named being $4000.

Foxchase Lot Sells for $1000.

Lot 3, in block 14, Foxchase Addition, located near Sumner and East Thirty-first streets, was purchased recently by Nelson Waldron from Wallace W. Burnett, the consideration named in the deed being $1000.

Rose City Property Transferred.

Seward Rasmussen has transferred title to lots 2 and 4, in block 7, and lot 8, in block 24, Rose City Park, to William T. Rasmussen for a nominal consideration. The value of the property is about $1500. The property is on East Forty-eighth, near Tillamook street and Sandy boulevard.

POINTS ON RUNNING APARTMENT GIVEN

Taxes, Insurance, Expenses and Revenue Are Considered by W. D. Whitcomb.

SOLUTIONS ARE OFFERED

Depreciation of Buildings Is Taken Into Account in Estimates as to Possible Returns on Investment Made.

BY W. D. WHITCOMB.

Address delivered at meeting of Apartment Association of Portland at Central Library recently:

The question of common interest is that of the apartment-house situation as it exists in Portland today. Concrete facts are of more value than abstract suppositions, and I am, therefore, going to try and translate the local situation into concrete figures.

In order that we may have a basis, I suggest that we build up the financial situation of an apartment-house of say 30 apartments. The first requisite will be a definite and logical classification of income and expenditure, so that those who are familiar with houses larger or smaller can translate the results we obtain into their particular situation.

There is not sufficient variation in size among houses but what much the same classification of accounts will suffice for all.

We will first proceed upon the supposition that ground and building are owned by the operators of the apartment-house, and will suppose the valuation of the ground to be $20,000 and the valuation of the building $40,000, giving a total investment of $60,000, on which he should receive not less than 6 per cent net, which would be $3600. Personally, I believe 6 per cent to be very reasonable, when it is remembered that the other uses to which the building may be put are greatly limited by the arrangement.

Taxes Are Considered.

Next the owner must take into consideration taxes, which come as regularly as death or the hives. If the taxes are based on a 60 per cent valuation and a 27-mill levy (and the only place they will be any less than that is in the world beyond), they would constitute an annual expense of $972. Next would be the insurance; and when we stop to remember that about the only hope the building owner has of getting his money back from the building is by waiting until a benevolent belt of lightning hits it, we realize how important this annual insurance payment becomes. On the basis of 90 per cent co-insurance clause, and say a $0.60 rate, and a three-year policy for a two-year premium, we have an annual expense of $144.

The next unpleasantness to be considered will be exterior painting, repairs to building, especially roof, etc. This item is per se extremely variable, but I don't think any radical exception will be taken to placing it at a minimum per annum of $150. Unfortunately, buildings do depreciate. True, we do see grand old ruins standing around the city with the legend "Built in 1875" in stone at the top, but even these classics the building inspector will no doubt some day condemn.

In any case, we are now considering the use of the building for a modern apartment-house and not for a "Sailors' Home" or an "I. W. W. hotel." Therefore, when both the elements of depreciation and obsolescence are taken into account, an annual charge to cover same of 4 per cent per annum seems conservative. This means $1600. There is also the depreciation of street improvements, entailing an annual expense of say $100.

Estimate Thought Conservative.

This gives us an annual total of $6536, which the owner of the land and building should get over and above any cost of operating, etc., or a monthly total of say $550.

Personally, I believe this is a conservative estimate and subject to increase rather than decrease. If the operator is not an owner, but a lessee, the chances are that his rent will be at least this sum of $550 a month, and it may be that he will have to carry insurance in favor of the lessor to protect the rent payment also. You note that the question of insurance has not yet been provided for, although our beloved Oregon laws do allow recourse to the owner under some conditions.

We are now prepared for the next step in our journey toward banking regularly, or bankruptcy, as the case may be. To date we have accumulated a monthly burden of $550, either in the form of a lease, or, what is perhaps worse still, ownership, since the former is for a fixed period, while the latter is sometimes "till death us do part."

It may seem somewhat irregular to leave the operating expenses until the last, but for our purposes tonight that appears the most logical. Having acquired the building by lease or purchase, the equipping thereof is next in order. We will estimate the value of the equipment at $10,000. Since we are somewhat reversing the usual procedure, we will consider first the return to the operator. First, therefore, would be the return of the money invested. When public service commissions consider 7 per cent not a fair return to public utilities holding franchises, giving them a monopoly of a certain field, surely 10 per cent is not too much to ask in this business wherein nor only does no monopoly exist, but rather in which so many scores feel they are especially ordained by the Fates to engage.

Return to Operator Estimated.

Ten per cent on the investment of $10,000 represents $1000. This item of interest on investment we are prone to fail to take into consideration in making our plans, as did our Southern friend Rastus. Rastus, being in need of money, and the banking laws in Georgia not being strict, he decided to open a private bank. So long as the deposits made by others exceeded the withdrawals made by Rastus personally, all went well. Finally, however, one negro decided he wanted his money back and made application for it. Rastus looked at him with scorn beyond words to express. "Youse want yo money? Why you fool nigger, don't youse know the interest done eat that up long ago?"

Next item would be the return to the operator for his services. This also we are prone to overlook, but it is a definite positive factor. The same amount of money could be invested in a mortgage note bearing practically the same rate of interest, with less risk and working night and day, besides leaving the operator's time free. Therefore, if the operator is going to devote all or a major portion of his time to the management of the house, it should return such compensation as his time would otherwise bring. Seventy-five dollars per month is surely not too much for this item. Returning to the investment, in equipment we are agreed that there is a considerable item of depreciation. Fifteen per cent per annum on the total investment would seem extremely reasonable. This means an annual charge of $1500.

Insurance Aspect Dealt With.

The taxes on personal property on the same basis as formerly used would be $162. These are inevitable and unfortunately, are assessed, whether the apartments are filled or not. Insurance is another necessary evil, and would cost on the basis of 90 per cent co-insurance and $1 rate, about $90. This does not include employers' liability, elevator liability, surety bonds, elevator inspection, etc., ad infinitum, all of which are essential as well as expensive. We will, however, content ourselves with this charge of $90 per annum.

This group of expenses totals $3652 per annum, or say about $300 per month. They might be termed "fixed expenses," although included therein is the return to the operator, which unfortunately, is not fixed.

We have now assumed a monthly expense of $850 and are as yet only ready to begin to start to get ready to operate.

The operating expenses are, of course, subject to veriations through local conditions, good management, etc., etc., but certain of them are fairly regular and are approximately as follows:

	Yearly
Salary of janitor	$600
Fuel	600
Telephone	720
Water	240
Electric power and light (net)	240
Garbage collection	48
These Total	$2448
Monthly	204

Other operating expenses are more irregular in occurrence, but are quite as regular in the ultimate analysis. Included therein would be repairs, say $300 a year; tinting and painting, $500 a year; supplies, including janitor's supplies, elevator supplies, light bills, etc., $240 a year; cleaning rugs, curtains, etc., possibly $150 a year. Advertising, and included therein would be all classes of publicity, say $125 a year.

These irregular expenses total $1315 a year, or $109.58 as a monthly average. We have now accumulated the tidy little sum of $1163.58 as a monthly expense.

More Pleasant Side Is Seen.

Turning now to the more pleasant side, or the income—30 apartments would probably mean 80 rooms, exclusive of the rooms occupied by the operator and the janitor, occupied by the apartments occupied all of With all of the apartments occupied all of the time, the average income necessary per room would be $14.54. This approaches too close to the millennium to be true. Actual conditions will probably show 15 per cent of the apartments vacant as an average throughout the year. In Winter they may all be full, in Summer possibly one-third vacant. Presuming 15 per cent vacancy to be correct, the average income per room would need to be $17.11.

If the purpose of operating be philanthropy strictly, if there is no desire to get anything for the operator's time, or any return for his investment in land, building, equipment and fittings, them by eliminating all such items the monthly expense becomes $765.25, and the average income necessary per room would be $9.80.

Beautiful as this picture may be of benevolent labor and of giving without thought of gain, unfortunately we must be concerned in the present day with the question of sufficient profit for a livelihood at least, so we need not linger longer to gaze at this beautiful picture of $9.80, but rather return to the hard cold fact that under actual conditions, the average income necessary per room would need to be $17.11.

Suggestions Are Offered.

In closing, I would offer two suggestions: First, that each operator consider the problem to be his problem. We are altogether too prone to think of the remedy for any condition to be someone's else hands than our own, much like the young wife whose husband was much worried over finances, and who was trying to make her realize the necessity of economizing. "We must both economize, Mary," he said. "Both of us." "Yes, John," she said, "we must both economize. You shave yourself and I'll cut your hair."

The second suggestion would be the value of co-operation. This situation cannot be solved by any one man or by a group of three or four men, but only by the co-operation of all interested.

Pat was sitting on his back porch, contentedly smoking. Suddenly he heard a loud noise and he saw a crowd gathering down the street and realized that a grand and glorious fight had started. He called to his daughter and said: "Mary, run up the street quick and see if that is a private fight, or if anyone can get in it."

First, let us therefore so arrange our records that we may be able to know the facts as they actually are. Then after ascertaining the facts, let us realize that the problem is an individual problem and affects each and every one, and having realized that, let us then make up our minds to all co-operate in remedying the condition.

SMAL HOME DEMAND BIG

Fred W. eGrman Company Reports Sales of Various Lots.

The Fred W. German Company reports the sale of lots 12 and 13, block 3, Mount Tabor Place Addition, to Harry Atkins and wife, of Canby, Or., for $1000. This property is improved with a five-room cottage and is located at 1509 East Ash street, the vendors being C. A. and Einar P. Olsen.

For C. A. Johnson and wife, the same company sold to Ann Bird lot 6, block 1, Creston Addition, for $940. This property is located at 3012 Fifty-first street Southeast, and is improved with an unfinished five-room bungalow.

Through the same company John B. Meikle and wife purchased from Thomas Neeson and wife lot 15, block 12, Freemont Park Addition, the purchase price being $900. This property is improved with a three-room dwelling, and is located at 5210 Fifty-second avenue Southeast.

Mr. German sold lot 22, block 15, Westmoreland, to Albert Thompson, and to Alice V. McCarthy lot 23, block 15, Westmoreland. These lots were both vacant and are situated on Nineteenth and Clayborne streets.

Mr. German reports an active demand for small homes of this class and price.

AMERICANS DO NOT KNOW MEANING OF 'LIFE-WASTE'

Annual Economic Loss From Preventable Deaths Placed at $1,500,000,000, or Six Times Greater Than Fire Loss.

BY E. E. RITTENHOUSE.

President the Life Extension Institute, Inc., New York City.

HOW many people realize the extent of the loss of money and of human life in this country from preventable diseases?

The American people are quite familiar with the meaning of the word "fire-waste," but they are not so conscious of the significance of the word "life-waste."

The annual loss in the United States due to fire-waste has been estimated at $250,000,000. This is a vast sum, but the annual economic loss from preventable deaths is placed at $1,500,000,000, or six times greater than the fire loss. This is a very conservative estimate. The actual financial loss from preventable deaths is doubtless much higher than this.

It is true that the American people are becoming aroused gradually to the need of checking the needless destruction of life as well as of property, but they still place the value of property far above that of human life. For instance, our municipalities spend approximately $1.65 per capita to prevent fire loss and but 33 cents per capita in public health service.

6,000,000 Die in 10 Years.

During the past ten years more than 6,000,000 people have died in the United States from preventable diseases. Over 27,000 of this number died in San Francisco. On the conservative Fisher basis of estimate these deaths have caused San Francisco a loss of nearly $65,000,000 during the past 10 years.

But this is a trifling matter compared to the human misery in the form of physical suffering, sorrow, poverty, immorality and crime, which has resulted from this needless sickness and these premature deaths.

Why should the life insurance companies be interested in this subject? The answer is, first, that these companies have more than 25,000,000 policy holders carrying over $20,000,000,000 of insurance, which is more than six times the circulating medium of the country. This is more life insurance than is carried by all the rest of the people in the world combined. The American showing such extraordinary confidence in the institution and in the management of life insurance, it follows that the managements of these companies have a certain amount of influence over these people and that this power should be used in every legitimate way to promote the welfare of these people and of the public generally.

During the years the life insurance companies have given the great Nation-wide movement for the conservation of life their moral support. They have now nearly all come to recognize that a life conservation campaign among policy holders is a proper function for life insurance companies, and six or eight of them have made appropriations to carry on this work.

Matter Purely Business.

While there is an altruistic side of this work, it is purely a business matter with the life insurance companies. At least 30 per cent of the deaths among policy holders are from preventable or postponable diseases, and yet the savings from the funds provided for mortality (on the net amount at risk) in 100 of the more important companies during the year 1913 was over $44,000,000.

Virtually all of this money goes into the surplus from which dividends are returned to policy holders, and it therefore operates to reduce the cost of life insurance. If it is worth while to save this much for the policy holders from the funds set aside for annual mortality, it is worth while to save more, and it is obvious that more can be saved by a reduction in the death rate from these preventable diseases among policy holders.

The life insurance companies who engage in this life-saving programme are not only reducing the cost of life insurance to their patrons and increasing the comfort and happiness of thousands of people who are thus saved from sickness and premature death, but they are rendering a great service to the people at large.

The influence of their health educational work extends to the general public and assists in stimulating interest, not only of the individual in the care of his health, but of the general public in the support of the public health service. The life, accident and health insurance companies are now performing a most valuable public service, and it is to their interest as well as to that of the people generally that they should use every atom of their power and influence to spread knowledge of healthful living and of the science of disease prevention generally.

RENTAL SITUATION ANALYZED

Manager of Home Builders' Rental Department Predicts Prosperity.

Analysis of the rental situation in this city by G. G. Rohrer, manager of that department for the Oregon Home Builders, indicates that Portland is far from suffering from an over-supply of homes. In reviewing the situation, Mr. Rohrer declares that, while the demand is not greater than the supply in older houses, that this is not true of modern homes in good districts. An investigation of the calls coming in for properties of the latter class shows that there are about three inquiries for property to one for tenants. This is particularly true of homes ranging from five to six rooms, with the bungalow in greater call.

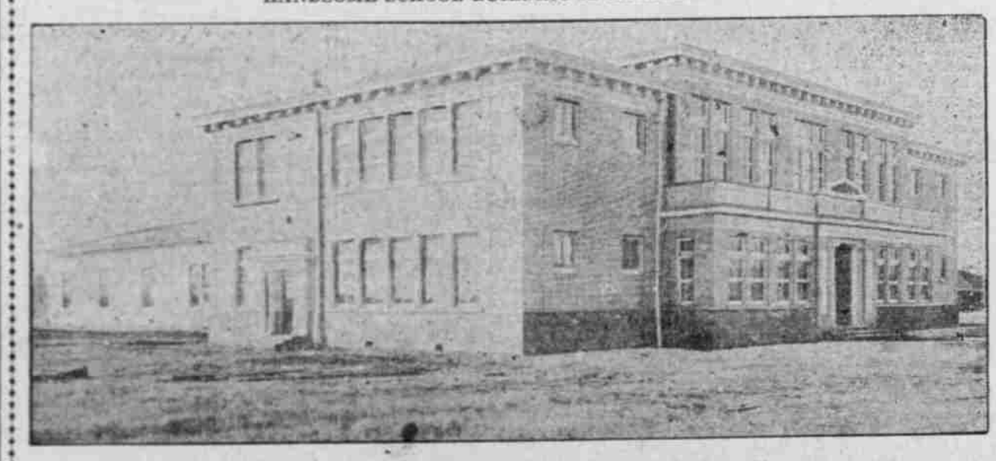
"This, too," said Mr. Rohrer, "is in the face of the fact that rents at maintaining a substantial standing. There is every indication that if this continues throughout the Winter that good renting properties will be at a decided premium next year."

Another feature that expresses promise, Mr. Rohrer says, is the demand from new people coming into the city. This usually is first noticeable in call for rental properties.

Ellen I. Farnsworth Buys Tract.

Ellen I. Farnsworth has purchased of Lena E. Niner several lots in Buchanan's Addition, Sunnyside, Kings Heights and Brentwood, in the South East Side, the consideration named in the deed being $2950.

HANDSOME SCHOOL BUILDING IS COMPLETED.



THE NEW SHERIDAN STRUCTURE WHICH COST $18,000.

At a total cost of $18,611.45, the new school started four months ago at Sheridan has been completed, under the general supervision of the architect, Ernst Kroner. The exterior of the building is of pressed brick with asbestos roof, and the outside dimensions are 58 by 112 feet. The building includes six classrooms, two recitation rooms, two teachers' rooms, a library, assembly hall and a gymnasium, 40 by 165 feet in area. The grounds embrace a beautifully situated tract of six acres.