

GENERIC MURDER PART OF BIG REALTY DEAL

Residential Hotel on Twentieth Street Involved in Multnomah Transfer.

VALUE PUT AT \$50,000

Consideration for Downtown Block \$700,000—Building Activity Increasing and Several Important Matters Are Up.

When the deeds were filed at the Courthouse last week marking the conclusion of the Multnomah Hotel deal...

Building Plans Go Ahead. Two building projects that have been lying dormant for some time were revived last week.

At last week's meeting of the Central Labor Council the proposal to build a \$100,000 Labor Temple building in Portland was revived by calling the inadequate building...

Hospital Contract Awarded. The contract for the construction of the proposed \$200,000 White Shield hospital building was awarded last week to the firm of Murr & McClellan.

Salen and Bend Jobs Are Ahead. Fred Leggs, Salen architect, has been commissioned by the Log Cabin Baking Company, of Portland, to erect a \$25,000 brick building in Salen...

Contract Let for Blythe Building. The general contract for the construction of the two-story-and-basement brick and concrete store building which is to be erected on the small triangular piece of property owned by Blythe...

Several Residences Started. John Stewart has commissioned the Stokes-Zellar Company to erect a \$4250 one-story residence for him on the corner of Twenty-fifth street North, in Brasse Addition.

A building permit was issued last week to John Finnan for the construction of a \$4000 bungalow at 71 East Thirty-ninth street North, in Laurelhurst.

A \$2000 residence is being erected at 473 Seventeenth street, in Firgrove, for G. K. Miller.

J. Bryson Moore has commenced the erection of a \$4000 two-story residence at 223 Laurelhurst avenue, Laurelhurst.

A building permit was issued last week to the Oregon Home Builders for the construction of a two-story residence on 1844 East Hoyt street, in Avalon Addition.

A bungalow to cost about \$3000 is being built on the corner of Forty-second street, Rosemead, for L. H. Hirsch, pursuant to plans drawn by B. T. Allyn.

Cook Bros. are spending nearly \$5000 on a two-story residence now being erected at 670 Clackamas street, in Holladay Park Addition.

A building permit was issued last week to Stanley S. Thompson for the erection of a two-story store and office building on his property at 453 Stark street.

TEACHERS' COTTAGES BUILT Wood Dealers in Cimarron, Kan., Construct Residences.

CIMARRON, Kan., Sept. 15.—(Special.)—A privately built teacher's cottage for a public school, a house built of wood, is being erected here.

T. B. WILCOX RESIDENCE, AT EDGE OF TUALATIN VALLEY, COSTS \$100,000

Suburban Mansion, on Garden Home Road, to Be Completed by March—House Is as Modern as Any City Palace—Sunken Gardens and Paved Driveways Features—Landscaping Extensive.



WHAT is destined to take rank as perhaps the largest and most commodious country home in the vicinity of Portland is now nearing completion on the 50-acre estate of Theodore B. Wilcox, president of the Portland Flouring Mills and owner of several Portland skyscrapers.

BOARD MEETING CALLED

REALTY MEN EXPECT IMPORTANT GATHERING FRIDAY.

Highway Development Will Be Considered from Various Views and Outside Visitors Are Invited.

The regular meeting of the Portland Realty Board, at the Benson Hotel next Friday, bids fair to be one of the most interesting and instructive ever held by that active organization.

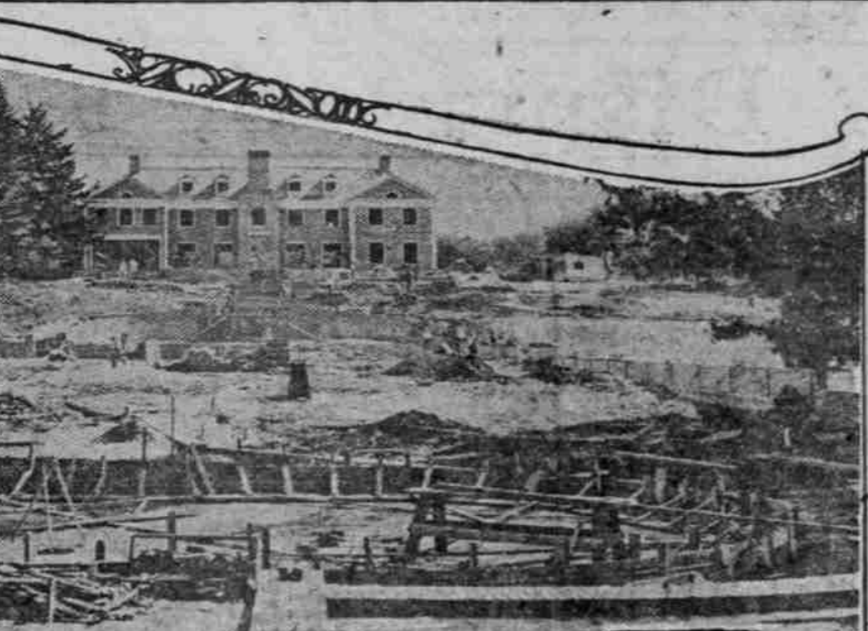
The Board members believe everyone really favors highway development, but are kept apart only by different viewpoints, and that the first step toward constructive work is to give all sides a fair hearing, as each undoubtedly has good reasons for his position.

They believe this free expression should make it possible to arrive at some common ground on which all can stand.

There will be speakers from different sections of the state and those who represent the different elements that have entered into this greatest need of our state—highways.

Those who have had actual experience in our highway work and its direction, as well as those who view it from a scientific, and also a useful standpoint, will be heard.

Representatives from those counties that have bonded for highway construction will be present. The county courts of at least five counties have signified their intention of attending, with others to be heard from.



View of T. B. Wilcox Home from Sunken Gardens in Foreground

Just as it is a world-old problem to rejuvenate the old, to maintain health and usefulness, and prolong human life, so it is an ever-present problem to the property owner to disengage himself from a building that has had its day, or tenants to a building that sinks with aged quivers in every approach to the owner.

Yet just as we feel it would not be human to let the old man go—he has been with us, to honor and to know he is not much good, and out of date and he belongs to the "other days," of which he is constantly reminding us by his doctor and pill bills and old-time out-of-touch talk and actions—while we know we would be glad to let him go, we are loath to let him go, and we go on, holding to him, tinkering him up, repairing and patching him, trying to keep him, seeking to keep him with us as long as we may, for sentimental sake, for what he was to us, for what he did for us, for what he has done for us, and for what he will do for us now if times and customs had not so changed, and he had not left him behind, and he is willing to do and wanting to do—but—obsolescent.

So, it may be conjectured, it may be with an old business location or a pioneer building. Is there much more of real interest and attraction in an old man's quarters than in a new one? Is it more than an obsolescent building to the average owner? May not sentiment be so active in the case of the former, obtain to some extent in the case of the latter?

Applied to a street this term, "obsolescence" signifies that it is becoming disused or falling into disuse. It is the same old street, like the same old girl, with this difference: People don't stick to the same old street as they do to the same old girl.

So, then, a street, which people, and therefore, trade, who for any reason are leaving, is obsolescent in that it is becoming disused or falling into disuse. An obsolescent building is one that is going out of date for any of many reasons, and becoming disused.

Then there is another consideration that in this connection is a powerful concomitant with obsolescence and that is imperfect or improper development in planning and erecting the building, so that while it might be practically new, yet still it could readily become obsolescent by reason of bad arrangement of the rooms or offices, as to size, etc., or the lighting and heating might be unsatisfactory, the elevator service poorly planned and in such case a good location might not suffice to save the building from going into disuse.

Obsolescence if other quarters not offering these objections could be had.

We, therefore, readily see that this disease, if it may be so termed, is far worse than mere senility, for it may and does attack perfectly good buildings, perfectly sound and well built, but which on account of the wonderful and rapid strides in progress in architecture, in heating, plumbing and electrical appliances and a thousand and

Taylor's Ferry road and Fulton street, in the old town of Fulton, sold last week by B. M. Lombard to Gilbert M. Woodward. Mr. Woodward has also leased from Mr. Lombard a lot adjoining and has erected a gasoline filling station. The lot sold brought \$1000.

ROSEBURG, Or., Sept. 15.—(Special.)—Ex-Governor Oswald West, of Portland, and K. E. Smith, editor of the Tax Liberator, tonight discussed the tax limitation and rural credit measures before a fair-sized crowd at the Courthouse.

B. M. Lombard Makes Sale. A new residence is to be erected on a lot situated at the intersection of the

Profusion of flowers and vines beautify Portland residence from May until late in November.



HOME OF MR. AND MRS. SAMUEL DOAK, 283 EAST FIFTEENTH STREET NORTH, SHOWING REMARKABLE DISPLAY OF PORCH AND WINDOW BOXES.

COMMERCIAL VALUE OF BUILDINGS TOLD

Business Structures Become "Obsolescent" for Various and Sundry Reasons.

'SENILITY' NOT ONLY CAUSE

Even Comparatively New Buildings Soon Are in "Obsolete" Class Because Poorly Planned, Says O. G. Hughson.

PORTLAND, Or., Sept. 15.—(To the Editor.)—We note in E. B. McNaughton's thoughtful article in The Sunday Oregonian of this week, the recurrence of our old friend "obsolescence," and as these articles presumably are written for general reading and for the reason, it may be presumed, is not as digestible as the rest of the article in question, it may not be out of order to elucidate and let him behind.

There is probably no doubt that of the many perplexing questions which confront the owner of inside property and the manager of the estate having inside holdings, one of the most perplexing is that of preventing commercial obsolescence and for the reason that streets and buildings, like the people who use them, grow rapidly old and die.

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CHANCE OF REACHING 60 YEARS OF AGE IS 1 IN 2

Girl Baby Has Greater Chance of Reaching Three Score Than Boy—Negroes Live Fifteen Years Less Than Whites, Say Insurance Experts.

BY LIFE INSURANCE EDITOR.

WHEN a life insurance agent approaches you and speaks about your expectation of life, it is well to ask just what he means. To tell what is a person's expectations of life in a certain number of years is not the same as saying that he has an even chance of living that number of years.

This medical age at death for all white males in the United States in the assumed stationary population is 50. This means that of a given number of white males, both alive, half will die before reaching 60, and the other half would die at the age of 60.

Strange as it may seem, a white female child, at birth, has a better chance of reaching 60 than a white male child. At 23 years of age, her chance of reaching 70 is about the same as that of a white man at 42 and a native white woman at 23 has about the same chance of attaining the Biblical three score and ten as a native white man at 42.

There are, of course, many things that were untried or unknown only yesterday, lay these things on the incursions of this deadly germ.

Therefore, it is true that one of the most perplexing problems that confront the owner of inside property is how and when to inoculate against or, having a patient, how successfully to bring about a temporary cure for a temporary cure is the most that can be expected.

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ing set of tables proving the truth of the statements just mentioned. These figures are, so far as the first ever prepared by the United States Government, and are quite similar to those compiled by the large life insurance companies, with the exception that they cover the entire population of certain districts and not only the risks selected through medical examinations.

According to these figures the average expectation of life at birth for males is 49.9 years, and for females 53.2 years. Because of the relative difference in the longevity of white persons and negroes, the expectation of life for white males is 50.2 years. Therefore, on the average, women live three years longer than men. Because of the high infant mortality, expectation of life is approximately six years greater at the age of 1 than at birth. The maximum expectancy is reached at the age of 1, when it is seven years greater.

It is something to think about. This utterly unaccountable fact that you have but one chance in two of ever reaching 60 years of age or more. The life insurance companies claim that comparatively few men take these chances of longevity into consideration. Otherwise, there would be a greater amount of insurance. The life insurance policy, they claim, is one of the few reasonable and dependable antidotes for the gruesome story told by the mortality tables. Many of the various forms of life insurance contracts are based upon the one theory of a man being able to combine his earning power, or at least a portion of his earning power, after his death. And it seems, too, that there is some certain form of policy to fill every need, no matter what that need may be.

No matter how obscure may be the exact meaning of an expectancy table to you, the fact still remains that if you are a native white male you have but one chance in two chances of reaching 60 years of age or over.

Marshfield Lighting Plan Approved. MARSHFIELD, Or., Sept. 15.—(Special.)—Manager A. L. Martin, of the Oregon Power Company, announced the immediate installation of a lighting system in Marshfield from the arc scheme to the lower voltage and new scheme reflector system. The recent visit of President H. M. Blytheby and the head officials of the Blytheby company resulted in the permission to make the change. The remodeling of the system will save the city \$77 a month on its lighting bill and will add to the appearance of the downtown section at night, by the free lighting of all the cluster lamp posts now installed. Additional cluster lights are to be installed at a general price of \$1.50 per electric light.

Directory of Prominent Life Insurance Agencies Members of Life Underwriters' Association of Oregon

- Wm. Goldman, General Manager, NATIONAL LIFE INSURANCE CO., PORTLAND, OREGONIAN BLDG.
H. G. Clifton, Manager, MASSACHUSETTS LIFE INSURANCE CO., CHAMBER OF COMMERCE BLDG.
E. L. Harmon, Manager, NORTHWESTERN BANK BLDG.
Horace Meekling, Manager, NEW YORK LIFE INSURANCE CO., NORTHWESTERN BANK BLDG.
R. M. Storum, Mgr., RELIANCE CO. MUTUAL INSURANCE CO., 206 MORGAN BLDG., PORTLAND, OR.
S. P. Lockwood, Vice-Pres. and Gen. Mgr., COLUMBIA LIFE INSURANCE CO., 202 STEVENS BLDG.
Feltis-Groesbecker Co., General Agents, THE TRAVELERS INSURANCE CO., 303-310 WILCOX BLDG.
E. W. Amesbury, Manager, NORTHWESTERN MUTUAL LIFE INS. CO., NORTHWESTERN BANK BLDG.
J. D. Lowrey, Suppl., AMERICAN LIFE INSURANCE CO., 719 DEKUM BLDG.
John Pauer, Superintendent, THE INDUSTRIAL INSURANCE CO., 601 NORTHERN BANK BLDG.
T. H. McAllister, State Mgr., UNION TRAVELERS INSURANCE CO., BOARD OF TRADE BLDG.
Edgar W. Smith, Manager, EQUITABLE LIFE INSURANCE SOCIETY, 306 OREGONIAN BLDG.
D. C. Herbin, General Agent, COLUMBIAN LIFE INSURANCE CO., 303 STEVENS BLDG.

State Members Portland Realty Board

The following real estate men are the accredited members in their respective cities of the Portland Realty Board. None of these sought membership, but were selected after a canvass of the available men in their line. If you have a real estate transaction in any of these cities or wish information, write them: Astoria—Astoria Harbor Imp. Co., Van Dusen & Co.
Bend—J. A. Estes, Grants Pass—P. B. Herman, Hopperville—Smead & Crawford, Marshfield—Title Guaranty & Abstract Co., Roseburg—W. A. Bogard.

BUILDERS' SUPPLIES and HOME SUGGESTIONS

J. C. ENGLISH CO. LIGHTING FIXTURES

There is a Good Paint House in Portland TIMMS, CRESS & CO. 184 SECOND STREET.