CHESTERBURY 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 con clusion of the Multnomah Hotel sale the fact was revealed that the Chester bury Hotel, located on the west side of Twentieth street, between Kearney and Lovejoy streets, changed hands as a side issue of the major deal.

Title to the Chesterbury was passed by the Smith Securities Company to the Noslie Securities Company, a holding company for the R. R. Thompson estate former owners of the Multnomah Hotel. The Chesterbury is a brick building containing 23 three-room apartments and covering a lot 50 by 100 feet in area. It was placed in the trade at a valuation of \$50,000, according to Robert Krims, a Portland attorney, who represented the Smith Securities Com-

represented the Smith Securities Company in the entire transaction.

The Multnomah was sold at a consideration of \$700,000, a purchase money mortgage of \$400,000 being involved. Approximately \$225,000 was paid in cash, it is understood, the balance of the consideration, \$75,000, being satisfied by the Chesterbury Hotel, together with Seattle and Ellensburg property. The Multnomah Hotel is to be reopened on October 1, according to announceon October 1, according to announce-

Building Plans Go Ahead. Two building projects that have been lying somewhat dormant for some time were revived last week. The plans drawn by A. E. Doyle for the proposed new home for working girls were ap-proved by the members of the Portland Union and announcement made that construction work will probably be commenced within a month.

The building is to be erected at Tenth and Montgomery streets, where the or-ganization owns property 100 feet

aquare.
At last week's meeting of the Central Labor Council the proposal to build a \$100,000 Labor Temple building in Port-land was revived by calling the inactive building committee back into life. A few months ago the labor officials arranged to have the temple built on a corner just west of the County Courthouse, on Fifth street.

Rospital Contract Awarded. The contract for the construction of the proposed \$30,000 White Shield hospital building was awarded last week to the firm of Muir & McClellan. It is understood that ground will be broken immediately and construction advanced in order to have the building ready for occupancy within three or four months. The structure is to be located on the hills above the head of Thurman street, in Blytheswood Addition, where a four-acre tract was purchased recently from funds provided through the stipulations of the will of the late E. Henry Wemme.

Salem and Bend Jobs Go Ahend. Fred A. Legg, a Salem architect, has been commissioned by the Log Cabin Baking Company, of Portland, to erect a \$25,000 brick building in Salem, on a site recently bought by H. F. Rittman

John Stewart has commissioned the Stokes-Zellar Company to erect a \$4250 one-story residence for him at 485 East Twenty-fifth street North, in Brazee Addition.

A building permit was issued last week to John Tillman for the construction of a \$4000 bungalow at 71 East Thirty-ninth street North, in Laurel-hurst. B. Moritz is the builder. Ground has been broken by N. Anderson at 3006 Fifty-fourth street Southeast, in Creston, for the construction of the constructio Southeast, in Creston, for the construc-tion of a two-story residence ordered by Elizabeth McLean, to cost about

A \$2000 residence is being erected at
4787 Seventy-ninth street, in Firgrove,
for G. K. Miller.

J. Bryson Moore has commenced the
erection of a \$4000 two-story residence
at 228 Laurelhurst avenue, Laurelhurst.

A building permit was issued last
week to the Oregon Home Builders for
the construction of a bungalow at
1484 East Hoyt street, in Avalon Addition.

A bungalow to cost about \$3000 is held by that active organization, being built at 445 East Forty-second street, Rossmere, for L. H. Hirsch, pursuant to plans drawn by B. T. Allyn.

Cook Bros. are spending nearly \$5000 endeavor to unravel the complicated Cook Bros, are spending nearly \$5000 on a two-story residence now being erected at 670 Clackamas street, in Holladay Park Addition. The plans were drawn by R. M. Randall and Anderson & Randall have the construction contract.

S6500 Building Started.

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 week to Stanley S. Thompson for the crection of his property at 453 Stark week to Stanley S. Thompson for the crection of a two-story store and office building on his property at 453 Stark week to Stanley S. Thompson for the crection of a two-story store and office building on his property at 453 Stark week to Stanley S. Thompson for the crection of a two-story store and office building on his property at 453 Stark week to Stanley S. Thompson for the crection of a two-story store and office building on his property at 453 Stark week to Stanley S. Thompson for the crection of a two-story store and office building on his property at 453 Stark week to Stanley S. Thompson for the crection of a two-story store and office building on his property at 453 Stark week to Stanley S. Thompson for the crection of a two-story store and office building on his property at 453 Stark week to Stanley S. Thompson for the crection of a two-story store and office building the crection of a two-story store and office building the crection of a two-story store and office building the crection of a two-story store and office building the crection of the cre

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 unite.

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 highways work and its discount. street. The plans were drawn by F. Manson White, a Portland architect, and the work is in charge of G. Zanello

TEACHERS' COTTAGES BUILT

Wood Dealers in Cimarron, Kan., Construct Residences.

CIMARRON, Kan., Sept. 16.—(Special.)—A privately built teacher's cottage for a public school, a house built of wood, by dealers in wood, is the unique educational institution new being completed here by the co-operative effort of a group of influential citizens, who found a way to cut the red tape of the law and erect a really pretentious edifice.

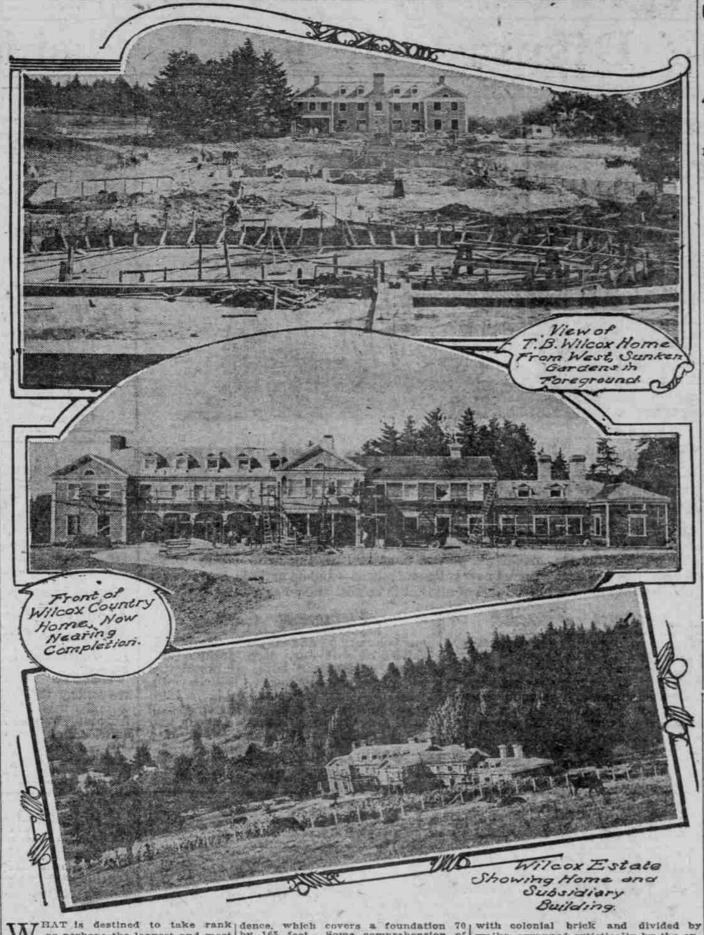
In an address at Dever some months ago R. S. Kellogg, secretary of the National Lumber Manufacturers' Association, and author of a brochure on the building of cottages for country schools.

The complete programme will not be ready for announcement before Tuesday. It is known, however, that the following are some of the subjects which will be discussed: "State Highways." "Highway Engineering," "The Expense of Highway Construction," "Labor's Position on Highway Build-solve the problem of keeping efficient teachers in the country schools."

The County's Part in Highway Build-sealers in the country schools.

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.



a \$25,000 brick building in Salem, on a site recently bought by H. F. Rittman and J. A. Wright, of the Portland company.

The Portland architectural firm of Tourtellotte & Hummel has been employed to draw the plans and specificary by the Solement of the proving the same of the same site to the same specificary and specificary by the colonial brick and divided by Applied as \$25,000 brick building in Salem, on a site recently bought by H. F. Rittman and J. A. Wright, of the Portland commodious country home in the size of the house may be gained by pacing off the living-room, which the size of the house may be gained by pacing off the living-room, which is 30 by 50 feet, and the dining-room, and 100 feet wide, with a pool, a classic to the same sick to the same played to draw the plans and specificary by a curved persola. Old-

GATHERING FRIDAY.

most interesting and instructive ever

ence in our highway work and its di-rection, as well as those who view it from a scientific, and also a useful standpoint, will be heard. The financial

ing." "Eastern Oregon's Interest in Highway Development," "Government Aid in the Construction of State Highways," "Wildamette Valley Highways," "Each subject will be treated by a speaker who is familiar with the actual conditions which he will discuss, station. The lot sold brought \$1000. REALTY MEN EXPECT IMPORTANT tual conditions which he will discuss, and much general education is expected opportune, as some constructive high-way programme must be covered by the coming Legislative Assembly.

to result from the gathering, which is Tax Limit and Rural Credit Topic.

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

'SENILITY' NOT ONLY CAUSE

Even Comparatively New Buildings Are in "Obsolete" Class Poorly Planned.

Sentiment Is Factor.

Yet just as we feel it yould not be human to let the old man go—he has been with us so long—although we 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—white we know we would be better off without him—yet, still we can't bring ourselves to let him go, and we go on, holding to him, tinkering him up, repairing and patching and fussing with him, seeking to keep him with us as long as we may, for sentiment's sake, for what he was to us, for what he did for us in the years gone by and for the heart and will in him that would do for us now if times and customs had not so changed, out-grown and left him behind. He is willing to do and wanting to do—but—obsolescent.

So, it might 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 to the child on whom he is dependent than in an obsolescent build-Sentiment Is Factor.

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 arrange-Woodward. Mr. Woodward has also leased from Mr. Lombard a lot adjoining and has erected a gasoline filling station. The lot sold brought \$1000.

Tax Limit and Rural Credit Topic.

ROSEBURG. Or., S-pt. 16.—(Special.)
—Ex-Governor Oswald West, of Port-

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.

THEN 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 hance of living that number of years. This is true because the tables giving the expectations of life represent the average remaining length of life, at any given age, in a stationary popu-lation, whereas the average person in a given group has an even chance of living to what is termed the median age at death. The median age is the age below which half of the members

Says O. G. Hughson.

PORTLAND, Or., Sept. 16.—(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 as this term, it may be presumed, is not as digestiable as the rest of the article in question, it may not be out of order to elucidate after a fashion.

tion, it may not be out of order to elucidate after a fashion.

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. To prolong commercial utility, application must be had of the doctrine of regeneration or the new birth.

Just as it is a world-old problem to rejuvenate the old, to maintain health and usefulness, and prolons human life, so it is an even-pressing problem to the property owner to discover some promise of holding trade to a street that has had its day, or tenants to a building that sings with aged quaver on every approach of the owner, "Darling, I am growing old."

Yet its a world-old problem to the property owner to discover, "Darling, I am growing old."

Sentiment Is Factor.

There is probably no doubt that of the excerce and tenance in two of attaining the Bibical three score and tenance in two of attaining the Bibical three score and ten.

Strange as it may seem, a white few reasonable and dependable antidotes for the gruesome story told by the meaning that a birth, has a better chance of 1 she has a better chance of reaching 70 is an even con. This proves that a native white man at 42 and a mative white seems, too, that there is some certain to the seam of the doctrine of regeneration or the new birth.

Sam L Rogers, director of the Census Bureau, has just compiled an interest-buildings open to the hisidous attacks of this deadily serm.

Therefore, it is true that one of the most perplexing used in the few reasonable and dependable antidictor of 1 she has deter chance of 1 she has a better chance of 1 she has a the few reasonable and tenderical whit the same of 1 she has a percentage of 1 she has a

buildings open to the insidious attacks of this deadly germ.

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

"Ye must be built again" and "Behold, all things are coming new," conformally and the selling department having been completed, it was taken over yesterday by the Ladd Estate Company, and will hereafter be conducted as a branch of that organization. F. N. Clark withdraws to enter the field of industrial development and promotion. "Mr. Clark's connection with us," said Frederick H. Strong, of the Ladd Estate Company, "was severed at his request. He has put in several months of hard work getting our selling de-

So, it might 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 to the child on whom he is dependent than in an obsolescent building to the average owner? May not sentiment, so active in the case of the former, obtain to some extent in the owner of the latter?

"But," some will say, " just what is meant by an obsolescent street or building? We know what idea it is intended to convey when applied to a man, but we hardly follow when it is applied to streets and buildings."

Old Streets Are Deserted.

Applied to a street this term, "obsowith colonial brick and divided by walks, arranged artistically by the expert in charge, Mat Thielen.

The gardens are to be 312 feet long and 100 feet wide, with a pool, a classic tea house and two temples, considered to the same old street, like the same old street as they do sic tea house and two temples, conto the same old street as they do sic tea house and two temples, conto the same old girl.

The gardens are to be 312 feet long and 100 feet wide, with a pool, a classic tea house and two temples, conto the same old street as they do sic tea house and two temples, conto the same old girl. **Commoduse country nome in unparty.**

Commoduse country nome in the party.

Compatible of Portland is now nearly.

**Compatible of the street is now the interpretation of the third, the street of the wild in add of feet wide, with a pool. It like the same old atreet as too to the same old atreet and the pool of the provision of the p

builder is a very cautious person as rule and is a great seeker for infor

mation.

But this phase of the subject we pre the handle and close by saying that a care-or ful survey of our city and an intimate knowledge of land values and first costs perhaps would indicate that some of the conditions more or less humor-Coming Legislative Assembly.

The details of the gathering and the meeting itself are under the direction of the Realty Board highway committee: F. V. Parsons, Captain Clarence Hotchkiss and O. W. Taylor, chairman.

B. M. Lombard Makes Sale.

B. M. Lombard Makes Sale.

A new residence is to be erected on a lot situated at the intersection of the situated at the situated at the countries of the subsence. We, therefore, readily see that this discussed the week therefore, readily see that this disease, if it may be so termed, is far worse than mere sentility, for it may disease, if it may be so termed, is far worse than mere sentility, for it may disease, if it may be so termed, is far worse than mere sentility, for it may disease, if it may be so termed, is far worse than mere sentility, for it may disease, if it so. For only by so doing may the building manager and owner show practical appreciation of their tenants and their trade. O. G. HUGESON.

Manager Builders' Exchange.

COMMISSION RATE IS CHANGED

Consideration for Negotiating Lease holds Increased.

The members of the Portland Realt; Board last Friday adopted a recom mendation of the executive committee which makes a rather important change in the scale of commissions on leases that are to be demanded here after by board members. Formerly when an agent arranged the construct when an agent arranged the construc-tion of a building to suit a tenant he was entitled to an average month's rent and 1 per cent of the total con-tracted rent after the five-year period. Under the new ruling he will get 2½ per cent of the total rent of the first five years and 1 per cent of the subsequent rent the subsequent rent.

By another change, also adopted at last Friday's meeting in the Hotel Benson, only the active members and not the associate and affiliate members of the board will be privileged to en-gage the services of the appraisal committee of the board on a half-rate

LADD COMPANY MAKES SHIFT

F. N. Clark Withdraws and E. A. Clark Goes to New Department. -Announcement was made last Spring the entry of the Ladd Estate Com-

ing set of tables proving the truth of ing set of tables proving the truth of the statements just mentioned. These figures are, so it is said, the first ever prepared by the United States Govern-ment, and are quite similar to these companies, with the exception that they cover the entire population of certain cover the entire population of certain districts and not only the risks selected through medical examinations.

According to these figures the av-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 and for white females 25.6 years and for white females 25.6 years for white females 53.6 years Therefore, on the average, women live three years longer than men. Because of the high infant mortality, expectaion of life is approximately six years greater at the age of 1 than at birth. The maximum expectancy is reached at the age of 2, when it is seven years greater.

It is something to think about, This utterly suncentropertible for the utterly uncontrovertible 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. chances of longevity into consideration.
Otherwise, there would be a greater
amount of life insurance sold. A life
insurance policy, they claim, is one of
the few reasonable and dependable antidotes for the gruesome story told by

request. He has put in several months of hard work getting our selling department started. We now conduct it ourselves, in accordance with plans heretofore outlined. The manager of the new department will be William H. Lewis, of Westover Terraces.

"E. A. Clark leaves F. N. Clark & Co.

remains with us, associated with Mr. Lewis, in the management of our new department. F. N. Clark and F. N. Clark & Co. withdraw and will operate entirely independently of the Ladd Estate Company."

Marshfield Lighting Plan Approved.

MARSHFIELD, Or., Sept. 16.—(Special.)—Manager A. L. Martin, of the Oregon Power Company, announced the immediate change of the lighting system in Marshfield from the arc scheme tem in Marshfield from the arc scheme to the lower voltage and new scheme reflector system. The recent visit of President H. M. Byllesby and the head officials of the Byllesby company re-sulted in the permission to make the change. The remodeling of the sys-tem will save the city \$77 a month on its lighting bill and will add to the appearance of the downtown section. 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 in-

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THE PRUDENTIAL INSURANCE CO., 601 Northwestern Bank Bidg. T. H. McAllis, State Mgr., UNION MUTUAL LIPE INS. CO., Board of Trade Bldg. Edgar W. Smith, Manager, EQUITABLE LIFE ASSURANCE SOCIETY, 306 Oregonian Bldg,

D. C. Herrin, General Agt., COLUMBIAN NAT'L LIFE INS. CO., 505 Spalding Bldg.

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The following real estate men are The following real estate men are the accredited members in their respective cities of the Portland Real-ty 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 & 'o. Bend-J. A. Eastes. Grants Pass-P. B. Herman. Heppner-Smead & Crawford. Marshfield-Title Guarar so & Abstract Co. Roseburg-W. A. Bogard,

BUILDERS' SUPPLIES and HOME SUGGESTIONS

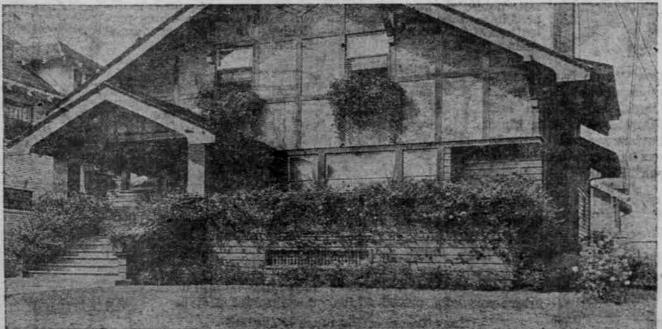


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