

# THE WASHINGTONS MADE AT MILLION

## Tillamook, Lane and Washington County Lands Taken Over in Transaction.

## \$25,000 BINDS PURCHASE

### Sale Results From Judgment in Federal Court on Suit Brought Against Logging Company for Purchase by Bondholders.

The big realty deal of the past week was closed at Tillamook, where John P. Oleson, assistant cashier of the First National Bank of Chicago, sent a check for \$25,000 to bind the sale of 1,000,000 worth of timber lands in Tillamook, Lane and Washington counties. The transaction was handled through Wallace McCann, a Portland attorney, as master of chancery. The sale resulted from a judgment pronounced in the Federal Court at Tillamook in a suit brought against the Tillamook Timber & Logging Company.

### Medical School Plans Advanced.

The campaign launched some time ago to raise funds for the establishment of a set of medical buildings on the site above Terwilliger boulevard, donated to the University of Oregon medical department, one of the O. W. P. N. Company, is progressing favorably, according to Dr. K. A. J. McKenzie, head of the school, who has charge of the campaign. The site is to be cleared in the near future to prepare the ground for grading operations.

Before the expiration of year Dr. McKenzie hopes to have the proposed fund of \$150,000 completed. The plans for the building are being prepared by Whitehouse & Foulhoux in addition to the medical school buildings and laboratories, the proposed new County Hospital building and the hospital structures also are erected on the property, making it a hospital center.

### Apartment Building Planned.

Mrs. Fred C. King has commissioned Goodrich & Langford, Portland architects, to prepare plans and specifications for a two-story apartment-house on Grant street and Broadway. To cost about \$15,000, the building is to be started. The plans call for a building containing eight three-room suites, one two-room suite, one one-room suite, Stucco and tile materials are to be used in building the exterior. The foundation is 50 by 64 feet in area.

### School Matters Feared.

The trend of sentiment at the School Board meeting last Thursday indicates that no money will be set aside this year to finance the construction of the proposed addition to the Franklin High School. The Board has decided to appropriate \$23,500 to build a building and purchase a site on the Heights district. This far the requests of the residents of the Chapman district have not won their point before the Board.

### Bond to Get \$75,000 Hospital.

Announcement was made at Bond last week that the Sisters of Charity of Nazareth, a Catholic organization, have decided to build a hospital for nurses and nurses' home at a total cost of probably \$75,000. Construction is to commence in the early part of the year of having the buildings completed by the following fall. A block of land near the heart of the city has been purchased as a site for the proposed buildings.

### Flour Mill Extends.

As a result of the completion of the new 1000-bushel flour mill at the Portland Flouring Mills on January 1 will be the second largest flour mill on the Pacific coast. When the mill is finished and in operation, the plant will produce 4000 barrels of flour a day, according to estimates. Work is well advanced on the new addition.

### Stark-Street Store Lensed.

The store at 207-209 Stark street, also facing Front street, was leased last week by J. J. Skeeter, president of the Beaver Trust Company, who will open for business in the quarters this week under the name of the Columbia Commission. The store will be used for the production of the Columbia Produce Company will remain in business under the same ownership. The store was leased from Fred F. Williams.

### Commercial Bids Opened.

The lowest bid among the eight submitted at Grants Pass last week for the contract award on the new Josephine County Courthouse was entered by the Sound Construction Company, the figure being \$78,443. The plans for the structure were prepared by E. B. McClaran, a Portland architect.

### \$20,000 Repair Job Started.

A building permit was issued last week authorizing alterations in the old Woolworth building at 111-113 Fourth street to fit the premises for the public occupancy of the Southern Pacific ticket office and depot. The permit was taken out by J. B. Yeon, who holds a lease on the building by reason of the big three-cornered lease deal of a year ago. The work will consist of the Woolworth and Rosenblatt stores. The contract for the alterations has been awarded to the Horn-Strandstrom company at a figure of less than \$20,000. The same company is completing alterations to the Union Depot ticket office at a cost of about \$5000. Plans for both jobs were prepared by the company engineers.

### \$5000 Garage Commenced.

Daniel Kern obtained a building permit last week for the erection of a \$5000 garage building at 6 Grand avenue, to be occupied, when completed, by the automobile firm of Legner & Fleider, retail agents for the Ford car. The construction work is in charge of James L. Quinn and the estimated cost of the building is \$5000.

### Ship Ways to Cost \$200,000.

Pursuant to plans drawn by the company officials, construction work has been launched on five ship ways to be erected at the foot of Gibbs and Wood streets by the Heath Shipbuilding Company. The permits covering the work, issued at the Health Department, recite \$200,000 as the probable cost.

### Seven Small Homes Started.

Pursuant to the instructions of Sarah J. Heisa, L. E. Fields has commenced the erection of a \$3000 residence at 323 East Hoyt street, Laurelhurst, which he himself planned. From plans drawn by A. H. Faber, a \$8000 residence has been commenced at 571 Patton avenue, in Overlook Addition, for L. E. Gar-

retson. Charles C. Stevens has commenced the erection of a \$100 bungalow at 326 Ellis street, in Highland Park. A \$2000 residence is being erected by George W. Betts at 575 Crampton street, in Collingwood Addition, for A. M. Chamberlain. H. Pederson has commissioned E. L. Largey to build a \$2000 residence at 762 East Seventieth street North. S. Jones is in charge of the construction work on the \$1275 residence being built on the property of J. W. Bonds at 959 Cleveland avenue, in Highland Addition.

## REALTY BOARDS TO AFFILIATE

### President Taylor Says Interstate Body Will Be Joined.

F. E. Taylor, president of the Interstate Realty Association of the Northwest, announced at last Friday's meeting of the Portland board that all of the realty boards of the State of Washington except the Everett board had decided to affiliate with the interstate body. He said a meeting of the executive committee of the association would be held in Portland soon and that probably 12 or 15 realty men from Washington and Idaho would be present. Mr. Taylor's notification of the action on the part of the Washington organizations came from Samuel Collyer, of Seattle.

## Building Plans Advance.

John V. Bennet has virtually completed plans for the proposed reinforced concrete store building that will rise on the southwest corner of Park and Morrison streets for Hexter-Strauss. It is understood that the new building will be three stories and basement, with stores on the ground floor. The estimated cost is not announced.

### Former Home of United States Cashier Company to Be Occupied by Portland Macaroni Manufacturing Company.



Former Home of United States Cashier Company at Kenyon, which is to be occupied by Portland Macaroni Manufacturing Company.

## KENTON FACTORY TAKEN

### MACARONI COMPANY LEASES \$40,000 BUILDING.

Automobile Truck Assembling Association Looking for Quarters.

The factory building at Kenyon, until recently occupied by the United States Cashier Company, has been leased to the Portland Macaroni Manufacturing Company. Following are the officers of this new enterprise: Guy R. Porter, of Porter Brothers; J. E. Nelson and John Seppala.

The company already has \$6000 worth of macaroni manufacturing machinery in Portland which recently arrived from the East. They intend opening their plant on or before December 1, employing at the start 25 men.

The entire property was valued at \$40,000, and is owned by S. M. Meary of the Portland Cordage Company. The lease was handled for both parties by Stanley Thompson Company.

Another new Portland industry engaged in the assembling of automobile trucking was negotiating for this property through Mr. Thompson, and is now looking for other quarters.

The officers of the company say they expect to employ at least 50 men in the near future. Mr. Thompson reports that he has succeeded in locating quite a number of manufacturing organizations in Portland during the past two years including Lumber, Multiple Tire Company, A. Breck Loganberry Juice Company, Western Fluff Rug Company, Brown Hat & Cap Works, Portland Soap Products Company, Utility Garment Company, Blakelee Sanitary Top Company, J. M. Wesley Mattress Manufacturing Company, California Honey Company,

# MAIN ITEMS ENTER INTO HOMEBUILDING

## Character of Community One of Chief Factors to Be Considered.

## SCHOOLS ARE IMPORTANT

### Church Life and Club Activities Held Effective Forces—In Construction of House Care in Planning Is Urged.

### BY WILLIAM H. LEWIS.

Managers Selling Department Ladd & Co. (Portion of Address)

# VALUES ARE SHOWN

## Comparative Factors in Classes of Land Given.

## FOUR POINTS PREDOMINATE

### Location, Utility, Size and Shape Constitute Main Features in Determining Values of Urban Property.

### BY HENRY E. REED.

Assessor of Multnomah County.

The four cardinal factors in determining land values, which are generally recognized by authorities, are location, utility, size and shape. Location includes access, for without it property would not have any value.

Accessibility Big Factor.

From the considerations have been drawn the rule that the most valuable land in a city is that land so located as to be accessible to the greatest number of people.

Size and Shape Important.

Next in order after location and utility as factors come the size and the shape of a lot.

Ashland Block Sold.

\$5000 Sale Reported.

Centrally North Road Closed.

Roseburg-Coox Road Aided.

Methodists of Astoria Order New Church Building to Cost About \$20,000.

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# BANKRUPTCY OFTEN AVOIDED

## BY ABILITY TO GET CREDIT

## Attempting to Bolster Up Firm's Finances at Eleventh Hour Not Dependable and Value of Insurance as Aid With Banker Is Asserted.

### BY LIFE INSURANCE EDITOR.

READESTREET'S report shows that 80 per cent of the failures in the retail stores' common partnerships are due to death, for which no money provision has been made.

Government reports, will be 106.5 per cent. Just for illustration: Douglas County alone is shipping \$500,000 worth of prunes; there are 1000 acres in loganberries in this state which will produce 2,400,000 gallons of loganberry juice. We are going to have steamships, sawmills, shippers and longshoremen. We will put the Port into Portland."

### GRAIN CHECK IS \$65,472

Record Garfield County Payment Received by Smith Brothers.

Pomeroy Bank Deposits Growing.

Portland Lacks Alley.

City's Growth Shown

Realty Man Enumerates Business Gains in Year.

Portland Is Good Town and Getting Better.

Wool Business Grows.

State Members Portland Realty Board

Builders' Supplies and Home Suggestions

Your Share of \$446,858.1

There Is a Good Paint House in Portland

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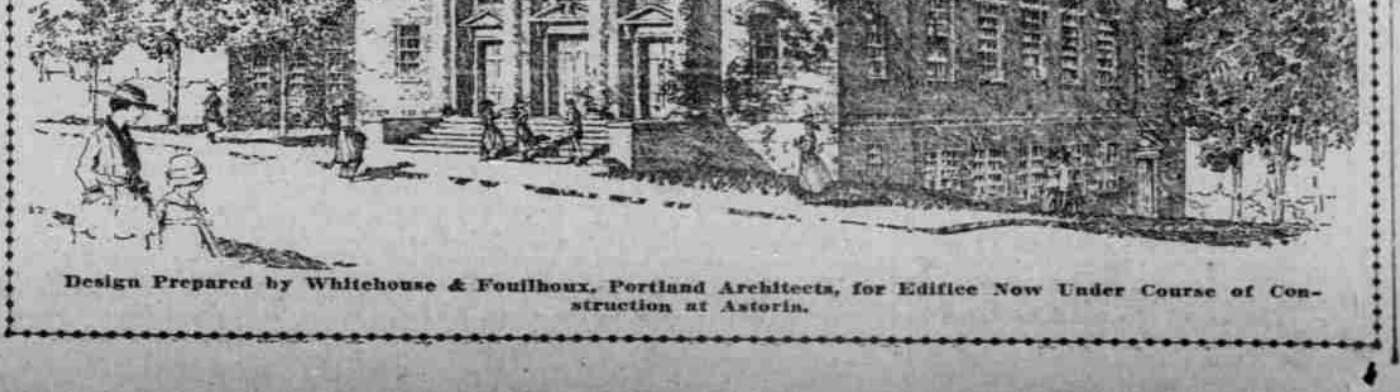
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Design Prepared by Whitehouse & Foulhoux, Portland Architects, for Edifice Now Under Course of Construction at Astoria.

## Wm. Goldman, General Manager

209-210 OREGONIAN BLDG.

## TIMMS, CRESS & CO.

284 SECOND STREET.