

STORE VACANCIES AT PREMIUM

Retail District Gains Prove Satisfactory to Portland Business Trend.

ELLISON BUY IMPORTANT

Chautauqua Man's Purchase Only Another Evidence of Popularity of Realty Here—Residences in Brisk Demand.

The best news that has been furnished Portland property owners and realtors is that the retail district is now showing a gain in the number of vacant stores for the first time since the Portland Association for Building Owners and Managers, summarized in yesterday's Oregonian, showed that store vacancies in the retail district are now much rarer than they were in May, 1915.

The surveys, made on the basis of frontage, for the retail district of the West Side, show an improvement of 33.3 per cent. The district includes 52 city blocks, embracing 43,100 square feet of frontage and 2,259 feet, as compared with 3663 feet in May, 1916. The north and south streets show an improvement of 41 per cent, and the east and west streets a gain of 32 per cent.

The largest purchase of the week involved the sale of a strip of land 52 by 104 feet in area extending through Washington street to Alder street and between Sixth and Seventh streets. This property was sold by Mrs. Cora Puffer to J. R. Ellison, president of the Ellison-White Chautauqua bureau, which has offices in Portland and in Boise, Idaho.

Exact Price Kept Secret. The exact price paid for the property has not been made public, but it is known that the house was appraised at \$22,000, and the presumption is that the selling consideration was in excess of that figure. The deal was handled through O. W. Taylor, secretary of the Oregon Real Estate Board, and a consideration of about \$10,000 worth of property the consideration is said to have been cash.

The property is covered with a building that has two stories of frontage on the Washington street side and one story on the Alder street side. The upper floor is occupied by the Acme Auto Company, while the lower floor on the Washington street side is divided into three stores—Nos. 528, 528 1/2 and 530.

Mr. Ellison's work takes him over all parts of the country, and the fact that he has seen fit to make a substantial investment in Portland property is interpreted as a good omen by local realtors. Mr. Ellison recently purchased the O. W. Taylor residence property in Laurelhurst.

A residence deal that has been under negotiation for some time was closed through H. C. Comerford, secretary of the Portland Machinery Company, purchased from Mrs. Ella Applegate an attractive four-story house at 500 East Twenty-fourth street North, near Brazee street, in Irvington. The consideration is understood to have been about \$15,000.

George Watt, president of the Brighton Mills Company, Brighton, Or., has purchased the 12-room house and quarter block situated on his property at the northeast corner of East Twenty-fourth street.

Remodeling is Planned. Mr. Watt intends to remodel the grounds and will make it his future home. The sale was handled through T. Hart Gardner, of Dove & Gardner, and the consideration is understood to have been \$65,000.

E. and C. Lovegren last week traded the two-story frame apartment building of 18 rooms at 1200 Commercial street, near Union avenue, together with 160 acres of land in Lake County, to T. W. Spark for a fine five-acre tract situated at the northeast corner of Firland station. The properties on each side of the trade are said to be worth approximately \$10,000.

One of the largest deals reported last week was closed through the office of Ayres & Englehart Company, Portland realtors. A wheat ranch of 1000 acres, four miles from the town of Klondike, in Sherman County, was traded by Mr. and Mrs. R. E. Sutherland and Mr. and Mrs. F. G. Warren, of Hillsboro, who gave the ranch owners title to a 12-acre and a 18-acre well-improved tract near Hillsboro at \$17,000, consisting of 1000 acres, with a cash and mortgage. The wheat ranch was placed in the transaction at a valuation of \$30,000, including the equipment.

Permit Issued for a \$20,000 Garage. L. G. Clarke obtained a building permit last week for the construction of a two-story garage building planned for erection on his property at 27th and Stark streets and which is estimated to cost about \$20,000. The plans were drawn by Houchaling & Dougan, and the contract is in the hands of Oscar R. Wayman.

Pioneer Cafe to Have New Building. F. E. Turner, who has charge of the general contract for the construction of the one-story building to be built for the Wilhelm estate on the site of House's restaurant, one of the pioneer eating houses of Portland, has let sub-contracts on the brick and masonry work to John Girder and on the electric work to the Scott Electric Company. The building is to be 60 by 100 feet in dimensions. Goodrich & Goodrich are the architects.

Many Industrial Buildings Under Way. The Foundation Company took out building permits last week for the construction of ten 35-foot shipways, to cost \$24,000; of a two-story sawshed and mold loft, to cost \$7000, and a one-story storeroom, to cost \$1000. The work is to be done on the company's property on Nicolai street, between Halsey and Sherlock.

Lebanon Express. Roy takes the part east of the old road and north of the ditch, and his father takes the remainder. The consideration was not given out, but we understand it was about \$10,000, all cash.

REALETY BOARD TO CONVEENE Friday Is Set for First Meeting Since Regular Summer Recess.

The first meeting of the Portland Realty Board since the commencement of the regular summer recess at the end of June will be held in the crystal dining-room of the Hotel Benson next Friday, starting at 12:15 o'clock. The coming meeting will be given over to the reading of reports on the convention of the National Association of Real Estate Boards held in Milwaukee, Wis., in July. Formal reports will be rendered by Frank L. McGuire, president of the Portland Realty Board; Paul A. Cowgill, secretary of the Portland Realty Board, and informal reports will be given by several other Portlanders who attended the recent convention in unofficial capacity.

\$15,000 IS PAID FOR RANCH Sargeant Place in Rogue River Valley Changes Hands.

Oscar Sullivan, of Fresno, Cal., has purchased through A. N. Parsons, the Sargeant ranch, on Williams creek, from R. P. Brooks, the deal including the crop, stock and personal property, announces the Rogue River Courier. This is an irrigated ranch and one of the best in the Williams district.

Mr. Sullivan, who was formerly in the hotel business, left Fresno in his automobile 10 weeks ago, toured all through California, Nevada, Eastern, Central and Southern Oregon, and selected this property as the choice of all he had seen. The consideration is understood to have been about \$15,000.

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DEMAND FOR RESIDENCES BIG Replies to Newspaper Advertisements Increase Heavily.

Frank L. McGuire, president of the Portland Realty Board, who is particularly active in the sale of residential property, reported last week that there was considerable demand for residences at the present time among home-seekers who are contemplating establishing permanent residences in Portland. Mr. McGuire says that replies to newspaper advertisements are about three times as numerous as they were last year. The outlook for the fall realty market is bright, he believes.

Through G. C. Godeberg, manager of the house sales department, Mr. McGuire's office has closed the following recent sales: A five-room residence located at 418 Sixty-sixth street, sold to Joseph Brogren, who will occupy it himself.

An eight-room residence located on lots 1 and 2, in block 9, Dunn's Addition, which Frank Jue purchased as an investment. A residence located at 902 East Fifteenth street, North, along the Irvington cove, sold to Dixie Butler.

Two lots in block 7, of Marchmont Addition, together with a six-room residence which the purchaser, R. H. Struck, expects to occupy. A residence and garage at 3804 Sixty-sixth street, Southeast, which G. E. Falls bought for a home. Sold to Emily B. Dorney, lot 13, in block 31, Irvington, for \$13900.

To Mrs. Agnes Beebe, lot 15, in block 6, Terrace Park, for \$400. More than 2,000,000 European women have been forced to take up men's work since the war started.

CLACKAMAS COUNTY METROPOLIS NOW BOASTS OF COMPLETELY EQUIPPED MOTOR CAR PLANT.

The T. J. Gore farm of 50 acres a short distance north of town was sold yesterday by H. M. A. Miller, who was owner of it for few months, to Jacob and Roy F. Fitzwater, says the

COST OF BUILDING IS NOW EXCESSIVE

Homes May Be Bought at Prices Much Cheaper Than They Can Be Built.

LABOR AND MATERIAL RISE

F. E. Bowman, Ten Years Active Builder in Portland, Advises People Who Want Homes to Buy Without Delay.

Residents of Portland who contemplate the purchase of a new home in the near future are advised by those in close touch with the present status of the building market to "make hay while the sun shines."

Architects and builders declare that to build today than it did last year prices will be increased gradually and with them I predict that rents will go up correspondingly.

Mr. Bowman has for the past 10 years built on the average of one residence a month in Portland and has also erected a total of 14 apartment houses. As a result, he is thoroughly familiar with the market. With the exception of one or two buildings that are now nearing completion, he is not carrying on any building work at the present time.

Those brokers dealing especially in residence rentals report that there are now virtually no desirable residences for rent in Portland and that the apartment buildings are also well filled.

More Residences Will Be Needed. In the final adjustment more residences will have to be built, because new people are coming into the community every week, and, as an additional factor, many residences, some of them more or less desirable, are being torn down each month to make way for the industrial expansion of Portland.

Ultimately these newcomers will be obliged to build in order to get suitable places to live in. Just at present many who could afford to erect fine homes, even at the present cost of construction, are rather cautious. As a rule the men of this class are busy turning their capital over into increased profits and are quite too busily engaged in the practice of making money to think of building, operators say.

The day is soon coming, however, when their thoughts will turn toward plans for a new home, and then, students of the situation predict, there will be a rapid change in the prevailing attitude.

TWO HOMES ARE SOLD IDAHO FARMER BUYS HOUSE IN LAURELHURST.

R. J. Cherry, of Boise, Pays \$6500 for Nine-Room Residence—Rex Perkins Sells House to O. W. Taylor.

Paul C. Murphy, sales agent for Laurelhurst, reports the following sales made in Laurelhurst during last week: D. J. Mahony sold to R. J. Cherry a nine-room colonial house on the southwest corner of East Forty-first and Flanders streets, for \$6500. Mr. Cherry is a wealthy farmer from Boise, Idaho, who has selected Portland as his future home.

Rex Perkins sold to O. W. Taylor an eight-room residence on East Irving street, at Miramar Place, for \$6000.

SUGAR COMPANY BUYS LAND \$25,000 Paid for 255 Acres Near Central Point.

GARAGE IS MODERN

Oregon City Firm Has New Supply Station.

BUILDING JUST FINISHED

Structure of Miller Parker Company Is Located at Ninth and Main Streets and Is of Approved Mill Construction.

OREGON CITY, Or., Sept. 1.—(Special.)—With the completion of the Miller Parker Company's garage, work on which has been rushed by the Oregon Engineering & Construction Company, Oregon may boast of one of the most completely equipped and modern automobile supply stations in the Willamette Valley.

Entrance to the main floor of the garage is provided for by two large driveways, wide enough to allow two machines to pass, and while one of the entrances is on Main street, the entrance of the Pacific Highway through Oregon City, the exit is on Ninth street, thus eliminating danger from passing street traffic.

On the main floor of the building the display room for the five different makes of automobiles handled by this company—the Overland, Willys-Knight, Dodge, Oldsmobile and Cadillac, is located. Three sides of this display room are arranged in a view toward the street.

There are three offices on the ground floor, in addition to the showroom and salesroom. The office of the garage service department, the private office of the management and the entrance to the salesroom are centrally located, adjacent to the electric fixture display room, the only one of its kind in the city. This room is located in the center of the building and has provision for the display of about 50 or 75 automobiles.

The greatest effort of the garage will be to cater to the tourist trade, says Ralph Parker. To properly take care of the scores of tourists who pass through Oregon City over the Pacific Highway, shower baths, dressing and lounging-rooms, smoking-rooms and telephone booths are being installed. A restroom for women has been provided on the mezzanine floor, with a padded window seat, Turkish rugs and large mirrors, especially planned for the benefit of tourists.

The shower baths and lockers to be installed in the basement are also intended for the use of athletic teams visiting the city or playing in city games.

Repair Shop on Second Floor. Another feature of the new garage, which is an innovation in garage service here, is the General Electric automatic air pump, which will maintain an air pressure ranging from 150 to 200 pounds, day and night. A battery of five oil pumps, as well as a gasoline pump, are arranged in main view along the driveway through the garage.

The second floor is given over to the repair shop, the painting-room and the storage space for the various kinds of steam heated and almost all of two sides of the room is window space. An inclined driveway on the outside of the building provides an entrance to the repair shop on the second floor.

This management believes is much more satisfactory than an elevator inside and requires no floor space in the building.

About eight men are employed in the garage during the season when the average amount of travel is on. Besides the ordinary garage service, the Miller Parker Company will furnish storage and cleaning service for all kinds of batteries. To provide for this a motor generator is being installed in the mezzanine section of the building.

LIFE INSURANCE IS FACTOR IN CULTIVATING HABITS OF THRIFT

Rapid Gain in Number of Policyholders Indicates Tendency of People. Total Premiums Paid Staggering.

BY LIFE INSURANCE EDITOR.

JOHN D. ROCKEFELLER, having spent \$20,000 for a model life plant, has decided to cease competing with local life men at his home, Pacific Hills, near Tarrytown, N. Y. It is said that the increased cost of gasoline hastened the money king's decision.

When a slight advance in the cost of gasoline causes a multi-millionaire to abandon a refrigerator plant erected at the cost of \$20,000, it behooves the average man to question himself as to his own particular habits of thrift.

Statisticians tell us that America is the wealthiest of nations and at the same time the least thrifty. There are two barometers of thrift—savings banks and life insurance companies.

Savings Banks Gain. According to all reports, the savings banks are fairly well satisfied with the business they are doing, and the life insurance companies are doing more business than ever before in the history of the country.

Probably life insurance indicates more accurately just where we, as a people, stand in the matter of thrift. While the assets of the life insurance companies have assumed a staggering total, less than 7 per cent of the actual money value of our productive lives has been covered by life insurance.

That have the thrifty people of the United States accomplished during the past year by means of life insurance? The statistics of the life insurance business transacted during the year 1915 show the amount outstanding increased by \$209,000,000, and \$25,000,000,000 industrial, so that the total business now on the books of the companies is \$1,317,491,000, and \$4,188,050,222 industrial, making a grand total of life insurance protection to the extent of \$22,725,541,457.

Assets of Companies Increase. The assets of the various companies were increased over the preceding year by the sum of \$246,000,000. The total assets of the various companies now reaches \$1,317,491,000, and \$4,188,050,222 industrial, making a grand total of life insurance protection to the extent of \$22,725,541,457.

Rate is Criticized. Discrimination Against Sidewalk Elevators Charged. Little Water is Used. Regulations Requiring Automatic Devices to Prevent Speed and Sudden Stops Urged by Building Owners' Association.

PORTLAND, Or., Sept. 1.—(To the Editor.)—As there are 165 sidewalk elevators in use in the city of Portland, the Building Owners' Association may be interested in knowing a little more in detail of the difference in point of view of the Portland Association of Building Owners and Managers and the City Council on this subject.

The latter denied the petition of the Portland Association of Building Owners and Managers for a reduction in the minimum rate charged for water used by these elevators.

Although the matter was a small one involving perhaps not more than \$30 a month either to the city or to the property owners interested, there was a real principle involved. A municipal ordinance as it did, the city made no effort to protect itself against the damage which it says arises from the use of sidewalk elevators.

The minimum rate for all metered water services is 50 cents a month throughout the city, with one exception for waterpower for which is furnished from the city system. A minimum of \$2 a month is charged. Approximately 10 per cent or perhaps 20 per cent of the users of sidewalk elevators do not need \$3 worth of water a month and therefore pay more in water used.

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The discrimination against the users of sidewalk elevators was ordered solely by the Water Board, and not by the ground that the sudden stopping of elevators tended to produce what is known as a "water hammer."

If the elevators are equipped with the proper automatic devices, and the water pipe run out to 15 inches, which is sufficient in practically every case, the speed will be limited, and there will be no "water hammer" at the time of stopping. This is the remedy that should be applied by the city and not the foolish discrimination in rate.

It is also interesting to note that of 165 cities in the United States owning their own water plants, not one, outside of Portland, sees fit to impose a similar penalty, nor attempt to provide such a full safeguard. It is further shown that the only economical power for a basement elevator is the water service.

JAMES J. SAYER, Secretary Portland Association Building Owners and Managers.

ATTRACTIVE LAURELHURST RESIDENCE IS REPORTED SOLD TO IDAHO MAN AT CONSIDERATION OF \$6500.



New Nine-Room House at Southwest Corner of East Forty-first and East Flanders Streets, Which Was Sold Last Week by D. J. Mahony to R. J. Cherry, of Boise, Idaho.

the best in the Williams district. Mr. Brooks has had the ranch only about a year, and is forced to give up ranch life because of the poor health of Mrs. Brooks.

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The Utah-Idaho Sugar Company is in the market for 1500 acres of Rogue River Valley land and last week made its first purchase of 255 acres of irrigated land near Central Point, says the Grants Pass Observer.

More than 2,000,000 European women have been forced to take up men's work since the war started.

Higher Rentals Predicted. As soon as the general public awakes to the fact that it costs so much more

Mr. and Mrs. J. T. Knappenberg, of Ione, completed negotiations for the purchase of the Parkers Mill property from Mrs. A. L. Ayers, reports the Hopper Herald. This property consists of about 1000 acres of fine hay and range land, a considerable amount of timber, sawmill and will be made headquarters for Mr. Knappenberg's cattle business.

Many Industrial Buildings Under Way. The Foundation Company took out building permits last week for the construction of ten 35-foot shipways, to cost \$24,000; of a two-story sawshed and mold loft, to cost \$7000, and a one-story storeroom, to cost \$1000.

147-Acre Farm Sold at Good Price. Mayor A. M. Pryor sold his fine 147-acre farm one mile north of Harrisburg this week to William Bronson, of Polk County, the consideration being around \$100 per acre.

Benson Alumni Picnic. The Benson Polytechnic Alumni held its annual picnic at Lake Grove last Sunday. About 90 members were on hand and the day was enjoyed by everyone.

The Grant Smith-Porter-Guthrie Company took out a permit for the erection of a \$2000 joiner shop and a \$2000 machine shop at Chicago and Albany streets in James John's addition.

NEW GARAGE OF MILLER PARKER COMPANY AT NINTH AND MAIN STREETS, OREGON CITY.

THE HIGH COST OF LIVING The rising prices of everything your family eats, wears and uses mean that your family insurance purchased a few years ago, or even last year, will buy less of the necessities than you need today. The dollar of last year means only 80c at present prices, that of 1914 only 70c, that of 1915 only 65c. This demonstrates the need of more life insurance protection for every family. National Life Insurance has not increased in cost, but through larger dividends has actually decreased and gives a bigger value than ever before.

NATIONAL LIFE INSURANCE CO. OF VT. Wm. Goldman, General Manager. 209-210 Oregonian Bldg.

Directory of Prominent Life Insurance Agencies

- Members of Life Underwriters' Association of Oregon. Wm. Goldman, General Manager, NATIONAL LIFE OF VERMONT. H. C. Colten, Manager, MASSACHUSETTS MUTUAL LIFE, CHAMBERS ST. Bldg. F. E. Harmon, Manager, PENN MUTUAL LIFE, NORTHWESTERN Bldg. Horace Meckling, Manager, NEW ENGLAND MUTUAL LIFE, 300-310 Wilcox Bldg. Pettis-Grosmeyer Co., General Agents, TRAVELERS INSURANCE COMPANY, 300-310 Wilcox Bldg. MORTGAGE LOANS Very desirable contract. NEW WOLFE LIFE INSURANCE CO., 202 Stevens Bldg. Allow & Amey, General Agents, NORTHWESTERN LIFE INS. CO., Northwestern Bank Bldg. AMERICAN CENTRAL LIFE INS. CO., 719 Dekum Bldg. John Fauer, Superintendent, THE PRUDENTIAL INSURANCE CO., 401 Portland Bank Bldg. T. H. McCall, State Metropolitan, 100-102 Commercial Bldg. Edgar W. Smith, Manager, EQUITABLE LIFE INSURANCE SOCIETY, 300 Oregonian 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. They have a real estate transaction in any of these cities or wish information, write them: Astoria—Astor Harbor Imp. Co. Head—J. A. Estes. Roseburg—W. A. Bogard.