

RENTAL CONDITION TOPIC OF REALTORS

Report of G. G. Rohrer on Diminishing Number of Vacancies is Discussed.

HIGHER PRICES PROPOSED

Realty Board Members, as Organization, Decline to Adopt Resolution for Increase, Though All Admit Justification.

During a period that did not furnish any important property sales or building announcements, realtors were interested particularly last week by the report on the local rental situation read at last Friday's meeting of the Portland Realty Board by G. G. Rohrer, chairman of the board's rental committee.

Based on inquiries made of the various rental agencies in Portland and of the managers of apartment-houses, Mr. Rohrer estimates that there are about 72 vacant apartment suites in the city of Portland and only about 1200 vacant residence district properties.

On the strength of his showing and the remarks of Professor Hastings, of Reed College, who, in addressing the Board Friday, showed that Portland property owners are not charging rentals commensurate with their investments, Mr. Rohrer introduced a resolution declaring for an increase of rentals generally.

The resolution was lost, not because the board members did not feel that increased rentals were justified, but because they thought it would be a bad move for the board to make an organized effort for increased rents.

Annual Report Made.

"In making my annual report as chairman of the rental committee in January last, I showed approximately 4600 vacant properties in Portland; today I take pleasure in showing you the following condition of the rental market," said Mr. Rohrer, in making his report for the rental committee.

"From 75 per cent of the inquiries sent to 42 firms handling rentals throughout the city, I find that there are approximately 700 vacant properties, including residences and stores. To this we may add a conservative estimate of 500 properties which are not listed with agents. Therefore, the condition virtually shows about 1200 vacant properties.

"Investigation also reveals that approximately 75 per cent of these vacancies are in poor condition and in need of repairs. It is further shown that of the 25 per cent remaining of the apparently good houses, only about 6 per cent of them are A-1 modern houses in good condition. Therefore, it is essential that property owners put their houses in good, tenable condition if they wish to realize any income from them.

"Investigation further shows that rents generally throughout the city in the residence districts have increased from 5 to 20 per cent, while the business rentals increased from 25 to 35 per cent.

"It is very evident from the above figures and the figures to follow on the apartment-house condition, that the shipbuilding and other industrial improvements are benefiting Portland in the way of filling up vacant properties.

A minute detailed investigation of the apartment-house situation is as follows: Number of West Side apartment houses, 118; Number of apartments, 157; Number of vacancies, 43; Total number of apartments, 114; Total number of vacancies, 27.

"On the East Side the investigation shows as follows: Number of apartment houses, 25; Number of apartments, 35; Number of vacancies, 15; Total number of apartments, 10; Total number of vacancies, 5.

"We find that in a great many cases there are long waiting lists for apartments, as high as 49 being reported in one instance. In many cases, houses are constantly filled, therefore no waiting lists are kept.

"A summary of the apartment-house condition is as follows: Total number of apartment houses, 143; Total number of apartments, 192; Total number of vacancies, 58; Total number of vacancies, 30 per cent of the apartments.

"It is with great pleasure and satisfaction that we note the above improved condition, and these figures are presented to you as a little food for thought."

Laurelhurst Home Sold. W. N. Everett, a Portland builder, last week sold the attractive new nine-room residence located on the north side of East Burnside street, near Laurelhurst avenue, overlooking Laurelhurst park, to Miss Minnie L. Smith, a sister of Grant Smith, owner of a number of Portland apartment-houses and principal owner in the Multnomah Hotel property, as well as in one of Portland's newest shipbuilding plants. The sale which was closed through the Paul C. Murphy agency, was based on a cash consideration of \$8500.

School Bids to Be Invited. Announcement was made last week by F. A. Naramore, superintendent for school properties in the Portland district, that the plans for the proposed Hawthorne-Buckman School building, to be erected at East Pine and East Sixteenth streets, will probably be completed within the next two or three weeks, after which bids for the work will be invited. The new building, which is estimated to cost about \$175,000, will contain about 25 or 26 classrooms, as well as a large swimming tank. It is to be two stories high, founded on a basement area about 200 feet square. The exterior of the building is to be of brick, trimmed with terra cotta.

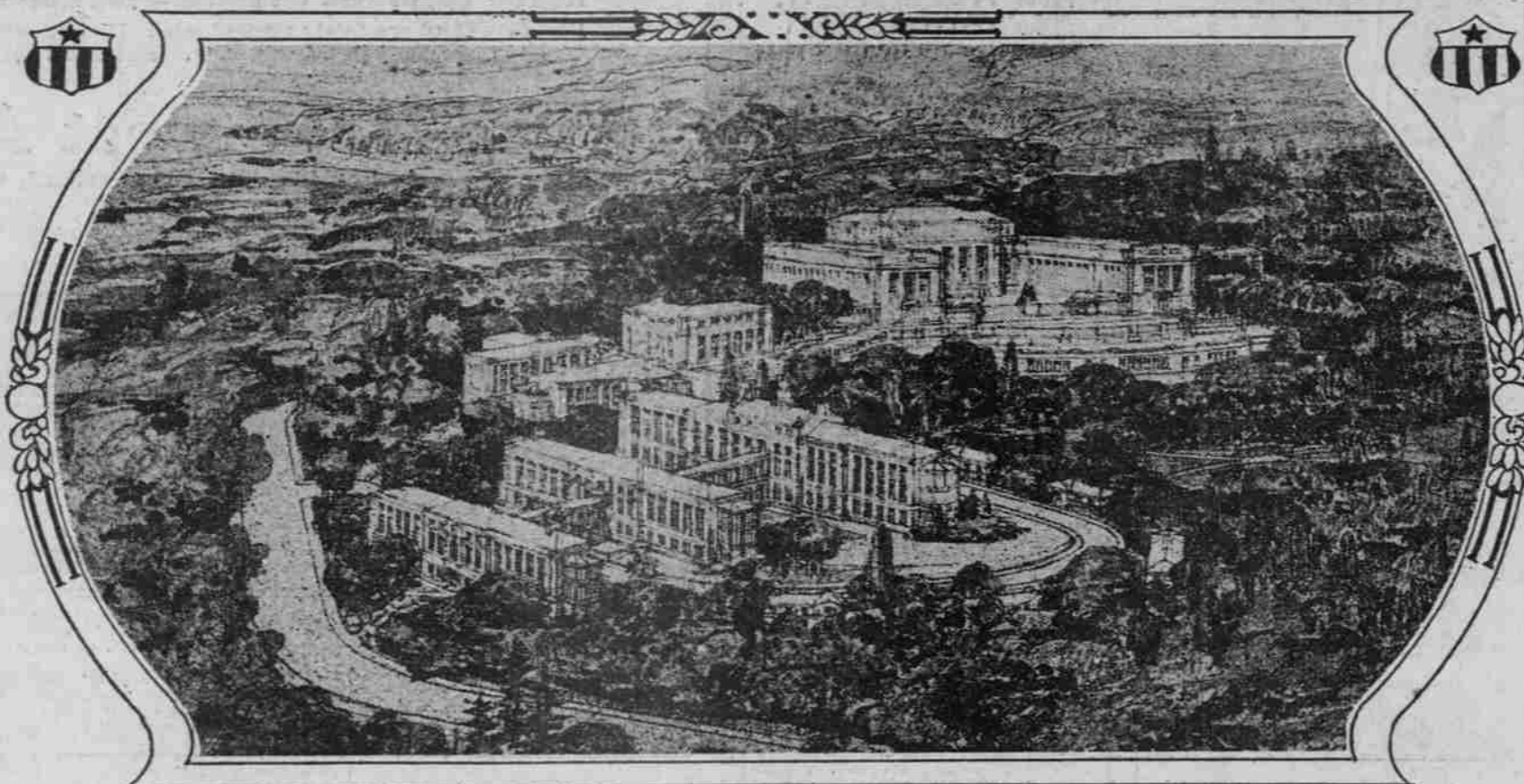
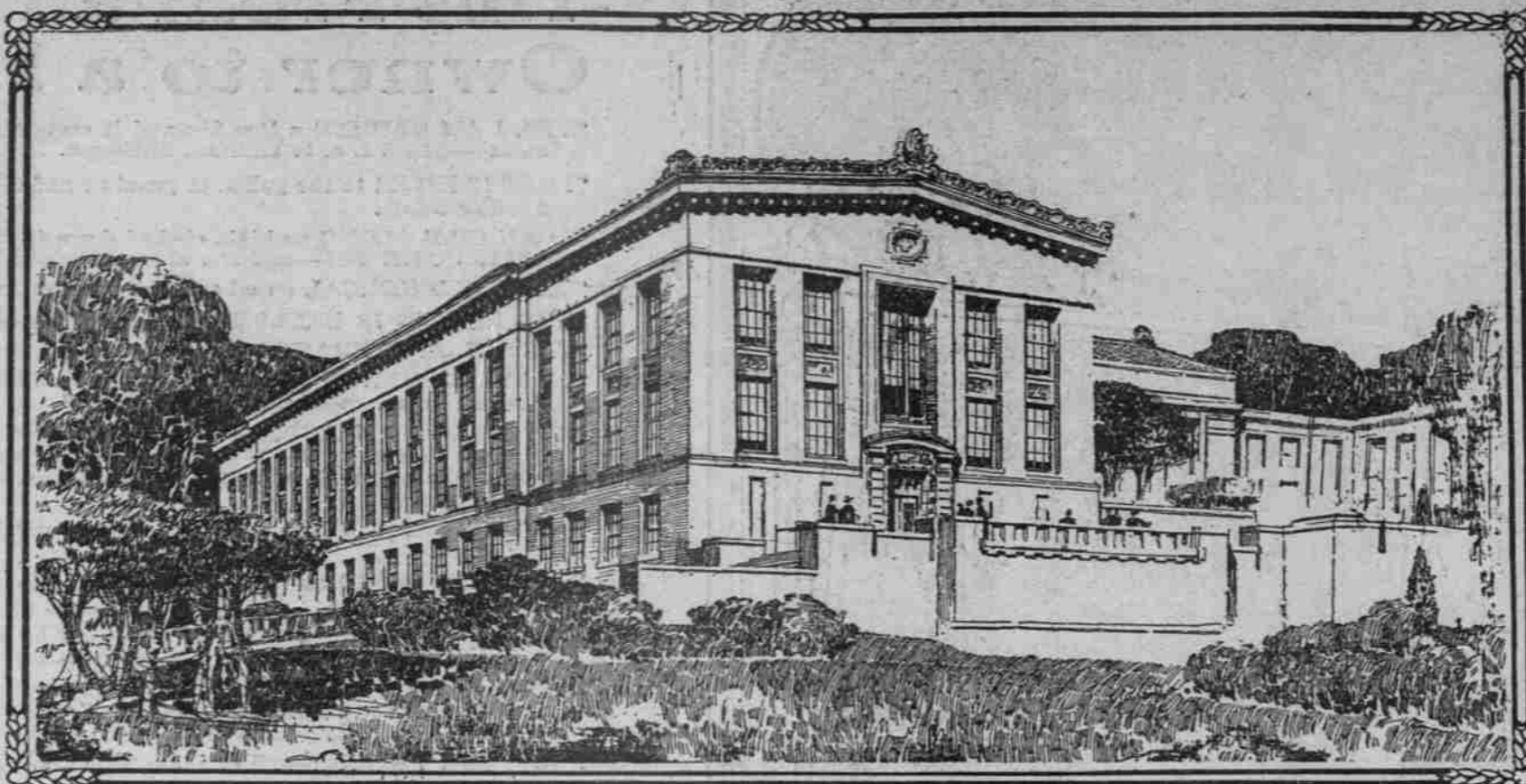
Ship Plant Adds Buildings. The Supple & Ballin Shipbuilding Company took out building permits last week for the construction of a waterfront structure on East First street, between East Ash and East Ankeny streets, estimated cost \$120,000, and a one-story blacksmith shop at East Water and East Main streets, estimated to cost \$2000. The plans were prepared by the employees of the company.

Four Small Homes Started. A. W. Davis took out building permits last week for the construction of two 1100 residential in the St. Johns district, one to be located on Willamette boulevard and Catlin street, and the other on Willamette boulevard and St. Johns street.

Albert Dobner is building a \$1500 bungalow at 1300 Grand avenue, in what is known as Greenidge Addition. On the order of W. J. Rink, Frank Beam is building a one-story frame residence at 124 Tyler street, which is estimated to cost about \$1000.

PLANS FINISHED FOR FIRST UNIT OF ULTIMATE GROUP OF THREE STRUCTURES FOR U. OF O. MEDICAL SCHOOL

Drawings for Building Which Will Be Erected on Marquam Hill, Overlooking Terwilliger Boulevard, and to Cost Approximately \$115,000, Await Approval of Board of Regents—Indications Are Project Will Be Finished by Opening of 1918 Fall Term.



Top—First Unit of University of Oregon Medical School to Be Built During the Coming Twelve-month on Marquam Hill, at a Cost of \$115,000. Bottom—Proposed Group of Medical Department Buildings, Together With Proposed Affiliated Hospitals, Which Are to Be Erected on the 23-Acre Tract Donated by the G. W. K. & N. Company. The Proposed Medical Buildings Are in the Background, the First Unit Being at the Left of the Farther Group of Three Structures.

SUBJECT to the approval of the Board of Regents of the University of Oregon the plans have been completed for the first unit of ultimate group of three buildings that are to be erected on the 23-acre tract of land on Marquam Hill, overlooking the Terwilliger boulevard, which was donated to the medical department of the University of Oregon a few years ago, to be used as the location for a medical center.

The first unit, which is to cost approximately \$115,000, is to be a two-story and basement structure, 67 by 200 feet in area. Its exterior is to be of white brick and terra cotta. The plans for the first building as well as for the entire group plan of affiliated hospitals that are proposed for the future, are being handled by two Portland architectural firms, Lawrence & Holford and Whitehouse & Foulhouse, who are associated on this particular enterprise.

Offer to County Refused.

The carriage and automobile entrance to the Medical Center is to be from the county road but the main court in front of the grouped buildings is to be on an axis with Broadway, thus furnishing a comprehensive view of Mount Rainier and Mount St. Helens from the high elevation of the school grounds.

Mount Hood is to be on the axis of connecting pathway between the group of medical buildings and the affiliated hospitals, which may be state, county, city or private institutions. Recently the County Commissioners were offered a site for the proposed new county hospital building on the property set aside for the medical center, but the proffer was not accepted due to a disagreement among the County Commissioners. All buildings to be erected on the grounds are to be under the control of the Board of Regents of the University of Oregon similar to the plans that have been worked with eminent success in other states.

Finish by Fall 1918 Hope.

Dr. K. A. J. Mackenzie, dean of the medical department of the University of Oregon, who has worked untiringly to create a medical center in Portland, said last week that he expected that the first laboratory building of the medical group would undoubtedly be completed and ready for occupancy at the commencement of the school term in the fall of 1918. He said that the school could probably get along with the one building for two or three years unless the present enrollment is greatly increased.

The medical school of the University

of Oregon is the only school for doctors in the entire Pacific Northwest that has been given the class A rating, which means that it meets the Government requirements for highest rating," said Dr. Mackenzie. "Our enrollment this year in all departments will probably total 100, which is the record attendance of all history."

Fund Is \$30,000. The fund of \$115,000 which is being used to build the first unit was started by an appropriation of \$30,000 made by the 1915 legislature contingent upon our success in raising \$25,000 by popular subscription in Portland. Thanks to the co-operation of many public-spirited citizens of Portland, some of whom contributed \$2500 each, we were able to raise the prescribed \$25,000 just in time and went before the recent legislature with the request for \$40,000 additional, which was granted.

Men of eminent authority from various parts of the country assure us that our campus is to be one of the most attractive in the entire world and I feel that the ultimate medical center will be one of Portland's best assets. It will not only give Portland an integral part of the state university but will be the means of creating a cultural center within our city.

The architects have been careful

to plan the buildings for the highest point on Marquam Hill where they fit the topography and at the same time be visible from all points on the East Side of the river as well as from the business section.

Associated with Dr. Mackenzie in the administration of the University of Oregon medical department, in addition to the large number of prominent practicing physicians of Portland, are the following "full time" professors and instructors: Dr. William F. Allen, head of the department of anatomy; Dr. Harold E. Meyers, assistant dean and head of the department of pharmacology; Dr. George E. Burget, head of the department of physiology; Dr. Howard D. Haskins, head of the department of biochemistry, and Dr. Frank R. Menne, acting head of the department of bacteriology and pathology.

Building Details Given.

It is expected that the plans for the first unit of the medical group will be approved by the university regents some time this month and that actual construction will be commenced next month.

The first floor of the building is to house a number of laboratories, dark rooms, library, lecture rooms, women's rest rooms and the business office and faculty headquarters. The balance of the laboratory's, the museum, surgery and the dissecting rooms are to be on the top floor. The boiler room, a large lecture room, the men's club rooms, the embalming room, the store rooms and the janitors' quarters are to be provided in the basement of the building.

The first electric light shone in 1844.

ATTRACTIVE RESIDENCE OF COLONIAL DESIGN IS SOLD AT REPORTED CONSIDERATION OF \$8500.



Nine-Room Residence Located on North Side of East Burnside Street, Near Laurelhurst Avenue, Which Was Purchased Last Week by Miss L. Smith From W. N. Everett, Through the Paul C. Murphy Sales Agency. This Is the Fifteenth Residence Mr. Everett Has Built in the Laurelhurst District During the Past Five Years.

INDUSTRIAL SITES BEGINNING TO MOVE

Buying for Immediate Use Is Dominant Feature of Market for Real Estate.

SPECULATOR NOW EXTINCT

Money Now Favors Investment and Unprecedented Demand for Manufactures Points to Obvious Opportunities at Home.

By R. C. ERSKINE.

(Address on "Locating Industries" delivered by R. C. Erskine, of Seattle, at recent convention of Interstate Realty Association on Gray Harbor, Sept. 17.)

Practically all the real estate which we are selling now is being bought for immediate use and the selling of sites for the location of industries is the most important of our current transactions.

The Pacific Coast communities yearly send thousands of carloads of raw material back East, there to be manufactured by tens of thousands of people, whom we never see, in factories which are shipped back to us for our use. So our grain sold by the bushel returns as breakfast food bought by the masses; our tons of wool come back as garments and we buy the metals from our mines as hardware and machinery.

Benefits Needlessly Lost. Thus we needlessly pay the freight twice across the continent and lose the advantage of increased population and the profits of manufacture and distribution. This has been a natural process, no longer. The next big crop of Western millionaires will be the successful leaders of the movement to put general manufacturing to the very front among Western activities, and while the captains of industry get rich every industrious citizen will profit.

There has never been a manufacturing opportunity like the present opportunity right here. Money favors investment rather than speculation and is plentiful and cheap. Labor cost, for the first time in years, is practically equalized throughout the country, the low price of land offsets the high cost of building. The big Eastern manufacturers are so satiated with war orders that they are not very anxious for far Western business and our infant industries can get a substantial growth and a strong hold on the market with less serious competition than at any time before.

Goods in Heavy Demand.

There is an unprecedented demand for goods of every class, our own production of raw material, raw materials in quantity and quality, and to supply deficiencies such as fine hardwoods for furniture making we need only tap the surplus of such materials from the Orient as it flows eastward through our ports.

Our spectacular shipbuilding development has been so rapid and the expansion of market and price for grains, lumber and other raw materials so unprecedented that many otherwise well-informed people do not realize that our general manufacturing also has simply leaped ahead the past few years and is now showing unexampled progress. This takes two chief forms: Manufacturing for local consumption things which we have previously bought from the East and making up into parts or finished product more and more of the materials we ship. Wise and logical production of goods for export, to be known as it flows eastward through our ports.

Returning to present day conditions, we find that most cities specialize in the manufacture of a few articles, and it is not until they have a surplus of these known as the producer of a few excellent things which it exports, but it is clear that there are many things that every city of any size should produce for itself in addition to manufacturing its staple export articles. To illustrate, the Northwest need not grieve because it has no watch factory, though we would welcome watch factories.

On the other hand, if either Seattle or Portland were without a macaroni factory it would be inexcusable and each having several, though neighboring, it is rather wasteful in transportation for Portland to buy Seattle macaroni or for Seattle to buy Portland's Grays Harbor cod give no excuse for sending her laundry to either Seattle or Portland. Everett, certainly should bake her own pies and nons of us should have to go east of the Rockies for our soap, though at present we'd be a dirty lot if we didn't. In other words, highly specialized plants producing small valuable articles need not be reproduced in every community.

Real Estate Speculator Extinct. It has been said—and often repeated—that real estate speculators, by plac-

ing high prices on industrial land, have scared away industries. There never was much to this, and let it be known that now the real estate speculator, in this part of the country at least, is extinct, and all our Coast cities have factory sites galore at bargain prices. If anyone is searching for enemies of industry we recommend for their most vigorous consideration the fly-by-night sellers of fake industrial stocks usually in some wonderful invention and also any black sheep among our local manufacturers who may be making an inferior product. The one frightens away possible investors in good commercial enterprises and the other discourages possible buyers of local products.

Andrew Carnegie, through his libraries, can teach us a great deal which we should know and we must be very thankful to him and to the reference librarians placing at our disposal practically everything that has been written about factories—but a man can read and study and think till he is as wise as Solomon ever was and still be just as dead as Solomon is now.

To be successful in locating industry we must study closely our subject, our field, all the sources of possible business and then firmly resolve that no one in town will be able to work any harder or more carefully than we do.

TWO FARMS ARE SOLD

\$47,000 INVOLVED IN M'KENNA DEALS RECENTLY.

Portland Apartment Is Turned in as Part Payment on \$40,000 Place at Farmington.

Through the firm of Coe A. McKenna & Co., A. S. Ellis last week purchased the 370-acre farm of George S. Robinson at Farmington. Mr. Ellis has taken immediate possession. It is understood that the consideration was about \$40,000. As part of the purchase price Mr. Ellis turned in the Weston Apartment-house at 856 Grand street. The transaction was handled through the escrow department of the Title & Trust Company.

Coe A. McKenna & Co. also report the sale of the Brownfield Farms near Aurora, belonging to the Consolidated Investment Company, of Portland, to G. H. Gray. This was a cash sale and the consideration was \$7000. Mr. Gray has already taken possession.

E. B. Rabb, farm manager for Coe A. McKenna & Co., has been busy during the last few weeks showing valuations on the farm land market, and that his firm is anticipating an active Fall business.

CLOUDED TITLE IS OBSTACLE

Plan Being Worked Out to Make Coos Property Salable.

MARSHFIELD, Or., Sept. 22.—(Special.)—The fine Kinney property, between this city and North Bend, which has been under a clouded title for 11 years, preventing the improvement of the intermediate section, may be turned into a stock company and the title perfected, if plans now under way mature. Fred Hollister, of North Bend, and Frank B. Waite, of Sutherlin, are working out a plan putting the property into salable condition. If this is accomplished it is believed the district will be the scene of rapid improvement, since building sites can be had there at reasonable figures.

The proposed company asks for \$30,000 in local subscriptions to consummate the deal. The property owes the county more than \$70,000 in delinquent taxes, and if the amount is not settled within three months will be sold at Sheriff's auction.

Chehalis Banks Thrive.

CHEHALIS, Wash., Sept. 22.—(Special.)—The fine Kinney property, between this city and North Bend, which has been under a clouded title for 11 years, preventing the improvement of the intermediate section, may be turned into a stock company and the title perfected, if plans now under way mature. Fred Hollister, of North Bend, and Frank B. Waite, of Sutherlin, are working out a plan putting the property into salable condition. If this is accomplished it is believed the district will be the scene of rapid improvement, since building sites can be had there at reasonable figures.

\$15,000 Aberdeen Building Sold.

ABERDEEN, Wash., Sept. 22.—(Special.)—The one-story brick and cement building owned by Elias Pearson was sold today for \$15,000 to Dr. M. H. Pearson and his daughter, Mrs. James Marplat. It occupies a large lot, 100 feet square. The building is occupied by the City Retail Lumber Company.

\$10,000 Mill Building Commenced.

On behalf of the Central Door & Lumber Company, E. G. Anderson has commenced the erection of a two-story planing mill, building at 967 East Twenty-fourth street, which is estimated to cost about \$10,000, according to the building permit issued last week.

Track on New Line Being Laid.

NORTH YAKIMA, Wash., Sept. 22.—(Special.)—Tracklaying on the Tieton extension of the Northern Pacific's Cowiche branch began this week. The track will build to the terminus at Tieton by October 15.

The Maine deer killed last year totaled 12,000.

Directory of Prominent Life Insurance Agencies

Members of Life Underwriters' Association of Oregon

- Wm. Goldman, General Manager, NATIONAL LIFE OF VERMONT, Oregonian Bldg.
H. G. Colton, Manager, MASSACHUSETTS MUTUAL LIFE, Chamber of Commerce Bldg.
E. J. Harmon, Manager, MICHIGAN MUTUAL LIFE, Northwest Bank Bldg.
Horace Mecklem, Manager, NEW ENGLAND MUTUAL LIFE, Northwest Bank Bldg.
Pelleu-Grassmeyer Co., General Agents, TRAVELERS' INSURANCE COMPANY, 303-310 Wilcox Bldg.
MORTGAGE LOANS Very flexible contracts, East NEW WORLD LIFE INSURANCE CO., 202 Stevens Bldg.
Albee & Amesbury, General Agents, NORTHWESTERN MUTUAL LIFE INS. CO., Northwest Bank Bldg.
John Fauer, Superintendent, THE PRUDENTIAL INSURANCE CO., 401 North Main Bldg.
T. H. McNeill, State Manager, UNION MUTUAL LIFE INS. CO., Board of Trade Bldg.
Edgar W. Smith, Manager, EQUITABLE LIFE ASSURANCE SOCIETY, 306 Oregonian Bldg.

Portland Real Estate Is

rapidly coming back, and within six months' time the "profit-taking period" will be here. The Pacific Coast always is last to feel a business depression. Business gets bad in the East, and after a couple of years it reaches Portland. Revivals of business operate in exactly the same manner.

Portland and the Northwest suffered a depression of business following the beginning of the war. The facts are that our boats were taken from the Pacific Ocean to carry war munitions across the Atlantic. Our freight cars were used for war emergency and our great lumber industry was practically paralyzed.

Now the Northwest is beginning to come into her own. War orders have reached Portland, as well as the balance of the country, and business is fine. Our manufacturing plants have a demand for their entire output and our retailers are enjoying a good business. The people have cash.

Real estate, always being the last investment to respond to a movement of that character, has not yet felt the impulse of quickening life. But it will.

In Portland the realty market is right now offering wonderful chances for the investor. Prices are low. When prices begin to raise, the movement will be in quick and frequent jumps.

PORTLAND REALTY BOARD