

### THREE TELEPHONE EXCHANGES TO RISE

#### Building Programme for 1920 Is Made Public.

**Automatic to be Used**

More than Million Dollars Will be Expended This Year, and More Probably in 1921.

Erection of three new telephone exchanges and installation of equipment and new wiring connections, together with plans for the construction of a total cost of more than \$1,000,000 will be the 1920 building programme of the Pacific Telephone & Telegraph Company in Portland, according to W. D. Moore, division superintendent of the new exchanges, and plans are now being drawn for the other two.

The construction of the new exchanges and the new wiring which will be necessary in line with the programme drawn by the telephone company to provide adequate telephone facilities for the city and surrounding territory for the next 20 years, and eventually to transform the entire system here to the automatic. All the changes will be automatic in nature, and will be equipped with manual apparatus only to the extent necessary for the exchange between the manual and the automatic lines operating in that section.

The company has drawn up its general plan to cover a period of two years, and the year 1922 will be even larger in point of building operations for the company than the forthcoming year, which includes the installation of two more automatic exchanges and the completion of the wings and the addition of three stories to the telephone building at the corner of Oak and Park streets.

**Arlets Building Completed.**

The Arlets exchange, located at Foster road and Seventy-seventh streets, is the first of the three exchanges in this year's programme, and was completed by the contractor in 1919. The building is concerned last week. The structure, which is of steel and concrete, is one story in height, with a basement and cost in the neighborhood of \$100,000. Automatic equipment already has been installed in the building at a cost of \$2,200, and will be installed as rapidly as possible.

The second exchange on the building programme is to be located in Irvington at the corner of Twenty-fourth and Stanton streets, work upon this building will start just as soon as the telephone company has reached an agreement with the Irvington residents regarding a suitable building. Plans have been drawn for a steel and concrete structure, which is high in cost about \$100,000, and these have been gone over with the Irvington property owners several times already. Further conference will be held this week.

The telephone company is desirous of erecting a building which is in harmony with the general architecture in that neighborhood, according to Mr. Edward H. Fox, who is in charge of the building. The company holds that erection of an exchange at this location will provide adequate telephone service to be maintained as the city expands.

**Third to Serve Rose City.**

The third exchange will be the Rose City park neighborhood and will be located at the corner of East Twelfth and Morrison streets. Plans for the structure will be ready by the present time, and will follow closely the plans of the Irvington exchange. The cost is placed at \$100,000.

The cost of initial equipment for the Irvington exchange, which changes is estimated at \$150,000 each, as both exchanges will be arranged to provide for the use of a large number of phone patrons that the Arlets building. This will bring the total cost of building the three buildings to approximately \$400,000, while the cost of the structures themselves will exceed \$2,000,000.

Under the plans made by the company for the expansion of the automatic system, the new exchanges will be constructed in the city and an elaborate underground system will be developed as the automatic system in the city. The cost of the underground conduits to be constructed this year in connection with the new exchanges, as well as the overhead local wiring which will have to be done, is placed at \$400,000, bringing the total expenditure by the company in connection with the enlargement of its system to over \$1,650,000.

**Plans Made for 1921.**

It is the hope of those in charge of building to have all the work in connection with erecting the new exchanges installation of equipment and laying of wires completed during the spring and summer months, Mr. Moore stated.

In 1921 two more automatic exchanges are planned by the company, one at Sixth and Stanton streets to serve the outlying east side, and one at some point west of Columbia park to serve the St. Johns neighborhood, according to the plans. The additional building of a telephone building at Oak and Park streets, also contemplated for 1921, consists of completing the two rear wings to the height of the main body of the building by adding six stories to one wing and eight stories to the other, and of adding three more stories to the entire building. The structure was designed as a 14-story building, but in 1912 when the building was erected, but 11 stories were put up and it was planned to add the other three at a later date. The foundation and framework of the building were built so as to allow the 14 stories. The building now approaches the height of 19 stories, and it is expected to complete the wings in 1921, and also to add the three additional stories to the main body at that time present, according to Mr. Moore. The estimated cost is \$400,000.

Although Mr. Moore, division superintendent of plant, has been instrumental in drawing plans for the improvements here, he will not be over to oversee the actual construction, as he has been transferred to Seattle, and will leave here in February. Mr. Moore's place in overseeing the work.

### MILLION DOLLAR BUILDING PROGRAMME OF TELEPHONE COMPANY THIS YEAR WILL MARK BEGINNING OF CHANGE TO AUTOMATIC.

#### Building Programme for 1920 Is Made Public.

**MANY HOUSES TO BE BUILT**

**\$3500 to \$5000 Residences Will Be Started This Season.**

Plans for a building campaign of medium-priced houses and bungalows has been decided upon by the Metropolitan Investment & Improvement company, and work upon the first of a series of such dwellings will start shortly. Such was the decision of the stockholders of the company at the annual meeting held on January 14. The bungalows will sell for from \$3500 to \$5000, it is announced, being a new type of house, which the company provides. Rose City Park and surrounding districts will be used for the most part of the company's holdings being in that vicinity.

At the annual meeting H. G. Beckwith was re-elected president of the company and John Hall attorney. New directors elected to the board are W. P. Woodward, Robert E. Smith and Elaine Smith. The company has over 400 stockholders, it was reported.

In speaking of building prospects for the coming year Mr. Beckwith said: "In my opinion the building program will go higher than ever, not so much perhaps on account of any actual increase in manufacturing activities, but because of competition after material and inability to obtain deliveries.

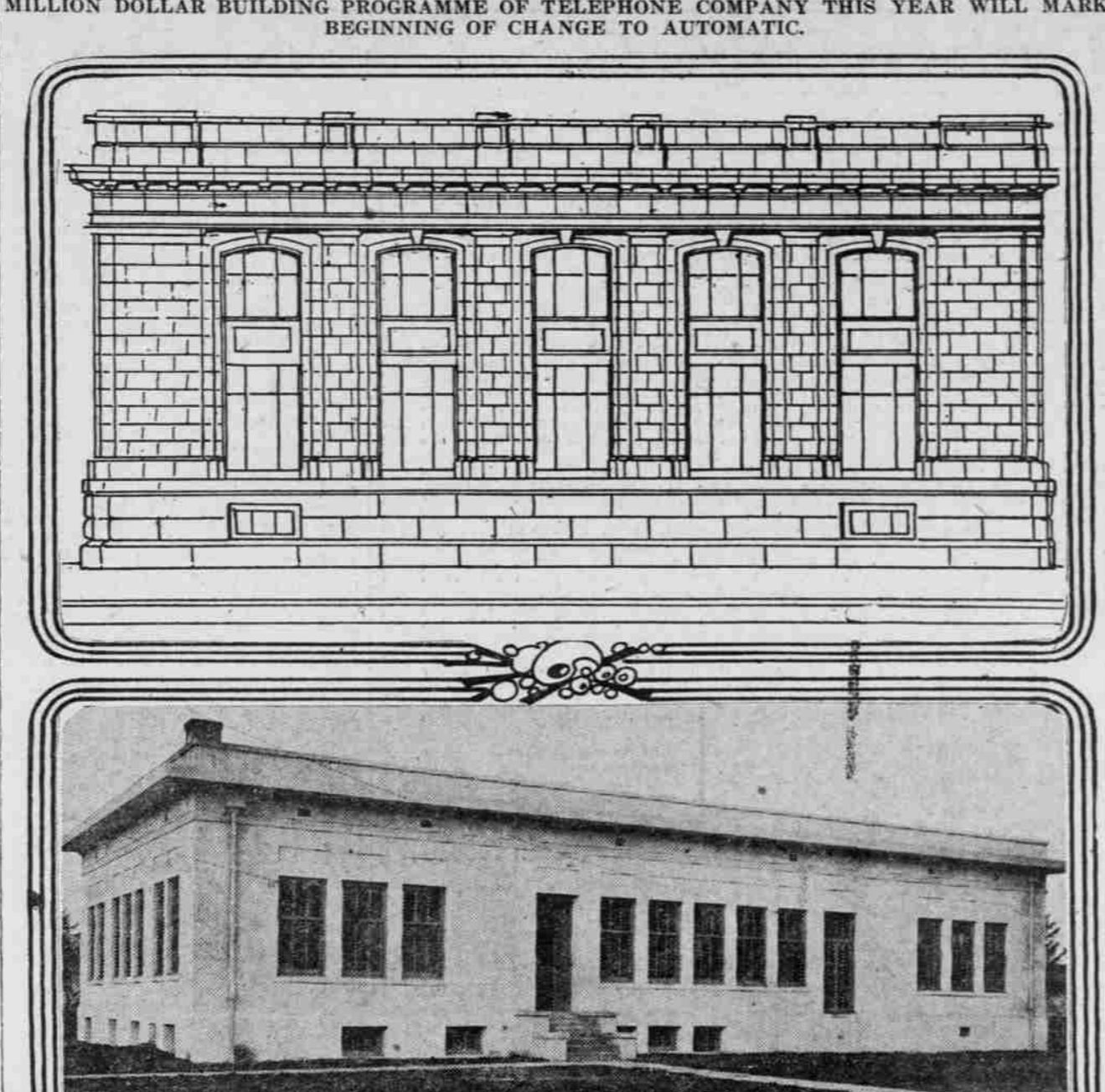
**AVIATION SITE OPTIONED**

**Eugene Council Gets Refusal of Civic Landing Tract.**

EUGENE, Or., Jan. 24.—(Special.)—Options are being taken by Eugene city officials on property that will be used for the construction of a very large aviation field for the foreign service with a view to its purchase by the city if the voters at the polls at a 200 and 400 acre site approved of the proposed bond issue for the purpose. Aside from the purchase of this field, which is being offered by the Oregon Aeroplane and Air Service, the city has also purchased adjoining land, making a total of 100 acres.

At the suggestion of O. H. Foster, city attorney of Eugene, the legislature at the recent session passed a bill empowering cities to purchase such lands as they may desire for municipal purposes.

By the purchase of this land Eugene will have a permanent landing field for airplanes, not only of the forest service, but of any mail airplane that the city may establish in the future.



Two of the three new exchanges which will be in operation here by summer: Above—Drawing of proposed Irvington exchange, corner of Twenty-fourth and Stanton streets, work upon which is expected to start shortly. Below—New Arlets exchange, at Foster road and Seventy-second street, completed last week and now ready for new automatic equipment.

### REALESTATE TOURS CALIFORNIA

#### A. R. Johnson and Wife on Mid-Winter Vacation Trip.

Real estate transactions in Portland are now worshipping A. R. Johnson of the Johnson-Dodson company, Northwestern bank building, these days, judging from word received from the local realtor, who is now in California. Mr. and Mrs. Johnson left last week for an extensive tour of California to handle real estate, and when last heard from were in San Francisco.

Just before starting on his mid-winter vacation with Mrs. Johnson, the local realtor dealer made a brief trip to Astoria, where he sold a piece of business property for \$100,000 for \$25,000. Los Angeles and San Diego are on the automobile itinerary before the return to Portland.

### ZONING BATTLE GOES ON

#### REALTY BOARD DEFENDS ITS STAND ON PROPOSAL.

Fred W. German Says Efforts Will Continue to Get Suitable Place for Meeting.

That the purpose of the Portland Realty Board in asking for the use of the municipal auditorium for a meeting to discuss the proposed city zoning was misconstrued by Mayor Baker, is the declaration of Fred W. German, president of the board. A week ago the board wrote a letter to the mayor and city commissioners requesting an earlier meeting on zoning. Mayor Baker refused the auditorium, with the statement that he would not allow the building to be used free of charge for the holding of a mass meeting of those opposed to zoning. The realty board is taking the matter to court, and has placed itself on record as opposed to the proposed ordinance.

The Portland Realty board merely takes the position that by far the greater percentage of property owners in the city own their property on a fee simple basis. The zoning ordinance is, and that all property owners have a right to be heard on the zoning ordinance," said Mr. German. He declared that the meeting proposed by the realty board had not been intended to be partisan in any way, and quoted the following paragraph in the letter sent by Secretary J. W. Crossley of the board to Mayor Baker.

The board is not instructed by the executive committee to request that the municipal auditorium be furnished at some date in the near future for the holding of a meeting to be attended by all property owners under the auspices of the Portland Realty board, for the purpose of securing the details concerning the proposed zoning ordinance. At this meeting the city planning commission could enlighten a great number of property owners on the proposed measure who do not understand fully regarding same."

Said Mr. German further: "The board has no controversy with Mayor Baker, and there is no stronger supporter of anything that will look towards the betterment of the city than the Portland Realty board. Its members regret very much the recent attack upon realty operators, as reported in a newspaper article in which Mayor Baker is quoted as intimating that some of the opposition to the proposed zoning ordinance might originate from the unscrupulous realty operator who could not bunk the public if the zoning ordinance was adopted."

Mr. German declared that the realty board felt that such an attack was entirely unwarranted and untrue. It

### OLD CHURCH TO BE SOLD

#### EUGENE LANDMARK DESTINED SOON TO DISAPPEAR.

**Building, Now Property of Southern Pacific, Erected by Methodists of City in 1886.**

EUGENE, Or., Jan. 24.—(Special.)—The old wooden Methodist church building, one of the landmarks of Eugene, will be sold by the Southern Pacific electric railway lines, is advertising the structure for sale.

The building was erected in 1886 by the Methodist congregation of Eugene, and was then one of the most pretentious Methodist church edifices in Oregon. It was occupied until about 1912 when the new building erected at the corner of William street was erected at a cost of \$75,000.

Later the Southern Pacific company bought the building and the lot, together with a great part of the entire block. It was intended then to use this block as a site for a terminal depot for the electric railway system then being planned.

The company laid a double track of standard gauge the entire length of Eleventh avenue west, over which electric cars into Eugene, and everything seemed to be in readiness for the erection of terminal buildings on the company's new holdings, when the bubble seemed to burst and active construction work ceased. Since then the company's property has remained vacant and idle.

Superintendent Billingsley, when asked why the company desires to sell the old building, replied that he did not know of any company plans to build on the property.

### SILT LAND IS TO BE SOLD

#### Two Thousand Acres Near Coquille to Be Put on Market.

MARSHFIELD, Or., Jan. 24.—(Special.)—Two thousand acres of the finest silty land in Oregon will soon be placed upon the market by the Russ-Branstetter company, in the Coquille valley, between one and two miles of the city of Coquille. The land has been reclaimed by drainage ditches and dykes and the entire tract is actually bottom land made by the annual overflow of the Coquille river and formerly overgrown with small willow.

The Russ-Branstetter company has, in the past few years, cleared most of the tract and headed large numbers of cattle upon it, where they found luxuriant pastureage. The property is to be sold at reasonable prices, on easy terms, and in tracts to suit the buyers. The land is adapted to intensive farming or other ranching. Coquille city expects to profit largely by the prospective colonization.

### BUSINESSMEN'S PROBLEMS TO BE DISCUSSED

#### Northwest Convention Opens February 26.

#### MANY DELEGATES COMING

#### Addresses Covering Important Features of Industry Large Part of Three-Day Programme.

Two days of discussion of problems relative to building operations and a day of entertainment will comprise the programme of the third annual convention of the Northwest Builders' association, which meets here February 26, 27 and 28. Plans for the programme of the sessions were completed last week by the committee in charge, composed of C. M. Stebbins, chairman; J. M. Quinn and Thomas Muir.

The Northwest Master Builders' association is an organization composed of general building contractors of Oregon, Washington, Idaho, Montana and British Columbia. The first session was held May 23 and 24, 1918, at Tacoma, following the formation of the association, and the second convention was held at Seattle, February 20 and 21, 1919. Over 100 delegates from outside points were at Seattle for last year's session.

The General Building Contractors' association of Portland, which is the local organization of contractors and is affiliated with the Northwest organization, has charge of arranging the programme here and of entertaining the delegates. It is estimated that at least 200 will be present from the four states and one province throughout which membership of the association extends, and a total attendance of between 200 and 400 is estimated. J. Parker, president of the Portland association, and one of the two vice-presidents of the Northwest organization, is aiding the local committee headed by Mr. Stebbins with the arrangements.

**Meeting Opens Thursday.**

The convention will open Thursday morning, February 26, at the Multnomah hotel, which has been selected as headquarters for the Northwest delegates and other routine business in connection with the work of the convention.

On Thursday afternoon four addresses are scheduled, all of which are based upon the relation of other professions with the building industry, and the subjects are as follows:

"The Banks and the Building Contractor," C. C. Colt, vice-president of the First National bank of Portland.

"The Architect and the Building Contractor," E. D. Timms, general contractor, 1040 Bond street.

"The Public and the Building Contractor," C. G. Hughson, secretary of the Portland Building Contractors' Association.

"The Material Man and the Building Contractor," E. D. Timms, president of the Timms-Cress company, general contractors, Portland.

Thursday evening's programme will cover practical points of the builders' convention, and a business meeting named a year ago to conduct investigations for the northwest association. The following schedule will include the following:

"The Plans," J. M. Douglas, of the J. M. Douglas company, general building contractor, not yet chosen.

"The Book," by the realty board's general building contractor of Yakima.

A year ago the sum of \$300 was appropriated with which to conduct an investigation of the building industry of cost accounting and bookkeeping for the building contractor and Mr. Douglas makes a remarkable showing, with a total of over \$23,000,000. Washington, D. C., goes over \$20,000,000 in 1918, and Seattle, \$2,000,000 in 1918. Greater New York's building totals run over \$251,000,000 for the December of 1919.

The following comparison of 1919 activity with that of the years 1914 to 1918 inclusive makes a remarkable showing, with a total of over \$23,000,000 in 1914, 1915 and 1916:

Year	No.	Valued	Avg. value
1914	76	\$65,029,956	\$87,330,000
1915	75	\$69,884,979	\$93,000,000
1916	78	\$80,949,463	\$103,000,000
1917	171	\$44,549,453	\$259,000,000
1918	171	\$44,549,453	\$259,000,000
1919	171	\$44,549,453	\$259,000,000

Moreover, it must be considered that the purchasing power of the dollar has lessened somewhat each year. For example, in 1914 \$100,000 would buy more than 100,000 dollars worth of goods, but in 1919 it would buy less than 100,000 dollars worth of goods. This is the fact that many small cities enter into the agreement with the federal government to supply material for the war, which wholly for the lessened buying power.

Figures on the estimated value of building for the years 1918 and 1919, for the Pacific coast states are given as follows:

Dec. 1918	12 mos. 1919	12 mos. 1918	12 mos. 1919
\$175,384	\$ 7,217,480	\$ 2,827,904	\$ 25,900,000
2,700,000	10,000,000	1,475,000	8,000,000
281,175	1,134,263	3,291,301	8,000,000
38,000	1,200,000	3,000,000	8,000,000
477,000	1,634,262	7,924,319	8,000,000
431,500	1,700,000	8,430,000	8,000,000
321,500	1,960,000	10,490,000	8,000,000
287,130	15,615,000	16,994,725	8,000,000
150,419	8,307,787	2,844,480	8,000,000

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### R. D. McFarland of Boston, Mass., architect of the project, who was in the city securing prices on building materials.

#### Clause Inserted by Seller Against Transfer Valid.

#### COURT DECISION CITED

#### Provision Prohibiting Property Changing Hands Without Consent of Seller Viewed.

The company has organized with the following physicians and business men of this section as organizers: Dr. V. L. Rutter, Dr. David M. Brower, Dr. R. Richter, George Riter and R. D. McFarland. A feature of the sanitarium will be its operation of a new treatment for tuberculosis perfected by Dr. Rutter and which is classified as the "McFarland" method.

The sanitarium will be located on the Bondary farm, three miles east of Roseburg, upon a 160-acre tract covered with large pine trees. A main administration building of hollow tile construction, costing \$150,000, and 24 small cottages costing about \$1000 each are planned. About \$150,000 worth of Roseburg and vicinity by the company, it is stated.

**EUGENE WAREHOUSE TO RISE**

**Plans Ready and Bids on New Building Will Be Called Soon.**

EUGENE, Or., Jan. 23.—(Special.)—Plans for the new wholesale grocery warehouse to be erected in Eugene, Oregon, have been received by E. L. Keeney, manager. He has announced that the foundation will be laid and the contract will be let within a few weeks.

The building will be of reinforced concrete and will be 125x30 feet. It will be a story and a half high with 152 square feet of storage space on the first floor being several hundred square feet of space on the mezzanine floor.

### WESTOVER LOTS ARE SOLD

#### Two More Go During Week; Building Operations Are Resumed.

Sale of two more lots on Westover Terrace, classed by the agents as among the best in Eugene, was reported by the Portland Realty board last week. The lots extend all the way through Cumberland road to Westover, and are being sold by the International Realty associates, and are expected to be closed shortly.

Builders in that section are taking advantage of the winter months and half dozen or more homes begun on the terrace last fall.

During the week work was started on the foundation of the new dwelling of Mr. and Mrs. Boyd M. Hamilton, an elegant English style English cottage type, and the cost is placed at \$13,000.

### CREMATORIUM VAULT READY

#### First Unit of New Building Opened for Inspection.

The first unit of the new vault building of the Portland crematorium was completed last week and opened for public inspection. The structure, declared to be one of the most beautiful of the kind in the country, has thus far cost in the neighborhood of \$50,000, and when fully completed will represent an investment of \$100,000.

The unit now completed contains 400 vaults and several family rooms. The structure is of reinforced concrete with windows of art glass, and is constructed with the old vault building which fronts along the cliff overlooking the Willamette river. The interior is finished in Kasota marble with bronze doors. The building is heated throughout and is said to be the first in the West of its kind.

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On Thursday afternoon four addresses are scheduled, all of which are based upon the relation of other professions with the building industry, and the subjects are as follows:

"The Banks and the Building Contractor," C. C. Colt, vice-president of the First National bank of Portland.

"The Architect and the Building Contractor," E. D. Timms, general contractor, 1040 Bond street.

"The Public and the Building Contractor," C. G. Hughson, secretary of the Portland Building Contractors' Association.

"The Material Man and the Building Contractor," E. D. Timms, president of the Timms-Cress company, general contractors, Portland.

Thursday evening's programme will cover practical points of the builders' convention, and a business meeting named a year ago to conduct investigations for the northwest association. The following schedule will include the following:

"The Plans," J. M. Douglas, of the J. M. Douglas company, general building contractor, not yet chosen.

"The Book," by the realty board's general building contractor of Yakima.

A year ago the sum of \$300 was appropriated with which to conduct an investigation of the building industry of cost accounting and bookkeeping for the building contractor and Mr. Douglas makes a remarkable showing, with a total of over \$23,000,000 in 1914, 1915 and 1916:

Year	No.	Valued	Avg. value
1914	76	\$65,029,956	\$87,330,000
1915	75	\$69,884,979	\$93,000,000
1916	78	\$80,949,463	\$103,000,000
1917	171	\$44,549,453	\$259,000,000
1918	171	\$44,549,453	\$259,000,000
1919	171	\$44,549,45	