

CITY PAVING PLANT FAE IS UNCERTAIN

Figures Show \$92,000 of General Fund Tied Up.

WORST DAYS ARE PAST

Commissioner Barbur Says Plant Will Lay 200,000 Yards and Save \$20,000 This Year.

Somewhere in the future rests the ultimate fate of the municipal paving plant, into which approximately \$92,000 has been invested from the general fund of the city of Portland.

According to figures compiled by City Auditor Funk, the city spent \$10,271.80 in the construction and equipment of the original plant on the east side in 1912. In 1919 the city expended \$10,550.95 in preliminary construction work of the bunkers and plant at the foot of Jefferson street. In the present year \$35,419.06 has been expended on the new plant. These sums include the cost of equipment.

In addition the city council turned over a \$26,000 rotary account to the paving plant as working capital. In addition to this fund increased it until the records show that the rotary account now amounts to \$29,587 and additional expenditures authorized will require another appropriation of \$5000, according to the record.

Machinery Item Big One.
From June 17, 1918, to December 1, 1919, machinery costing \$13,444 was purchased for the paving plant and paid for out of the rotary account. The expense of operation charged against the same fund totaled \$888.46.

A charge of 12 cents per square yard is made on all work to cover the cost of depreciation and cost of operation, which is not included in the usual compilation of costs assessed to property benefiting from improvement.

The overhead charge, after being credited to the fund has been turned back to the city, leaving a balance of \$4737, not sufficient to pay for the depreciation of the equipment which has worn out, which was lost in moving the plant and equipment which cannot last for more than another year.

Rotary Fund Tied Up.
Money placed in the rotary account comes from the general fund and is now tied up in the construction work. The city cannot utilize these funds for other purposes.

In addition to the charge of 12 cents per square yard for work performed, the city reverts to 19 per cent of the total cost of each job to the general fund, with the plan of paying interest on the money invested in the plant and returning the principal to the general fund in the course of about 10 years.

Thus far, according to records in the auditor's office, a total of \$112,385 has been returned to the general fund in this manner, a sum not adequate to cover the cost of the plant. This sum includes \$318,14 for which the city holds warrants, not collectible until assessments have been made.

Profits and benefits of the municipal paving plant which do not show on the records of the auditor include the saving on the street repaving plant, such as maintenance of streets for which private contractors formerly charged 25 cents per square yard each year. The plant also paved Twiggler boulevard, a unit of the city park system, at a saving estimated by Commissioner Barbur, in charge of the plant, at \$20,000.

Plant Reduces Costs.
Through the operation of the plant, it is said that the costs of paving work performed by private contractors have been reduced considerably.

Commissioner Barbur maintains that its credits amounting to more than \$3000 due from maintenance work have not been credited to the plant. The auditor's office is now checking on this item as well as several other credits of minor nature which paving plant officials claim.

Charge Inadequate, Opinion.
It is generally conceded that the charge of 12 cents per square yard is not sufficient to pay the costs of all overhead expenses in connection with the operation of the plant. The office of the paving plant, office rent for the paving plant and the cost of city hall, has been paid by the plant and bunkers, located on property owned by the commission of public docks, reopens for the time expended by City Commissioner Barbur, Assistant Commissioner Johnson, City Engineer Laurgaard and other officials of the department of public works are not included in the estimated cost of jobs performed.

Commissioner Barbur estimates that the municipal paving plant will lay 200,000 square yards of hard surface this year.

\$20,000 to Be Returned.
On this estimate Commissioner Barbur expects to return \$20,000 to the general fund by the end of the present year and also have \$24,000 to replace expenditures from the rotary account. Officials at the city hall who have observed the operation of the paving plant say that it has survived its most critical period. These same observers expect that within a few years would find the plant officials in eradication of the red ink which now predominates on the ledgers in the city auditor's office.

But the observers also assert that there is a tremendous element of chance in connection with the enterprise.

ENTIRE PLANT TO BE BUILT
Creamery Company Revises Plans for Eugene Building.

EUGENE, Or., March 27.—(Special.)—The entire plant at originally planned, instead of only one unit of the milk condensery and creamery of the Mutual Creamery company in this city, will be erected this summer, according to E. C. Schmidt, assistant general manager of the company, who was in Eugene recently. He said that when the plant is in operation the company would have a payroll of \$2000 a day here.

The decision to erect the entire plant at once was reached by officials of the company when the amount of business signed up by the men in charge was seen.

It was at first thought, said Mr. Schmidt, that there would not be enough business to keep a larger plant in operation. Contracts for milk and cream have been signed by hundreds of farmers in the upper Willamette valley and in the coast country. Motor trucks will be used in this valley to transport the product to the plant and coast country products will be shipped by rail.

The plant will be in operation late in the fall. Its total cost is estimated at \$100,000.

BASEMENT AND FIRST TWO FLOORS OF BROADWAY BUILDING ACQUIRED FOR EXPANSION OF H. LIEBES AND COMPANY.



SKETCH SHOWING QUARTERS QUIETLY SECURED BY WELL-KNOWN FUR CONCERN.

LIEBES GETS LEASE FOR BIG EXPANSION

Fur and Ladies' Store to Be Among Largest.

ALTERATIONS TO BE MADE

Over \$100,000 Will Be Spent in Putting in Fixtures, Stock and Remodeling of Quarters.

Expansion of H. Liebes & Co. into one of the largest and finest fur and ladies' specialty stores in the country is promised in the announcement made yesterday that the company had secured additional space through a 10-year lease on the basement, first and second floors of the Broadway building, corner of Broadway and Morrison, and will start immediately making extensive alterations on the quarters to fit their needs.

The Broadway building adjoins the present five-story building which houses the company on the south, and under the plan of alteration the two buildings will be joined and the present quarters will be enlarged. The present entrance on Broadway and Morrison will be provided on Morrison street through the new quarters, while the corner of Broadway and Morrison will be altered and arranged to provide exceptional window display facilities. The work of altering the new quarters will start at once, the work being begun on the second floor in rooms now already vacant, and the present tenants will be allowed to remain until the work progresses far enough to necessitate their moving.

\$80,000 to Be Expended.
The company, under the lease, has secured all the basement of the Broadway building, the entire first floor except quarters of The Leader Cloak and Suit House and Madame Bourret Millinery shop on the Morrison street side of the building at the extreme west end, and the entire second floor except the quarters at the west end of the building occupied by the Illinois-Pacific Glass company and the Marinello Cosmetic shop. The above quarters will also be taken over at a later date, it is stated, but for the present ample floor space will be available without them.

The sum of \$80,000 will be spent at first in remodeling the Broadway building quarters and arranging the present quarters to harmonize with the enlarged scheme. Within a few months an additional \$20,000 will have been spent, including the entire costs of alterations and the cost of additional stock which the company intends to place in the new quarters. J. V. Bennes, architect, has prepared the plans for the alterations, and it is the hope of the company to have the quarters ready by midsummer.

Firm Believed Dummy.
The lease was secured by H. Liebes & Co. from the Oregon company, a mysterious company which had been quietly purchasing the existing leasehold for several months past and which, it is declared, was little more than a dummy behind which the large ladies' specialty and fur store was working. J. D. O'Donnell secured a 10-year lease on the property for H. Liebes & Co. from the Oregon company, and while the rental was not given out, it is understood it will exceed \$400,000 in total amount.

It was in the winter that the Oregon company, of which the Rainsch Schneelock company was understood to be the moving factor, began purchasing the leaseholds in a quiet way and only recently did they secure control of all the quarters desired. The sub-lease was then made to H. Liebes & Co.

John P. Plagemann, president of H. Liebes & Co., came to Portland from San Francisco in 1919, establishing a fur store for the company in the old Corbett building at Fifth and Morrison streets. Quarters were maintained here, first in the old and then in the new Corbett building, until 1917, the company moved to its present quarters at 145 1/2 Broadway.

At this time the company, which had been a fur store exclusively, branched into ladies' wearing apparel lines. Plans for the present expansion were made by Mr. Plagemann and worked out under his guidance, but an account of his recent illness some de-

lay resulted and the expansion has not been arrived at so rapidly as was the expectation. Mr. Plagemann's plans, as he outlined them prior to his illness, are now being put into execution under the charge of the various heads of departments under Arthur F. Carrara, secretary of the company.

FARM SELLS AT \$1000 ACRE

Small Place on Outskirts of Eugene Brings High Price.

EUGENE, Or., March 27.—(Special.)—The sale of the Needham brothers' little farm of 7 1/2 acres on the Kimbra highway on the outskirts of Eugene to E. E. Morrow, recently from Denver, at \$1000 an acre is one of the latest of the many farm deals reported during the past week.

This is said to be one of the best suburban farms around Eugene. It is largely in prime and cherry trees and Needham brothers have made a specialty of raising pure-bred hogs on the place for a number of years past.

UNGAR STORE TO GROW

ENTIRE BUILDING TO BE USED BY END OF YEAR.

Furrier Firm to Expand Lines to Women's Ready-to-Wear Goods in Future.

Enlargement of the store of N. M. Ungar, furrier, into a women's ready-to-wear store ultimately occupying the entire building in which the firm is now located at the southwest corner of Broadway and Alder streets, is forecast. The firm has a lease on the building now occupied by the Broadway cigar store. At the present time the N. M. Ungar store is in the form of an "L" on both sides of the cigar store, with entrances on both Broadway and Alder streets.

Some time ago the company secured a lease on the entire building at that corner and intends to take over the premises as existing leases expire. By the first of January, it is announced, all the leases will have expired and it is the intention of the company to begin at that time the alteration of the building, addition of another story and the installation of a modern store for fur goods and exclusive lines of ladies' ready-to-wear garments. The improvements, it is said, will cost in the neighborhood of \$100,000. The building is three stories high at the present time and a fourth will be added. Besides the Broadway Cigar store and the N. M. Ungar company, the first floor is occupied by the Quality Shop and the Whitehouse Millinery shop.

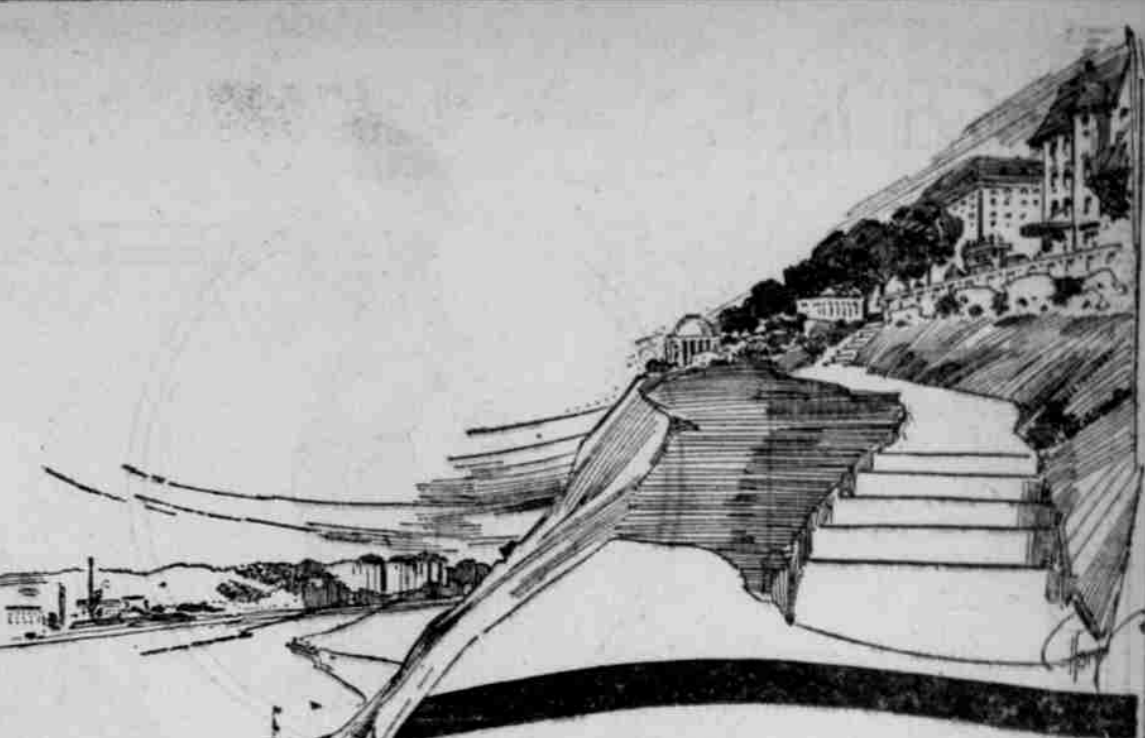
About April 1 the N. M. Ungar company will close its store for about 19 days while alterations are carried out uniting their quarters with those now occupied by the cigar company. For the rest of this year the company will continue to handle fur and fur goods exclusively, branching out into the larger field only after still more floor space is secured and improvements to the building about the first of next year.

WESTOVER LOTS IN DEMAND

Available View Sites Become Few During Recent Months.

Sites on Westover Terraces are becoming limited, due to the rapid sale of the view property during the past few months, according to Harold Jungck, secretary of the International Realty associations, who own the property. Among the recent purchasers are Samuel L. Eddy, Frank H. Ransom, J. H. Prouty, Alfred Aya and Rupert Hughes.

Mr. and Mrs. Eddy made the purchase of a site with 95 feet frontage on Westover road, which they expect to improve shortly, as do Mrs. and Mrs. Aya, who secured a tract of 100x120 feet on Cumberland road and Luray terrace. Rupert Hauser secured an



Riverside Drive, New York

FAMOUS Fifth avenue is no more. The flat-crowded thoroughfare of mansions now is the center of retic trade.

THE New Yorker has chosen for its finest residential site Riverside Drive—the Westover of Manhattan—with a view of the Hudson, the Palisades; a place where commerce never can invade.

BUT Riverside, beautiful as it is, cannot approach the scenic setting which Westover offers in Portland. From these wonderful terraces are seen two great rivers instead of one; four great peaks, instead of none, and addition a gorgeous valley and rugged mountain range.

WESTOVER sites cost no more than any good residential property. You can buy on liberal terms. Why not phone, call or write for full information?

Harold Jungck, Secretary
INTERNATIONAL REALTY ASSOCIATES, OWNERS
1307 Yeon Building. Marshall 630—Residence, East 191

WESTOVER TERRACES

"Portland's Best View Homesites"

California Man Buys Oregon Farm. GREENVILLE, Cal., March 27.—(Special.)—Maurice E. Hunt, a successful farmer in the Indian valley a number of years, left this week. Rogus River valley, Oregon, where he has purchased a farm of 160 acres. The location is five miles from the town of Merlin. Hunt sold most of his stock but is shipping a carload of furniture and equipment. Mrs. Hunt and daughter, Eugenia, will leave for Merlin Johnson, of the T. O. Bird company.

Pioneer Resident Sells Farm.
Thomas Morris, Sr., one of the pioneer residents of Rainier, last week sold a farm of 87 acres in Columbia county to R. Gray & Co., of Hammond, Or. The purchasing concern will take immediate control and plans extensive developments along stock lines. The sale was made through George H. Johnson, of the T. O. Bird company.

TILTON BUILDING LEASED

MIRROR COMPANY GETS LARGE QUARTERS.

Doubled Floor Space Needed to Handle Business of Concern on Flanders Street.

The two-story Tilton building, covering 50 by 100 feet on the west side of Fifth street, between Flanders and Gilsen streets, was leased last week to the Oregon Mirror & Beveling works for a period of five years. The property is owned by J. W. Perkins of Roseburg and the lease was handled by Leon H. Buller, manager of the lease department of the E. E. Taylor company. The building adjoins the Oregon Casket company property and is numbered 105 North Fifth street.

The Oregon Mirror & Beveling works has been located for 14 years at Tenth and Davis streets and the removal to the new headquarters is occasioned by crowded quarters at its present location. The new building contains twice as much floor space.

O. Hippen and William H. Rehfleisen, officers of the company, are planning the installation of valuable modern equipment at the new location. The company specializes in mirrors, plate glass and picture frames.

PROSSER APPEARS PROSPEROUS.

PROSSER, Wash., March 27.—(Special.)—Construction on the new building of the Harper Hardware & Furniture company at the corner of Meade

MORROW ACREAGE SELLING

Two Large Ranches in the Vicinity of Ione Change Owners.

IONE, Or., March 27.—(Special.)—Great activity is apparent in the real estate market in Morrow county, especially in this vicinity. Last week the J. J. Howard ranch adjoining Ione on the east and containing 600 acres was sold to Fred Buchanan of Butter creek for \$25,000.

George Stiggs of Weston, Or., has acquired title to 1920 acres lying nine miles south of Ione from M. R. Morgan at \$85 per acre.

INTERSTATE REALTORS MEET

Plans Under Way for Convention in Spokane July 15-17.

Plans for the annual convention of the Interstate Realty association, to be held in Spokane July 15, 16 and 17, are being already prepared and committees have been named among the Spokane realtors to make the session unusually successful, according to word which has been received by Paul A. Cowgill, secretary of the organization. The general plans for entertainment

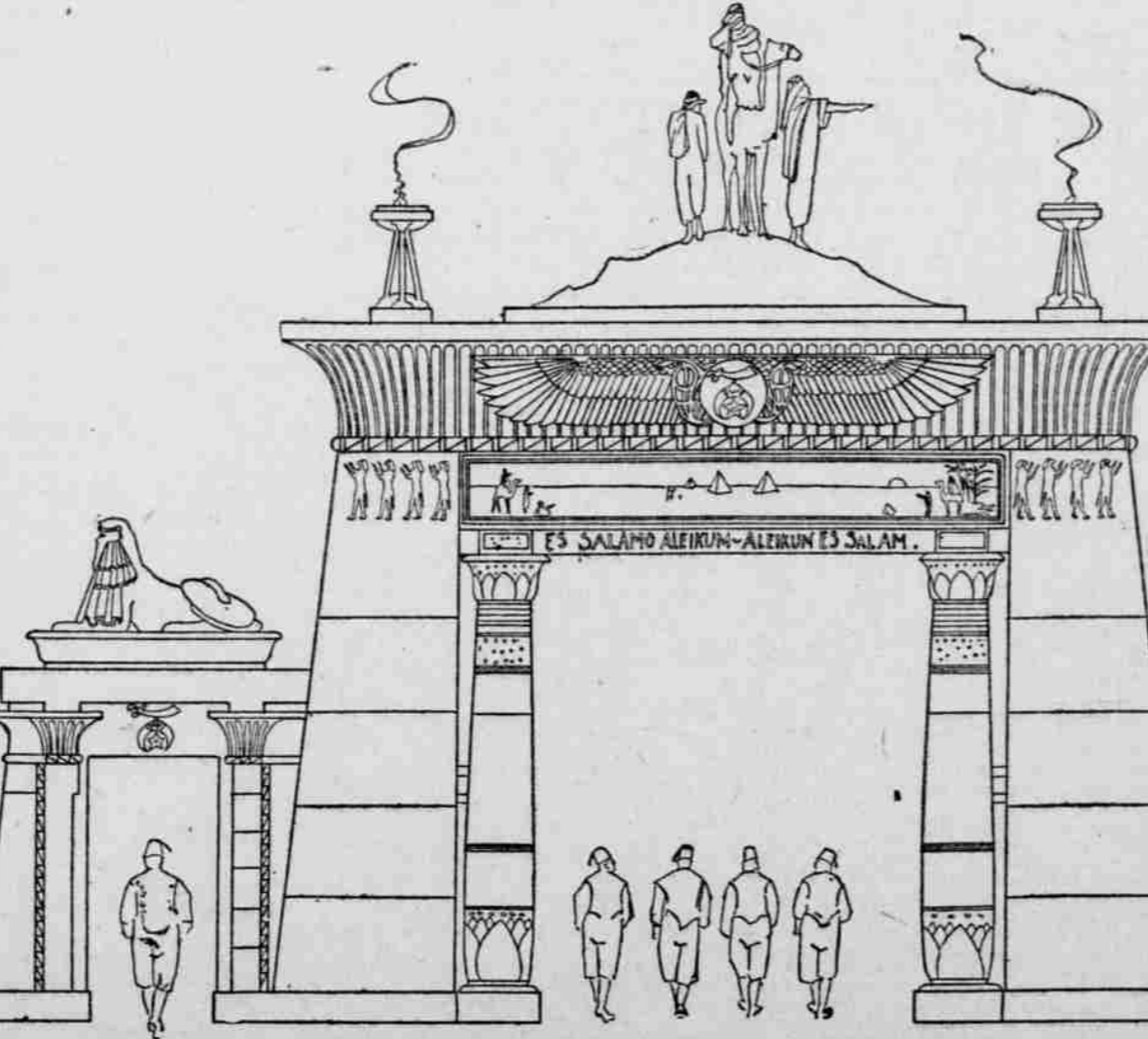
Realty Transactions Announced.

The following realty transactions recently concluded have been announced by Mrs. T. B. Neuhansen of Neuhansen & Co.: Dwelling of C. E. Cochran on East Sixteenth street North to H. P. Drinker, \$10,000; home on the corner of Twentieth and Brazee, Mrs. A. Jacks to Eugene Moore of Baker, Or., \$7500; six-room bungalow on East Twenty-first street, R. D. Greer to R. A. Watson, \$6800; dwelling of Sinclair Wilson on Hancock street to H. H. Humphrey, \$10,900; C. W. Marty's residence on East Eighteenth street to A. S. Beeson, formerly of Chicago, \$10,000; Rev. W. B. Hinson residence on East Fifteenth street to Dr. Charles Stuart Menzies, \$8500; Dr. A. S. Nichols bungalow on East Nineteenth street North to John M. Kieckoff.

Castle Rock Real Estate Active.

CASTLE ROCK, Wash., March 27.—(Special.)—A number of real estate transfers this week included a section of logged-off land of the Silver Lake Logging Co.'s holdings to a Mr. Wirthmer of Canada, the Lillis place on the west side, better known as the Captain Brown place, to J. R. Lowden of Seattle and the Flye property better known to Mrs. Minnie Studebaker, to Mrs. Grace McKinley.

GIANT ARCH WILL BE ERECTED BY AL KADER TO WELCOME VISITING SHRINERS.



SKETCH OF TRIUMPHAL ARCH TO BE PLACED IN BUSINESS DISTRICT.

Erection of a great arch in the center of the business district, under which Shrine members will come to enter the oasis of Portland for attendance at the national Shrine convention in June, has been announced by the decoration committee as a feature of the decoration scheme for the city. The arch will cost in the neighborhood of \$5000 and will be placed at a prominent position in the heart of the business district, the exact location to be determined later. The arch is the work of Edward A. Miller, architect and member of Al Kader temple, who has spent a period of six months perfecting the design. "The arch will be a work of art," stated Frank S. Grant, chairman of the decoration committee, yesterday. "and is the outgrowth of the ideas of several prominent Portlanders, including the architect and members of the decoration committee. The arch will be finished in oriental colors and will be beautifully illuminated at night, carrying out the idea of Portland as an oasis, the sun setting in the west, the figures of the camel and the sphinx playing prominent roles."

"California Syrup of Figs"

For a Child's Liver and Bowels

Mother! Say "California," then you will get genuine "California Syrup of Figs." Full directions for babies and children of all ages who are constipated, bilious, feverish, tongue-coated, or full of cold, are plainly printed on the bottle. Children love this delicious laxative.

"BY GOLLY! THEY'RE BULLY!"

Cascarets

FOR LIVER AND BOWELS

WORK WHILE YOU SLEEP.

Never Shake you up, Grip or Inconvenience.

All that Headache, Biliousness and Constipation is gone!

PAPE'S DIAPEPSIN

FOR INDIGESTION

CHEW A FEW—STOMACH FEELS FINE!

At once! Relieves Indigestion, Heartburn, Gases, Dyspepsia caused by Acidity. Hurry! Buy a box at any drug store. Re "Common Sense Rules Regarding Stomach" in every package.