

BUILDING RECORD THIS YEAR LOOMS

First Six Months Indicate Unparalleled Activity.

7240 PERMITS ISSUED

Value of Construction is Fixed at \$12,790,725 and Exceeds 1921 Period by Huge Sum.

BUILDINGS UNDER WAY OR CONTEMPLATED IN PORTLAND.

- Seven new school buildings and additions to others contemplated; total cost \$4,000,000.
Ambassador apartments, nearing completion, cost \$450,000.
Sovereign apartment hotel; work under way; cost \$500,000.
Extension to Pittock block, contemplated, cost \$500,000.
Elks' temple, under way, cost \$1,000,000.
Meyer & Frank warehouse, started, cost \$200,000.
Meyer & Frank garage, started, cost \$100,000.
Starr garage, under way, cost \$100,000.
Oddfellows' building, started, cost \$200,000.
East wing of Good Samaritan hospital, nearing completion, cost \$200,000.
Extension of Emanuel hospital, contemplated, cost \$350,000.
Kirkpatrick office building, nearing completion, cost \$125,000.
Scottish Rite temple, proposed, cost \$150,000.
Shriners' hospital, to be started shortly, cost \$250,000.
Columbia Tire corporation building, started, cost \$250,000.
J. K. Gill building, under way, cost \$600,000.

A new record in volume of building for the present year will be hung up. This became apparent yesterday when the office of the city building department announced that permits for the first six months of the year showed a total of 7240, valued at \$12,790,725.

This may be compared with the total of 6523 permits, valued at \$5,335,150, for the corresponding period of last year, a gain in value of more than 55 per cent in favor of the present year.

The greatest previous building year in Portland's history was 1919, when there were a total of 6523 permits issued for an aggregate of \$9,888,202.

The fact that the Portland school board is launching a \$4,500,000 building campaign, during which at least seven new buildings will be put up, besides the erection of additions to other buildings, will prove a big factor in putting over a record in building this year.

The Ambassador apartments at Sixth and Madison streets, costing \$450,000, are rapidly nearing completion and represent the largest apartment building to be erected in the city since the war.

The steel framework of the new Elks' temple, the most expensive structure under erection in the downtown district, is now going up. This structure will cost more than \$1,000,000.

Work also is under way on the \$600,000 building for the J. K. Gill company at Fifth and Stark streets, and the Kirkpatrick building, a \$125,000 office structure, is nearing completion.

REALLY RECORD IS MADE

FRANK L. MCGUIRE COMPANY DOES BIG BUSINESS.

Sales During First Six Months of 1922 Reach Aggregate of \$2,826,626.

A new record in the volume of realty sales for the first six months of 1922 has been made by the Frank L. McGuire organization. Figures for the first half of this year amounted to 1621 sales of a total valuation of \$2,826,626 up to last Wednesday.

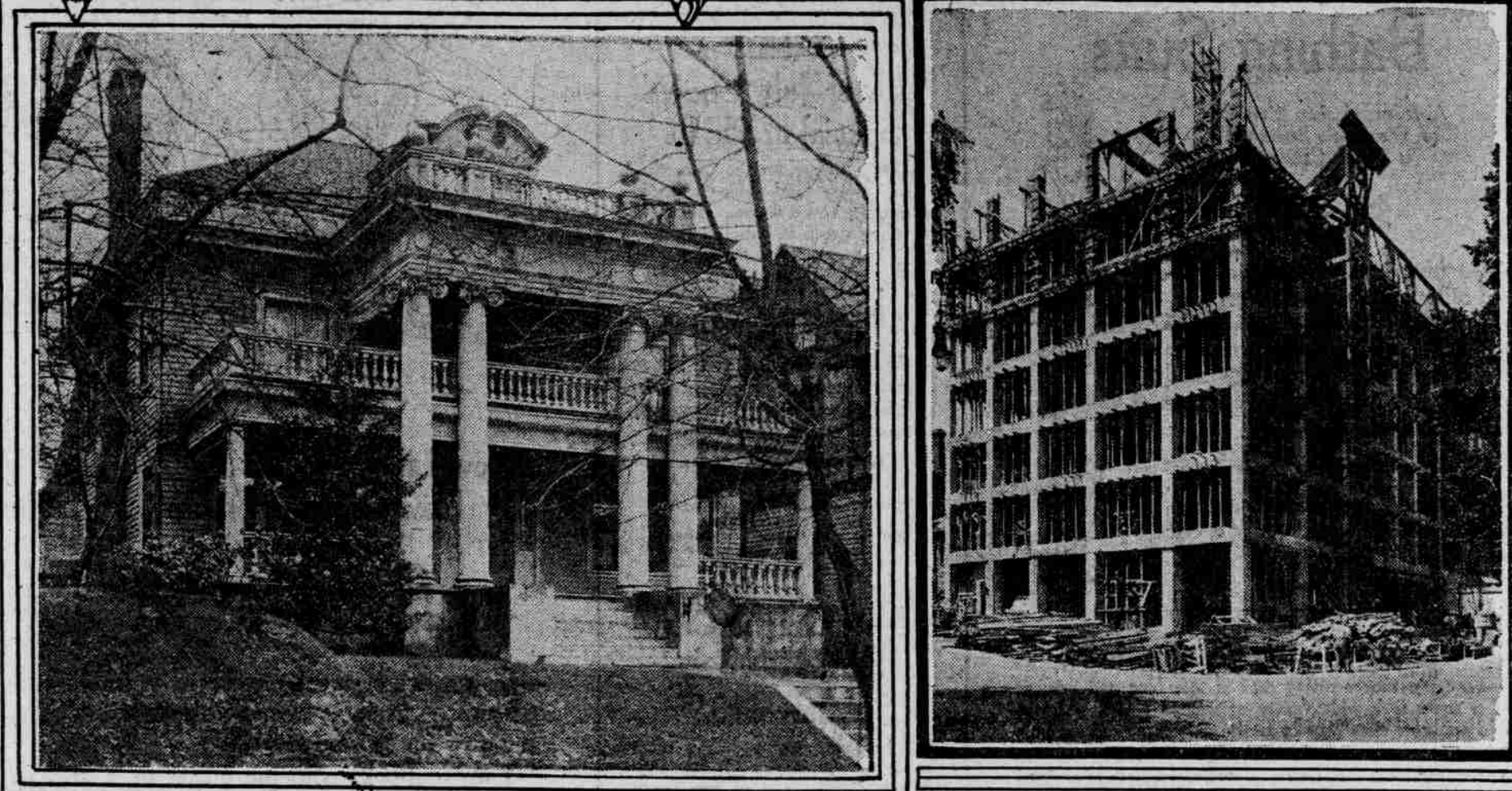
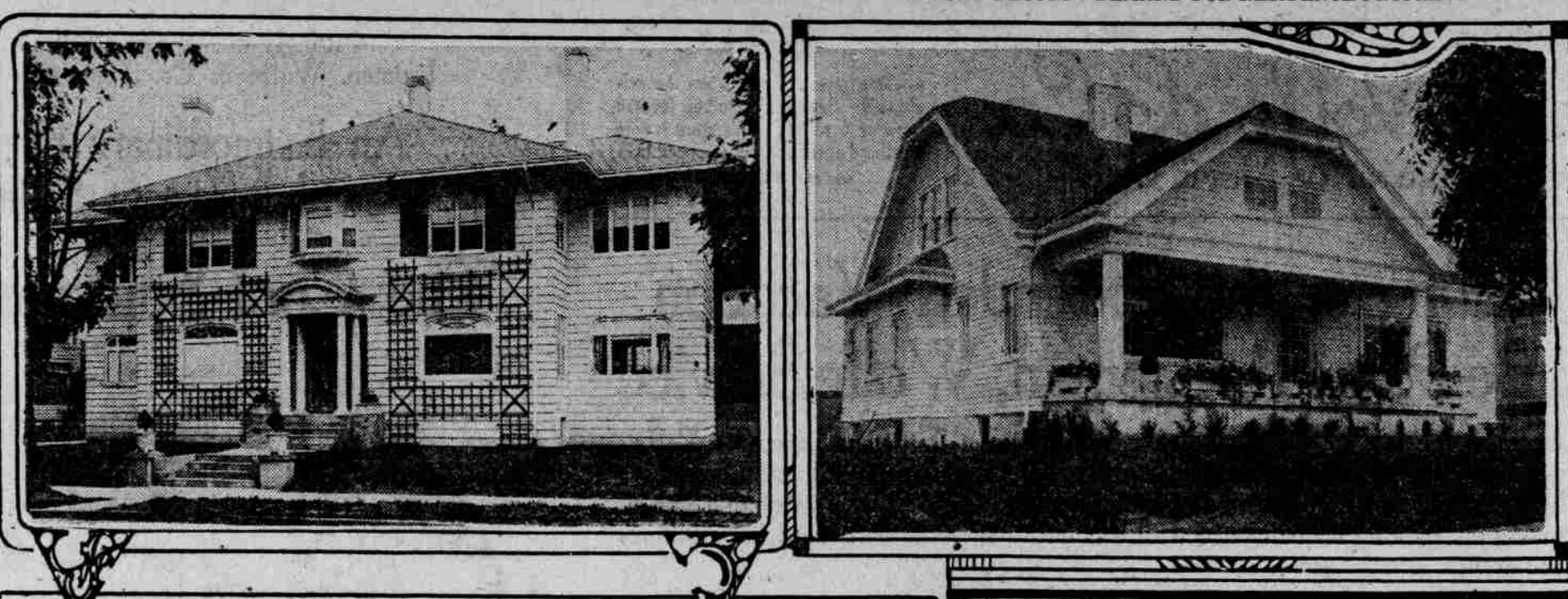
There is a better feeling on all sides now than there has been for some time and business is picking up right along, said Mr. McGuire. Many new people are coming to Portland and a large proportion of them are buying homes.

Excavation for \$200,000 Structure Is Started.

Work is proceeding on the excavation of the basement for the new \$200,000 Oddfellows' temple to be erected at Tenth and Salmon streets.

Realty Meetings Suspended. The Portland Realty board will hold no meetings during July and August, according to announcement made at the last session Friday at Multnomah hotel.

BUILDING CONSTRUCTION IN PORTLAND GOES FORWARD WITH PROMISE OF NEW ANNUAL RECORD—DEMAND FOR RESIDENCE PROPERTY GOOD.



Above at left—Apartment house at 741 Schuyler street just erected by F. E. Bowman & Co. at cost of \$300,000. Above at right—Residence at 1015 East Davis street, erected for Dr. Raymond R. Staub by F. M. Ayers. Below at left—Beautiful west side colonial home at 245 King street, sold by Mrs. J. A. Daugherty to Mrs. J. Low. The price was not made public, although the property is considered to be worth in the neighborhood of \$20,000. The deal was negotiated by Frank L. McGuire. Below at right—Sovereign apartment building, costing \$500,000, now being erected at southwest corner of Broadway and Madison street.

BUILDING WASTE STUDIED

LIFE OF AVERAGE HOME PUT AT 25 YEARS.

New Dwellings Show Growth in Use of Stucco, Cement, Stone and Brick.

Waste in home building is coming in for a great deal of attention on the part of both owners and contractors, and many of the real estate firms in the city are making an exhaustive study of this phase of our American life.

The statement that almost every American city has to be torn down, repaired and nearly rebuilt every 25 years will be found authentic if investigated.

Many homes now under way in Ladd's addition, Westmoreland and Eastmoreland show an increasing use of stucco, cement, stone, brick and terra cotta.

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IRVINGTON APARTMENT DONE

Four-Family Quarters Are of Five Rooms and Steam-Heated.

A new four-family apartment house has just been completed by F. E. Bowman & Co. at 741 Schuyler street, corner of East Twenty-second street North in Irvington, at a cost of \$300,000.

Each apartment has five large rooms besides a sun parlor and tiled bath. There are wood fireplaces with artistic mantels.

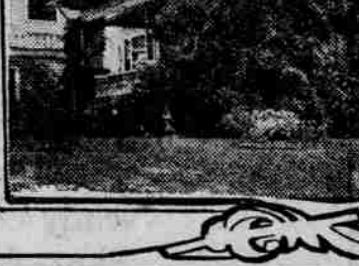
Apartment and Flat to Rise.

A two-story frame apartment house and a two-family flat building are to be erected soon on the east side, the apartment house on Ladd avenue between Hawthorne avenue and Palm street.

READY DEMAND REPORTED FOR RESIDENCES IN IRVINGTON DISTRICT.

Work on the new factory building for the Concrete Pipe company to be erected at a cost of \$300,000 in the Alhena industrial tract will begin shortly.

FOR floors everywhere—upstairs and down—use and enjoy



Above—Residence at 621 Brazee street sold by August Olsen to Dr. Charles Deen for \$17,000.



Below—Home at 825 Brazee, sold by Betti McBain to Virginia D. Lazell for \$16,000.

Both sales were negotiated by Mrs. Mary McDonnell, who reports a good demand for high-class residence property.

PORTLAND FORGES AHEAD

NEED OF BUSINESS SITES DIFFICULT TO MEET.

Commercial Revival Indicated by Increasing Demands for Downtown Properties.

Portland is in the incipient stages of a business revival, the like of which has not been experienced in years.

Activity in real estate, especially in improved property, has been unparalleled, he said, and Portland is developing faster than any other city on the Pacific coast.

Factory will be built.

Work on the new factory building for the Concrete Pipe company to be erected at a cost of \$300,000 in the Alhena industrial tract will begin shortly.

HERE'S THE MOST IMPORTANT RULE OF THE MODERN PLUMBING SCHOOL!

PERFECT SAVI-TATION!

FOR floors everywhere—upstairs and down—use and enjoy

Armstrong's Linoleum

Choose your patterns from our stocks—the largest on the coast.

CORK FLOOR PRODUCTS CO. Linoleum and Cork Tiling Broadway at Taylor Street

NEW STORE BUILDING BEGUN

Two-Story Structure Being Built for E. S. Currier, Grocer.

N. B. Leshner, contractor, has started work on a new two-story store and office building on South Jersey street in St. Johns for E. S. Currier, grocer.

The building is to be of brick and concrete. It will house Mr. Currier's grocery store on the first floor and provide space for nine offices on the second floor.

McGuire System New Publication.

The McGuire System is the name of a four-page publication issued by Frank L. McGuire and dealing with development and real estate news of the city.

Palmsbury Note.

If a girl's hand is as soft and white as a baby's ear, her stories of doing a lot of housework are untrue.

ALASKA PLUMBING & HEATING CO. 363 EAST MORRISON ST. East 2954.

FURNACE

We have the Richardson-Boytton Furnaces—both the pipeless and the regular kind.

J.C. Bayer Furnace Company 204 MARKET ST.

PICNIC WILL AID MASONS' BUILDING

Palestine Lodge to Spend Fourth at Canemah.

\$35,000 TEMPLE PLANNED

Fast-Growing Lodge in Arieta Now Has 250 Members; Will Have Commodious Home.

A Fourth of July celebration for the purpose of assisting in the fund campaign for the proposed new lodge building to be built by Palestine lodge, No. 141, of Masons, will be held at the Hawley auto park.

Membership is Increasing.

The large increase in membership and the enthusiasm of the members has caused the executive committee to be discussed favorably and action was taken recently in ordering the building plans and committee were appointed to proceed with the work at once.

The proposed new building which the lodge hopes to have ready for the laying of the cornerstones in September will be located on the lot recently purchased by the order, across the street from the Carnegie library.

Two Stories to Rise.

The building will be of brick or stone construction and will be two stories high with a basement.

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special train to accommodate all those who cannot make the trip to the park in automobiles will leave Hawthorne avenue and East Water street on the morning of July 4.

J. R. Haight Takes Over Property From Realty Company.

The Piedmont Realty company has sold 59 homesites in the Piedmont district to J. R. Haight, Portland real estate man, according to announcement made last week.

Electricity Uses Many Contractors Say Maid is Expensive Luxury.

Hired Girl's Work Can Be Done by Power Appliances, Is Claim, for Less Money.

That better and cheaper service may be obtained from the use of modern electric appliances in the home than from the old method of employing a maid is the contention of Portland electrical contractors.

The estimated cost per week of operating the different electrical appliances has been placed as follows:

Electric iron, 31 cents; washer, 5 cents; ironer, 10 cents; cleaner, 4 1/2 cents; dish washer, 4 1/2 cents; radiator, 17 cents; range, \$2.80; cost of appliances distributed over a period of 10 years, \$1.60; total per week, \$5.12.

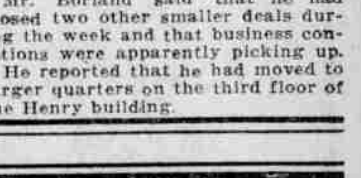
EAST SIDE HOTEL IS SOLD

Building at East Stark Street and Grand Avenue Brings \$22,500.

The Chamberlain hotel, East Stark street and Grand avenue, was sold last week by J. F. Shepard to C. E. Nicholson, according to a report of S. Borland, real estate man who negotiated the sale.

Mr. Borland said that he had closed two other smaller deals during the week and that business conditions were apparently picking up.

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