BUILDING RECORD THIS YEAR LOOMS

First Six Months Indicate Unparalleled Activity.

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 con-templated; total cost \$4,000,-Ambassador apartments

nearing completion, cost \$650,-Sovereign apartment hotel

work under way; cost \$500,-Extension to Pittock block, contemplated, nost \$500,000. Elks' temple, under way, cost \$1,903,000.

Meler & Frank warehouse, started, cost \$300.000. Meier & Frank garage, started, cost \$100.000.

Starr garage, under way, cost \$100,000.

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,-

Kirkpatrick office building. nearing completion, cost \$125,-

O00.
Scottish Rite temple, proposed, cost \$1.500.000.
Shriners' hospital, to be started shortly, cost \$250.000.
Columbia Tire corporation building, started, cost \$250. J. K. Gill building, under cost \$600,000.

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 \$12,790,735. This may be compared with th total of 5534 permits, valued at \$8,335,150, for the corresponding period of last year, a gain in value more than 53 per cent in favor of the present year.

Year 1910 Was Large.

The greatest previous building year in Portland's history was 1910 when there were a total of 6523 permits issued for an aggregate of \$20,886,202. If the present year continues to show the same volum of building during the last half it will exceed the record of 1910 by nearly \$5,000,000 in value of build-

The fact that the Portland school board is launching a \$4,000,000 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. A good percentage of the contem-plated school buildings is expected to be erected this year.

Madison street. This structure will efit of its clients. In this department to structure will efit of its clients. In this department the company aims to serve those who build on its properties as

Elks' Temple Leads Values. The steel framework of the new Eliks' temple, the most expensive structure under erection in the downtown district, is now going up. American This structure will cost more than

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

FRANK L. MCGUIRE COMPANY DOES BIG BUSINESS.

Sales During First Six Months of 1922 Reach Aggregate of \$2.826,626.

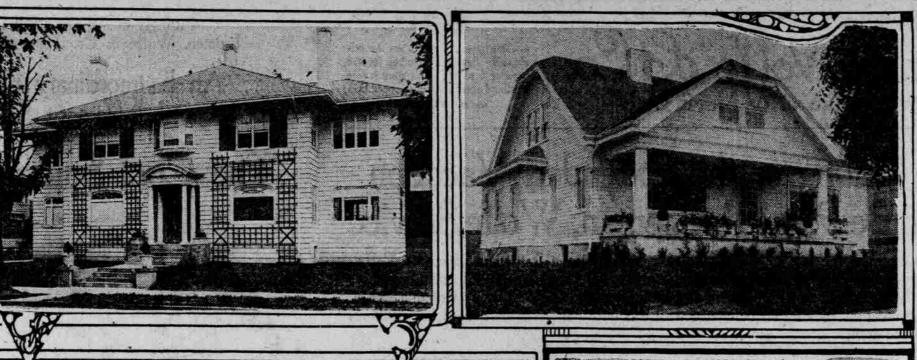
A new record in the volume of realty sales for the first six months of 1922 has been made by the Frank McGuire organization Business In McGuire organization. Business for the first half of this year amounted to 1921 sales of a total valuation of \$2,826,626 up to last Wednesday. Figures for the last three days of the month are not Complete figures will in-

"There is a better feeling on all ies 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. By next fall I look for business conditions just about back to normal, with zearly all lines moving along nicely of the immediate excellent I believe Portland really better buy today than ever

Since taking over for liquidation the property of a Peninsula holding company the McGuire company has of Ernest sold 165 lots. This was less than a month ago. The home sites are being offered at low figures and on

The prestige of Oregonian want Aq Ajerem jou peuisins need seu spe The Oregonian's large circulation, but by the fact that all its readers interested in Oregonian want

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





hold no meetings during July and August, according to announcement made at the last session Friday at Multromah hotel. Activities during

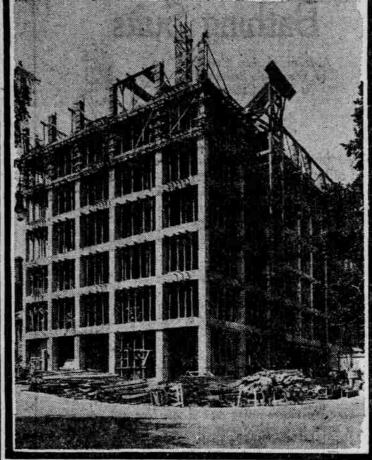
the summer months will center around the sending of a delegation to the convention of the Northwest Real Estate association at Van-

Four-Family Quarters Are of Five

Rooms and Steam-Heated.

throughout. The building is heated

Apartment and Flat to Rise.



Above at left—Apartment house at 741 Schuyler street just erected by F. E. Bowman & Co. at cost of \$30,000. 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 — Soversign apartment building, costing \$500,000, now being erected at southwest corner of Broadway and Madison street.

LIFE OF AVERAGE HOME PUT AT 25 YEARS.

in Use of Stucco, Cement.

Stone and Brick Waste in home building is coming in for a great deal of attention on buse has just been completed by F. Several million dollars in new buildings, now in the process of erection, includes, besides a large number of residences, numerous business, apartment and hotel structures, which are changing the apartment and hotel structures, which are changing the apartment and hotel are changing the apartment has five large of the downloan section.

Waste in home building is coming in five business revival, the business revival, the stages of a business r aspect of the downtown section materially.

The Ambassador apartments at average American deeling does not sixth and Madison streets, costing \$650,000, are rapidly nearing comthat something is wrong some place. pletion and represent the largest it is just this phase of construction apartment building to be erected in investment that has attracted the the city since the war. Another attention of the Ladd Estate comstructure of a similar type, the pany for many years and caused i Sovereign apartment hotel, is going to initiate its special advisory and

much as possible by assisting in developing the newly purchased The statement that almost every

American city has to be torn down repaired and nearly rebuilt every 25 years will be found authentic if in-vestigated. To combat this tenvestigated. To combat this ten-dency in Portland, to overcome this enormous loss, is vital to the community. Encouraging indications are on hand that slovenly construction methods are on the decline, espe-cially in view of the fact that increasing amounts put into the individual homes for this year's per mits indicate a doubling in valu over the investment as contrasted with last season's figures. The \$12,-000 or \$15,000 home has become the usual thing instead of the exception in such properties as Eastmoreland and in Dunthorpe, the Ladd estate's close-in suburban holding, the first half dozen plans passed indicating an even more substantial develop-ment. This all means permanency in building, getting away from the fact that in the past few American families lived in the same house for more than one generation — fre-quently not even that.

Many homes now under way in Ladd's addition, Westmoreland and Eastmoreland show an increasing use of stucco, cement, stone, brick and terra cotta, but timber will con-tinue to be the main reliance of the builder in this section. Whatever the material, the main need is for soundness. Durable construction methods are in demand in a greater degree than ever before as people learn for themselves the proper sysrecrease the total business for the half-year period materially.

For the same period last year sales totaled 750, with a total valuation of \$2,304,817. The gain for this year is considerably in excess of \$500,000. quent repairs and replacements, at take an absorbing interest in every stage of the building.

ODDFELLOWS' TEMPLE RISES Excavation for \$200,000 Struc

ture 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. It is expected that actual construc-tion of the building will be started in a few days, according to report of Ernest Kroner, who designed the

The building is to be of the Gothle four stories in height. Two of the stories will have galleries, however, which will make the actual height approximately equal to a building

Realty Meetings Suspended.

The Portland Realty board will

NEED OF BUSINESS SITES DIFFICULT TO MEET.

Dwellings Show Growth IRVINGTON APARTMENT DONE Commercial Revival Indicated by Increasing Demands for Downtown Properties.

during the last six months had ne-gotiated deals totaling more than \$1,000,000 in rentals.

Mr. Metzger said that during the first six months of this year Portland has progressed more and A two-story frame apartment house and a two-family flat building period of twice the length.

"Activity in real estate, especially side, the apartment house on Ladd in improved preparaty has been yet."

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, and the flat building in Ladd's addition. J. R. Creighton has just filed application for the new apartment building. The plans for the new flat building are in the hands of Ernest Kroner, architect, and the owner is Charles Schwind.

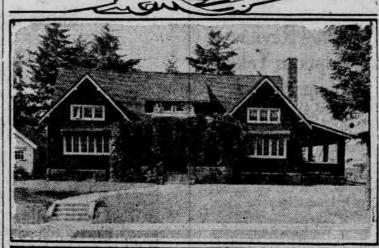
period of twice the length.

"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, with the possible exception of Los Angeles.

"Portland always has jumped westward, and in the last six months it has jumped again that way. The construction of an office

READY DEMAND REPORTED FOR RESIDENCES IN IRVINGTON





ove—Residence at 621 Brazee street sold by August Olsen to Dr. Charles Dean for \$17,000. Below—Home at 825 Brazee, sold by Bert McBain to Virginia D. Lazell for \$16,000. Both sales were negotiated by Mrs. Mary McDonell, who reports a good demand for high-class residence

building at West Park and Oak men during the past year. It is ex-

N. B. Lesher, contractor, has started work on a new two-story store and office building on South Jersey street in St. Johns for E. S. Currier, tract on Page street, which may be utilized later in additional factory.

The building is to be of brick and

The plans were prepared by Smith

CONCRETE PIPE COMPANY'S HOME TO COST \$30,000.

Improved Machinery for Turning Out Larger Volume of Business to Be Installed.

Work on the new factory building for the Concrete Pipe company to be erected at a cost of \$30,000 in the Albina industrial tract will begin shortly, it was announced yesterday by Phil Easterday, general manage The building will be used exclusive ly by the company and will house recent modern improvements for turning out a larger volume of busi-ness and will also include the present factory located at 410 River street, which will be moved as soon as the new structure is completed The new building will be 140 feet by 124 feet and a part of it will be three stories high. It will be built of concrete. The location is on Page street just off Larrabee street and about three blocks from where the old factory has been situated.

The completion of the new plan will place the Portland factory is

the lead in the output capacity fo company. At present the plants both Spokane and Seattle are equally as large as the one here which has been employing about 36

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Choose your patterns from our stocks-the largest on the coast. We have skilled men to lay them for you. The entire outlay will be surprisingly

CORK FLOOR PRODUCTS CO. Linoleum and Cork Tiling

Broadway at Taylor Street

streets, the tremendous activity in two-story structures, the proposed much new machinery and the man-eight-story improvement to the Pittock block, all definitely have essues which is being contemplated tock block, all definitely have established the trend of Portland's growth.

Let block all definitely have established the trend of Portland's by the management the payroll will be increased to nearly 50 men. growth.

"The demand for locations and the necessity for new buildings are the outgrowth of business expansion and the invasion of outside capital."

Will be increased to nearly 50 men. The Concrete Pipe company has 15 factories operating in Oregon. Washington, Idaho and Montana and and the invasion of outside capital."

necessity for new buildings are the outgrowth of business expansion and the invasion of outside capital."

NEW STORE BUILDING BEGUN

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

N. B. Lesber contractor has start.

N. B. Lesber contractor has start.

Each apartment has five large for business locations in the down rooms besides a sun parlor and tiled town district. He said his firm had bath. There are wood fireplaces with artistic mantels. The apartments have hardwood floors during the last six months had nebuildings and warehouse, but the

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. The first issue is just off the press. The front page has an article "Portland, My Home City" by Carlos Marsters and a large view of Portland harbor. The publication is to be issued monthly in the interests of a greater Portland, ac-

Palmistry Note. Atchison Globe.

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



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THE finest regulation for the modern home is perfect sanitation. Proper plumbing will produce the desired result. A telephone call to us will produce the plumber who will give you an estimate of the cost of the work you want done. Why not let us get at the job right away? ALASKA PLUMBING

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J.C. Bayer Furnace Company 204 MARKET ST.

special train to accommodate all those who cannot make the trip to the park in automobiles will leave Hawthorne avenue and East Water 59 PIEDMONT SITES SOLD street on the morning of July 4.

Fourth at Canemah. .

Now Has 250 Members: Will

Have Commodious Home

tine lodge, No. 141, of Masons, will be held at the Hawley auto park,

formerly Canemah park in Oregon City. Plans for the celebration, which will assume all the entertain-ment features of an old-fashioned

picnic together with music, ad-dresses, dancing and a full pro-gramme of sport events, are going

ahead rapidly under the direction of the Live Wire finance committee of

Palestine lodge, located in Arleta.

is one of the fast growing Masonic lodges in the city and from a mem-bership of about 15 who established

it and received their charter in June, 1917, the roll has been in-creased to more than 250.

The Kern Park motion picture theater was turned over to the lodge members about two months ago for a one night entertainment and a rec-

a one night entertainment and a record breaking crowd was present.
Then on May 30, a big dancing party
was given, at the Sunnyside temple,
which was likewise attended by a
large crowd. The Fourth of July
celebration, however, is the biggest
financial undertaking that the committee has yet taken over.

The proposed new building which
the lodge hopes to have ready for
the laying of the cornerstone in September will be located on the lot recently purchased by the order,

tember will be located on the lot re-cently purchased by the order, across the street from the Carnegie library in Arieta, on Sixty-fourth street and Forty-fifth avenue. This location is especially advantageous owing to the fact that it faces the new triangular city park which is

now under construction at Foster road and Forty-fifth avenue. The lot is 80 feet by 100 feet and the

lans for the new building are for . 70 by 90 foot structure.

Two Stories to Rise.

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

J. R. Haight Takes Over Property

From Realty Company.

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

property transferred comprised the remaining unsold portion of Pied-\$35,000 TEMPLE PLANNED mont addition. The price was not made public although the value of the property is in the neighborhood of \$75,000.

Mr. Haight announced that he had purchased the property as an invest-ment and planned to dispose of it to Fast-Growing Lodge in Arleta homebuilders.

A large portion of the holdings of the Piedmont Realty company was disposed of at a recent auction at the Multnomah hotel. The sais to Mr. Haight disposed of lots not sold

A Fourth of July celebration for the purpose of assisting in the fund campaign for the proposed new lodge building to be built by Pales-

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 Membership is increasing.

The large increase in membership and the enthusiasm of the members has caused the building project to be discussed favorably and action was taken recently indorsing the building plans and committees were appointed to proceed with the work at once. The Fourth of July celeated to the content of the building plans and committees were appointed to proceed with the work at once. The Fourth of July celeated to the content of the building plans and committees were appointed to proceed with the work at once. The Fourth of July celeated to the content of the content

event which has been provided by the progressive committees to assist in providing a larger building fund.

The Kern Park motion provided by mately \$5.12 a week for the approximately \$5.12 a week for the average family of four persons. Where, is the contention, can the maid be gotten who can do all of this and do it so cheaply?
Of course, it is admitted that the

electrical appliances need some supervision by the woman of the house. However, the work is de-clared to be so lightened by the use of the appliances that housekeeping is a pleasure. Besides, the elimination of the maid provides greater privacy in the home and does uway with the need for keeping the modern maid contented and happy, an almost hopeless problem, it is dealared.

it is declared.

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 % 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 stories high with a basement. In the basement it is planned to pro-vide clubrooms, but these are not to be fitted out at present. On the main floor a large ballroom, ban-quet room and kitchen are planned and on the second floor the ledge room and reception rooms will be built. The proposed building will Grand Avenue Brings \$22,500. The Chamberlain hotel, East

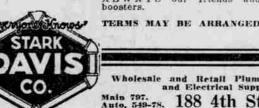
Stark street and Grand avenue, was sold last week by J. F. Shepard to C. E. Nichelson, according to a re-

Berry is chairman of the live wire ditions were apparently picking up finance committee, which is arrangfinance committee, which is arrang- He reported that he had moved to ing the big Fourth of July celebra- larger quarters on the third floor of tion at the Oregon City park. A the Henry building.

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