BUILDING RECORDS BROKEN THIS YEAR

Season One of Activity in All Parts of Country.

COSTS CONTINUE HEAVY

Indications Are That Wages Will Remain at Present Level, Say Strauss & Co.

Not only has the year 1923 been the greatest in Portland's history from the standpoint of building activity but throughout the United States as well all previous records for building have been shattered by the year closing today.

A survey of building activity throughout the United States made by S. W. Straus & Co. estimates the total volume of building for the year at \$3,828,000,000. In round numbers this amount is declared to exceed the total volume of building for 1921 or that of any other year in the nation's history by nearly \$1,000,000.

"Building for the month of De-cember approximates \$250,000,000, a substantial increase ever December, 1921, despite the fact that the last month of 1922 shows a decrease from November of this year," said the report. "This December low, the report. 'This December low however, is apparently only a temporary one, due in part to natural seasonal causes, supplemented by continued transportation conges-

New Records Established.

The report said that during each nonth of this year a new record for colume of building had been estab-

Relative to the cost of building the report has the following to say: "There is no indication of any decrease in general building costs Indications point to a continuance of the labor wage scale at present or at higher levels and it is well for all interests in the industry to real-tze the importance of this factor in the consideration of future costs. During December the price of labor, for the country at large, remained atable, holding firmly to the Novem-ber scale. In cities where building activities were marked there was an upward trend in certain trades in which there is a shortage of work

Material prices during December held at November levels generally. There were slight fluctuations caused by building activity and freight conditions, but no general tendency toward either an increase or decrease in the price of important materials was shown. The price of building steel, which decreased in February of this year and they recome February of this year and then rose gradually until September, held steadily during December. Lumber, cement, common brick and other materials were generally main-tained on the November level.

Continued Activity Likely. "An analysis of December esti-mates and reports from building departments in the various cities shows that the decline from November figures was quite evenly distributed over the country. The decline in Chicago was from \$20.443,000

line was about 6 per cent. Need for housing facilities of va-

rious types is reported from all sec-tions, and it is the general opinion that the ensuing year will witness activities of considerable magni-

been started or completed during the past year. Every one of these was built by the owners for their own use—none was built for sale during the entire year.

The owners and builders of these 21 homes follow:

Beautification of grounds and

home surroundings has also been the stimulus for much improvement work on the part of many. S. F. Wilson on Westover road, Frank Rigas on Cumberland road and Dr. S. C. Slocum on Cornell road have achieved wonderful results in landscape, shrubbery and dry rock work. E. J. Jaeger is at present engaged in treating the terrace of his homesite with chabrate rock work similar to that seen in Italy. "The prospects for the future on Westery are bright,"

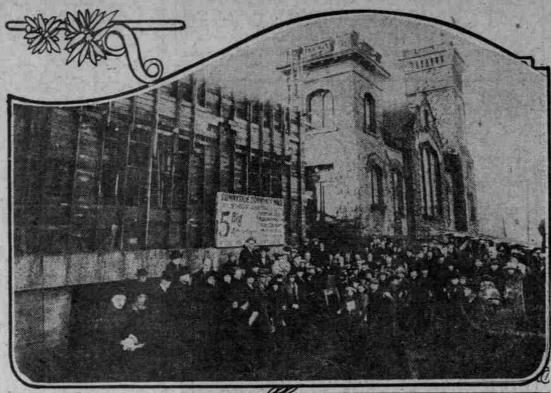
increase in beauty year by year.

"The building activity on Westover in 1923 already looms as large, if not larger, than that in 1922. The following are contemplating building on Westover in 1923.

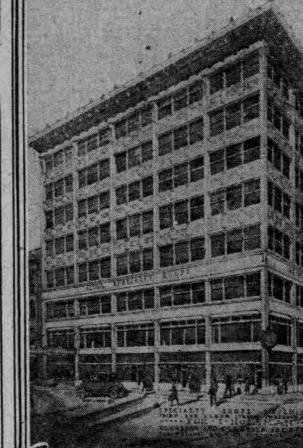
"Barton, Ward Rowies." May be a suspicious manner in which they disposed of the "auplies." Alli, who carried the box of "apples" into the room, deposited it on the room and the room are rested the two because of the suspicious manner in which they disposed of the "apples."

Alli, who carried the two because of the suspicious manner in which they disposed of the "apples."

CONTEMPLATED CONSTRUCTION ACTIVITY TOGETHER WITH BUILDING NOW UNDER WAY GIVE PROMISE OF BIG BUILDING YEAR IN 1923.







ANOTHER RECORD IS SET BY

Total Valuation of Property Handled Is Estimated to Be \$5,651,888.

cline in Chicago was from \$20.443,000 number and valuation of sales of to \$20.148,000; in Baltimore from \$2.568,520 to \$1,860,680; in Buffalo from \$2,569,000 to \$1,860,680; in Buffalo from \$2,569,000 to \$1,500,000; in Chicanati from \$2,317,445 to \$2,000,000; in Detroit from \$7,734,527 to \$6,000,000; in Chicago from \$2,502,014 to \$2.000,000; in St. Louis from \$2,850,789 to \$2,000,000. New York city's decline was about 6 per cent.

were newcomers to Portland, Mr.
McGuire said.
"We have had a most gratifying year," added Mr. McGuire, "We have page of the control of the co year," added Mr. McGuire, "We have placed more persons in homes MANY BUILD ON HEIGHTS

MANY BUILD ON HEIGHTS

The past 12 months than at any similar period. This was in a year, too, when general business conditions were more or less unstable and when the farms produced little if any profit. The new year opens with a most hopeful outlook, and it is my belief that the demand for homes will be still much greater than has obtained during the past

Box Containing Callon of Moonshine Sells for \$10.

FRANK L. MCGUIRE.

For the third consecutive year Frank I. McGuire. Portland realtor.

Have Enjoyed Greatest Year in History of Addition.

Westover Terraces has enjoyed the greatest home building era in its history during the year just clossing, according to Harold Jungek, manager of that property.

Twenty-one new homes of individual and attractive basis before the close of this year. The iumbering industry has been improving steadily and everything points to a big year for the mills and logging camps. These factors will result in a big stimulus to business in general, and this greater prosperity should result in a notable building and home-buying movement.

"During the last three words of individual and attractive been moved and attractive bears of individual and attractive bears of the proving community will be on with the with REALTY BOARD.

Request for 20 Per Cent Commission Is Stumbling Block; Issue Under Advisement.

The question with REALTY BOARD.

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"During the last three movements are proving the last three movements and the proving points to a big stimulus to business in general, and this greater prosperity should result in a notable building and home-buying movement.

The question that will be on a much better basis before the close of this year. The iumbering industry has been improving steadily and everything points to a big year for the mills and logging camps. These factors will result in a big stimulus to business in general, and this year.

In the province of the proving points to a big year for the mills and logging camps. These factors will result in a big stimulus to business in general, and this year.

In the province of th

Twenty-one new homes of individual and attractive design have
the city is increasing in populathe past year. Every one of these year—the new construction is baretoouncil and the Portland realty

SPOKANE, Wash. Dec. 30.—"Ap- would be realized out of the sale ples" that turned out to be liquor proved the undoing of James Alli and Raiph Gray when they offered them for sale at a local fruit store.

Local police officers, who, armed with a search warrant, had secreted highest plane and with the least the marking the sale was conducted on the highest plane and with the least plane and without demoralizing plane and without dem Westover are bright," said Mr.
Jungck. "In fact, Westover has just come into its own in 1922 and should increase in beauty year by year.

With a search warrant, had secreted the measurement of the rear room of the possible to the suspicious manner in which they bear the rear room of the suspicious manner in which they bear

Dedication of new Sunnyside Methodist Episcopal community house last Sunday. 2—New residence erected for W. F. Faulman at 355 Morgan street by the Zimmerman-Waller Building company. 3—Interior view of four-family apartment house erected by F. E. Bowman & Co., at East Twenty-second and Hancock

following reasons:

The experience of these operators was such that the greatest amount would be realized out of the sale

possible injury to other real estate owners. The question of compensation was the only stumbling block. The the only stumbling block. The board asked 29 per cent commission. Some individual offers had come before the committee of 15 per cent and Commissioner Bigelow was ab-solutely opposed to the higher

The building activity on Westover in 1823.

All, who carried the box of "apples" and asked 29 per cent commission. Some individual offers had come following are contemplating building and asked the woman perfect the commissioner Blgeiew was about the property there. A contemplating building and will install an establishment of a local beary growers marketing association were taken how the property there. A contemplating building and will install an establishment of a local beary growers marketing association were taken how the portion of the shop if she wanted to buy some fine Delicious apples, and the figure of the some contemplation of a local beary growers marketing association were taken how there is an allowing to the contemplation of a local beary grower and activity opposed to the higher figure. They are extra fine. The woman sampled the ing. They are extra fine. The woman sampled the ing. They are extra fine. The woman sampled the ing. They are extra fine. The woman sampled the ing. They are extra fine the fact that the body to handle the sale of the city of the fact that the body to handle the sale of the city of the fact that the figure of the fact that the body in the fact that the body to handle the sale of the city of the sample for the marketing association were taken have the property there.

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All allows was contemplated to organization of a local beary grower as an activity of the fair that the figure of the companies of the property there.

All allows was defered of a part and a content of the property there.

All allows was about the fair that the folicy of the label of the fair that

to materially injure the values of "An individual handling these properties will naturally and of necessity be only looking to his own personal interests, which means lots of publicity and low prices. If the individual fails there is no comeback, but the realty board

comeback, but the realty board dare not fail—they must complete the sale or lose prestige.

"A very great many of the lots will only bring a few hundred dollars—20 per cent on this figure is less than the average realtor receives today in handling sales of cheap property—\$50 being the minimum on a lot."

REALTY MEN MEET FRIDAY

city Election of Officers Will Be Big

candidate and is expected to be reelected without opposition.

Other officers who are candidates for re-election are John Marieis.

Space in the same building was taken by K. C. Yarnell, who will institute the control of the cont secretary, and Phil Fry, J. Fred Staver and Sam Norton, members of the appraisal committee.

BERRY GROWERS UNITE

The Marketing Association Planned by Albany Men.

SPACE IS RENTED IN NEW BOYER BUILDING.

Metzger-Parker Company Leases Amount to \$300,000 During Month of December.

Leases involving rentals aggre-

gating \$300,000 have been negotiated by the Metager-Parker company during the month of December, according to reports made yesterday by B. L. Metzger. This, he said, showed an unprecedented demand for Portland business locations, estion—between 18.000 and 20.000 an

that new building.
A five-year lease on property at 50 North Twenty-third street was taken by the Wardrobe Cleaners and

Dyers The property is owned by A. Lesser. Frank Morrison leased a 50x100 storeroom at 325 Glisan street, the lease being given by Erwin Broth-ers, owners of the property there.

upper floor to be occupied by family apartment suites. The t of construction will begin in February. Realty Man Changes Line.

100 feet in dimension, of two stories,

bought a half interest in the E. W.

of the National Canners' association building will house four retail shops at Atlantic City, N. J., January 22 to facing Aider street. There also 26, according to J. O. Holt of this will be on that floor a dining room streets. 4—Specialty show building to be erected by F. E. Bowman & Co., at East Twenty-second and Hancock city, who is chairman of the fruit 40x50 feet in dimensions and an streets on plans prepared by Claussen & Claussen. 5—New home of Ira A. Martin, 880 Regents drive in More than 4000 canners and buyers. city, who is chairman of the fruit section of the national association.

More than 4000 canners and buyers will attend the convention, according to Mr. Holt, and the Oregon display will be designed to attract their attention to the products of this state. The display will consist largely of loganberries, raspberries, prunes, cherries, pears and a few varieties of var

J. R. Martin, who has been con- Artisan building will cost \$150,000 sected with the firm of O. J. Mathis and will add two-thirds additional & Co. as assistant manager, has space to the structure. The build-bought a half interest in the E W Aylsworth men's apparel store at Gresham. The store will be known

runes, cherries, pears and a few arieties of vegetables.

Specialty Shop Structure to Cost \$200,000.

Apartment House and Other

The coming year will see great development in Portland's business district, judging from present build-acceptance of \$350,000.

Already plans have been anounced for the erection of a six- WOOL GROWERS TO MEET story building at the northwest corner of Third and Alder streets. Oregon Sessions to Be Held Prior the site now occupied by the J. K. Gill company's book store. In addition it is the intention to extend the north portion of the Pit-tock block an additional six stories, will meet in state convention here Four additional stories also will be added to the Artisans' building, making that structure 10 stories in gation to the national convention.

making that structure 10 stories in height, according to plans.

All these projects, which will mean the development of Portland's skyline, will be features of the building activity of the coming year.

Building to Cost \$200,000.

Plans for the new specialty shop building to be erected at the north-thousand wool growers at the nathousand wool growers.

building to be erected at the northwest corner of Third and Alder
west corner of Third and Alder
ment of Mr. Hoke, and the Oregon
ment of Mr. Hoke, and the Oregon west corner of Third and Alder streets have been prepared by Chaussen & Claussen. The building woolmen are expected to attend in a

Chaussen & Claussen. The building will be erected for L. Holsman, who is the owner of the property, and will be of reinforced concrete. It will cost about \$200,000.

Figures were being taken on the structure last week and it is expected that the contract will be let about Thursday of this week.

The wrecking of the old 4-story building now occupying the 50x100 site will be started about February 1, after the J. K. Gill company has wacated the property. Construction

Shops to Be Housed.

have it devoted exclusively to spe cialty shops. In this respect it follows innovations which have proved so successful in Chicago, New York

and Los Angeles.

Plans for the construction of the addition to the Pittock block for housing the offices of the Union Pacific are being prepared by A. E. Doyle. It is expected that the actual construction work will be started shortly after the first of the year. The improvement will cost between \$256,000 and \$500,000.

The contemplated addition to the

Apartment House Planned.

Gresham. The store will be known in future as Aylsworth & Martin in future as Aylsworth & Martin line. Mr. Martin will assume his new activities with the Gresham establishment next Tuesday.

OREGON WILL EXHIBIT

Canned Goods to Be Displayed at National Convention.

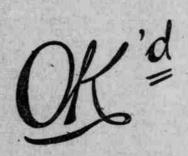
EUGENE. Or. Dec. 20.—Three hundred cases of Oregon canned vegetables and fruits will be placed on display at the annual convention of the National Canners' association of the National Canners' association.

Aprilmand Structures to be the largest timber owner in Pacific county, with the exception of the Weyerhaeuser Timber company. Conditions are generally prospectual and several other new Industries are being planned for this city.

Jobless Men Provided For.

WENATCHEE, Wash, Dec. 20.—Pifteen thousand feet of fir logs have been prepared by F. Manson White. The proposed building will be sawed up by able-bodied workers without employment in return for first story of the building will house four retail shops that the southwest county. Other outstanding structures to be

through which many people supply their wants by using its classified columns, Telephone Main 7070.



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Foot Spokane Ave. Sellwood 597

Oregon Door Co. Ft. Spokane Ave. Sellwood 62

Bates Block Bldg

East Side Box Co. Ft. Spokane Ave. Sellwood 597



homes and smaller buildings prom-ises to continue on a large scale during the coming year. LA GRANDE PLANS BUILDINGS Business and Residence Struc-

tures Will Rise in 1923.

to National Gathering.

PENDLETON, Or., Dec. 30 .- (Spc-

body.
Washington and Montana wool

growers will meet in Spokane for the Washington state convention January 22 and 23, just prior to the

national convention, and at the same time the Idaho growers will meet in Bolse, from which place they will pass through Pendleton to attend

Year on Harbor.

RISE

LA GRANDE, Or. Dec. 20.—(Special.)—Building will be decidedly brisk in La Grande in 1923 and the amount and value of new buildings is expected to be much greater than during any preceding year. The new year's plans include a new building in the business section, to be erected by Mrs. J. C. Henry on the site where fire razed J. J. Carr's furniture store, the removation and remodeling of the Savoy and Sommer totels, the erection of over a score of fine residences and the possible

ARTISANS TO IMPROVE

of fine residences and the possible erection of a three or four-story building by Mrs. J. E. Foley and Dr. Lee Bouvy on the site where the L. and L. drug store now stands.

An approximation of the amount to be spent on about 12 of the proposed building resolved. Pittock Block Extension, Large Construction to Begin.

vacated the property. Construction WILLAPA MILLS of the new building will follow.

Prospects Are Bright for New The plan for the building is to SOUTH BEND, Wash, Dec. 20.— (Special.)—Prospects for the new year on Wilapa harbor are better than in ten years. The South Bend Lumber company is practically

The new mill being crected by the Lewis Mills & Timber company is also proceeding steadily and will operate in about three months. The Sudden & Christensen Steamship company is a heavy stockholder in this mill and will use it for cargo shipments. The mill company is the largest timber owner in Pacific courts with the execution of the

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