MANAGEMENT OF OFFICE BUILDINGS **NEW PROFESSION**

Rapid Growth in Construction of Modern Skyscraper Calls for Services of Experts-Schools May Teach It.

"Building management as a profession" has become, within the past few years, a topic of general interest in every large city in the country, due the fact that enormous sums of money have been invested in office buildings of the skypiercing and steel and concrete types. The care and management of these huge structures requires the services of men of no ordinary ability and it is predicted by those who have interested themselves in the subject that the time will come when the scientific management of office buildings will be taught in com-mercial and trade schools in many of the country's leading cities.

Growth Is Rapid. The present type of office building does not have a very long history. It dates back only 20 or 25 years to the time when the steel frame and electric elevator came into use. Without the fast elevator it was impossible to use high buildings; without the steel frame, buildings were limited in height because of the great thickness of the walls and the high cost of masonry structures. The office building business now has attained enormous proportions. A few statistics which have been gleaned from various sources and which are perhaps more or less incomplete, will give some idea of the size of the business.

The following recapitulation of facts and figures which have been gathered by an authority on the subject shows that the business of operating modern office buildings has grown beyond the stage when they were left in the hands of a janitor and a rental collection

agency: "The amount of money invested in office buildings in the United States exceeds \$20,000,000,000; the number of employes needed to operate these buildings is over 800,000; the number of tenants housed in these buildings is over 7,500,000; over 100,000,000 people are carried daily in the elevators of these buildings."

In an address recently delivered before a gathering of millionaires by the head of one of the largest office building corporations in the world, the foilowing are some of the most interesting observations made by the speakers: "No business will be permanent un-

less it rests upon a sound economic basis. The business of owning and operating business buildings has such a The great business of the world Business buildings have headquarters or sales offices of the sellers, and also convenient places for the purchasing offices of the pur-The manufacturing plant can be located where conditions dictate; where the raw material is located; where power or fuel is cheap; where the product can be put out for the least cost. The sales office must be located where the sales force can most easily get in touch with the buyers.

To Become a Profession. The wonderful thing about office building development is that the great bulk of the property is in the hands of inexperienced building managers; many of them, for various reasons, incapable getting good results for the owner. In olden times if a son seemed unfit for business or law or medicine, and sort of no-account generally, his parents made a minister of him; the same course of procedure sometimes has been followed selecting office building managers.

"Office buildings are usually built by men of more or less wealth, and some poor relative or friends of the family who has proved unsuccessful in other lines was considered good enough to manage the office building. Some of these managers have made good; more of them have proved to be failures, and the business has been condemned because of the poor results obtained. The same kind of management would have gotten an equally poor result in any business.

No man should be allowed to handle an important building who does not visit at least a dozen other buildings during a year, and discuss methods with at a dozen building managers. The building owner should provide time, ways and means for his manager to this. He should send his manager to the meetings of the National Business Managers' association.

"In the future colleges and trade schools will no doubt have good courses in building management. When such schools are established and when the business of managing buildings is recognized as it should be, the management of buildings instead of being a vocation will become a profession. 'In time, as building managers are

educated, their position in the business world will take on an increased dig-nity and a greater importance. Field Is Broad.

From every standpoint the business is a desirable one. It is a broad field-one that requires industry and talent to reach. To a successful man it offers good reward for his services and an honorable position in the business world.

made more scientific. In the past most bungalow which he will build at Villabuilding managers have received too mead at an approximate cost of \$3000. Uttle compensation for services ren-Frequently the compensation, though small, was commensurate with the kind of services rendered. Men the structure are now being drawn in S. B. Sanderson, J. Matthes; guards, A. who have mastered the business and the offices of a local architect. The Clark, A. Matthes and A. Jenkins, Emwho are in charge of good prop-are receiving ample reward for

"In Chicago, the managers of larger office buildings are paid aries ranging from \$5000 to \$7500 year, and in addition they are allow ample office assistance. Managers of tendency, however, is for building man-

New York office buildings receive even higher salaries. These salaries comother lines of commercial business. The agers' salaries to increase, because, as have stated before, the owners are beginning to realize the importance of the factor of management.

"To sum the whole subject up, it may be said that the business of managing buildings is one of the great professions of the country; that it is an ever-widening field; that the manager is playing a more and more important part in this business; that the importance of selecting a proper manager is coming home to the owners; that building managers are receiving a fair re-ward for service rendered; that the Tuture of the business from the standpoint of the manage will be good and that successful management will mean in the future even greater reward for services rendered and a more and more important position in the business



Handsome story and a half residence recently completed by Contractor Cooper at Mallory and Killings-

RESIDENCES GO UP

Portland Architects' Offices Are Full of Plans for Bungalows, Chalets, Cottages and Homes of Other Kinds.

Among Portland architects making a specialty of fine residences come reports of an immense amount of construction in this city during the next six months. One firm has received commissions for eight dwelling houses, all of which will be under way within 30

Architects Jacobberger and Smith have prepared plans for a \$7000 residence to be erected on Overton street between is trading. Business buildings have be erected on overton street between been found convenient places for the Twenty-fifth and Twenty-sixth streets for Mrs. G. T. Willett. The building will be of frame construction, with stucco exterior, and will contain 10 large rooms.

The same firm is drawing plans for a \$6000 home for J. F. Reinhart, which he will erect on Iroquois street and Crystal Spring boulevard in Eastmoreland. The building will contain eight will be large rooms, and throughout in hardwood.

Architects Roberts & Roberts are geting up the designs for a number of modern homes to be erected in the Rose City Park district. These houses will cost from \$3000 to \$5000 each, and will be of the bungalow or Swiss chalet type. One of the most attractive houses, plans for which are being drawn by this firm, is a six room California bungalow to be erected in Rose City Park for J. C. Brown at a cost of \$4000. The plans call for a beamed and paneled dining room, containing built in buffet and linen closets, a large living room with Inglenook den at one end and a large pressed brick fireplace at the other, a cabinet kitchen, sleeping porch and a billiard room in the attic.

This firm is also getting up the design for a bungalow for W. W. Sinclair, to be erected on East Sixty-seventh of \$3000; also plans of a building of ing streets. Its estimated cost is \$3000 the same type for M. J. Byrne, which he will build at Rose City Park, at a cost of \$3250

\$3500 Bungalow Mear Milwaukie.

The drawings are also under way for a typical California bungalow with a shingled exterior, to be erected near Milwaukie by John Peters of the Peters Manufacturing company. The house will contain six large rooms, and will cost approximately \$2500.

F. E. Ross has commissioned a local architect to prepare the drawings for a one and one half story frame residence of the Swiss Chalet type, which he proposes to build on East Forty-second ment to turn over his entire pension, street, near Sandy boulevard. The which has been accumulating for 26 street, near Sandy boulevard. The house will contain eight large rooms, and will be finished chiefly in hardwood. Its estimated cost is \$3500.

Brubaker and Benedict, who recently sands. purchased a block of lots on East Fiftieth street and Hawthorne avenue, are regiment, has never touched a penny preparing to improve each with a modern dwelling house. Construction has already begun on two of the houses, and the others will be begun as soon as the plans can be drawn.

C. W. Mower, a local contractor, is 'In various ways the business will be having plans drawn for a seven room was played in the gymnasium Wednes-Albert Richau is preparing to begin erection of a two story seven room residence at Rose City Park. Plans for water-Center, Bert Brinker; forwards, estimated cost of the proposed improve- pire Business college-Center, A. Mark-

Martin B. Donovan took out permits guards, Roff, Yenn and Dickson (sub.)



Quarter block apartment house nearing completion at Twentieth and Washington street. The building belongs to Mrs. Phoebe M. Dekum and when completed will represent an investment of above \$100,000

last week for two two-story frame dwellings to be erected on East Fortysixth street, between Gibbon and Crook. \$2000 each

R. S. McFarland has begun erection of three one story frame cottages, to cost \$1800 each. Two of them will oo cupy lots on East Fifty-third and Madson streets, and the other on East Fifty-first, between Main and Madison streets. Permits for all three improvements were issued last week.

C. S. Andrews took out permits last week for two one and one half story cottages to be erected on East Seventysecond street, between East Burnside and Thorburn, and to cost \$2000 each. A permit has been taken out by Peter Nelson for a one and one half story frame cottage to be erected on Long-

view avenue, between Shaver and Mason streets. The house will cost \$2000. Albert Gerfin last week took out a permit for a two and one half story frame residence to be erected on Missouri avenue, between Shaver and Fail-Thursday for a one story frame cottage, which he will build on East Thirtyfourth street, between Clinton and Ellsworth, at a cost of \$2000.

VETERAN LEPER GIVES PENSION TO CHARITY

(United Press Leased Wire.) Honolulu, Jan. 28.—Captain Joseph outton, "hero of Mclokal," the leper refugee, and a veteran of the Civil war, has ordered the United States governyears, to the St. Catherine School of Industry at Memphis, Tenn. The amount is said to run into the thou-

Dutton, who throughout the Civil war was connected with the 13th Wisconsin f the pension awarded him.

Freewater Wins Game.

(Special Dispatch to The Journal, a Milton, Or., Jan. 28.—An interesting and well contested game of basketball day evening when the Empire Business college team played the Freewater team, Freewater winning by a score of 11 to The lineup was as follows: Free

bam; forwards, Mallahan and Webb;

FOR SALE BY Mercantile Trust & Investment Co. FOR PRIVATE CLIENTS

Broadway, good neighborhood, paved street.

House and lot in St. Johns near car line.

Farm on Salem Electric within 20 miles from Portland; all cleared and in crops.

New house and lot 50x90 on | Four lots in Wheatland addition to East Portland.

Farm on Oregon Electric on Forest Grove division, near Beaverton, with improvements and stock, partly cleared, or will sell 20 to 25 acres of this in 5 or 10 acre tracts

EASY TERMS ON ANY OF THE ABOVE.

317 Beck Building, Cor. Seventh and Oak

Representing the Lewis Investment company, the firm of Kessey, Humason & Jeffery yesterday sold to Samuel Rosenblatt the Morrison street clothing merchant, three lots at the southeast corner of Twenty-second and Petty-grove streets for \$20,000. The property is described as lots 15, 16 and 17 in block 289, Couch addition, and has a street and 100 on Pettygrove. The frontage on Pettygrove gives it trackmakes it available for warehouse pur- architect, during the last decade.

The present congress delegation from New York state consists of 26 Republicans and 11 Democrats. After March R. E. Blasco took out a permit last 4 the delegation will consist of 23 Democrats and 14 Republicans.

be drawn in the office of the supervising architect at Washington, D. C., but that the design will be selected from among those submitted by architects in the country.

BUILDING DESIGNS

Portland Architects See Op-

portunity to Capture Honor

of Drawing Plans for Port-

Portland architects are wondering if

here is any truth in the report that the

supervising architect of the treasury de-

partment is going to hold a competition

for the selection of the design of the

this report is true, it means that the

plans for the new postoffice will not

new Portland postoffice.

ture authorized by congress.

land's New Postoffice.

Plan Works Well.

Among the successful competitions which have been carried on under this act have been those for the court house and postoffice at Norfolk, Va., the Ellis Island immigration station of New York, the postoffice and custom house at Baltimire, the custom house and federal buildings in such cities as Cleveland, Ohio; Indianapolis, Ind.; Providence, R. I., and San Francisco. Cal.

The great value of this methed of sefrontage of 150 feet on Twenty-second lecting architects for government work is apparent by the quality of the federal architecture which has developed under age on the United Railways line and James Knox Taylor, the supervising The code of competition under this

act is extremely broad, provisions being made for a competent jury to judge of the drawings, which are submitted

Secretary of the Treasury Shaw, after his experience with seven very large

buildings which were completed under the provisions of the Tarsney act, in a communication to congress says: Local Firm to Compete,

"I have to state that the experience of the department with the seven buildings completed and under construction has been on the whole favorable as to merit of design and quality of construction work."

It has been the privilege of at least one local firm, Whidden & Lewis, 'to participate by invitation from the su-pervising architect for federal buildings in San Francisco and in Denver. There are other firms in the city competent to participate in this competition if one is granted by the supervising archi-

The location of the new postoffice will demand that the structure assemble well with the plan for the "Greater Portland," which E. H. Bennett is working upon through the Civic league. It should be a source of much pride to all citizens to retain the architectural commission in this city and steps should be taken at once to bring the matter before the supervising architect.

HILLSBORO POULTRY SHOW DRAWS CROWD

Under the Tarsney act, which was passed by congress during the first (Special Dispatch to The Journal.) Hillsboro, Or., Jan. 28.—The first ex-McKinley administration, the supervishibition of the Washington County Pouling architect is authorized to hold a try and Pet Stock association, is being competition to select the architect who held here. A large number of entries shall furnish plans for a public struchave been made and the exhibit is good, The attendance has been good and a It is currently reported that the su-pervising architect has already anlarge crowd is expected today, as the show closes tonight. It is being held in the city hall with J. F. Saunders of nounced that the plans for Portland's new postoffice are to be selected under Bethany in charge. the provisions of the Tarsney act. If

MANN ACT MAY REACH **EVELYN ARTHUR SEE**

(United Frees Leased Wire.)

Chicago, Jan. 28.-Federal officials ere are working on an investigation which may bring Evelyn Arthur See founder of the "Absolute Life" cult. which has for a lasis perfect motherinto the United States courts for violation of the Mann act, which prohibits the bringing of a female from ne state into another for immoral pur-

Chief Inspector De Woody of the de partment of justice has assigned Speini investigator W. C. Dannenberg to xamine the case of little Hazel Danner of Lafayette, Ind., whom See is said to have induced to come here to enter the

"temple" of his cult, where, as alleged he has mistreated a large number of young girl "disciples."

Governor Bass, thirty-seven, is the youngest man to w

ever confided the chief magistracy.

There is only one last new country on this continent-the ichest and best.

British Columbia is being opened up by three transcontinental and other lines of railway.

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\$100-can be bought and paid for at the rate of \$2 per month, This preferred stock earns 10 cent before the common stock can earn a penny. Those promoting the orchard will not own a share of the preferred stock-they are depending upon the common stock to make big profits for themselves.

VERY share of preferred L stock earns 10 per cent first-then in addition it earns as much as any share of common stock. The officers of the company decided to give the investor with small means an opportunity to share with those of larger means in the profits of this company. Hood River Valley Orchards are making big profits. At a profit of \$600 per acre, the preferred stockholder makes 68 per cent profit on his investment. A \$100 investment nets \$68. And you pay for this \$100 worth of stock in easy payments of \$2 per month.

must be impartial in allotting the stock. Those who make inquiry and application must take their 'turn. Those who apply first will be served first. There is only \$60,000 of this stock issued and for sale. Many will be disappointed - those who send in their names before the entire issue of stock is subscribed to, will be fortunate. WE HAVE issued a booklet which describes the whole

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taken advantage of by a great

many people. The company

an opportunity should be

proposition in detail. It illustrates the profits possible for the preferred stockholders to make in this orchard. Names of inquirers for the booklet will be listed in the order received. Each person will be given ample time to consider the proposition before actually subscribing to the stock-say, six days. After six days, if application for stock has not been made, the name will be removed from the list. Either send, call or write for the booklet.

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