

MOVEMENT IN RESIDENCE PROPERTY GAINS STEADILY IN STRENGTH



The demand for houses has resulted in thousands of transfers at a constantly increasing price and is also reflected in the number of permits granted for new construction. Above, left to right—House at corner of East Nineteenth and Siskiyou, recently purchased by N. A. Leach; two Dutch Colonial houses at Sixty-second and Braze streets, just finished by the Metropolitan Investment & Improvement company; house at 590 East Fifteenth north, purchased last week by Mark R. Colby. Below—House just completed for Maurice Seitz at 726 Sherwood Drive.



COOS BAY DRAINAGE PROJECT OPENS 3000 ACRES BOTTOM LAND

Surveys Made for the Drainage of Two Districts in Coos County.

Oregon Agricultural College, Corvallis, Jan. 24.—"Prices of farm products have advanced so far beyond the cost of drainage that land owners are coming to realize that it costs money to hold wet land undeveloped," said Professor W. L. Powers of the soil department, upon his return from a week's extension trip into Coos county.

Professor Powers has been in the coast county conducting extension schools, and while there was called upon to conduct preliminary surveys for two proposed drainage districts, both in Coos county.

The larger of the two drainage projects includes 3000 acres of flood and marsh lands adjacent to the mouth of Coos river and along Catching inlet. To reclaim this land will require a levee with lock and tide gates. The levee can be so constructed as to be fitting for use as a highway. The land in the project is some of the most fertile in the Coos bay section, according to Professor Powers.

A preliminary survey was also made for a possible canal connecting Coos bay with the Coquille river by cutting from Isthmus slough into Beaver slough. It is estimated that 300,000 yards of excavation would be required to provide a sea level canal. This would serve the double purpose of aiding shipping between the two sections and of reclaiming much fertile bottom land along these sloughs.

Steps are also being taken looking toward the organization of a small drainage district at Lakeside, in northern Coos county. Other requests have been received by the soils department of the college for assistance in shaping up drainage districts. Several of these are on the lower Columbia and in the Klamath basin.

Kelso Property Sold On Delinquent Tax

Kelso, Wash., Jan. 24.—County Treasurer L. P. Brown last week offered for sale 75 acres of real estate in Cowlitz county, including town lots and acreage. Bidding was keen on nearly all the pieces of land, and without exception they brought more than what the county had set down in taxes. These properties came into the ownership of Cowlitz county by tax delinquencies. The residence property at the corner of Second and Third streets, against which Kelso had claims for paving assessments, was purchased by the city of Kelso for \$1000, and the city has ample protection for its claims.

New Home Completed For Maurice Seitz In Sherwood Drive

The new house just completed at 726 Sherwood drive for Maurice Seitz is one of the most attractive homes of recent construction in the Portland Heights district. The peculiar topography of the site required deviation from the provisions of the housing code and careful study on the part of the architect.

The house is of Swiss chalet type, the exterior walls being of brick and stucco on the lower half. It is built upon a steep hillside and commands an extensive view from the windows and porch of the living and dining rooms.

There are six rooms and a sleeping porch, and a garage is built underneath the house. The floors are hardwood throughout the first story rooms, and the interior of the living room and hall is finished in stained fir. A fireplace of batcher tile is a feature of the living room.

Plans for the Seitz house were prepared by Milo S. Farwell of the L. R. Dalbey company. A gas heating plant has been installed and all the plumbing is of the best quality. Construction cost was approximately \$10,000.

Two houses of the Dutch colonial type were recently completed and sold by the Metropolitan Investment & Improvement company at East Sixty-second and Braze streets. This company announces a building program which will add a large number of homes to the Rose City Park district.

The past year has been marked by a strong movement in Irvington residence property. Mary L. McDonnell, who maintains an office at 326 East Sixteenth street north, reports the sale of 32 houses during the past 12 months, the majority of them being in the Irvington district.

Among the recent sales reported by Mrs. McDonnell are: The house at the corner of East Nineteenth and Siskiyou, sold by M. A. Maloney to N. A. Leach, vice-president of Kerr, Gifford & Co., for \$15,000, and the home at 690 East Fifteenth street, purchased from R. C. Calvert to Mark R. Colby, for \$3500.

Chester A. Moore Joins F. E. Taylor In New Location

Chester A. Moore, connected for several months with the Lumbermen's Trust company, will become a member of the staff of the F. E. Taylor company after February 1. The Taylor company has leased new quarters in the Yeon building and will move from its present offices in the Henry building.

The Union Abstract company will occupy the rooms on the ground floor of the Henry building vacated by the F. E. Taylor company.

Salem Elks Plan to Build New Temple

Salem, Or., Jan. 24.—Plans for the erection of a new Elks temple for Salem are now under consideration by members of the local order, the largest in the state outside of Portland. At a meeting last Thursday night a committee was named to investigate the feasibility of the project, and upon their report will depend the further consideration of the building plans.

BUILDING CAMPAIGN IN ROSE CITY PARK BY METROPOLITAN CO.

Company Proposes to Build Large Number of Moderate Priced Bungalows for Sale.

At the recent annual meeting of the stockholders of the Metropolitan Investment & Improvement company H. G. Beckwith was re-elected president and E. A. Matern secretary. John Hall and A. Nibley were re-elected directors and new directors were elected as follows: William F. Woodward of the Woodard, Clarke company; Robert E. Smith, president of the Title & Trust company, and Blaine Smith, capitalist.

The president's report showed that the company had made very satisfactory progress during the past year, with splendid outlook for 1920. There are over 600 stockholders in the Metropolitan company, the majority of the stock being held by local business men. The purposes of the concern are to buy and improve real estate, build and operate apartment houses, and to build and finance dwellings on property owned by the company.

The most important transaction of the year, according to President Beckwith, was the acquisition of six lots on Thirty and Nineteenth streets. The land purchased is the site of the Belle Court apartment house, built and operated by the Metropolitan company. The ground was held on a lease prior to its purchase.

In addition to building Belle Court, the company has erected and sold on easy terms over 100 dwelling houses. Stockholders present at the annual meeting unanimously agreed that arrangements should be made for the immediate construction of a number of moderate priced houses and bungalows to sell on easy terms at from \$3500 to \$5000. Rose City Park and surrounding districts have been the scene of this season's operations, the major part of the company's holdings being located in that vicinity.

Beckwith and other officers and directors of the Metropolitan company are convinced that there will be no recession in the price of labor and building materials during the year. The high wages prevailing throughout the country are primarily the cause of advanced costs of material," said Beckwith, "and while certain adjustments are bound to come, we cannot look for any substantial reduction. The rise in prices during the past five years has been greater than during the previous 50 years, and conditions will never go back to the pre-war basis. Some commodities are bound to advance in price to new levels."

Annual Convention Of Master Builders At Multomah Hotel

The third annual convention of the Northwest Master Builders' association will be held at the Multomah hotel, February 26, 27 and 28. Representative contractors and builders will be in attendance from Oregon, Washington, Idaho, Montana and British Columbia. C. C. Colt, Ellis F. Lawrence, O. G. Hughson, E. D. Timms, J. M. Dougan, M. W. Lorenz and Frederick S. Cook are among the local men named on the program.

The Northwest Master Builders' association was organized in 1918 and its membership comprises practically all of the builders' associations of the Northwest. The convention here will be held under the auspices of the local association.

Three Dredges Dig On Diking Project Near Kelso, Wash.

Kelso, Wash., Jan. 24.—The new dredge recently launched at Portland for diking district No. 5 will be ready for work in the near future and the dredge which operated at Woodland on district No. 1, last autumn will return from drydock at Astoria in two or three weeks. Cheatham & Son's land digger, which has been working at Woodland all winter, will continue on the job. With these three diggers in operation, G. J. Pozosky, engineer for district No. 5, expects to have dirt flying on his project between now and June. He expects to have the district protected against any but the highest water this year.

Price of Sugar Beets Fixed
Yakima, Wash., Jan. 24.—On the eve of the acreage campaign which the Utah-Idaho Sugar company is preparing to launch to get tonnage for the 1920 crop, the best farmers of the valley have elected an organization which has gone on record demanding \$15 a ton as the minimum price at which they will grow beets during the coming year.

Astoria Realty Board Cooperates With Port Officials

Astoria, Jan. 24.—A meeting of the Astoria Realty board was held Wednesday night in the rooms of the Chamber of Commerce. A good sized number of new applicants were admitted to membership. R. M. Cobban of the Irving Realty company invited the members of the club to attend a luncheon for the realty men of the city to be held Saturday noon in the Welthard hotel.

It was voted to cooperate with the port commission in plans for a big open house to be held in the new port offices in the near future. It was thought that much good could be accomplished by getting the people of the town and county acquainted with the port docks and the large projects which are handled there. The temporary officers were elected for the year and prospects are very bright for the success of the Astoria Realty board. Several new members were enrolled at this meeting.

Car Shortage Serious

Baker, Jan. 24.—Many mill workers here have been out of work for several days because of a shortage of freight cars, which has made regular shipments of logs to the mills impossible. For several weeks past many employes have been permitted to work but one or two days each week. The situation is becoming serious, not only because of the labor inconvenience, but because nearly all of the mills have contracted orders which must be filled within a short time.

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BALLOT TO FOLLOW CHAMBER DEBATE ON CITY ZONING

Members of Portland Realty Board Asked to Take Part in Discussion of Proposed Law.

Members of the Portland Realty board resent the attitude of Mayor Baker toward criticism of the proposed zoning ordinance submitted to the council by the city planning commission. At a recent meeting of the board the secretary was instructed to ask the use of The Auditorium for a mass meeting of property owners to discuss the proposed ordinance.

The letter was addressed to Commissioner A. L. Barbur and read in part as follows: "I am instructed by the executive committee to request that The Auditorium be furnished at some date in the near future for the holding of a meeting to be attended by all property owners under the auspices of the Portland Realty board, for the purpose of securing fullest details concerning the proposed zoning ordinance. At this meeting the city planning commission could enlighten a great number of property owners on the proposed measure who do not now understand fully regarding same."

The use of The Auditorium was refused by Mayor Baker on the ground that the purpose of the proposed meeting was to adversely criticize the zoning ordinance. At the Friday noon luncheon of the Realty board invitation from the Chamber of Commerce was presented asking the realty men to furnish speakers at a debate on the merits of the zoning ordinance at the members' forum February 2. Members of the city planning commission will be present to speak for the ordinance and the realty men will point out the alleged defects of the measure.

The principal objection to the ordinance on the part of the realty dealers is that its provisions are not based on a scientific study of the needs of the city. They point out as examples the zoning of blocks adjacent to the O.W. R. & N. tracks in the vicinity of Sullivan's gulch, as residence districts. Lots adjoining sites of factories now in operation are in many instances zoned for single family residences, even where the location is not well adapted to residence purposes.

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and proper adjustments will be made. They state that 150 such protests already have been filed and are receiving consideration of the commission. Opponents of the zoning ordinance on the other hand, declare that readjustment of zoned area is attended by great difficulty to property owners and considerable expense to the city. They say that if the 150 protests already received may be accepted as a criterion, the passage of the ordinance will result in a flood of objections from property owners which will require the constant employment of a staff of clerks and appraisers.

Following the debate on the merits of the zoning ordinance before the Chamber of Commerce on February 2, a canvass of the membership of that organization will be made with a suitable questionnaire to determine the attitude of the 3000 members of the organization toward the measure. Return of the ballots will require about a week's time, according to officials of the chamber.

J. O. Elrod, J. Fred Staver and other members of the recently appointed city planning committee of the Realty board will speak at a members' forum of the Chamber of Commerce.

Several years ago, when the Southern Pacific line was being built from Eugene to Marantville, thousands of lots were platted at Florence, in the hope that the railroad would pass through that town. Because of engineering difficulties the railroad crossed the river at Cushman instead of running into Florence and the hopes of investors in real estate went glimmering.

Florence is a pretty little town and is frequented by tourists during the summer season. Lots at 60 cents per offer opportunities to secure summer homes at a moderate cost, and the Lane county sheriff predicts an influx of new property owners to Florence following the tax sale.

Dallas Methodists Plan Fine Church

Dallas, Jan. 24.—Plans have been completed by the congregation of the First Methodist church for the erection of a new home. The proposed edifice will cost about \$25,000 and will be finished and ready for occupancy by autumn.

increased business with nothing in sight to checken production."

SAND AND GRAVEL
Columbia Digger Co.—Mr. Taylor says: "Everything used in the production of sand and gravel is costing more money, and if they keep on climbing up there is no alternative but to charge more. At any rate there will be no drop this year."

BUILDERS' HARDWARE
Honeyman Hardware Co.—"We thought the crest was reached the first of the year, but by the fourteenth there had been a 10 per cent advance and another may be expected. At any rate there will be no drop. If a man wants to save money he had better build now."

Marshall Wells—"There will be more advances before there is a decline. All quotations are withdrawn and all prices are subject to delivery."

Plumbing supplies and electrical goods run stiffer in outlook than those quoted. So, then, we may conclude that there will be no scaling down of wages until there is an appreciable drop in living supplies, at least in the Building Trades Council. Small residence work will doubtless be benefited by the wage of necessity to some extent by those who take advantage of it, but it will not be a large factor—for it is the disposition of the non-union man to claim all the unions have accomplished in wage and hours reforms.

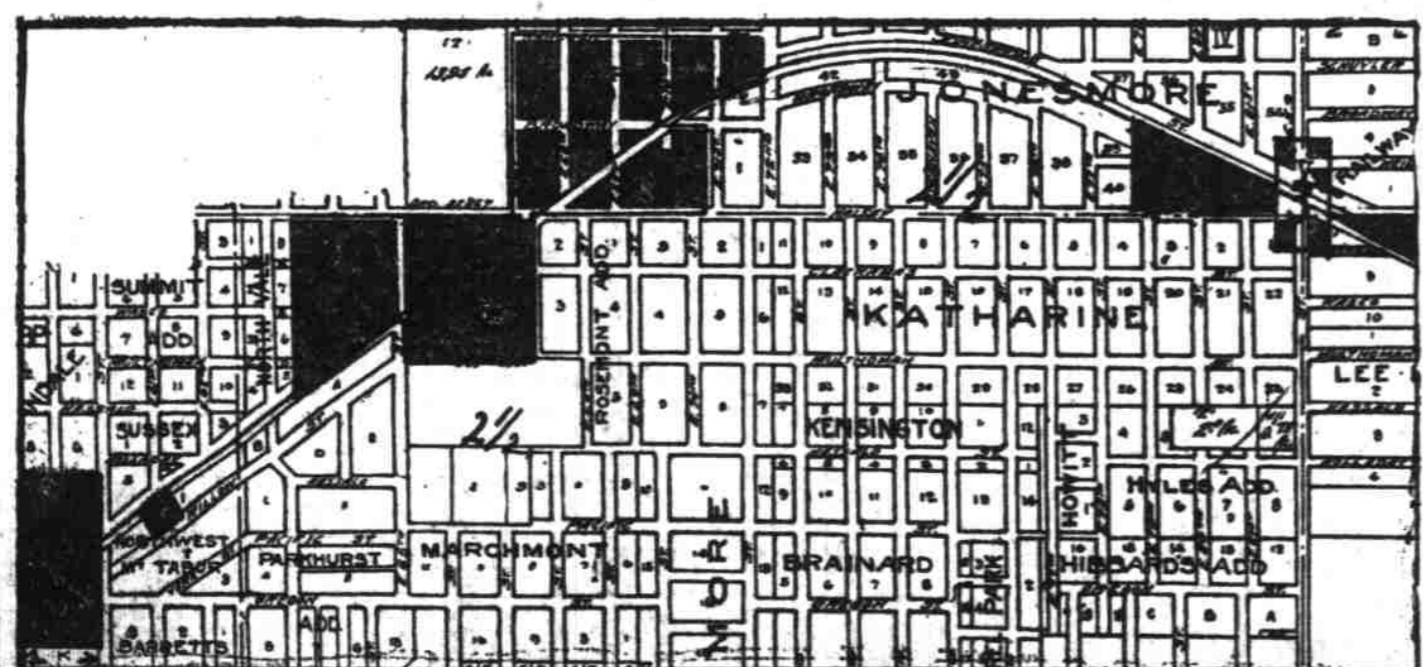
NO MORE CHEAP BUILDING
The present scale is somewhat higher than it might have been under certain circumstances, but it will not be lowered for this year, for there is no very valid argument for it in the face of only a 100 per cent advance in wages while materials have advanced from 400 to 600 per cent. Probably the bulk of the year's construction will be in the necessary and on advance orders.

Probably the public will never again get the values they formerly received for their money. Every little movement, every little change and every little bit of extra material will show up in the bill somewhere. Probably they will come nearer paying for everything they get in both labor and material than ever before, for the old cheap days are doubtless gone beyond recall. There will be no box of blacking thrown in with the pair of shoes—no suspenders with each suit of clothes.

The fact that there is work amounting to \$4,000,000 under way in the city would seem to indicate that the high tide of the building industry is not strong enough to overcome the immediate demand for construction. It would appear that no premiums are required to induce the people to build so long as there is a real need and ability to finance the same, and probably no campaign of enthusiasm will in any extended degree stampede the public from safe and sane procedure in the matter of building.

An English hat manufacturer has developed an imitation velour that closely resembles the genuine from stiffened cotton flannelette.

INDUSTRIAL ZONING SCHEME



Members of the Portland Realty board object to the zoning of property along the O.W. R. & N. tracks as Class 1 residence district. The black areas are factory sites; shaded portions may be used for business and apartment houses; white blocks are for single family residences only.



The strength of a nation, the stability of a civilization, the well-being of the intelligent and well ordered homes of the people. —Mrs. Sigourney.

"THE HOME IS THE GREATEST OF ALL INSTITUTIONS"

Every man should own his home. It is his primary duty to his family and to his community. He owes it to his city, his state and his country. But greatest of all he owes it to his family.

There is no greater contentment or more everlasting joy than that which comes to the family who possess their own home. Regardless of whether your home is spacious or small, if you own it, your family are independent.

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